INNISBROOK PARCEL L PHASE 2

BEING A REPLAT OF TRACT G, INNISBROOK PARCEL L PHASES 1 AND 3, ACCORDING TO PLAT BOOK 147, PAGE 108, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 24,TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

DESCRIPTION:

TRACT G, INNISBROOK PARCEL L PHASES 1 AND 3, ACCORDING TO PLAT BOOK 147, PAGE 108, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT G, INNISBROOK PARCEL L PHASES 1 AND 3, ACCORDING TO PLAT BOOK 147, PAGE 108, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA: THENCE, ALONG THE BOUNDARY OF SAID TRACT G, SOUTHERLY 60.08 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,628.83 FEET, A CENTRAL ANGLE OF 01°18'34". AND A CHORD BEARING AND DISTANCE OF SOUTH 01°27'04" WEST 60.08 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°06'35" WEST, A DISTANCE OF 435.89 FEET; THENCE SOUTH 63°06'07" WEST, A DISTANCE OF 379.99 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 25.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 05°41'03", AND A CHORD BEARING AND DISTANCE OF NORTH 02°50'31" WEST 25.78 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 15.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 02°52'19" AND A CHORD BEARING AND DISTANCE OF SOUTH 01°26'09" EAST 15.54 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 90°00'00" WEST, A DISTANCE OF 191.15 FEET TO A POINT ON A CURVE TO THE LEFT: THENCE WESTERLY 89.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 40°49'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°35'23" WEST 87.18 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 15.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 00°35'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 49°28'43" WEST 15.65 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE WESTERLY 1,034.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 39°31'29". AND A CHORD BEARING AND DISTANCE OF SOUTH 69°32'24" WEST 1.014.30 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 87°05'34" WEST, A DISTANCE OF 14.99 FEET; THENCE NORTH 02°54'26" WEST, A DISTANCE OF 362.14 FEET; THENCE NORTH 35°28'08" EAST, A DISTANCE OF 68.16 FEET; THENCE NORTH 02°28'05' EAST, A DISTANCE OF 42.72 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 212.75 FEET; THENCE SOUTH 59°37'04" EAST, A DISTANCE OF 137.85 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT: THENCE EASTERLY 168.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 25°00'29", AND A CHORD BEARING AND DISTANCE OF NORTH 75°26'03" EAST 166.71 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE NORTHEASTERLY 308.39 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,285.00 FEET, A CENTRAL ANGLE OF 13°45'02", AND A CHORD BEARING AND DISTANCE OF NORTH 56°03'18" EAST 307.65 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE EASTERLY 313,48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 40°49'13", AND A CHORD BEARING AND DISTANCE OF NORTH 69°35'24" EAST 306.89 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 204.09 FEET; THENCE NORTH 42°45'49" EAST, A DISTANCE OF 55.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 142.13 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 205.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 130.00 FEET: THENCE NORTH 90°00'00" EAST, A DISTANCE OF 385.00 FEET: THENCE NORTH 00°00'00" EAST, A DISTANCE OF 29.60 FEET: THENCE NORTH 90°00'00" EAST, A DISTANCE OF 161.35 FEET TO THE POINT OF BEGINNING

CONTAINING 16.075 ACRES.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFY THAT TLB 174 - PALM HARBOR, L.P., A DELAWARE LIMITED PARTNERSHIP, AND TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE PROFIT CORPORATION, ARE THE OWNERS OF THE HEREIN DESCRIBED PROPERTY AND THAT BESIDES THEIR INTEREST THEREIN, THERE ARE NO OUTSTANDING INTERESTS IN SAID PROPERTY WHICH IS HEREBY PLATTED AS INNISBROOK PARCEL L PHASE 2; AND THAT THEY HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC"; AND THAT THEY HEREBY DEDICATE A NON-EXCLUSIVE ACCESS EASEMENT OVER TRACT A TO PINELLAS COUNTY AND ALL PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL AND PACKAGE DELIVERY, SOLID WASTE SANITATION AND SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICE PROVIDERS FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF OFFICIAL PUBLIC OR QUASI-PUBLIC DUTIES. SAID EASEMENTS SHALL BE LIMITED TO ACCESS FOR THE AFOREMENTIONED PURPOSES AND SHALL NOT BE CONSTRUED AS CREATING A DEDICATED PUBLIC ROAD OR IMPOSING ANY MAINTENANCE OR OTHER RESPONSIBILITIES ON ANY OF THE AFOREMENTIONED PUBLIC OR OUASI-PUBLIC ENTITIES.

