COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JUNE 24, 2022

COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FRIDAY, JUNE 24, 2022 AT 10:00 A.M.
SPRINGHILL SUITES BY MARRIOTT TAMPA SUNCOAST PARKWAY
LOCATED AT 16615 CROSSPOINTE RUN, LAND O' LAKES, FL 34638

District Board of Supervisors	Chair	Betty Valenti
	Vice-Chair	Keith Malcuit
	Supervisor	Lee Thompson
	Supervisor	John Blakley
	Supervisor	Brian Soldano
District Manager	Inframark	Brian Lamb Bryan Radcliff
District Attorney	Erin McCormick Law, PA	Erin McCormick
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **10:00 a.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

June 24, 2022
Cobblestone Community Development District

Dear Board Members:

The Regular Meeting of the Cobblestone Community Development District will be held on **June 24, 2022 at 10:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330 **Access Code: 4863181**

1. CALL TO ORDER/ROLL CALL
2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS
3. VENDOR AND STAFF REPORTS
A. District Counsel
B. District Manager
C. District Engineer
4. BUSINESS ITEMS
A. Acceptance of Bill of Sale Conveying Public Utilities for Phase 1 from M/I Homes of Tampa, LLC to Cobblestone CDD……Tab 01
B. Approval of Bill of Sale Conveying Public Utilities for Phase 1 from Cobblestone CDD to Pasco County, Florida……Tab 02
C. Discussion Regarding Maintenance Agreements
D. General Matters of the District
5. CONSENT AGENDA ITEMS
A. Consideration of Regular Meeting Minutes May 27, 2022……...……..Tab 03
B. Consideration of Operations and Maintenance Expenditures May 2022…….…...Tab 04
C. Review of Financial Reports for Month Ending May 31, 2022…….…....Tab 05
6. STAFF REPORTS
A. District Counsel
B. District Manager
C. District Engineer
7. BOARD MEMBERS COMMENTS
8. PUBLIC COMMENTS
9. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

BILL OF SALE

PROJECT: Cobblestone Phase 1

PCU PROJECT NO.: 04-157.01

PROJECT LOCATION: Pasco County, Florida

M/I Homes of Tampa, LLC (Grantor), for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto Cobblestone Community Development District (Grantee) the following:

> All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment (listed in Exhibit B) constructed in and for the development of Cobblestone Phase 1 (Name of Project), located in the public rights-of-way and easements contained within the property described in the attached Exhibit A (which includes a legible legal description and sketch of the property on which the improvements are located). The said water and wastewater facilities are tabulated on the attached Exhibit B.

To have and to hold the same to Grantee, and its successors and assigns, to their use forever.

And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed, and hereunto set my hand, on this ___ day of _____, 2022.

Signed, sealed and delivered in the presence of: GRANTOR:

_____ By: _____

Name: _____ Name: _____
(Print)

Title: _____

_____

Name: _____
(Print)

Exhibit A
Legal Description and Sketch of the Property on which the Improvements are Located

Exhibit B
Schedule of Water and Wastewater Facilities

BILL OF SALE

PROJECT: Cobblestone Phase 1

PCU PROJECT NO.: 04-157.01 P-1

PROJECT LOCATION: US 301 North of SR 56

Cobblestone Community Development District . (Grantor), in the County of Pasco, State of Florida, for valuable
(Name of Developer)

consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto Pasco County (Grantee) the following:

> All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment (listed in Exhibit B) constructed in and for the development of Cobblestone Phase 1. (Name of Project), located in the public rights-of-way and easements contained within the property described in the attached Exhibit A (which includes a legible legal description and sketch of the property on which the improvements are located). The said water and wastewater facilities are tabulated on the attached Exhibit B.

To have and to hold the same to Pasco County, Florida, and its successors and assigns, to their use forever.

And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed, and hereunto set my hand, on this 16 day of JUNE 2022

Signed, sealed and delivered in the presence of:

Keith Malcuit

NAME: KEITH MALCUIT
(Print)

Nick Mitchell

NAME: Nick Mitchell
(Print)

GRANTOR:

BY: Betty Valenti

NAME: BETTY VALENTI

TITLE: Chairman

Exhibit A
Legal Description and Sketch of the Property on which the Improvements are Located

COBBLESTONE PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION:

A parcel of land lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the East boundary of the Southeast 1/4 of said Section 22, S.00°05'43"E., a distance of 1329.32 feet to a point on the Easterly right of way line of U.S. Highway 301 (also known as Fort King Road), according to that certain Warranty Deed, recorded in Official Records Book 10006, Page 1413, of the Public Records of Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly right of way line of U.S. Highway 301, N.42°39'24"E., a distance of 633.17 feet to a point on the Northerly boundary of lands described in that certain Special Warranty Deed, recorded in Official Records Book 7726, Page 1368, of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses: 1) S.47°20'37"E., a distance of 650.07 feet to a point of curvature; 2) Easterly, 335.11 feet along the arc of a tangent curve to the left having a radius of 450.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'39"E., 327.42 feet) to a point of tangency; 3) N.89°59'18" E., a distance of 74.53 feet to a point of curvature; 4) Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'18"E., 35.36 feet) to a point of cusp on the West right of way line of Crystal Springs Drive, per aforesaid lands described in Official Records Book 7726, Page 1368; thence along said West right of way line of Crystal Springs Drive, the following seven (7) courses: 1) S.00°00'42"E., a distance of 128.48 feet; 2) S.00°09'31"E., a distance of 1115.36 feet to South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'36"W., a distance of 1.77 feet; 4) S.00°20'38"E., a distance of 984.40 feet; 5) S.00°09'55"W., a distance of 295.52 feet; 6) S.00°46'43"E., a distance of 346.16 feet; 7) S.00°20'38"E., a distance of 316.54 feet to the Southeast corner of lands described in that certain Warranty Deed, recorded in Official Records Book 10275, Page 109, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said lands described in Official Records Book 10275, Page 109 the following five (5) courses: 1) N.89°37'23"W., a distance of 1257.16 feet; 2) N.00°00'23"W., a distance of 660.97 feet; 3) N.01°09'01"W., a distance of 19.45 feet; 4) N.89°47'10"W., a distance of 39.76 feet; 5) S.88°56'35"W., a distance of 2433.75 feet to a point on aforesaid Easterly right of way line of U.S. Highway 301; thence along said Easterly right of way line, N.42°39'24"E., a distance of 3550.79 feet to the **POINT OF BEGINNING**.

Containing 172.448 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

CG PASCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABLITY COMPANY (COLLECTIVELY REFERRED TO AS THE "OWNERS"), HEREBY STATE AND DECLARE THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL THE LANDS REFERRED TO AS "COBBLESTONE PHASE 1", AND AS DESCRIBED IN THE DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS WITH RESPECT TO THAT PORTION OF THE LANDS WHICH EACH OWNS:

OWNERS HEREBY GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY") TRACT "ROW-2" (ADDITIONAL PUBLIC RIGHT OF WAY FOR CRYSTAL SPRINGS ROAD), AS SHOWN AND DEPICTED HEREON TO THE PERPETUAL USE FOR ANY AND ALL PURPOSES INCIDENTAL THERETO AND SHALL ALSO BE CONVEYED BY SEPARATE INSTRUMENT SUBSEQUENT TO THE RECORDING OF THE PLAT.

OWNERS DO FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY TRACT "LS-1" (PUBLIC) LIFT STATION SITE, AS SHOWN HEREON, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. OWNER DOES FURTHER RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT ON, OVER AND UNDER TRACT "LS-1" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "LS-1" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.

OWNERS DO FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT (U.E.) FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, FIRE PROTECTION, STREET LIGHTS, IF LOCATED WITHIN SAID (U.E.), AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT (U.E.)", AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL DULY LICENSED PRIVATE UTILITY COMPANIES. IN THE EVENT UTILITY IMPROVEMENTS ARE CONSTRUCTED WITHIN SUCH UTILITY EASEMENT AREAS, IT SHALL BE THE RESPONSIBILITY OF THE UTILITY ENTITIES TO REPAIR OR REPLACE SAID UTILITY IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.

OWNERS HEREBY RESERVES FEE TITLE TO TRACTS "OS-1", "OS-2", "OS-3", "OS-4", "OS-5", "OS-7", "OS-9", "OS-10", "OS-14", "OS-30", "SW-1", "SW-2", "SW-3", "P-1", "P-2", "ROW A2", AND "W-2", AS SHOWN HEREON FOR CONVEYANCE BY THE OWNER TO A COMMUNITY DEVELOPMENT DISTRICT, COBBLESTONE COMMUNITY ASSOCIATION OF PASCO COUNTY, INC., OR OTHER OPERATION AND MAINTENANCE ENTITY, BY SEPARATE INSTRUMENT SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID TRACTS ARE NOT DEDICATED TO THE COUNTY AND SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS.

OWNERS DO FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW-THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY OWNED BY THE DISTRICT OR OTHER COMMON MAINTENANCE ENTITY. IN THE EVENT THE DISTRICT OR OTHER COMMON MAINTENANCE ENTITY FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENTS, DRAINAGE AREAS OR COMMONLY OWNED PROPERTY, FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

OWNERS DO FURTHER GRANT, CONVEY, AND DEDICATE TO THE COUNTY, A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS ALL RIGHTS-OF-WAY, AS SHOWN HEREON AS TRACT "ROW A2" FOR ANY AND ALL GOVERNMENTAL PURPOSES INCIDENTAL THERETO.

OWNERS DO FURTHER GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE "COUNTY" ALL PUBLIC UTILITY IMPROVEMENTS, FACILITIES AND APPURTENANCES, TOGETHER WITH ANY NECESSARY EASEMENTS, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES LYING WITHIN THE LANDS DEPICTED ON THIS PLAT UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID UTILITY IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE COUNTY.

OWNERS HEREBY RESERVE UNTO THEMSELVES ALL DRAINAGE EASEMENTS AND ALL SIDE YARD DRAINAGE & ACCESS EASEMENTS, AS SHOWN HEREON FOR GRANTING, CONVEYANCE AND DEDICATION TO A COMMUNITY DEVELOPMENT DISTRICT, COBBLESTONE COMMUNITY ASSOCIATION OF PASCO COUNTY, INC., OR OTHER OPERATION AND MAINTENANCE ENTITY FOR THE PURPOSES OF INSTALLATION, REPAIR, AND MAINTENANCE OF THE STORM WATER MAINTENANCE SYSTEMS. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES AND AREAS FOR THE PURPOSES STATED HEREON UNTIL SUCH GRANT, CONVEYANCE OR DEDICATION OCCURS.

OWNERS HEREBY RESERVE UNTO THEMSELVES ALL LANDSCAPE AND FENCE EASEMENTS, AS SHOWN HEREON FOR GRANTING, CONVEYANCE AND DEDICATION TO A COMMUNITY DEVELOPMENT DISTRICT, COBBLESTONE COMMUNITY ASSOCIATION OF PASCO COUNTY, INC., OR OTHER OPERATION AND MAINTENANCE ENTITY FOR THE PURPOSES OF INSTALLATION, REPAIR, AND MAINTENANCE OF ANY LANDSCAPING AND FENCE IMPROVEMENTS WITHIN THE EASEMENT AREAS. OWNER SHALL BE RESPONSIBLE FOR THE PURPOSES STATED HEREON UNTIL SUCH GRANT, CONVEYANCE OR DEDICATION OCCURS.

OWNERS DO FURTHER GRANT AND RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS AND OR ASSIGNS THE TITLE TO ANY LANDS AND OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR THE COUNTY, IF FOR ANY REASON SUCH DEDICATIONS SHALL EITHER BE VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH FLORIDA STATUTES, SECTION 177.085(1).

OWNERS DO FURTHER RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED IN THE UTILITY EASEMENTS (U.E.) OVER AND ACROSS THE FRONT OF ALL LOTS ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF COMMUNICATION LINES INCLUDING, BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH SECTION 177.091(28), FLORIDA STATUTES, PROVIDED THAT NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

OWNERS DO FURTHER RESERVE AND RETAIN OWNERSHIP OF TRACT "F-1" AND ALL LANDS, EASEMENTS AND OTHER INTERESTS NOT SPECIFICALLY DEDICATED ABOVE TO PASCO COUNTY.

THE OWNERS HAVE APPLIED FOR AND SEEK ESTABLISHMENT BY THE BOARD OF COUNTY COMMISSIONERS OF AS A COMMUNITY DEVELOPMENT DISTRICT UNDER CHAPTER 190, FLA. STAT. AT THE TIME OF THE RECORDING OF THIS PLAT THE DISTRICT HAS NOT YET BEEN ESTABLISHED. IT IS THE OWNER'S INTENT THAT THE IMPROVEMENTS DESCRIBED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION WILL BE CONVEYED TO THE DISTRICT AS THE COMMON MAINTENANCE ENTITY AFTER ESTABLISHMENT.

NOTICE:
THE OWNERS HAVE APPLIED FOR AND SEEK ESTABLISHMENT BY THE BOARD OF COUNTY COMMISSIONERS OF AS A COMMUNITY DEVELOPMENT DISTRICT UNDER CHAPTER 190, FLA. STAT. AT THE TIME OF THE RECORDING OF THIS PLAT THE DISTRICT HAS NOT YET BEEN ESTABLISHED. IT IS THE OWNER'S INTENT THAT THE IMPROVEMENTS DESCRIBED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION WILL BE CONVEYED TO THE DISTRICT AS THE COMMON MAINTENANCE ENTITY AFTER ESTABLISHMENT.

OWNER

CG PASCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ (WITNESS SIGNATURE) _____ (WITNESS SIGNATURE)
MIKE V GALVIN
MANAGER

Robert Abbott (WITNESS NAME-PRINTED) M. Martelle (WITNESS NAME-PRINTED)

OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF Hillsborough) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGE BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS 27 DAY OF October, 2021, BY MIKE V GALVIN, AS MANAGER OF CG PASCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 4-20-25

S Covell
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SAMANTHA T. COVELL MY COMMISSION # GG 179925 EXPIRES: April 20, 2025

OWNER

M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABLITY COMPANY

BY: _____ (WITNESS SIGNATURE) _____ (WITNESS SIGNATURE)
MARSHALL GRAY
VICE PRESIDENT

KEITH MALCUIT (WITNESS NAME-PRINTED) NICOLE BARRETT (WITNESS NAME-PRINTED)

OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF Hillsborough) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGE BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS 27 DAY OF October, 2021, BY MARSHALL GRAY, AS VICE PRESIDENT OF M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABLITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 4-20-25

S Covell
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SAMANTHA T. COVELL MY COMMISSION # GG 179925 EXPIRES: April 20, 2025

CERTIFICATE OF ACCEPTANCE

THE COBBLESTONE COMMUNITY ASSOCIATION OF PASCO COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE PROPOSED CONVEYANCE TO IT AND THE MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

BY: _____ (WITNESS SIGNATURE) _____ (WITNESS SIGNATURE)
BETTY VALENTI
PRESIDENT

KEITH MALCUIT (WITNESS NAME-PRINTED) NICOLE BARRETT (WITNESS NAME-PRINTED)

HOMEOWNERS ASSOCIATION ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF Hillsborough) SS

I HEREBY CERTIFY ON THIS 27 DAY OF October, 2021, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE BETTY VALENTI , PRESIDENT OF THE COBBLESTONE COMMUNITY ASSOCIATION OF PASCO COUNTY, INC., KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED HERSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 4-20-25

S Covell
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SAMANTHA T. COVELL MY COMMISSION # GG 179925 EXPIRES: April 20, 2025

PROPERTY INFORMATION

STATE OF FLORIDA)
COUNTY OF Pinellas) SS

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT WITH FILE NO. 2061-5350051) AND BASED ON SAID REPORT FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN CG PASCO, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABLITY COMPANY, AND THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN ON THE PROPERTY INFORMATION REPORT WITH FILE NO. 2061-5350051.

THIS THE 27 DAY OF October, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: David H. Roberts
DAVID H. ROBERTS, AUTHORIZED SIGNATORY

REVIEW OF PLAT BY REGISTERED SURVEYOR

PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, OR A FLORIDA PROFESSIONALLY LICENSED SURVEYOR AND MAPPER DESIGNEE UNDER MY DIRECTION AND SUPERVISION, HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATIONS OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.
SIGNED AND SEALED THIS 2nd DAY OF November, 2021.

ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131

BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON THIS THE 9th DAY OF November, 2021, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

_____
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 10th DAY OF November, 2021 IN PLAT BOOK 87, PAGES 15-32.

NIKKI ALVAREZ-SOWLES, ESQ.
PASCO COUNTY CLERK & COMPTROLLER

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART 1.

SIGNED AND SEALED THIS 26TH DAY OF October, 2021.

DAVID A. WILLIAMS
PROFESSIONAL LAND SURVEYOR NO. LS6423
CERTIFICATE OF AUTHORIZATION NO. LB7768

DAVID ALAN WILLIAMS JR. LICENSE NUMBER 6423 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

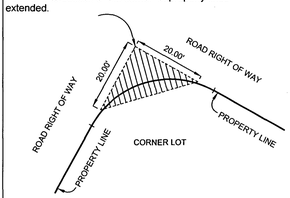
GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

COBBLESTONE PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 87 PAGE NO. 10

Point of Intersection of the corner lot property lines extended.