UTILITY EASEMENTS OVER TRACT A ARE HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY PROVIDER OR OTHER SIMILAR ENTITY PROVIDING UTILITY SERVICES TO THE LOTS AND TRACTS WITHIN THE SUBDIVISION, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF UTILITIES AND RELATED EQUIPMENT SERVING THE LOTS AND TRACTS.

FEE SIMPLE IN TRACTS "A", "B", "C" AND "D" IS HEREBY RESERVED BY THE OWNERS FOR CONVEYANCE TO THE MONTROSE AT INNISBROOK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THE "COMMUNITY ASSOCIATION", BY SEPARATE INSTRUMENT SUBSEQUENT TO THE RECORDING OF THIS PLAT FOR THE PURPOSES AS SHOWN HEREON.

MAINTENANCE OF THE PRIVATELY OWNED AND OPERATED INFRASTRUCTURE, LOCATED WITHIN THE PRIVATE TRACTS AND PRIVATE EASEMENTS SHOWN HEREON, IS A PRIVATE FUNCTION NEITHER ASSIGNED TO NOR ACCEPTED BY PINELLAS COUNTY, UNLESS OTHERWISE STATED HEREON. THE COMMUNITY ASSOCIATION IS A REPRESENTATIVE BODY OF THE PROPERTY OWNERS AND SHOULD THE COMMUNITY ASSOCIATION BECOME INACTIVE, THIS MAINTENANCE RESPONSIBILITY SHALL BE ASSUMED BY ITS SUCCESSOR(S) OR THE PROPERTY OWNERS COLLECTIVELY WITHIN THE SUBDIVISION.

THE PRIVATE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE COMMUNITY ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION FOR THE PURPOSES AS SHOWN HEREON. THE OWNERS, THE COMMUNITY ASSOCIATION OR A SIMILAR PERPETUAL MAINTENANCE ENTITY SHALL CONSTRUCT, OPERATE AND MAINTAIN THE DRAINAGE FACILITIES AND RELATED IMPROVEMENTS WITHIN THE SUBDIVISION.

OWNER: AS TO ALL LOTS AND TRACTS, EXCLUDING TRACT "C" TLB 174 - PALM HARBOR, L.P. A DELAWARE LIMITED PARTNERSHIP

BY: CAL HEARTHSTONE PBLO GP, LLC
A DELAWARE LIMITED LIABILITY COMPANY

GENERAL PARTNER

(PRINT NAME)

RUDXUE SC

STEVEN C. PORATH
AUTHORIZED PERSON

OWNERS ACKNOWLEDGMENT:

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

ON October 9, , 2025, BEFORE ME, Anusha Rajan, Notary Public

PERSONALLY APPEARED Steven C. Porath, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL.

Junstr Lagan

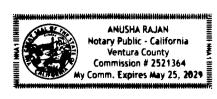
SIGNATURE

(SEAL)

A D D L ID D A

COLLABORATE, INNOVATE, CREATE,

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610



OWNER: AS TO TRACT "C"
TOLL SOUTHEAST LP COMPANY, INC.
A DELAWARE PROFIT CORPORATION
BRIAN O'HARA, DIVISION PRESIDENT

WITNESS

/heith Dolhi
(PRINT NAME)

WITNESS

José Molina

(PRINT NAME)

OWNERS ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ONLY OF OCTOBER 1, 2025, BY BRIAN O'HARA, DIVISION PRESIDENT, OF TOLL SOUTHEAST LP COMPANY, INC., ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO PROVIDED _________ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 2/15/26

COMMISSION NUMBER: HH 229106

CASEY SKANKS
MY COMMISSION # HH 229106
EXPIRES: February 15, 2026

CONFIRMATION OF ACCEPTANCE:

MONTROSE AT INNISBROOK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACTS "A", "B", "C", "D" AND THE PRIVATE EASEMENTS AS SHOWN ON THIS PLAT.