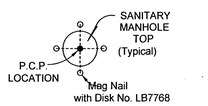


NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

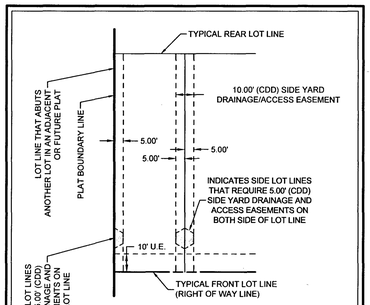
Scale 1" = 20'

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



P.C.P. REFERENCE DIAGRAM

(NOT TO SCALE)



DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

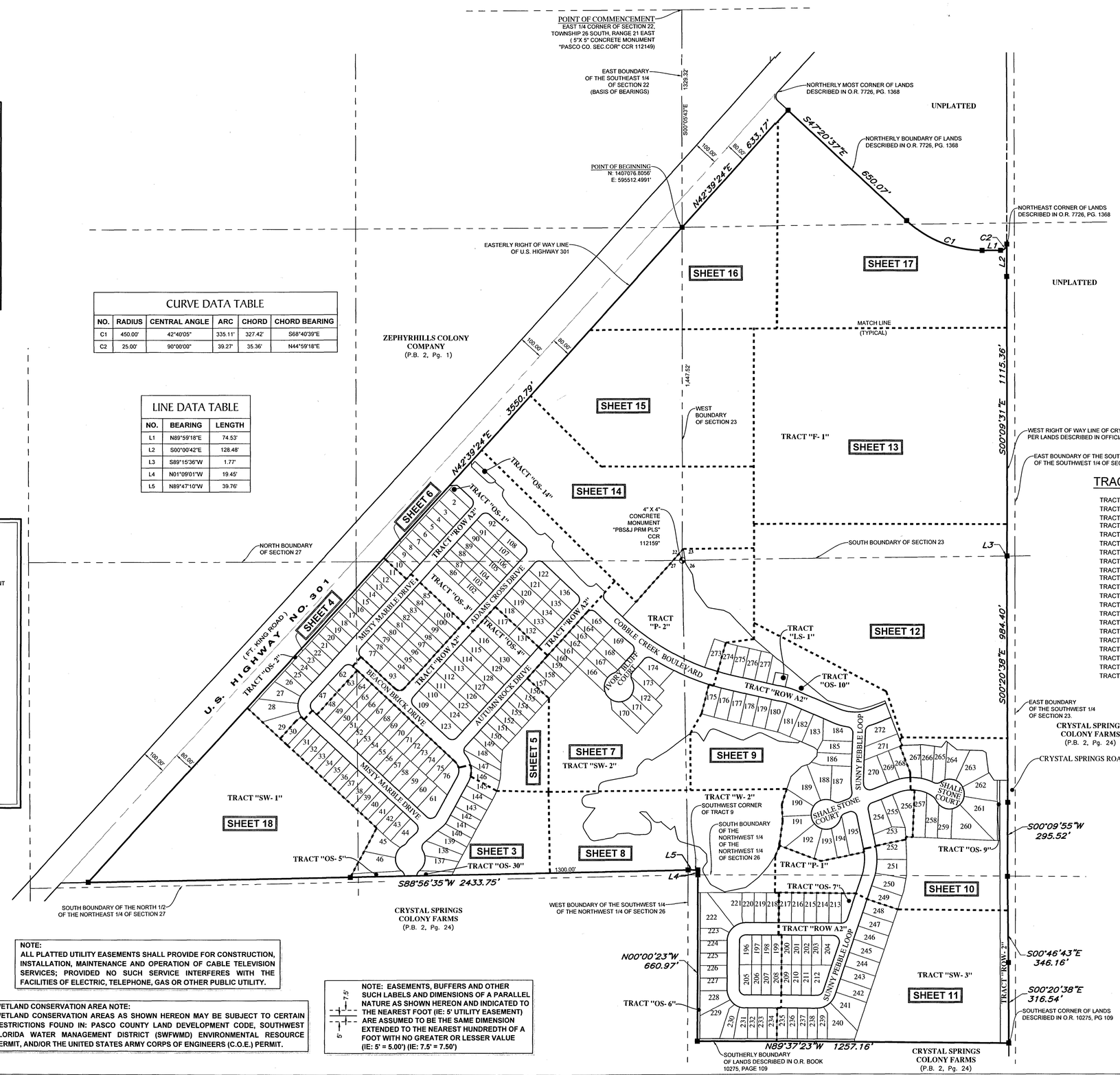
(NOT TO SCALE)

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	450.00'	42°40'05"	335.11'	327.42'	S68°40'39"E
C2	25.00'	90°00'00"	39.27'	35.36'	N44°59'18"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N89°59'18"E	74.53'
L2	S00°00'42"E	128.48'
L3	S89°15'36"W	1.77'
L4	N01°09'01"W	19.45'
L5	N89°47'10"W	39.76'



GRID NORTH

SCALE 1" = 200'

0 50 100 200

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

BASIS OF BEARINGS

THE GRID BEARINGS AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (2011 - ADJUSTMENT), AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENT DESIGNATED "X39 166" (PID AL8143), AND BASED ON THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 22, HAVING A GRID BEARING OF S.00°05'43"E.

TRACT DESIGNATION TABLE

TRACT 'LS- 1'	0.057 ACRES	LIFT STATION
TRACT 'OS- 1'	0.085 ACRES	OPEN SPACE
TRACT 'OS- 2'	0.287 ACRES	OPEN SPACE; (UTILITY EASEMENT)
TRACT 'OS- 3'	0.547 ACRES	OPEN SPACE
TRACT 'OS- 4'	0.307 ACRES	OPEN SPACE
TRACT 'OS- 5'	0.087 ACRES	OPEN SPACE
TRACT 'OS- 6'	0.279 ACRES	OPEN SPACE
TRACT 'OS- 7'	0.104 ACRES	OPEN SPACE
TRACT 'OS- 9'	0.056 ACRES	OPEN SPACE; (UTILITY EASEMENT)
TRACT 'OS- 10'	0.358 ACRES	OPEN SPACE
TRACT 'OS- 14'	0.064 ACRES	OPEN SPACE
TRACT 'OS- 30'	0.056 ACRES	OPEN SPACE
TRACT 'SW- 1'	10.197 ACRES	STORMWATER AREA
TRACT 'SW- 2'	11.134 ACRES	STORMWATER AREA
TRACT 'SW- 3'	8.588 ACRES	STORMWATER AREA
TRACT 'P- 1'	1.435 ACRES	PARK AREA
TRACT 'P- 2'	2.514 ACRES	PARK AREA
TRACT 'ROW- 2'	0.778 ACRES	PUBLIC RIGHT OF WAY
TRACT 'ROW A2'	12.361 ACRES	RIGHT OF WAY/A.D.U.E.
TRACT 'W- 2'	7.742 ACRES	WETLAND CONSERVATION AREA
TRACT 'F- 1'	76.622 ACRES	FUTURE DEVELOPMENT AREA

NOTE:
A 1/2 INCH DIAMETER IRON PIPE WITH CAP No. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

NOTE:
ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

LEGEND:

- ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
- ----- Indicates (CDD) Side Yard Drainage and Access Easement (See Detail on this Sheet)
- (NR) ----- Non-Radial
- C/A ----- Central Angle
- C.S.T. ----- Clear Sight Triangle
- U.E. ----- Utility Easement
- D.E. ----- Drainage Easement
- L.F.E. ----- Landscape and Fence Easement
- CCR ----- Certified Corner Record
- P.B. ----- Plat Book
- PG. ----- Page
- O.R. ----- Official Records
- (O/A) ----- Over all
- S.W.F.W.M.D ----- Southwest Florida Water Management District
- A.D.U.E. ----- Access, Drainage and Utility Easement

NOTE:
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

WETLAND CONSERVATION AREA NOTE:
WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

7.5' 5'

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

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Exhibit B
Schedule of Water and Wastewater Facilities

COBBLESTONE PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK	PAGE NO.
87	17

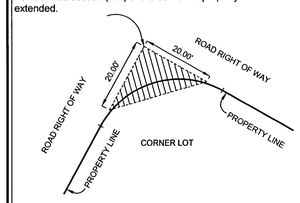
GRID NORTH

SCALE 1" = 50'

0 25 50 100

SEE SHEET 2 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION AREA NOTES

Point of Intersection (P.I.) of the corner lot property lines extended.

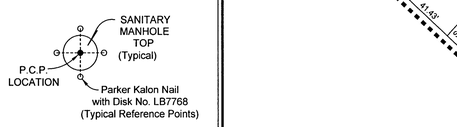


NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

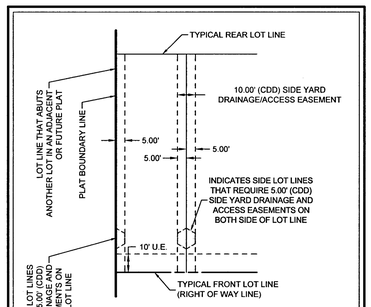
Scale 1" = 20'

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



P.C.P. REFERENCE DIAGRAM

(NOT TO SCALE)



DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

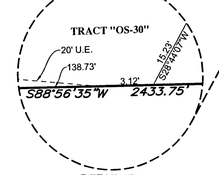
(NOT TO SCALE)

LINE DATA TABLE

NO.	BEARING	LENGTH
L8	S49°42'12"W	30.31'
L45	N53°59'20"E	26.78'
L92	N55°19'03"W	46.93'
L94	N62°24'03"E	35.04'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C16	25.00'	103°55'18"	45.34'	39.38'	N80°41'46"E
C17	50.00'	76°04'42"	66.39'	61.62'	N09°18'14"W
C18	100.00'	68°50'04"	120.14'	113.04'	N05°40'55"W
C19	75.00'	20°58'06"	27.45'	27.29'	N39°13'10"E
C20	25.00'	81°41'15"	35.64'	32.70'	S08°51'35"W
C21	60.00'	84°53'49"	88.90'	80.99'	N10°27'52"E
C22	25.00'	53°46'54"	23.47'	22.61'	S26°01'20"W
C23	25.00'	53°47'06"	23.47'	22.62'	N28°07'51"W
C24	60.00'	119°30'44"	125.15'	103.67'	S04°43'58"W
C25	25.00'	33°57'44"	14.82'	14.60'	N47°30'28"E
C26	75.00'	17°45'05"	23.24'	23.14'	S39°24'09"W
C27	25.00'	97°02'48"	42.34'	37.46'	N01°10'48"E
C28	50.00'	49°00'46"	42.77'	41.48'	S23°27'05"W
C80	75.00'	76°04'42"	99.59'	92.43'	N09°18'14"W
C81	50.00'	20°58'06"	18.30'	18.20'	N39°13'10"E
C94	220.00'	31°18'06"	120.19'	118.70'	N13°05'04"E
C100	75.00'	11°19'55"	14.83'	14.81'	S41°40'38"E
C101	60.00'	17°24'15"	18.23'	18.16'	S55°47'13"W
C102	60.00'	42°16'08"	44.26'	43.27'	S25°57'02"W
C103	60.00'	58°07'59"	60.88'	58.30'	S24°15'02"E
C104	60.00'	01°42'22"	1.79'	1.79'	S54°10'13"E
C105	25.00'	29°40'35"	12.95'	12.80'	N40°11'06"W
C106	25.00'	24°06'31"	10.52'	10.44'	N13°17'33"W
C107	25.00'	34°20'40"	14.99'	14.76'	S16°18'13"W
C108	25.00'	19°26'14"	8.48'	8.44'	S43°11'40"W
C109	60.00'	20°20'26"	21.30'	21.19'	N42°03'45"E
C110	60.00'	44°25'13"	46.52'	45.36'	N09°40'55"E
C111	60.00'	19°27'21"	20.37'	20.28'	N22°15'22"W
C112	75.00'	11°18'18"	14.80'	14.77'	N44°03'03"E
C113	75.00'	09°39'48"	12.65'	12.63'	N33°34'01"E
C114	100.00'	15°36'27"	27.24'	27.16'	N20°55'53"E
C117	220.00'	07°01'28"	26.97'	26.96'	N25°13'23"E
C223	60.00'	0°40'48"	0.71'	0.71'	N52°34'23"E



DETAIL "B
(NOT TO SCALE)

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PLAT BOOK	PAGE NO.
87	18

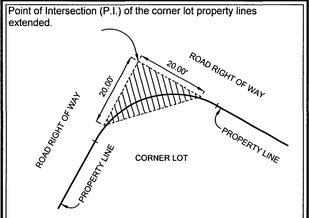
GRID NORTH

SCALE 1" = 50'

0 25 50 100

SEE SHEET 2 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION AREA NOTES

Point of Intersection (P.I.) of the corner lot property lines extended.



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TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'

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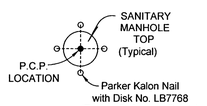

P.C.P. REFERENCE DIAGRAM

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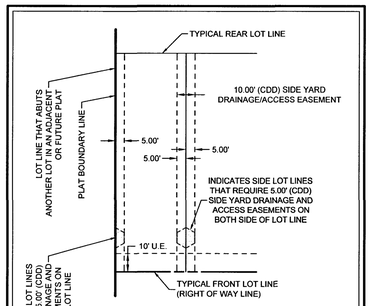

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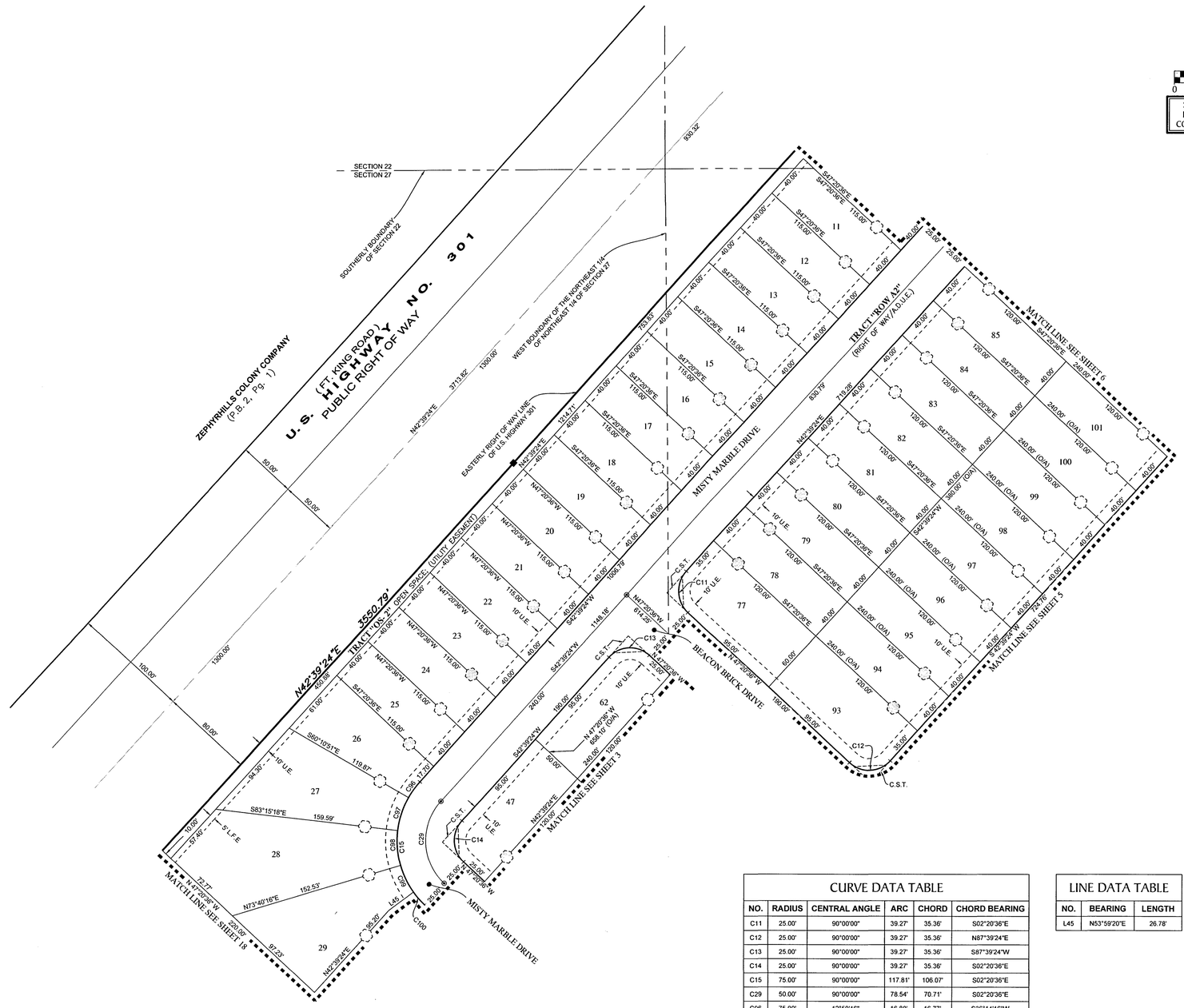

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CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C11	25.00'	90°00'00"	39.27'	35.36'	S02°20'36"E
C12	25.00'	90°00'00"	39.27'	35.36'	N87°39'24"E
C13	25.00'	90°00'00"	39.27'	35.36'	S87°39'24"W
C14	25.00'	90°00'00"	39.27'	35.36'	S02°20'36"E
C15	75.00'	90°00'00"	117.81'	106.07'	S02°20'36"E
C29	50.00'	90°00'00"	78.54'	70.71'	S02°20'36"E
C96	75.00'	12°50'16"	16.80'	16.77'	S36°14'16"W
C97	75.00'	23°04'26"	30.20'	30.00'	S18°16'56"W
C98	75.00'	23°04'26"	30.20'	30.00'	S04°47'31"E
C99	75.00'	19°40'57"	25.76'	25.64'	S26°10'12"E
C100	75.00'	11°19'55"	14.83'	14.81'	S41°40'38"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L45	N53°59'20"E	26.78'

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PLAT BOOK	PAGE NO.
87	19

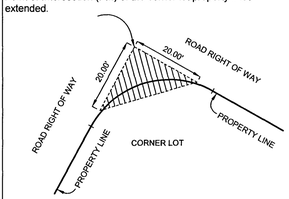
GRID NORTH

SCALE 1" = 50'

0 25 50 100

SEE SHEET 2 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION AREA NOTES

Point of Intersection (P.I.) of the corner lot property lines extended.