BY: TOOD Y . RYWALA
TOOD RYNGALA, AUTHORIZED AGENT

WITNESS SIGNATURE
WITNESS SIGNATURE

PRINTED NAME OF WITNESS)

JOSE MOLING

(PRINTED NAME OF WITNESS)

ACKNOWLEDGMENT FOR COMMUNITY ASSOCIATION:

STATE OF FLORIDA COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF OCTOBER, 2025, BY TODD RYNGALA, AUTHORIZED AGENT, OF MONTROSE AT INNISBROOK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO PROVIDED _______ AS IDENTIFICATION.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 2/15/26

COMMISSION NUMBER: HH229106

CASEY SKANKS
MY COMMISSION # HH 229106
EXPIRES: February 15, 2026

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION:

STATE OF FLORIDA COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF PINELLAS, FLORIDA, THIS ______ DAY OF _______, 2025.

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CLERK PINELLAS COUNTY, FLORIDA

BY: DEPUTY CLERK

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA

COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK ______, PAGE(S) _____,OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _______, 2025.

KEN BURKE, CLERK PINELLAS COUNTY, FLORIDA BY: DEPUTY CLERK

10/15/2025

CERTIFICATE OF CONFORMITY:

I HEREBY CERTIFY THAT PURSUANT TO CHAPTER 177.081(1), FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT AND FIND THAT IT CONFORMS TO CHAPTER 177, PART I, OF THE FLORIDA STATUTES, WITH THE EXCEPTION TO SECTION 177.071, AS AMENDED ON JULY 1ST 2025, WHICH REQUIRES ADMINISTRATIVE APPROVAL OF PLATS. THIS PLAT'S APPLICATION WAS SUBMITTED PRIOR TO THE AMENDMENT TAKING EFFECT, AND THEREFORE REQUIRES APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS.

Heory A LIV III.
GEORGE A. SHIMP III, PSM

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER: LS6137 PINELLAS COUNTY SURVEY AND MAPPING DIVISION DEPARTMENT OF PUBLIC WORKS

22211 U.S. HIGHWAY 19 NORTH CLEARWATER, FL 33765

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND BEING SURVEYED AND SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES, AND THE PINELLAS COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRM(S)) WERE SET ON THE 6TH DAY OF OCTOBER, 2025, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCP(S)), LOT AND TRACT CORNERS, AS SHOWN HEREON HAVE BEEN SET OR WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES 177.091(8) AND 177.091(9) AND PURSUANT TO TERMS OF THE BOND.

Robert B. Curtis

ROBERT B. CURTIS
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER: LS6051
ARDURRA GROUP, INC.

4921 MEMORIAL HIGHWAY, ONE MEMORIAL CENTER, SUITE 300 TAMPA, FLORIDA 33634 LB 2610

10/07/2025 ATE

SEE SHEET 2 OF 4 FOR KEY MAP

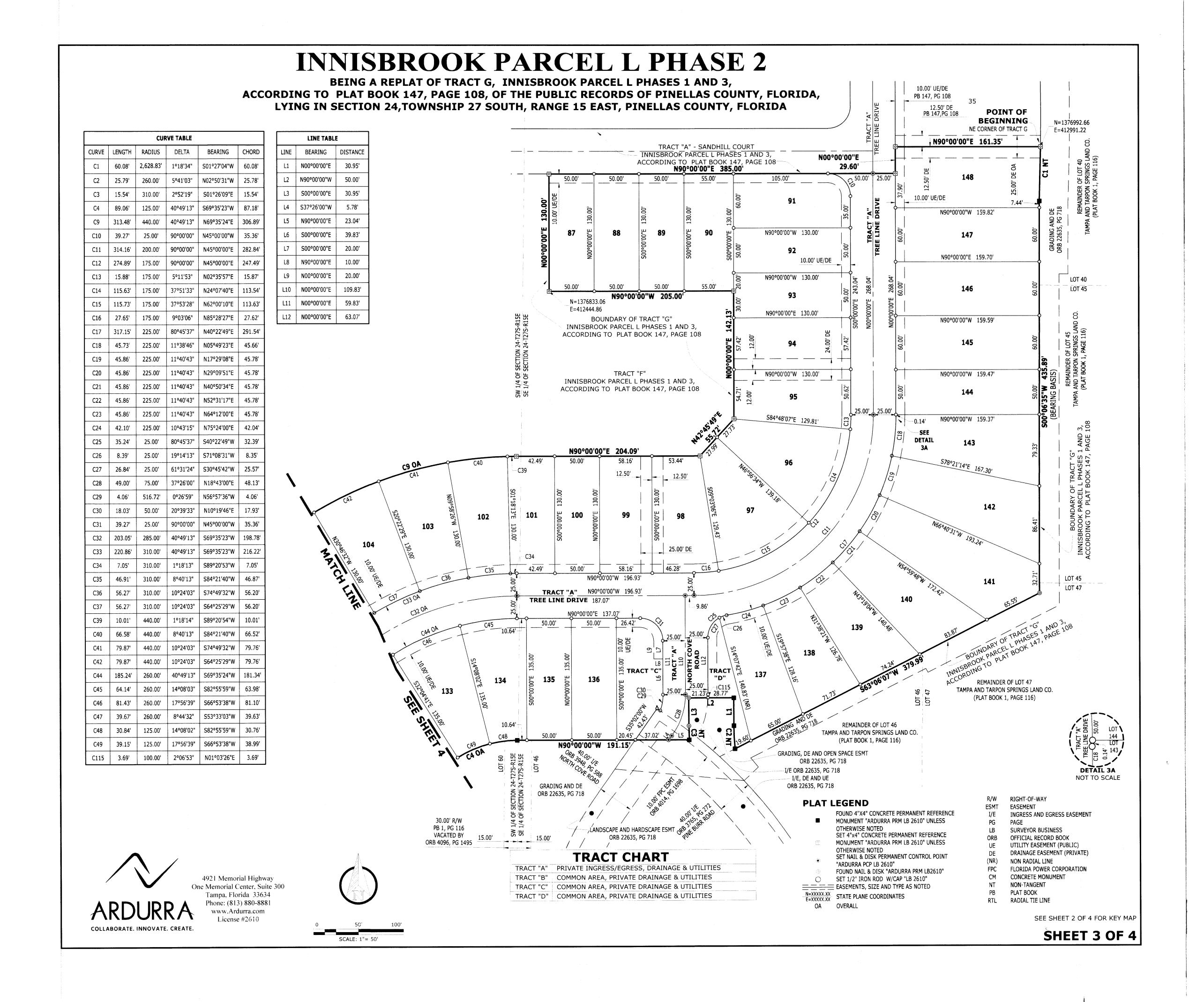
SHEET 1 OF 4

INNISBROOK PARCEL L PHASE 2 BEING A REPLAT OF TRACT G, INNISBROOK PARCEL L PHASES 1 AND 3, ACCORDING TO PLAT BOOK 147, PAGE 108, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA INNISBROOK PARCEL L PHASES 1 AND 3, ACCORDING TO PLAT BOOK 147, PAGE 108, **POINT OF** BEGINNING **PLAT NOTES:** N00°00'00"E 29.60' N90°00'00"E BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE 161.35' COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. N90°00'00"E 385.00' BEARINGS SHOWN HEREON ARE A MEANS TO REFERENCE THE 148 SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE INNISBROOK PARCEL L SPECIFICALLY, THE BOUNDARY OF TRACT G, AS BEING SOUTH PHASES 1 AND 3, 00°06'35" WEST, AS SHOWN HEREON. ACCORDING TO PLAT 88 89 147 BOOK 147, PAGE 108 STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) 92 WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL 146 REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE N90°00'00"W PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT 205.00' LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATION "PINCO P" (PID AL0306) NAD 83(1990). 145 NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE N42°45'49"E OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN 144 95 AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE N90°00'00"E ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT 143 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 204.09' ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, 142 INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION 103 \ 102 | 101 | 100 | 99 | 98 SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, TRACT "F" INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION 104 SHEET 3 INNISBROOK PARCEL L PHASES 1 AND 3, SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF 141 ACCORDING TO PLAT BOOK 147, PAGE 108 AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE 105 EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A TREE LINE DRIVE PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL 107 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC N02°28'05"E N90°00'00"E 212.75' 134 | 135 | 136 | 5 SERVICE COMMISSION. 42.72 108 N35°28'08"E 5. ALL STORM WATER MANAGEMENT FACILITIES, INCLUDING INLETS, 132 68.16' 109 PIPES, STRUCTURES AND POND COMPONENTS, AS WELL AS ASSOCIATED PERMITS, ARE THE RESPONSIBILITY OF THE 131 N90°00'00"W 191.15' 117 110 HOMEOWNERS ASSOCIATION. 