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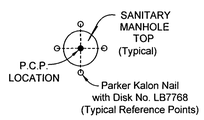

P.C.P. REFERENCE DIAGRAM

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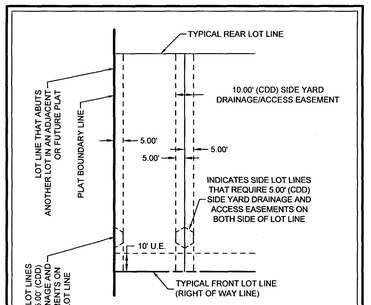

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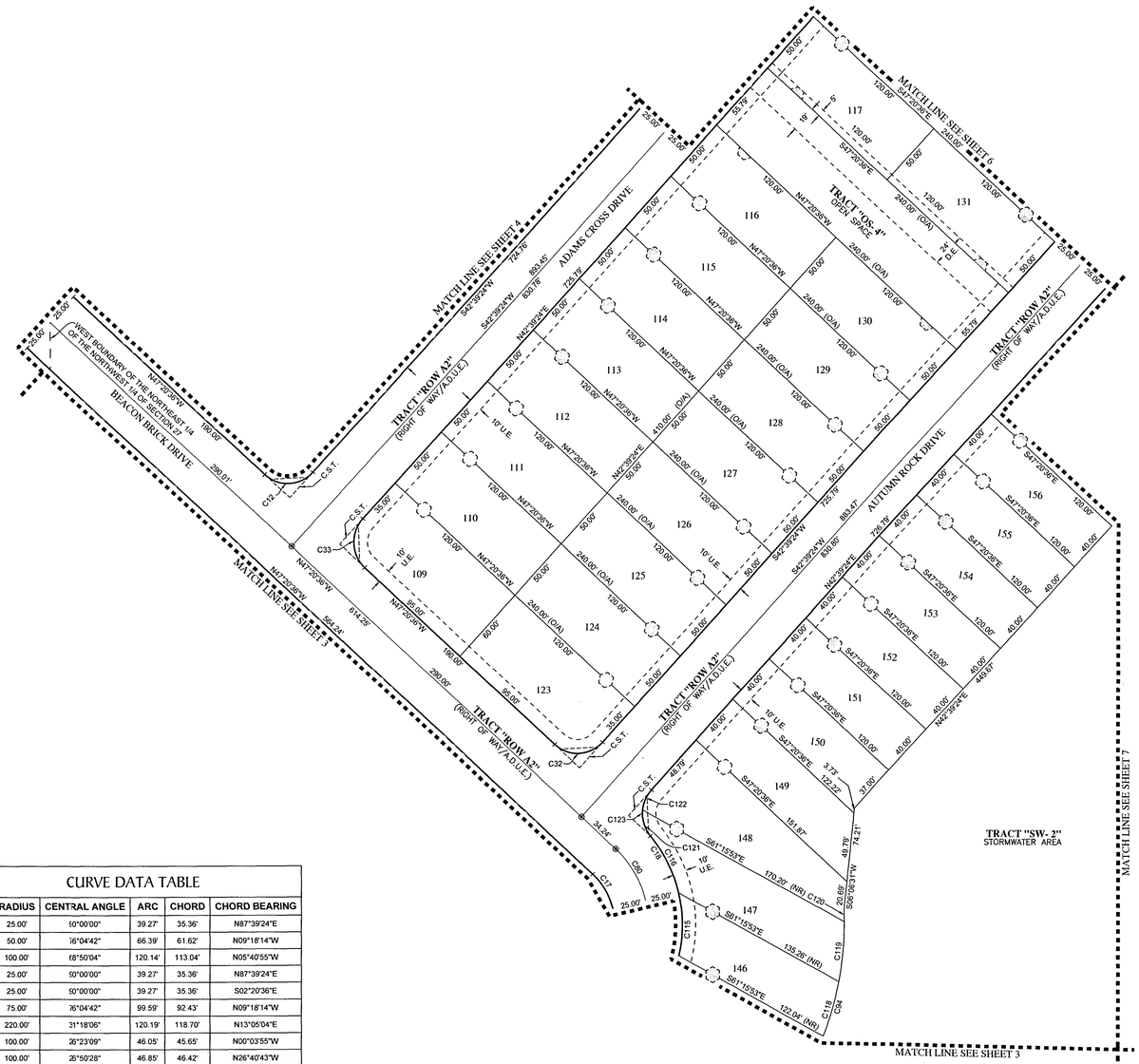

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C12	25.00'	90°00'00"	39.27'	35.36'	N87°39'24"E
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C18	100.00'	68°50'04"	120.14'	113.04'	N05°40'55"W
C32	25.00'	90°00'00"	39.27'	35.36'	N87°39'24"E
C33	25.00'	90°00'00"	39.27'	35.36'	S02°20'36"E
C80	75.00'	76°04'42"	99.59'	92.43'	N09°18'14"W
C94	220.00'	31°18'06"	120.19'	118.70'	N13°05'04"E
C115	100.00'	26°23'09"	46.05'	45.65'	N00°03'55"W
C116	100.00'	26°50'28"	46.85'	46.42'	N26°40'43"W
C118	220.00'	10°40'49"	41.01'	40.95'	N16°22'14"E
C119	220.00'	11°22'07"	43.65'	43.58'	N05°20'46"E
C120	220.00'	02°13'42"	8.56'	8.56'	N01°27'08"W
C121	25.00'	45°05'46"	20.11'	19.58'	S17°03'04"E
C122	25.00'	33°39'36"	16.00'	15.72'	S24°19'37"W
C123	25.00'	82°45'21"	36.11'	33.05'	S01°16'44"W

LEGEND:

- ■ ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ⊕ ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
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COBBLESTONE PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK	PAGE NO.
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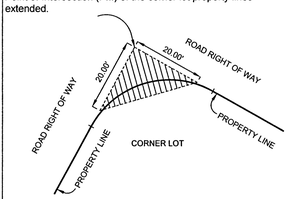
Point of Intersection (P.I.) of the corner lot property lines extended.

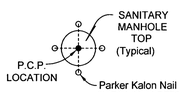


NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

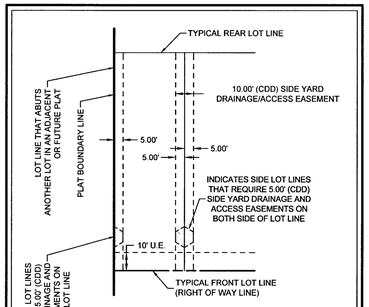
Scale 1" = 20'

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



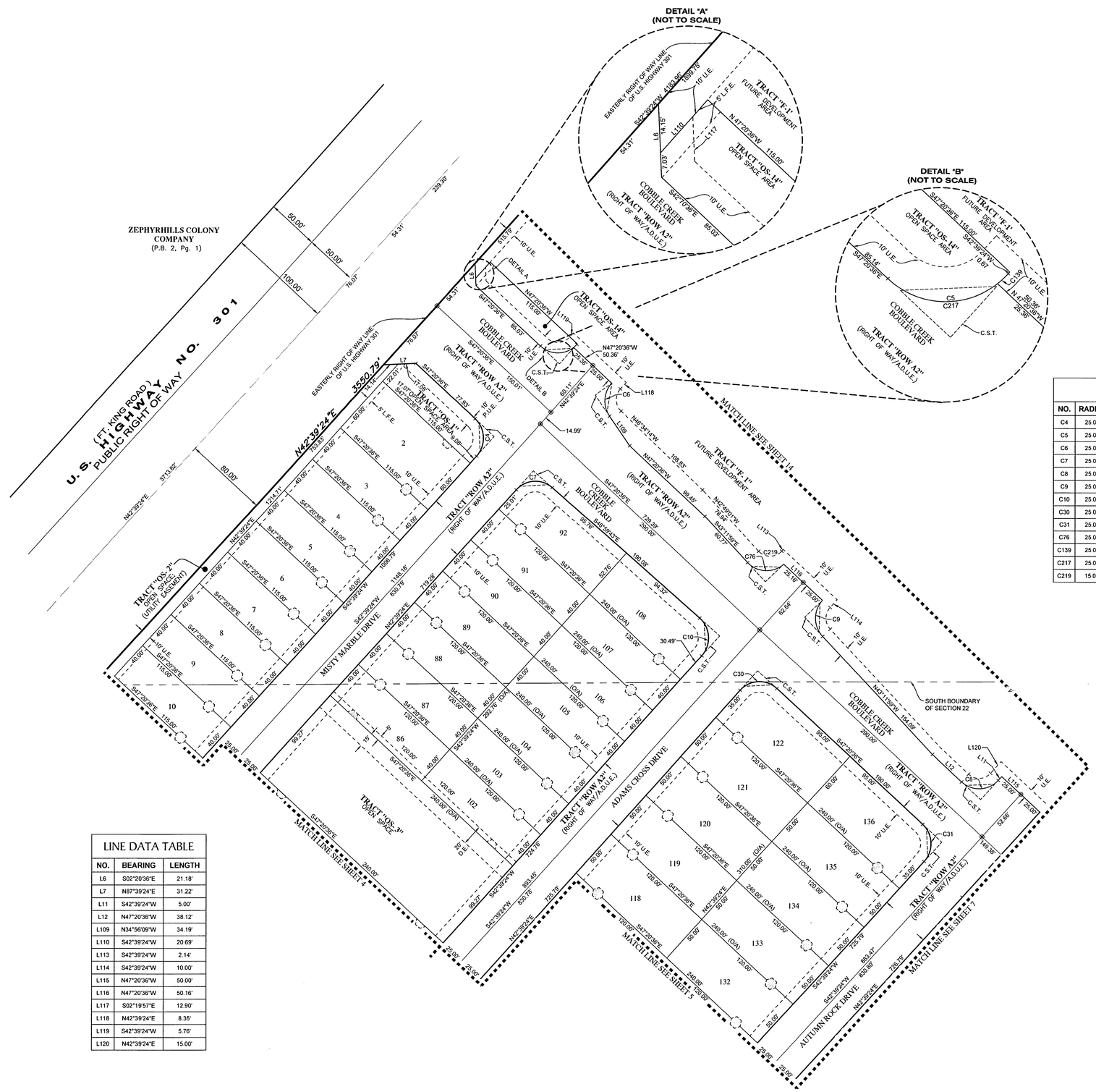
P.C.P. REFERENCE DIAGRAM

(NOT TO SCALE)



DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

(NOT TO SCALE)



CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C4	25.00'	90°00'00"	39.27'	35.36'	N02°20'36"W
C5	25.00'	90°00'00"	39.27'	35.36'	N87°39'24"E
C6	25.00'	77°35'33"	33.86'	31.33'	S03°51'38"W
C7	25.00'	88°20'53"	38.55'	34.84'	S86°49'51"W
C8	25.00'	90°00'00"	39.27'	35.36'	N87°39'24"E
C9	25.00'	86°05'05"	37.56'	34.13'	S00°23'07"E
C10	25.00'	91°39'07"	39.99'	35.86'	N03°10'09"W
C30	25.00'	90°00'00"	39.27'	35.36'	S87°39'24"W
C31	25.00'	90°00'00"	39.27'	35.36'	N02°20'36"W
C76	25.00'	87°42'51"	38.27'	34.64'	S87°03'25"E
C139	25.00'	9°45'25"	4.26'	4.25'	N47°32'07"E
C217	25.00'	79°59'03"	34.90'	32.13'	S87°35'39"E
C219	15.00'	94°31'35"	24.75'	22.03'	N89°55'12"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L6	S02°20'36"E	21.18'
L7	N87°39'24"E	31.22'
L11	S42°39'24"W	5.00'
L12	N47°20'36"W	38.12'
L109	N34°56'09"W	34.19'
L110	S42°39'24"W	20.69'
L113	S42°39'24"W	2.14'
L114	S42°39'24"W	10.00'
L115	N47°20'36"W	50.00'
L116	N47°20'36"W	50.16'
L117	S02°19'57"E	12.90'
L118	N42°39'24"E	8.35'
L119	S42°39'24"W	5.76'
L120	N42°39'24"E	15.00'

LEGEND:

- ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
- ----- Indicates (CDD) Side Yard Drainage and Access Easement (See Detail on this Sheet)

(NR) ----- Non-Radial
C/A ----- Central Angle
C.S.T. ----- Clear Sight Triangle
U.E. ----- Utility Easement
D.E. ----- Drainage Easement
L.F.E. ----- Landscape and Fence Easement
C.C.R ----- Certified Corner Record
P.B. ----- Plat Book
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O.R. ----- Official Records
(O/A) ----- Over all
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PLAT BOOK	PAGE NO.
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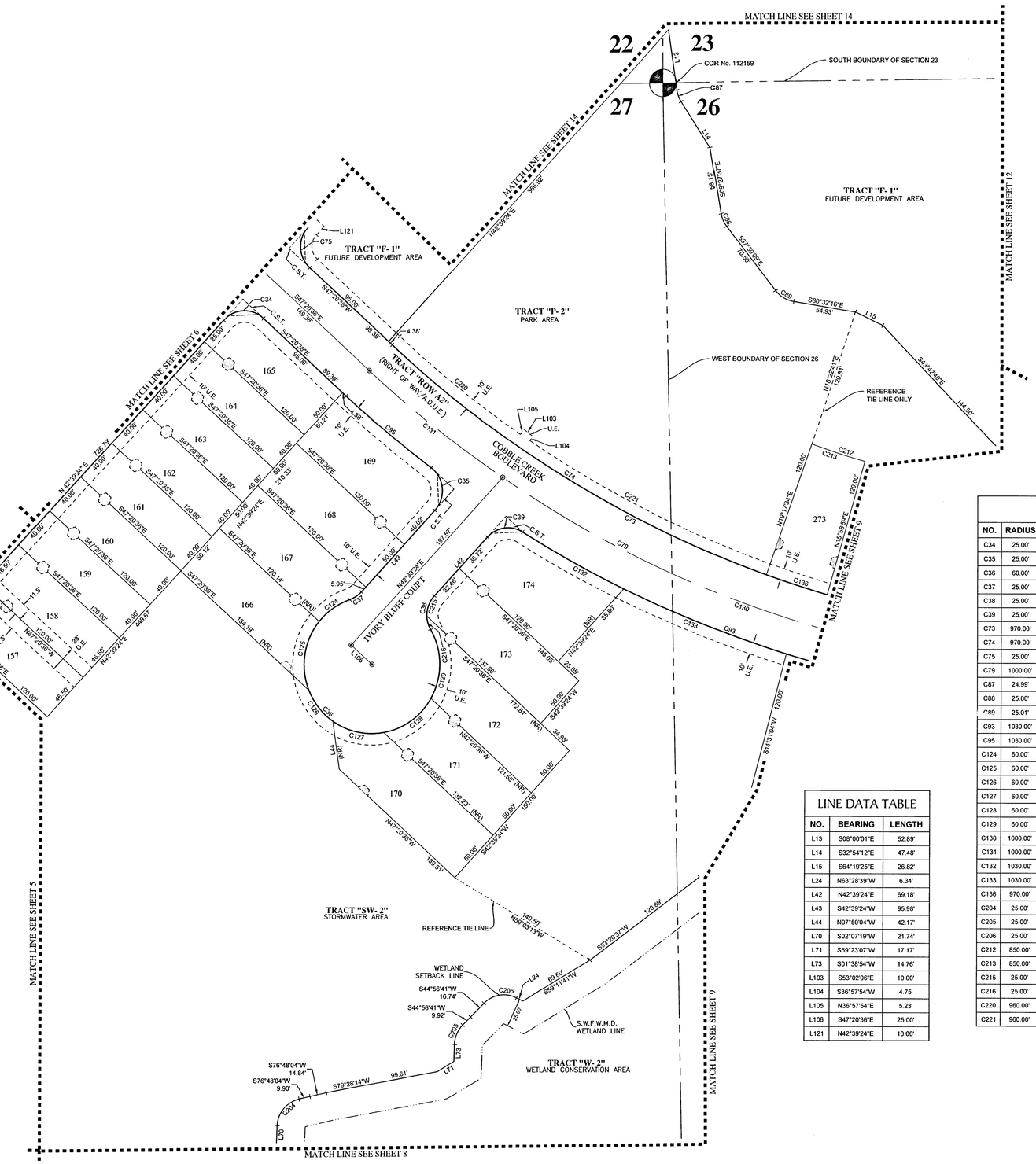