111 115 6. ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED. SHEET 4 129 7. ALL LOT AND TRACT LINES INTERSECTING A CURVE ARE RADIAL TO THAT CURVE UNLESS NOTED AS NOT RADIAL (NR). LINE TABLE **CURVE TABLE** 128 8. LANDS PLATTED HEREON ARE SUBJECT TO AND BENEFITED BY A) 127 LINE BEARING DISTANCE CURVE LENGTH RADIUS DELTA BEARING CHORD TRACT "B" NON-EXCLUSIVE INGRESS/EGRESS ACCESS EASEMENT RECORDED IN TRACT "A" OFFICIAL RECORD BOOK 3948, PAGE 588 B) FLORIDA POWER N00°00'00"E 30.95' C1 | 60.08' | 2,628.83' | 1°18'34" | S01°27'04"W | 60.08 CORPORATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 4014, 126 PAGE 1698 C) DECLARATION OF COVENANTS, CONDITIONS AND L2 | N90°00'00"W | 50.00' 125 C2 | 25.79' | 260.00' | 5°41'03" | N02°50'31"W | 25.78' RESTRICTIONS OF MONTROSE AT INNISBROOK RECORDED IN OFFICIAL 124 RECORDS BOOK 23137, PAGE 1056. 118 | 119 | 120 | 121 | 122 | 123 L3 S00°00'00"E 30.95' C3 | 15.54' | 310.00' | 2°52'19" | S01°26'09"E | 15.54' C4 89.06' 125.00' 40°49'13" S69°35'23"W 87.18' C5 | 15.65' | 1,499.91' | 0°35'52" | S49°28'43"W | 15.65' C6 | 1,034.70' | 1,499.91' | 39°31'29" | S69°32'24"W | 1,014.30 C7 | 168.04' | 385.00' | 25°00'29" | N75°26'03"E | 166.71' C8 | 308.39' | 1,285.00' | 13°45'02" | N56°03'18"E | 307.65' S87°05'34"W C9 | 313.48' | 440.00' | 40°49'13" | N69°35'24"E | 306.89' R/W RIGHT-OF-WAY TRACT CHART **PLAT LEGEND** ESMT EASEMENT FOUND 4"X4" CONCRETE PERMANENT REFERENCE I/E INGRESS AND EGRESS EASEMENT TRACT "A" PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITIES MONUMENT "ARDURRA PRM LB 2610" UNLESS PG PAGE TRACT "B" COMMON AREA, PRIVATE DRAINAGE & UTILITIES LB SURVEYOR BUSINESS TRACT "C" COMMON AREA, PRIVATE DRAINAGE & UTILITIES SET 4"x4" CONCRETE PERMANENT REFERENCE ORB OFFICIAL RECORD BOOK TRACT "D" COMMON AREA, PRIVATE DRAINAGE & UTILITIES MONUMENT "ARDURRA PRM LB 2610" UNLESS UTILITY EASEMENT (PUBLIC) OTHERWISE NOTED DRAINAGE EASEMENT (PRIVATE) SET NAIL & DISK PERMANENT CONTROL POINT (NR) NON RADIAL LINE "ARDURRA PCP LB 2610" FPC FLORIDA POWER CORPORATION FOUND NAIL & DISK "ARDURRA PRM LB2610" 4921 Memorial Highway CM CONCRETE MONUMENT SET 1/2" IRON ROD W/CAP "LB 2610" One Memorial Center, Suite 300 NT NON-TANGENT ===== EASEMENTS, SIZE AND TYPE AS NOTED Tampa, Florida 33634 PB PLAT BOOK N=XXXXX.XX E=XXXXX.XX STATE PLANE COORDINATES Phone: (813) 880-8881 RTL RADIAL TIE LINE OA OVERALL www.Ardurra.com

License #2610

SCALE: 1" = 100'

COLLABORATE. INNOVATE. CREATE.



INNISBROOK PARCEL L PHASE 2 BEING A REPLAT OF TRACT G, INNISBROOK PARCEL L PHASES 1 AND 3, ACCORDING TO PLAT BOOK 147, PAGE 108, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 24,TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA **CURVE TABLE CURVE TABLE CURVE TABLE CURVE TABLE CURVE TABLE** CURVE LENGTH RADIUS DELTA BEARING CHORD CURVE LENGTH RADIUS DELTA BEARING CHORD CURVE LENGTH RADIUS DELTA BEARING CHORD CURVE LENGTH RADIUS DELTA CURVE | LENGTH | RADIUS | DELTA | BEARING 125.00' | 40°49'13" | S69°35'23"W | 87.18' 1,499.91' 0°35'52" S49°28'43"W 15.65' C107 | 80.13' | 75.00' | 61°13'04" | S59°23'28"E | 76.38' C6 | 1,034.70' | 1,499.91' | 39°31'29" | S69°32'24"W | 1,014.30' C108 | 63.80' | 75.00' | 48°44'32" | C74 | 53.88' | 1,499.91' | 2°03'29" | N51°12'30"E C7 | 168.04' | 385.00' | 25°00'29" | N75°26'03"E | 166.71' 1,415.00' | 2°34'16" | N61°38'41"E | 63.49' C75 | 64.67' | 1,499.91' | 2°28'13" | N53°28'22"E | 64.67' C110 | 252.60' | 60.00' | 241°13'04" | S30°36'32"W | 103.28' C8 | 308.39' | 1,285.00' | 13°45'02" | N56°03'18"E | 307.65' 17.44' | 565.00' | 1°46'09" | N63°48'53"E | 17.44' C111 | 62.17' | 60.00' | 59°21'53" | N58°27'52"W | 59.42' C9 | 313.48' | 440.00' | 40°49'13" | N69°35'24"E | 306.89' C77 | 64.64' | 1,499.91' | 2°28'08" | N58°24'44"E | 64.63' C32 | 203.05' | 285.00' | 40°49'13" | S69°35'23"W | 198.78' C78 64.61' 1,499.91' 2°28'05" N60°52'51"E 64.60' C113 | 61.04' | 60.00' | 58°17'15" | S04°49'00"W | 58.44' C33 | 220.86' | 310.00' | 40°49'13" | S69°35'23"W | 216.22' C97 | 57.93' | 565.00' | 5°52'30" | N79°23'13"E | 57.91' C114 | 68.77' | 60.00' | 65°40'22" | S57°09'49"E | 65.07' C38 | 54.35' | 310.00' | 10°02'41" | S54°12'07"W | 54.28' C43 | 77.14' | 440.00' | 10°02'41" | S54°12'07"W | 77.04' 17.69' 565.00' 1°47'38" N89°06'11"E 17.69' C44 | 185.24' | 260.00' | 40°49'13" | S69°35'24"W | 181.34' C82 | 255.13' | 540.00' | 27°04'11" | N76°27'55"E | 252.76' C65 | 351.59' | 1,465.00' | 13°45'02" | N56°03'18"E | 350.75' C100 | 218.10' | 700.00' | 17°51'05" | N81°04'27"E | 217.22' C101 | 52.55' | 700.00' | 4°18'04" | N74°17'56"E | 52.53' C50 | 19.07' | 125.00' | 8°44'32" | S53°33'03"W | 19.05' C84 | 1.26' | 515.00' | 0°08'23" | N63°00'01"E | 1.26' 1,465.00' 1°55'46" N51°04'54"E 49.33' C102 71.78' 700.00' 5°52'30" N79°23'13"E 