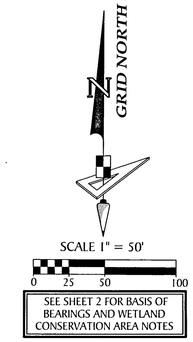

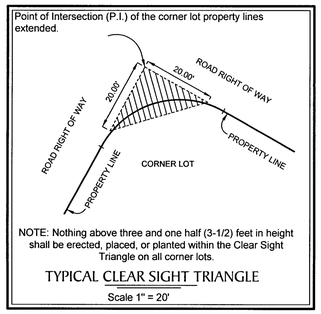

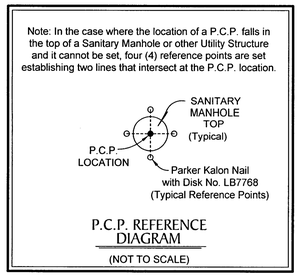

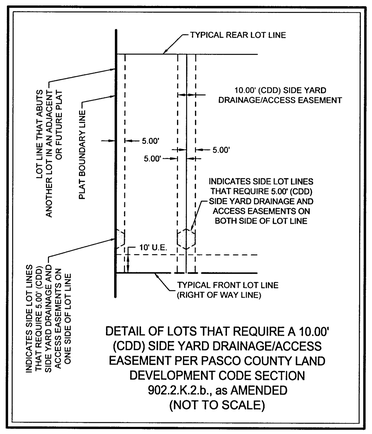

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CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C34	25.00'	90°00'00"	39.27'	35.36'	S87°39'24"W
C35	25.00'	95°28'22"	41.66'	37.00'	N05°04'47"W
C36	60.00'	280°58'04"	294.23'	76.36'	S69°45'17"E
C37	25.00'	28°04'21"	12.25'	12.13'	N56°41'35"E
C38	25.00'	72°53'43"	31.81'	29.70'	S06°12'33"W
C39	25.00'	79°02'17"	34.49'	31.82'	S82°10'33"W
C73	970.00'	29°56'58"	507.03'	501.28'	S62°19'04"E
C74	970.00'	23°04'07"	390.55'	387.91'	S58°52'39"E
C75	25.00'	90°15'27"	39.38'	35.43'	S02°28'18"E
C79	1000.00'	29°56'58"	522.71'	516.78'	S62°19'04"E
C87	24.99'	25°06'53"	10.96'	10.87'	S20°29'26"E
C88	25.00'	28°16'16"	12.34'	12.21'	S23°32'39"E
C89	25.01'	43°27'49"	18.97'	18.52'	S59°14'11"E
C93	1030.00'	18°59'14"	341.33'	339.77'	S67°47'56"E
C95	1030.00'	05°28'22"	98.38'	98.35'	S50°04'47"E
C124	60.00'	31°56'24"	33.45'	33.02'	S54°45'34"W
C125	60.00'	60°39'05"	63.51'	60.59'	S08°27'49"W
C126	60.00'	33°06'05"	34.66'	34.18'	S38°24'45"E
C127	60.00'	45°08'58"	47.28'	46.07'	S77°32'17"E
C128	60.00'	50°25'41"	52.81'	51.12'	N54°40'23"E
C129	60.00'	59°41'52"	62.52'	59.73'	N00°23'23"W
C130	1000.00'	21°17'12"	371.52'	369.39'	S66°38'57"E
C131	1000.00'	08°39'46"	151.19'	151.05'	S51°40'28"E
C132	1030.00'	05°43'01"	102.77'	102.73'	S61°09'49"E
C133	1030.00'	08°36'12"	154.66'	154.51'	S68°19'25"E
C136	970.00'	03°18'36"	56.03'	56.03'	S72°04'00"E
C204	25.00'	74°40'44"	32.58'	30.33'	S39°27'42"W
C205	25.00'	43°17'46"	18.89'	18.45'	S23°17'47"W
C206	25.00'	71°34'41"	31.23'	29.24'	S80°44'01"W
C212	850.00'	06°55'21"	102.70'	102.63'	S73°49'53"E
C213	850.00'	03°18'36"	49.10'	49.10'	S72°01'30"E
C215	25.00'	44°33'40"	19.44'	18.96'	S20°22'35"W
C216	25.00'	28°20'04"	12.36'	12.24'	S16°04'17"E
C220	960.00'	08°11'10"	137.16'	137.04'	S51°26'11"E
C221	960.00'	14°16'55"	239.30'	238.68'	S63°16'04"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L13	S08°00'01"E	52.89'
L14	S32°54'12"E	47.48'
L15	S64°19'25"E	26.82'
L24	N63°28'39"W	6.34'
L42	N42°39'24"E	69.18'
L43	S42°39'24"W	95.98'
L44	N07°50'04"W	42.17'
L70	S02°07'19"W	21.74'
L71	S59°23'07"W	17.17'
L73	S01°38'54"W	14.76'
L103	S53°02'06"E	10.00'
L104	S36°57'54"W	4.75'
L105	N36°57'54"E	5.23'
L106	S47°20'36"E	25.00'
L121	N42°39'24"E	10.00'

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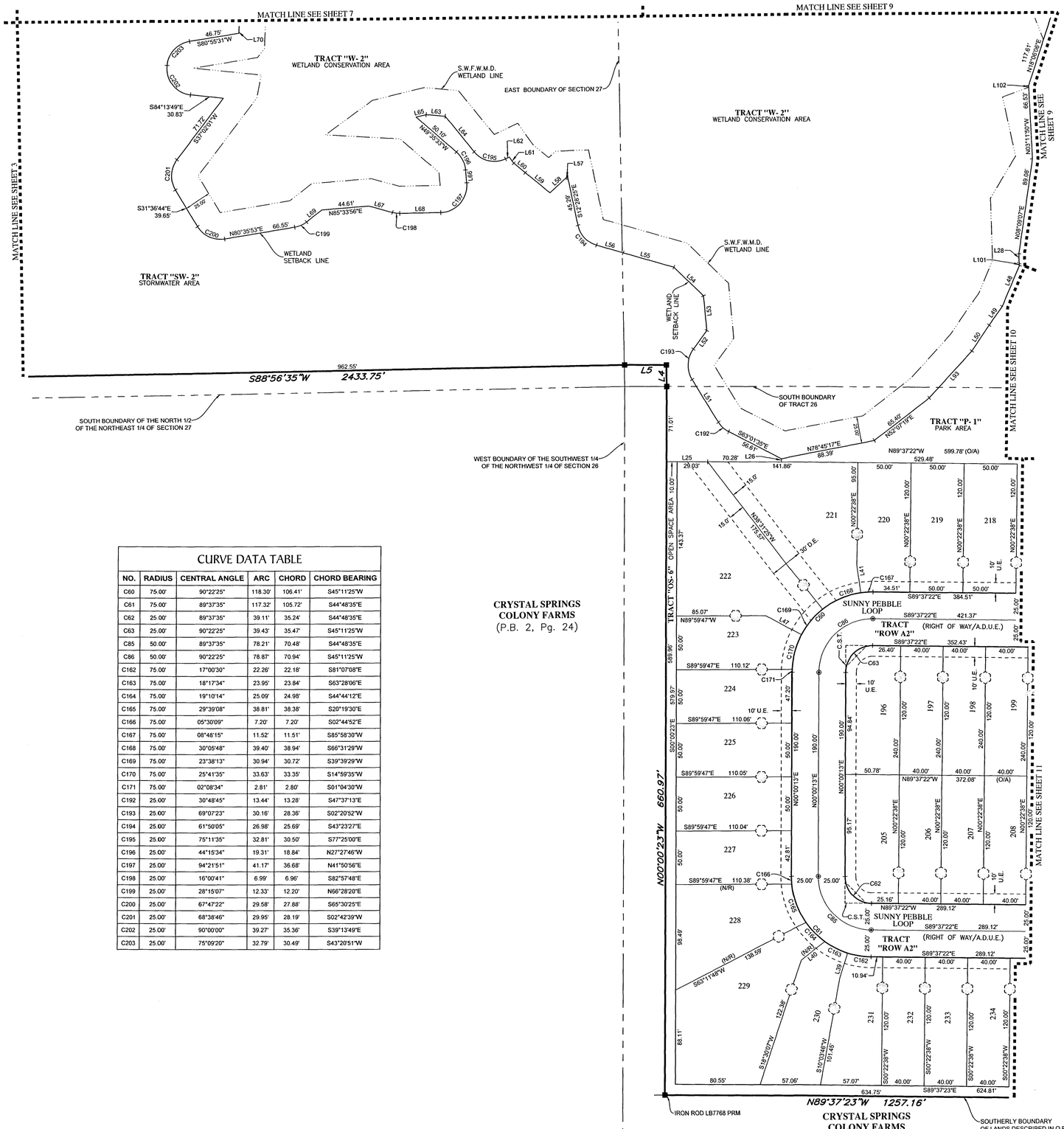
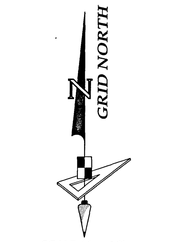
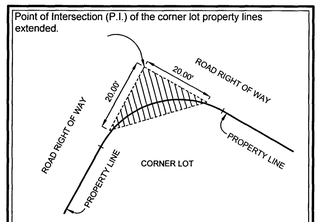




SEE SHEET 2 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION AREA NOTES

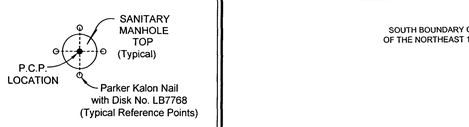


NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

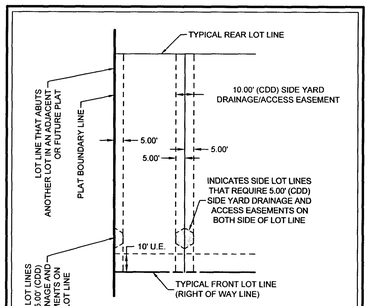
Scale 1" = 20'

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



P.C.P. REFERENCE DIAGRAM

(NOT TO SCALE)



DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

(NOT TO SCALE)

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C60	75.00'	90°22'25"	118.30'	106.41'	S45°11'25"W
C61	75.00'	89°37'35"	117.32'	105.72'	S44°48'35"E
C62	25.00'	89°37'35"	39.11'	35.24'	S44°48'35"E
C63	25.00'	90°22'25"	39.43'	35.47'	S45°11'25"W
C85	50.00'	89°37'35"	78.21'	70.48'	S44°48'35"E
C86	50.00'	90°22'25"	78.87'	70.94'	S45°11'25"W
C162	75.00'	17°00'30"	22.26'	22.18'	S81°07'08"E
C163	75.00'	18°17'34"	23.95'	23.84'	S63°28'06"E
C164	75.00'	19°10'14"	25.09'	24.98'	S44°44'12"E
C165	75.00'	29°39'08"	38.81'	38.38'	S20°19'30"E
C166	75.00'	05°30'09"	7.20'	7.20'	S02°44'52"E
C167	75.00'	08°48'15"	11.52'	11.51'	S85°58'30"W
C168	75.00'	30°05'48"	39.40'	38.94'	S66°31'29"W
C169	75.00'	23°38'13"	30.94'	30.72'	S39°39'29"W
C170	75.00'	25°41'35"	33.63'	33.35'	S14°59'35"W
C171	75.00'	02°08'34"	2.81'	2.80'	S01°04'30"W
C192	25.00'	30°48'45"	13.44'	13.28'	S47°37'13"E
C193	25.00'	69°07'23"	30.16'	28.35'	S02°20'52"W
C194	25.00'	61°50'05"	26.98'	25.69'	S43°23'27"E
C195	25.00'	75°11'35"	32.81'	30.50'	S77°25'00"E
C196	25.00'	44°15'34"	19.31'	18.84'	N27°27'46"W
C197	25.00'	94°21'51"	41.17'	36.68'	N41°50'56"E
C198	25.00'	16°00'41"	6.99'	6.96'	S82°57'48"E
C199	25.00'	28°15'07"	12.33'	12.20'	N66°28'20"E
C200	25.00'	67°47'22"	29.58'	27.88'	S65°30'25"E
C201	25.00'	68°38'46"	29.95'	28.19'	S02°42'39"W
C202	25.00'	90°00'00"	39.27'	35.36'	S39°13'49"E
C203	25.00'	75°09'20"	32.79'	30.49'	S43°20'51"W

LINE DATA TABLE

NO.	BEARING	LENGTH
L4	N01°09'01"W	19.45'
L5	N89°47'10"W	39.76'
L25	N89°41'56"W	39.03'
L26	N04°29'37"E	2.94'
L28	N02°06'58"W	8.58'
L39	S17°23'07"W	24.35'
L40	S51°36'51"W	27.92'
L41	S08°25'38"E	26.19'
L47	S62°09'38"E	38.09'
L48	N22°42'50"E	41.91'
L49	N35°29'36"E	21.27'
L50	N34°12'26"E	28.81'
L51	S32°12'50"E	47.11'
L52	S36°54'33"W	21.28'
L53	S05°45'14"E	32.49'
L54	S46°36'54"E	39.01'
L55	S74°18'30"E	49.98'
L56	S74°18'30"E	26.53'
L57	N87°52'57"E	1.19'
L58	N47°55'01"E	21.13'
L59	S51°19'08"E	30.07'
L60	S51°19'08"E	14.00'
L61	S36°05'44"E	7.21'
L62	N64°59'13"E	3.91'
L63	S84°52'45"E	18.07'
L64	S39°49'12"E	42.82'
L65	N76°24'37"E	9.78'
L66	N05°19'59"W	12.10'
L67	S74°57'27"E	23.25'
L68	N89°01'52"E	38.76'
L69	N52°20'47"E	18.20'
L70	S02°07'19"W	21.74'
L93	N42°34'42"E	59.21'
L101	N08°10'43"W	2.01'
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PLAT BOOK	PAGE NO.
87	23

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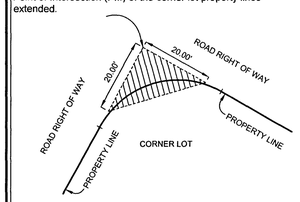

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Scale 1" = 20'

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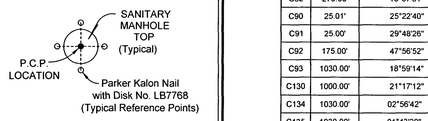
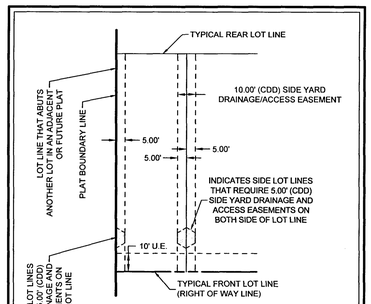


P.C.P. REFERENCE DIAGRAM

(NOT TO SCALE)

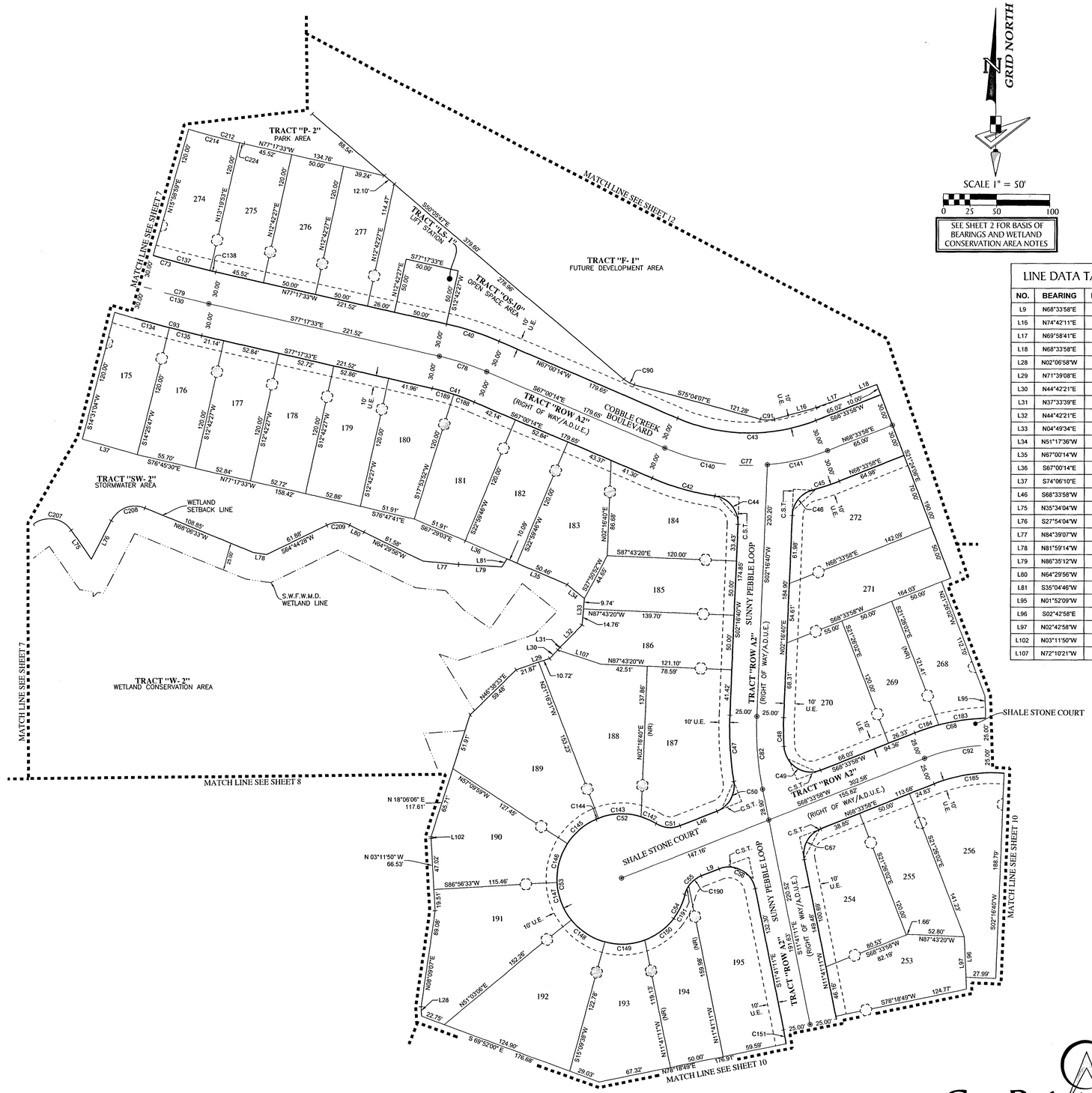


DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

(NOT TO SCALE)