71.75' C51 | 345.59' | 1,440.00' | 13°45'02" | N56°03'18"E | 344.76' C85 | 74.51' | 515.00' | 8°17'23" | N67°12'54"E | 74.45' 1,465.00' | 2°18'58" | N53°12'16"E | 59.22' C103 | 71.86' | 700.00' | 5°52'53" | N85°15'55"E | 71.82' C52 | 339.59' | 1,415.00' | 13°45'02" | N56°03'18"E | 338.78' C104 | 21.92' | 700.00' | 1°47'38" | N89°06'11"E | 21.92' C53 9.70' 1,415.00' 0°23'35" N49°22'34"E 9.70' C105 | 554.26' | 1,499.91' | 21°10'21" | N78°42'58"E | 551.12' C54 | 72.64' | 1,415.00' | 2°56'29" | N51°02'36"E | 72.64' C88 | 18.53' | 515.00' | 2°03'42" | N88°58'09"E | 18.53' C71 | 59.22' | 1,465.00' | 2°18'58" | N60°09'11"E | 59.22' 30.00' PUBLIC UE PB 147, PG 108 REMAINDER OF LOT 58 A AND TARPON SPRINGS LAND ((PLAT BOOK 1, PAGE 116) TRACT "F" N=1376399.00 INNISBROOK PARCEL L PHASES 1 AND 3, E=411584.83 ACCORDING TO PLAT BOOK 147, PAGE 108 N90°00'00"W 212.75' BOUNDARY OF TRACT "G" INNISBROOK PARCEL L PHASES 1 AND 3, ACCORDING TO PLAT BOOK 147, PAGE 108 DETAIL 48.69' N90°00'00**"**W TRACT "A" TREE LINE DRIVE N90°00'00"W\ 48.39' 60.00' 41.68' C99 125 5.33'--**TRACT CHART** PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITIES TRACT "B" TRACT "B" COMMON AREA, PRIVATE DRAINAGE & UTILITIES TRACT "C" COMMON AREA, PRIVATE DRAINAGE & UTILITIES 121 TRACT "D" COMMON AREA, PRIVATE DRAINAGE & UTILITIES **PLAT LEGEND** EASEMENT FOUND 4"X4" CONCRETE PERMANENT REFERENCE INGRESS AND EGRESS EASEMENT MONUMENT "ARDURRA PRM LB 2610" UNLESS OTHERWISE NOTED SURVEYOR BUSINESS SET 4"x4" CONCRETE PERMANENT REFERENCE 41.68' C104 60.00' OFFICIAL RECORD BOOK MONUMENT "ARDURRA PRM LB 2610" UNLESS UTILITY EASEMENT (PUBLIC) OTHERWISE NOTED DRAINAGE EASEMENT (PRIVATE) SET NAIL & DISK PERMANENT CONTROL POINT NON RADIAL LINE REMAINDER OF LOT 59 TAMPA AND TARPON SPRINGS LAND CO. (PLAT BOOK 1, PAGE 116) "ARDURRA PCP LB 2610" FLORIDA POWER CORPORATION FOUND NAIL & DISK "ARDURRA PRM LB2610" 4921 Memorial Highway CONCRETE MONUMENT SET 1/2" IRON ROD W/CAP "LB 2610" N=1375939.13 One Memorial Center, Suite 300 NON-TANGENT = = = EASEMENTS, SIZE AND TYPE AS NOTED E=411349.05 Tampa, Florida 33634 PLAT BOOK OFFSITE ESMT ORB 22635, PG 718 N=XXXXX.XX STATE PLANE COORDINATES RADIAL TIE LINE Phone: (813) 880-8881 OA OVERALL www.Ardurra.com SEE SHEET 2 OF 4 FOR KEY MAP S87°05'34"W 58 59 License #2610 LOT LOT 14.99' **\$HEET 4 OF 4** COLLABORATE. INNOVATE. CREATE.