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C40	290.00'	10°17'19"	52.08'	52.01'	N72°08'54"W
C41	230.00'	10°17'19"	41.30'	41.25'	N72°08'54"W
C42	230.00'	15°05'31"	60.58'	60.41'	S74°33'00"E
C43	170.00'	44°25'48"	131.83'	128.55'	S89°13'08"E
C44	25.00'	84°22'25"	36.81'	33.58'	N39°54'32"W
C45	230.00'	06°36'26"	26.52'	26.51'	N71°52'11"E
C46	25.00'	72°53'43"	31.81'	29.70'	S38°43'32"W
C47	300.00'	11°37'12"	60.84'	60.74'	S03°31'56"E
C48	250.00'	06°05'57"	26.61'	26.60'	S00°46'18"E
C49	25.00'	107°36'45"	46.95'	40.35'	S57°37'39"E
C50	25.00'	77°54'30"	33.99'	31.43'	N29°36'43"E
C51	25.00'	52°59'33"	23.12'	22.31'	S84°56'15"E
C52	60.00'	55°07'32"	57.73'	55.53'	N86°00'15"W
C53	60.00'	209°29'27"	219.38'	116.05'	S38°18'44"E
C54	60.00'	23°18'29"	24.41'	24.24'	N25°17'18"E
C55	25.00'	54°55'54"	23.97'	23.06'	S41°06'01"W
C56	25.00'	99°44'51"	43.52'	38.23'	N61°33'36"W
C67	25.00'	80°15'09"	35.02'	32.22'	S28°26'24"W
C68	200.00'	47°56'52"	167.37'	162.53'	N87°27'36"W
C73	970.00'	29°56'58"	507.03'	501.28'	S62°19'04"E
C77	200.00'	44°25'48"	155.09'	151.23'	S89°13'08"E
C78	260.00'	10°17'19"	46.69'	46.63'	N72°08'54"W
C79	1000.00'	29°56'58"	522.71'	516.78'	S62°19'04"E
C82	275.00'	13°57'51"	67.02'	66.86'	S04°42'15"E
C90	25.01'	25°22'40"	11.08'	10.99'	S62°47'19"E
C91	25.00'	29°48'26"	13.01'	12.86'	N89°36'24"E
C92	175.00'	47°56'52"	146.45'	142.21'	N87°27'36"W
C93	1030.00'	18°59'14"	341.33'	339.77'	S67°47'56"E
C130	1000.00'	21°17'12"	371.52'	369.39'	S66°38'57"E
C134	1030.00'	02°56'42"	52.94'	52.94'	S74°05'52"E
C135	1030.00'	01°43'20"	30.96'	30.96'	S76°25'53"E
C137	970.00'	03°14'32"	54.89'	54.88'	S75°20'34"E
C138	970.00'	00°19'43"	5.56'	5.56'	S77°07'42"E
C140	200.00'	27°53'57"	97.39'	96.43'	S80°57'13"E
C141	199.99'	16°31'50"	57.70'	57.50'	N76°49'53"E
C142	60.00'	14°36'31"	15.30'	15.26'	N65°44'44"W
C143	60.00'	38°13'31"	40.03'	39.29'	S87°50'14"W
C144	60.00'	02°17'29"	2.40'	2.40'	S67°34'44"W
C145	60.00'	33°35'59"	35.19'	34.68'	S49°38'00"W
C146	60.00'	35°53'28"	37.59'	36.97'	S14°53'17"W
C147	60.00'	35°53'28"	37.58'	36.97'	S21°00'11"E
C148	60.00'	35°53'28"	37.59'	36.97'	S56°53'38"E
C149	60.00'	35°53'28"	37.59'	36.97'	N87°12'54"E
C150	60.00'	32°19'38"	33.85'	33.41'	N53°06'21"E
C151	200.00'	03°39'20"	12.76'	12.76'	N09°51'31"W
C183	200.00'	12°46'02"	44.57'	44.47'	S81°44'50"W
C184	200.00'	06°47'51"	23.73'	23.71'	S71°57'53"W
C185	150.00'	25°36'15"	67.03'	66.48'	S81°22'06"W
C188	230.00'	05°05'54"	20.47'	20.46'	N69°33'11"W
C189	230.00'	05°11'25"	20.84'	20.83'	N74°41'51"W
C190	25.00'	34°21'58"	15.00'	14.77'	S51°22'59"W
C191	25.00'	20°33'56"	8.97'	8.93'	S23°55'02"W
C207	25.00'	91°05'20"	39.74'	35.69'	N81°06'44"W
C208	25.00'	83°59'22"	36.65'	33.45'	S69°53'45"W
C209	25.00'	50°45'37"	22.15'	21.43'	N89°52'44"W
C212	850.00'	06°55'21"	102.70'	102.63'	S73°49'53"E
C214	850.00'	03°19'32"	49.34'	49.33'	S75°20'34"E
C224	850.00'	00°17'13"	4.26'	4.26'	S77°08'57"E



GRID NORTH

SCALE 1" = 50'

0 25 50 100

SEE SHEET 2 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION AREA NOTES

LINE DATA TABLE

NO.	BEARING	LENGTH
L9	N68°33'58"E	17.86'
L16	N74°42'11"E	40.26'
L17	N69°58'41"E	34.02'
L18	N68°33'58"E	26.47'
L28	N02°06'58"W	8.56'
L29	N71°39'08"E	32.59'
L30	N44°42'21"E	10.78'
L31	N37°33'39"E	3.39'
L32	N44°42'21"E	28.71'
L33	N04°49'34"E	24.50'
L34	N51°17'36"W	20.57'
L35	N67°00'14"W	60.55'
L36	S67°00'14"E	42.75'
L37	S74°06'10"E	53.12'
L46	S68°33'58"W	37.00'
L75	N35°34'04"W	32.43'
L76	S27°54'04"W	39.37'
L77	N84°39'07"W	33.29'
L78	N81°59'14"W	13.11'
L79	N86°35'12"W	40.69'
L80	N64°29'56"W	14.96'
L81	S35°04'46"W	8.82'
L95	N01°52'09"W	20.00'
L96	S02°42'58"E	37.05'
L97	N02°42'58"W	47.93'
L102	N03°11'50"W	1.60'
L107	N72°10'21"W	42.13'

LEGEND:

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- ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
- ----- Indicates (CDD) Side Yard Drainage and Access Easement (See Detail on this Sheet)

(NR) ----- Non-Radial
C/A ----- Central Angle
C.S.T. ----- Clear Sight Triangle
U.E. ----- Utility Easement
D.E. ----- Drainage Easement
L.F.E. ----- Landscape and Fence Easement
CCR ----- Certified Corner Record
P.B. ----- Plat Book
PG. ----- Page
O.R. ----- Official Records
(O/A) ----- Over all
S.W.F.W.M.D ----- Southwest Florida Water Management District
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COBBLESTONE PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK	PAGE NO.
87	24

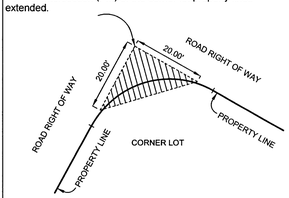
GRID NORTH

SCALE 1" = 50'

0 25 50 100

SEE SHEET 2 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION AREA NOTES

Point of Intersection (P.I.) of the corner lot property lines extended.

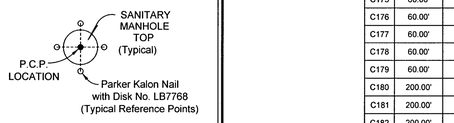


NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

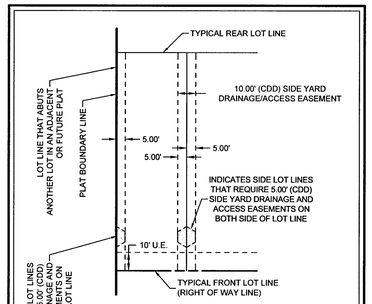
Scale 1" = 20'

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



P.C.P. REFERENCE DIAGRAM

(NOT TO SCALE)



DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

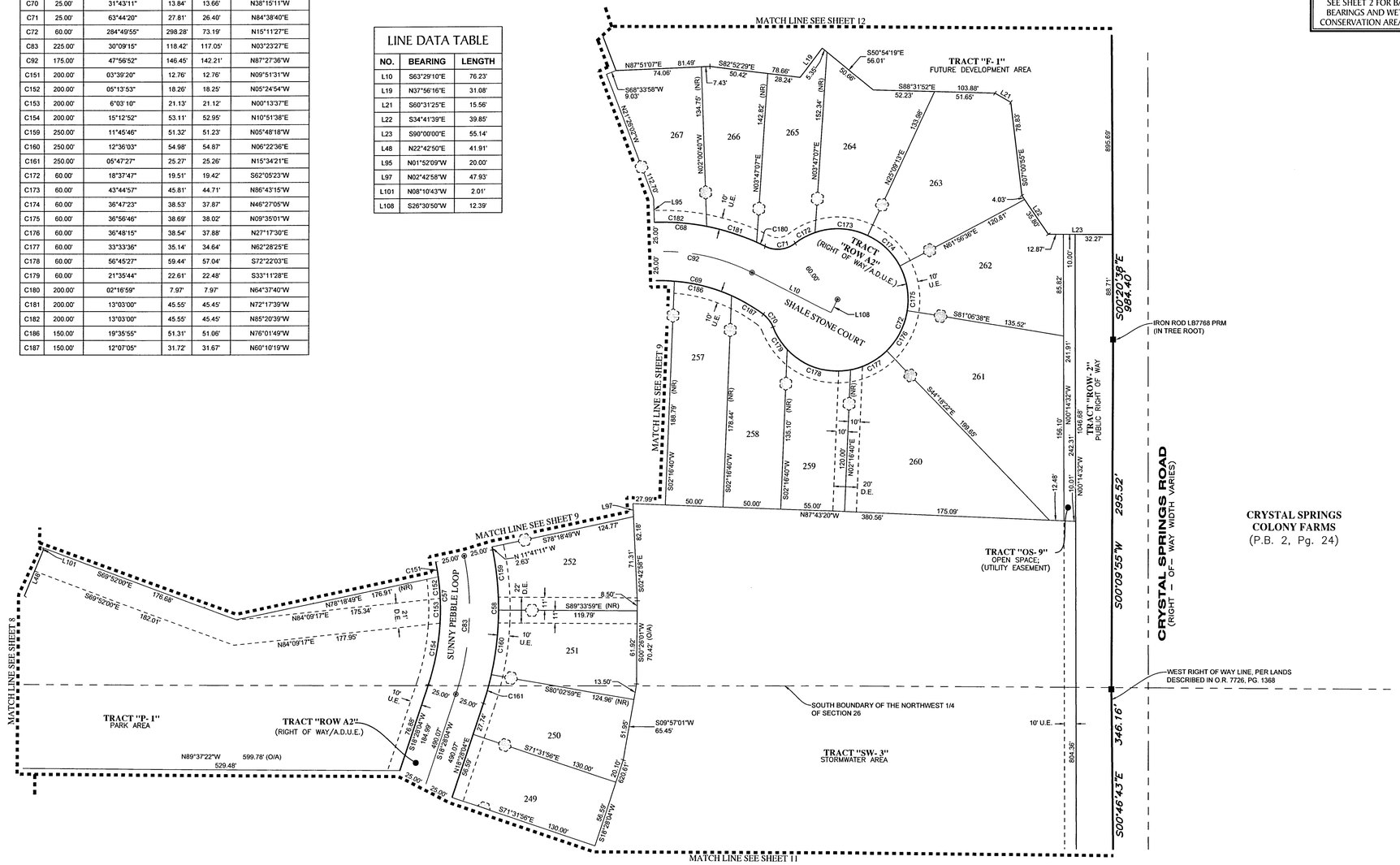
(NOT TO SCALE)

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C57	200.00'	30°09'15"	105.26'	104.05'	N03°23'27"E
C58	250.00'	30°09'15"	131.57'	130.06'	N03°23'27"E
C68	200.00'	47°56'52"	167.37'	162.53'	N87°27'36"W
C69	150.00'	57°19'15"	150.07'	143.89'	N82°46'24"W
C70	25.00'	31°43'11"	13.84'	13.66'	N38°15'11"W
C71	25.00'	63°44'20"	27.81'	26.40'	N84°38'40"E
C72	60.00'	284°49'55"	298.28'	73.19'	N15°11'27"E
C83	225.00'	30°09'15"	118.42'	117.05'	N03°23'27"E
C92	175.00'	47°56'52"	146.45'	142.21'	N87°27'36"W
C151	200.00'	03°39'20"	12.76'	12.76'	N09°51'31"W
C152	200.00'	05°13'53"	18.26'	18.25'	N05°24'54"W
C153	200.00'	6°03'10"	21.13'	21.12'	N00°13'37"E
C154	200.00'	15°12'52"	53.11'	52.95'	N10°51'38"E
C159	250.00'	11°45'46"	51.32'	51.23'	N05°48'18"W
C160	250.00'	12°36'03"	54.98'	54.87'	N06°22'36"E
C161	250.00'	05°47'27"	25.27'	25.26'	N15°34'21"E
C172	60.00'	18°37'47"	19.51'	19.42'	S62°05'23"W
C173	60.00'	43°44'57"	45.81'	44.71'	N86°43'15"W
C174	60.00'	36°47'23"	38.53'	37.87'	N46°27'05"W
C175	60.00'	36°56'46"	38.69'	38.02'	N09°35'01"W
C176	60.00'	36°48'15"	38.54'	37.88'	N27°17'30"E
C177	60.00'	33°33'36"	35.14'	34.64'	N62°28'25"E
C178	60.00'	56°45'27"	59.44'	57.04'	S72°22'03"E
C179	60.00'	21°35'44"	22.61'	22.48'	S33°11'28"E
C180	200.00'	02°16'59"	7.97'	7.97'	N64°37'40"W
C181	200.00'	13°03'00"	45.55'	45.45'	N72°17'39"W
C182	200.00'	13°03'00"	45.55'	45.45'	N85°20'39"W
C186	150.00'	19°35'55"	51.31'	51.06'	N76°01'49"W
C187	150.00'	12°07'05"	31.72'	31.67'	N60°10'19"W

LINE DATA TABLE

NO.	BEARING	LENGTH
L10	S63°29'10"E	76.23'
L19	N37°56'16"E	31.08'
L21	S60°31'25"E	15.56'
L22	S34°41'39"E	39.85'
L23	S90°00'00"E	55.14'
L48	N22°42'50"E	41.91'
L95	N01°52'09"W	20.00'
L97	N02°42'58"W	47.93'
L101	N08°10'43"W	2.01'
L108	S26°30'50"W	12.39'



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(NR) ----- Non-Radial
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PLAT BOOK	PAGE NO.
87	25

GRID NORTH

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0 25 50 100

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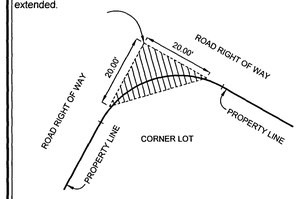
Point of Intersection (P.I.) of the corner lot property lines extended.



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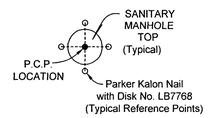
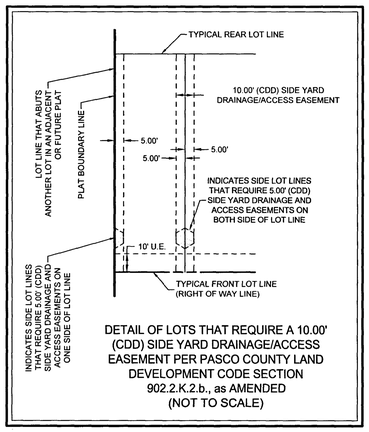


P.C.P. REFERENCE DIAGRAM

(NOT TO SCALE)



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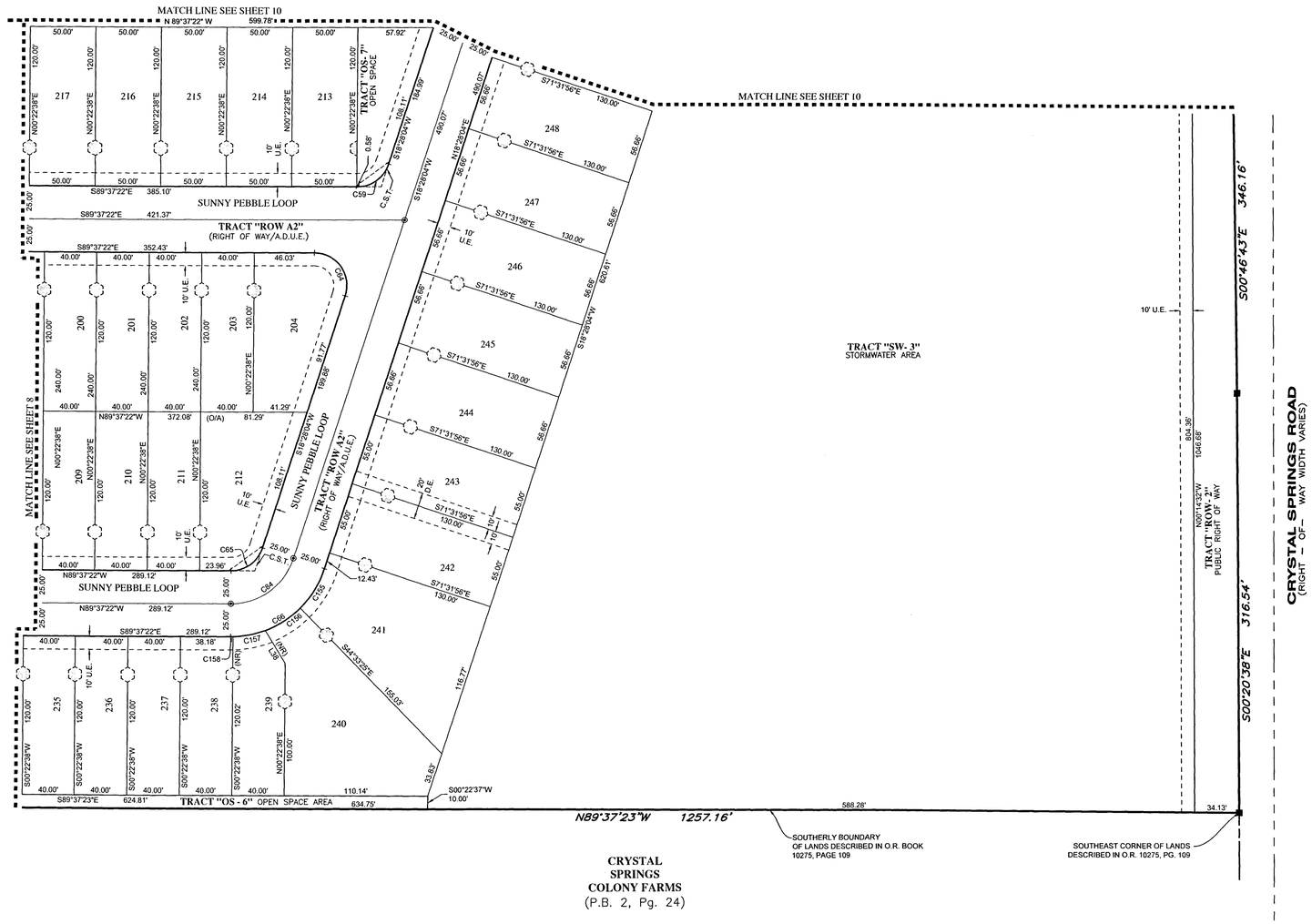

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CURVE DATA TABLE

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C64	25.00'	108°05'27"	47.16'	40.47'	N35°34'39"W
C65	25.00'	71°54'33"	31.38'	29.36'	N54°25'21"E
C66	75.00'	71°54'33"	94.13'	88.07'	N54°25'21"E
C84	50.00'	71°54'33"	62.75'	58.71'	N54°25'21"E
C155	75.00'	26°58'30"	35.31'	34.99'	N31°57'20"E
C156	75.00'	24°17'36"	31.80'	31.56'	N57°35'23"E
C157	75.00'	19°15'02"	25.20'	25.08'	N79°21'42"E
C158	75.00'	01°23'24"	1.82'	1.82'	N89°40'55"E

LINE DATA TABLE

NO.	BEARING	LENGTH
L38	N31°24'58"W	29.19'

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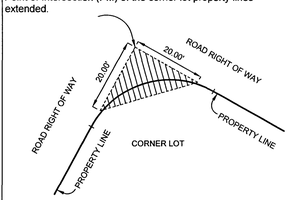

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Scale 1" = 20'

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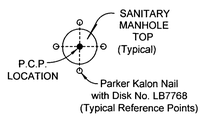
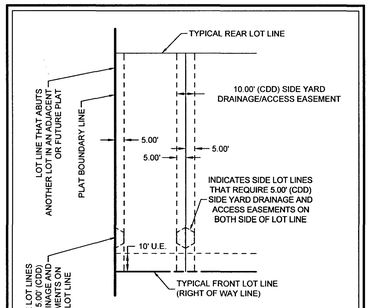


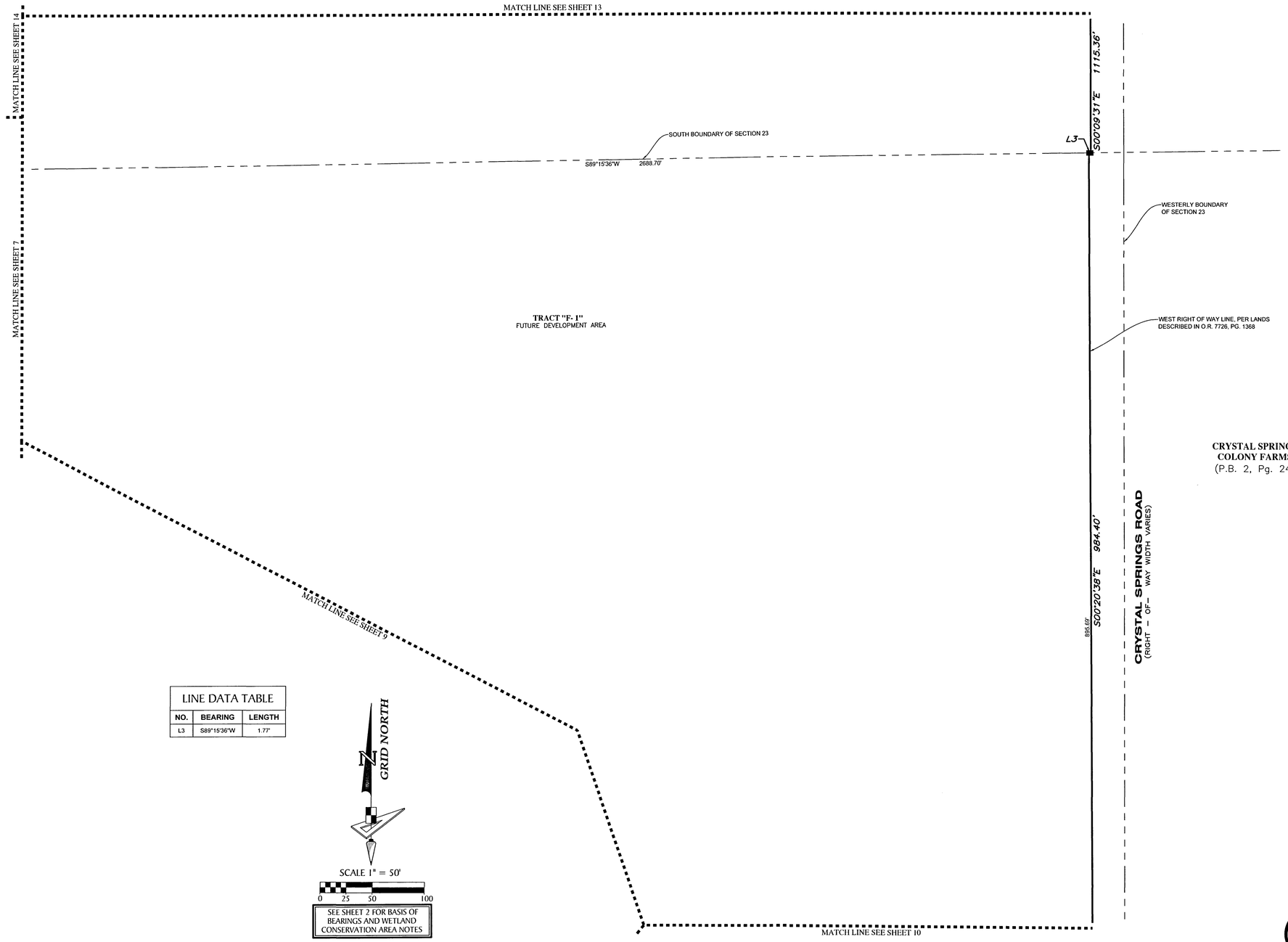
P.C.P. REFERENCE DIAGRAM

(NOT TO SCALE)



DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

(NOT TO SCALE)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L3	S89°15'36"W	1.77'

SEE SHEET 2 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION AREA NOTES

LEGEND:

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COBBLESTONE PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK	PAGE NO.
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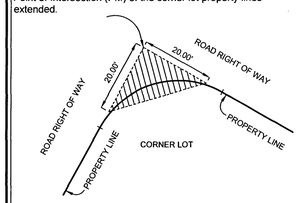
Point of Intersection (P.I.) of the corner lot property lines extended.

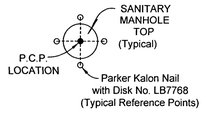


NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

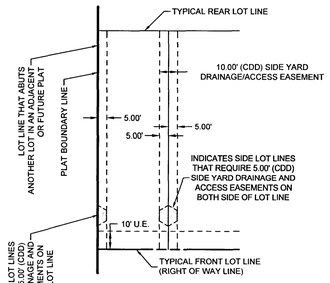
Scale 1" = 20'

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



P.C.P. REFERENCE DIAGRAM

(NOT TO SCALE)



DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

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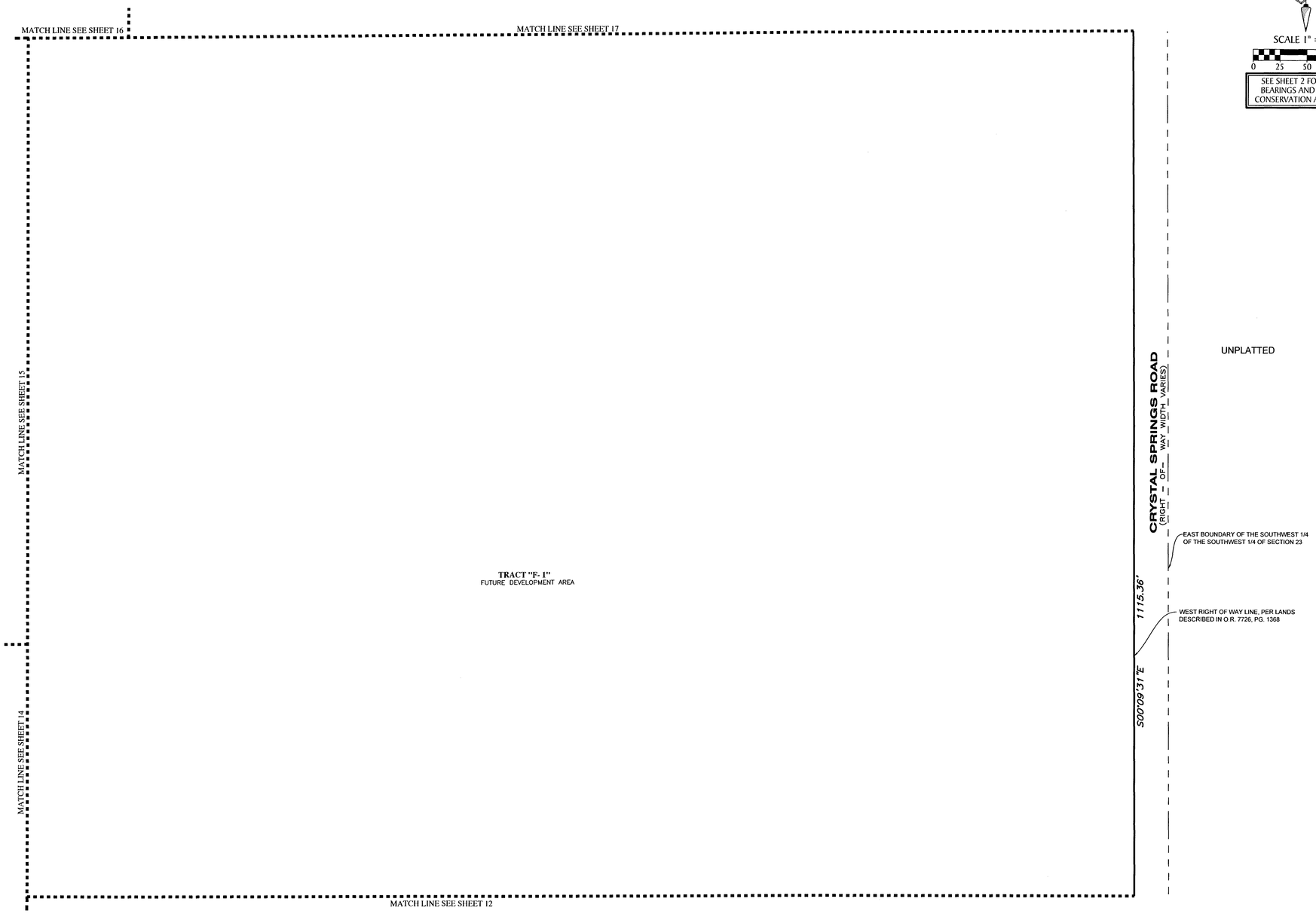

GRID NORTH

SCALE 1" = 50'

0 25 50 100

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PLAT BOOK	PAGE NO.
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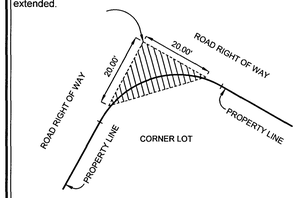
Point of Intersection (P.I.) of the corner lot property lines extended.



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TYPICAL CLEAR SIGHT TRIANGLE

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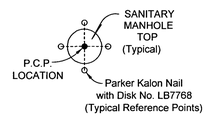

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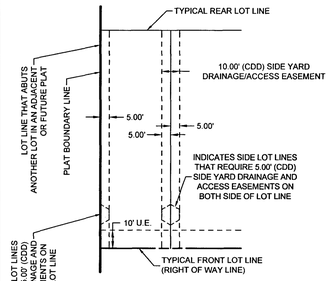
(NOT TO SCALE)



DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

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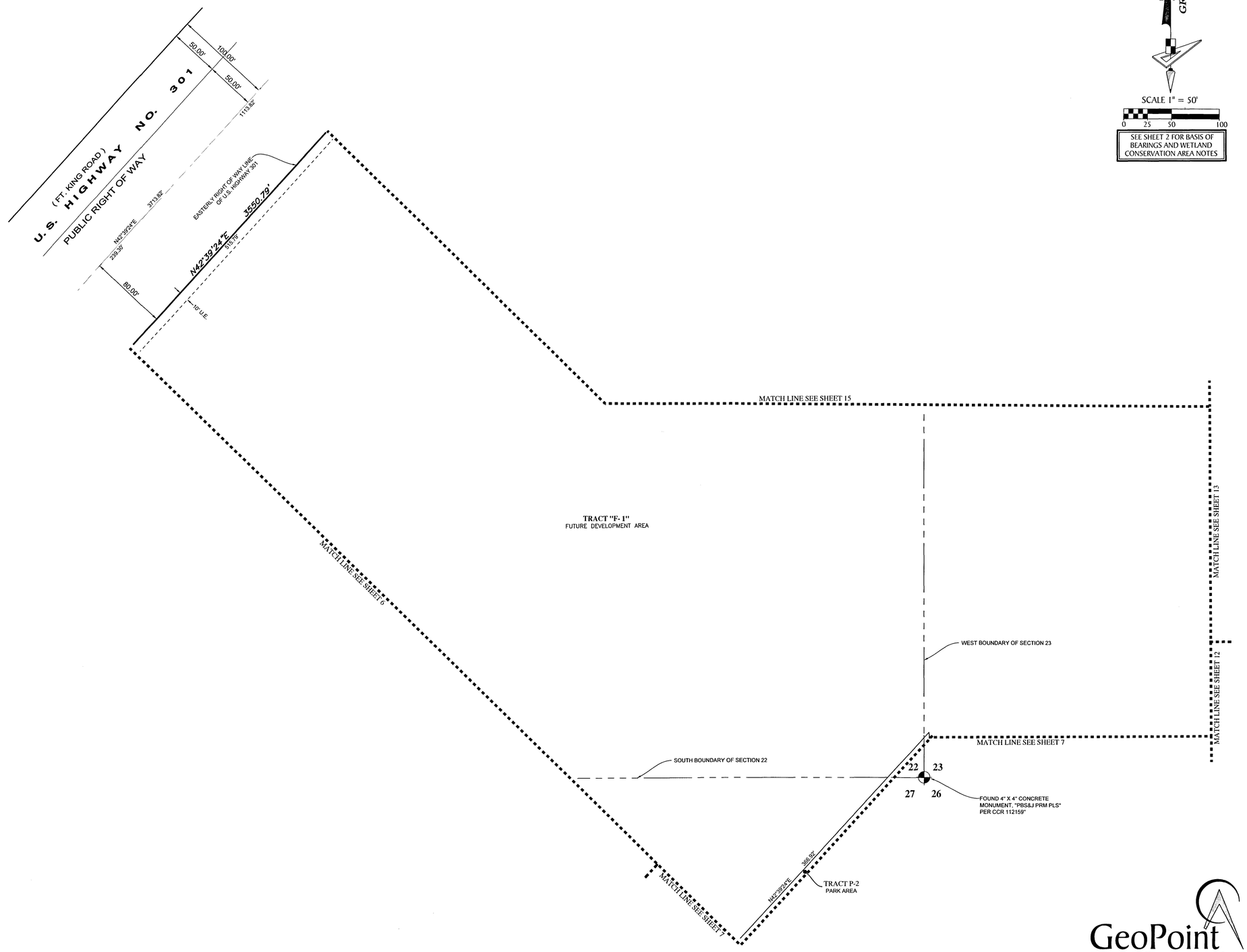

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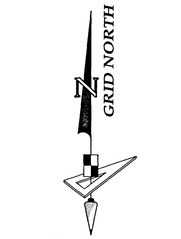
A PARCEL OF LAND LYING IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK	PAGE NO.
87	29

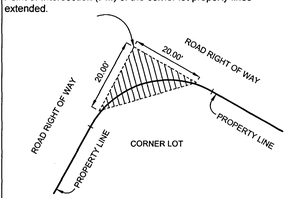


SCALE 1" = 50'

0 25 50 100

SEE SHEET 2 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION AREA NOTES

Point of Intersection (P.I.) of the corner lot property lines extended.



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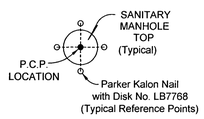

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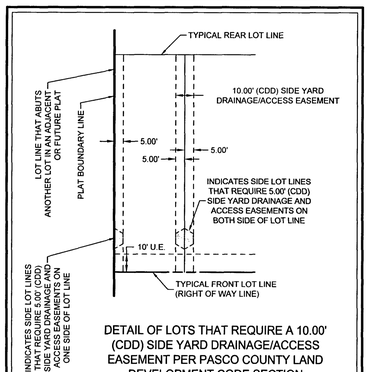

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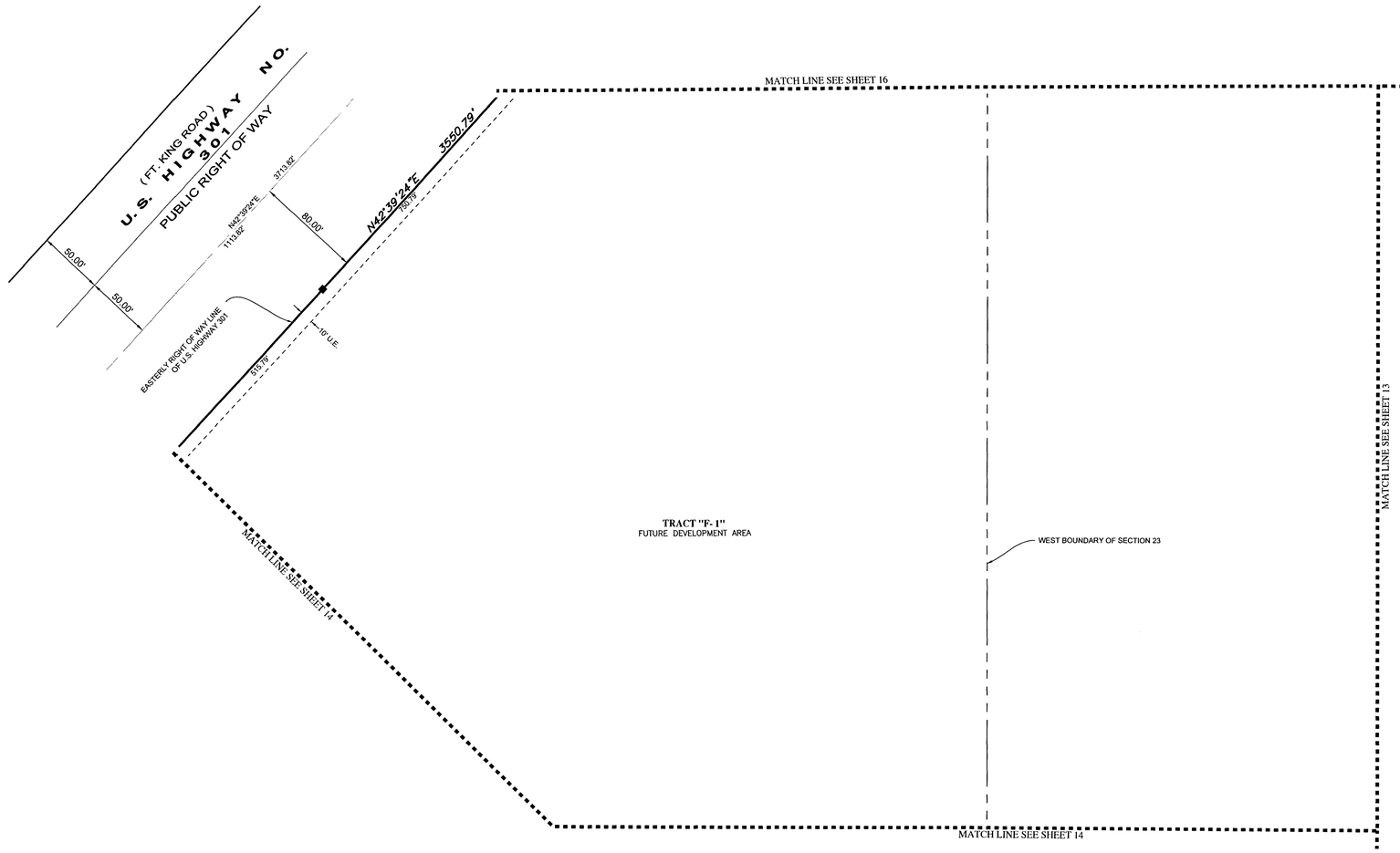

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COBBLESTONE PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK	PAGE NO.
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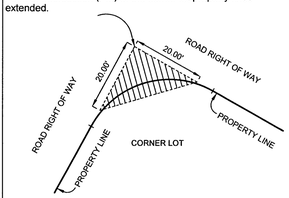
Point of Intersection (P.I.) of the corner lot property lines extended.



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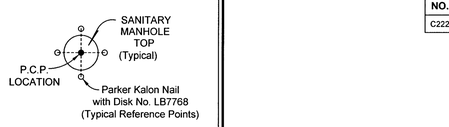

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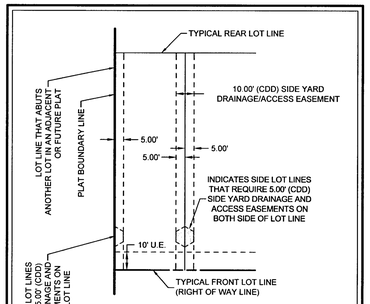
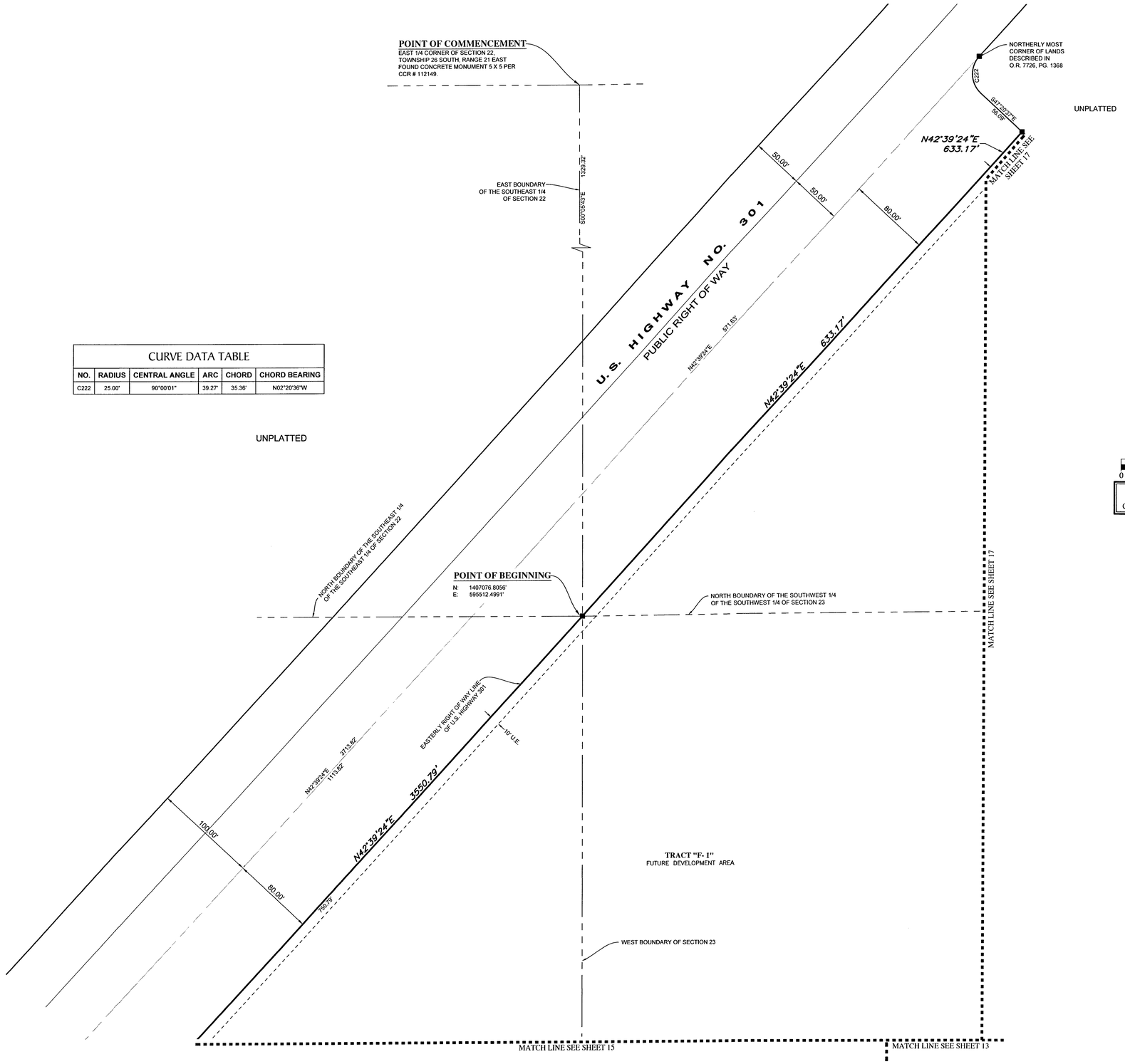


DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

(NOT TO SCALE)

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C222	25.00'	90°00'01"	39.27'	35.36'	N02°20'36"W



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PLAT BOOK	PAGE NO.
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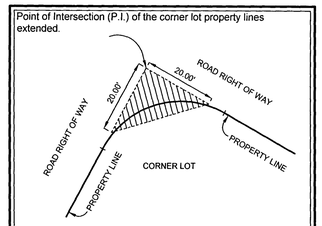
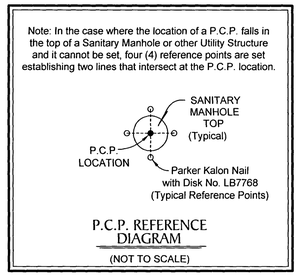
CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	450.00'	42°40'05"	335.11'	327.42'	S68°40'39"E
C2	25.00'	90°00'00"	39.27'	35.36'	N44°59'18"E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N89°59'18"E	74.53'
L2	S00°00'42"E	128.48'



TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'



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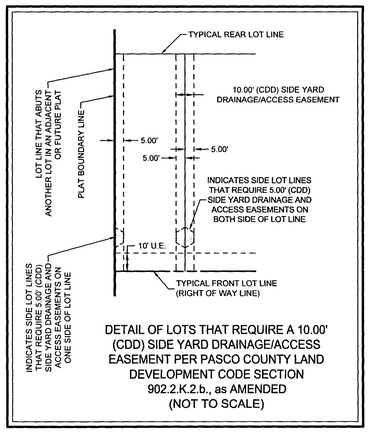

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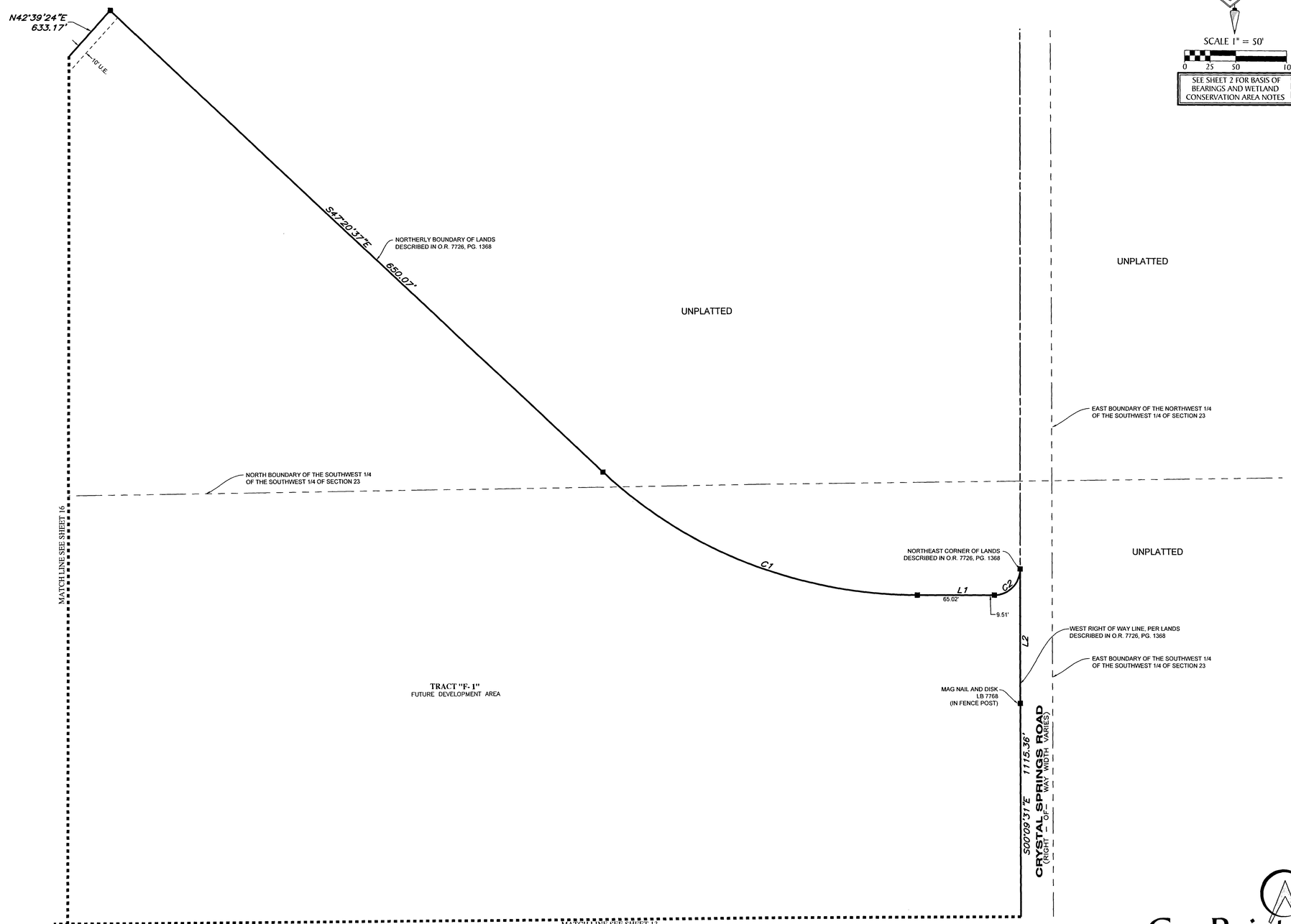

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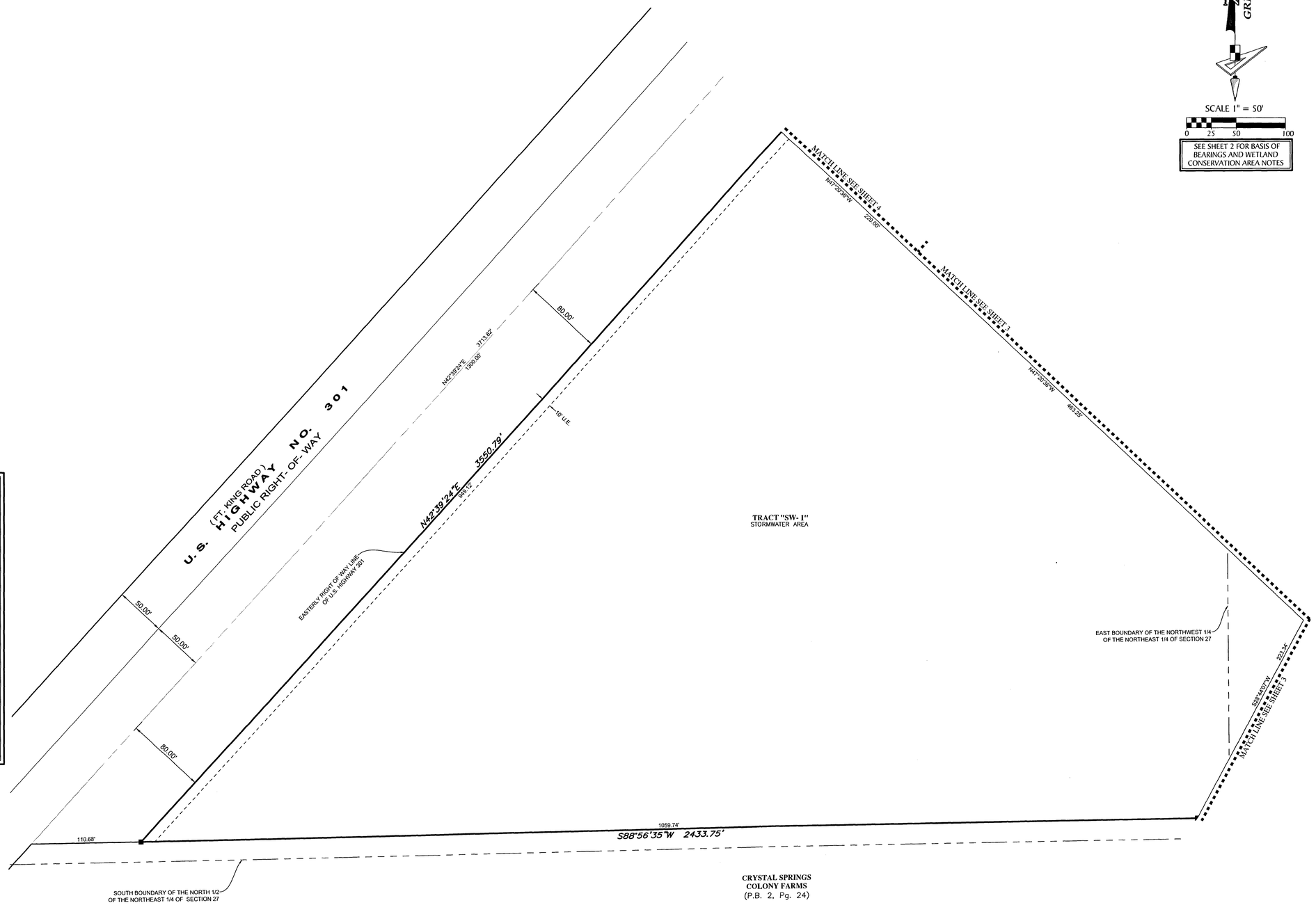
PLAT BOOK 87 PAGE NO. 32



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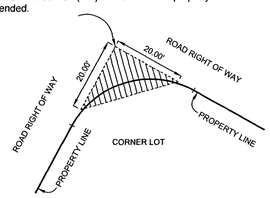

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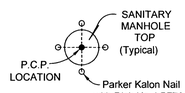
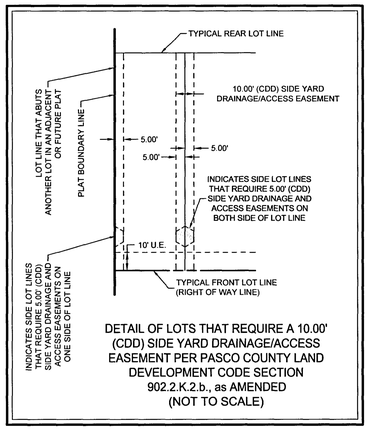
Scale 1" = 20'

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



P.C.P. REFERENCE DIAGRAM

(NOT TO SCALE)



DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED

(NOT TO SCALE)

LEGEND:

- ----- Indicates (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod with Cap, stamped LB7768 PRM, unless otherwise noted.
- ----- Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument, stamped LB7768 REF PRM, unless otherwise noted.
- ----- Indicates (P.C.P.) Permanent Control Point, Mag Nail & Disk, stamped LB7768 PCP
- ----- Indicates (CDD) Side Yard Drainage and Access Easement (See Detail on this Sheet)

(NR) ----- Non-Radial
C/A ----- Central Angle
C.S.T. ----- Clear Sight Triangle
U.E. ----- Utility Easement
D.E. ----- Drainage Easement
L.F.E. ----- Landscape and Fence Easement
CCR ----- Certified Corner Record
P.B. ----- Plat Book
PG. ----- Page
O.R. ----- Official Records
(O/A) ----- Over all
S.W.F.W.M.D ----- Southwest Florida Water Management District
A.D.U.E. ----- Access, Drainage and Utility Easement

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

May 27, 2022, Minutes of Audit Committee & Regular Meeting

Minutes of the Audit Committee & Regular Meeting

The Audit Committee & Regular Meetings of the Board of Supervisors for the Cobblestone Community Development District was held on **Friday, May 27, 2022, at 10:00 a.m**. at the Long Lake Reserve Amenity Center located at 19617 Breynia Dr., Lutz, FL 33558.

1. CALL TO ORDER

Brian Lamb called the Audit Committee & Regular Meetings of the Board of Supervisors of the Cobblestone Community Development District to order on **Friday, May 27, 2022, at 10:00 a.m.**

Board Members Present and Constituting a Quorum:

Betty Valenti	Chair
Keith Malcuit	Vice-Chair
Lee Thompson	Supervisor
John Blakley	Supervisor
Brian Soldano	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark	
Brian Radcliff	District Manager, Inframark	
Erin McCormick	District Counsel, Erin McCormick Law	
Misty Taylor	Bond Counsel, Bryant Miller Olive	
Tonja Stewart	District Engineer	*(via conference call)*

There were no audience or general public member present.

2. RECESS TO AUDIT COMMITTEE MEETING

Mr. Lamb directed the Board to recess to the Audit Committee meeting.

3. AUDIT COMMITTEE MEETING

A. Open the Audit Committee Meeting

MOTION TO:	Open the Audit Committee meeting.
MADE BY:	Supervisor Blakley
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

DRAFT

B. Evaluate and Rank the Audit Proposals
i. Grau & Associates
C. Finalize the Ranking and Consideration of Audit Committee Recommendation

The Board discussed the audit proposals. The Board finalized the ranking and consideration of the Audit Committee recommendation.

MOTION TO:	Finalize the ranking and consideration of the audit committee.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Soldano
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

D. Close the Audit Committee Meeting

MOTION TO:	Close the Audit Committee.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Soldano
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

DRAFT

4. RETURN AND PROCEED TO REGULAR MEETING

Mr. Lamb directed the Board to proceed to the regular meeting.

5. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments pertaining to the agenda items.

6. VENDOR AND STAFF REPORTS

A. District Counsel
B. District Manager
C. District Engineer

There are no staff reports at this time.

7. BUSINESS ITEMS

A. Consideration of Audit Committee Recommendations and Evaluation

The Board reviewed the recommendations and evaluation.

MOTION TO:	Approve Audit Committee recommendation.
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

B. Consideration of Engineering Services Proposals

The Board reviewed the engineering services proposals and denied the current proposals to have the ability to shop around for new vendors and present it on the July's meeting.

MOTION TO:	Denied the current engineering services proposals.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

C. Consideration of Resolution 2022-35; Approving FY 2023 Proposed Budget & Setting Public Hearing

The Board reviewed the resolution and discussed the public hearing date which will be held on August 26, 2022.

MOTION TO:	Approved Resolution 2022-35.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

DRAFT

D. Announcement of Qualified Electors

There are no qualified electors at this time.

E. General Matters of the District

There are general matters at this time.

8. CONSENT AGENDA ITEMS

A. Consideration of Regular Meeting Minutes April 22, 2022
B. Consideration of Operations and Maintenance Expenditures April 2022
C. Review of Financial Reports for Month Ending April 30, 2022

The Board reviewed the agenda items.

MOTION TO:	Approve the Consent Agenda items A-C.
MADE BY:	Supervisor Blakley
SECONDED BY:	Supervisor Valenti
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

9. STAFF REPORTS

A. District Counsel
B. District Engineer
C. District Manager

There were no staff or counsel reports at this time.

10. BOARD MEMBERS COMMENTS

Supervisor Valenti wants to know if any walk throughs to accept the areas needing improvements and one of the areas is the pond maintenance that needs the erosion areas repaired. Mr. Lamb will touch base on the repairs with the Board. Ms. Valenti also mentioned the references on the budget that need to be checked before finalizing the budget.

11. PUBLIC COMMENTS

There were no public comments.

DRAFT

12. ADJOURNMENT

MOTION TO:	Adjourned.
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature	**Signature**
Printed Name	**Printed Name**
Title:	**Title:**
□ Secretary	**□ Chairman**
□ Assistant Secretary	**□ Vice Chairman**

Official District Seal

Recorded by Records Administrator

_____
Signature

_____
Date

DRAFT

Cobblestone Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		**$ 0.00**		
Variable Contract				
Supervisor: John Blakley	JB042222	$ 200.00		Supervisor Fee - 04/22/2022
Supervisor: Lee Thompson	LT 042222	200.00		Supervisor Fee - 04/22/2022
Variable Contract Sub-Total		**$ 400.00**		
Utilities				
Utilities Sub-Total		**$ 0.00**		
Regular Services				
Mike Wells, Pasco County Property Appraiser	MW 042922	$ 750.00		Property Appraiser Services 4/29/2022
Tampa Bay Times	320362 042422	149.00		Advertising Services thru 04/24/2022
Tampa Bay Times	320362 042422 2	142.00	**$ 291.00**	Advertising Services thru 04/24/2022
Regular Services Sub-Total		**$ 1,041.00**		
Additional Services				
Additional Services Sub-Total		**$ 0.00**		
TOTAL:		**$ 1,441.00**		

Approved (with any necessary revisions noted):

Cobblestone Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

Cobblestone CDD
MEETING DATE: April ~~19~~ 22, 2022
DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	X	Salary Waived	$0
Keith Malcuit	X	Salary Waived	$0
Lee Thompson	X	Salary ~~Waived~~ Accepted	~~$0~~ $200
John Blakley	X	Salary Accepted	$200
Brian Soldano	X	Salary Waived	$0

JB 042222

Cobblestone CDD
MEETING DATE: April ~~19~~ 22, 2022
DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	X	Salary Waived	$0
Keith Malcuit	X	Salary Waived	$0
Lee Thompson	X	Salary ~~Waived~~ Accepted	~~$0~~ $200
John Blakley	X	Salary Accepted	$200
Brian Soldano	X	Salary Waived	$0

LT 042222

Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

5,300 | 1902

Ms. Alexandra Wolfe
Meritus Districts

April 29, 2022

Cobblestone
$750.00

Dear Ms. Wolfe:

Per the email sent on April 1, 2022, below are the changes to the non-Ad Valorem process for this year:
DR408A Form (attached): Our previous procedure included a "Preliminary" and "Final" version of this form created by our office. Each were submitted to our office by the TRIM and Final deadlines. Going forward, only the "Unmodified" DR408A form (attached) will be required before the final submission deadline.

Taxing Authority and Meeting Time text: This information was provided on the previous DR408A "Preliminary" certificate. Going forward, this information will be provided to us via email before the TRIM deadline.

Increases in assessments from TRIM to Final: Previously, our office would reject any increase. Going forward, our office will allow an increase. Each taxing authority is required to verify compliance with Florida Statutes regarding the non-Ad Valorem assessments.

Listed below is the Non-Ad Valorem Calendar for Cypress Preserve, Longleaf, Northwood, Suncoast, and Watergrass Community Development Districts.

Hilltop Point was recently brought to my attention as a possible new Community Development District. Will you be using a uniform method of collection for this new district? If so, we require a copy of the signed board resolution before it can be approved and added to the tax roll as a late file.

Non-Ad Valorem Calendar

- Annual Fees Due ($150 each district) * — June 1, 2022
- Preliminary Certification and Certificate deadline date — July 22, 2022
- Final Certification and Certificate deadline date — September 15, 2022

Please note: All CDD payments must be postmarked by **June 1st** in order to have the CDD information included on the TRIM Notice. Payments postmarked after June 1st will be returned and the CDD will **NOT** be included on the notice.
Please send all payments to PO Box 401, Dade City, FL 33526-0401.
Note: This notification will serve as your invoice for payment.
****Note: First-year $750.00, thereafter $150.00***

Enclosed for your use is the "Certificate to Non-Ad Valorem Assessment Roll" DR-408A form. All future correspondence will be sent via email rather than USPS mail.

If you have any questions, please contact Gayle Pavek at extension 4493 or you may reach her at gpavek@pascopa.com.

Respectfully,

Mike Wells
Pasco County Property Appraiser
352-521-4437
mwells@pascopa.com
MW/gp

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
04/24/22	COBBLESTONE CDD	
Billing Date	**Sales Rep**	**Customer Account**
04/24/2022	Deirdre Bonett	320362
Total Amount Due	**Ad Number**	
$149.00	0000222915	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/24/22	04/24/22	0000222915	Times	Legals CLS	RFP Audit Services	1	2x43 L	$147.00
04/24/22	04/24/22	0000222915	Tampabay.com	Legals CLS	RFP Audit Services AffidavitMaterial	1	2x43 L	$0.00 $2.00

Received
MAY 04 2022

RA
4801
5130

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
04/24/22	COBBLESTONE CDD	
Billing Date	**Sales Rep**	**Customer Account**
04/24/2022	Deirdre Bonett	320362
Total Amount Due	**Ad Number**	
$149.00	0000222915	

DO NOT SEND CASH BY MAIL
PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

COBBLESTONE CDD
C/O MERITUS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

0000222915-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco } ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: RFP Audit Services** was published in said newspaper by print in the issues of: **4/24/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **04/24/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES
Pasco County, Florida

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for fiscal years beginning at inception date December 9, 2021 and ending September 30, 2024, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide Eight (8) copies of their proposal to Eric Davidson, District Treasurer, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, (813) 873-7300, in an envelope marked on the outside, "Auditing Services Cobblestone Community Development District." Proposals must be received by Tuesday, May 10, 2022 at 12:00 pm at the local office address noted above. Please direct all questions regarding this Notice to the District Treasurer.

Cobblestone CDD
Brian Lamb
District Manager

Run Date: 04/24/2022 0000222915

NOTARY PUBLIC STATE OF FLORIDA
JEAN M. MITOTES
MY COMMISSION # GG 980397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underwriters

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
04/24/22	COBBLESTONE CDD	
Billing Date	**Sales Rep**	**Customer Account**
04/24/2022	Deirdre Bonett	320362
Total Amount Due	**Ad Number**	
$142.00	0000222909	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/24/22	04/24/22	0000222909	Times	Legals CLS	RFP Engineering Services	1	2x41 L	$140.00
04/24/22	04/24/22	0000222909	Tampabay.com	Legals CLS	RFP Engineering Services	1	2x41 L	$0.00
					AffidavitMaterial			$2.00

Received
MAY 04 2022

BA
4801 5-132

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

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$142.00	0000222909	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

COBBLESTONE CDD
C/O MERITUS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

0000222909-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco } ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: RFP Engineering Services** was published in said newspaper by print in the issues of: **4/24/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **.04/24/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

The COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, located in Pasco County, Florida announces that professional engineering services will be required on a continuing basis. Services to include planning, preparing, reports, and preparing plans, designs, and specifications and construction supervision services for:

1. Water management system and facilities.
2. Water and sewer system and facilities.
3. Roads, landscaping and street lighting.
4. Other community infrastructure provided by the District as authorized in Chapter 190, Florida Statues.
5. Affiliated projects to include engineering contract management and inspection services during construction.

The engineering firm selected will act in the general capacity of District Engineer and will provide the above engineering services as required. Any firm or individual desiring to provide professional services to the district must furnish a resume of its qualifications and past experience on Standard Form 330 with pertinent supporting data.

The District will review all applicants and will comply with the State procedures as established by the Consultants Competitive Negotiations Act, Chapter 287, Florida Statues. All applicants interested must submit eight (8) copies each of Standard Form 330 and a letter of interest by 12:00 p.m. on Tuesday, May 10, 2022 to the attention of the District Manager, Cobblestone Community Development District at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Any questions, please contact Meritus Districts at 813-873-7300.

Brian Lamb
District Manager

Run Date: 04/24/2022 0000222909

NOTARY PUBLIC STATE OF FLORIDA
JEAN M. MITOTES
MY COMMISSION # GG 980397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underwriters

Cobblestone
Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2022

Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Cobblestone CDD
Balance Sheet
As of 5/31/2022
(In Whole Numbers)

	General Fund	Total
Assets		
Cash - Operating Account	26,598	26,598
Revenue Account - Series 2022-1 (2000)	0	1
Reserve Account Series 2022-1 (2003)	0	113,343
Acquisition and Construction Account Series 2022-1 (2005)	0	0
Costs of Issuance Account Series 2022-1 (2006)	0	34,935
Revenue Account Series 2022-2 (6000)	0	0
Revenue Account Series 2022-2 (6003)	0	63,789
Acquisition and Construction Account Series 2022-2 (6005)	0	0
Costs of Issuance Account Series 2022-2 (6006)	0	18,315
Capitalized Interest Account Series 2022-2 (6007)	0	139,540
Other	0	5,875,000
Total Assets	26,598	6,271,521
Liabilities		
Accounts Payable	6,250	6,250
Revenue Bonds Payable - Series 2022-1	0	3,720,897
Revenue Bonds Payable - Series 2022-2	0	2,105,137
Total Liabilities	6,250	5,832,284
Fund Equity & Other Credits Contributed Capital	20,349	439,236
Total Liabilities & Fund Equity	26,598	6,271,521

Cobblestone CDD

Statement of Revenues, Expenditures, & Change in Fund Balance

001 - General Fund

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts - Off Tax Roll	563,167	0	(563,167)	(100)%
Contributions & Donations From Private Sources				
Developer Fundings	0	42,250	42,250	0 %
Total Revenues	563,167	42,250	(520,917)	(92)%
Expenditures				
Legislative				
Supervisor Fees	0	2,400	(2,400)	0 %
Financial & Administrative				
Administration Services	3,750	0	3,750	100 %
District Manager	20,833	1,736	19,097	92 %
District Engineer	9,500	0	9,500	100 %
Recording Secretary	2,000	479	1,521	76 %
Organizational Meeting / Initial Set Up	4,000	0	4,000	100 %
Construction Accounting	4,500	0	4,500	100 %
Dissemenation Services	2,083	0	2,083	100 %
Financial & Revenue Collections	2,625	0	2,625	100 %
Rentals and Leases	500	0	500	100 %
Office Supplies	100	0	100	100 %
Technology Services	500	0	500	100 %
Accounting Services	10,000	833	9,167	92 %
Postage, Phone, Faxes, Copies	500	3	497	99 %
Public Officials Insurance	2,500	0	2,500	100 %
Legal Advertising	3,500	3,766	(266)	(8)%
Bank Fees	200	23	177	88 %
Dues, Licenses, & Fees	175	750	(575)	(329)%
Miscellaneous Fees	250	107	143	57 %
Website Maintenance	2,000	83	1,917	96 %

Cobblestone CDD

Statement of Revenues, Expenditures, & Change in Fund Balance

001 - General Fund

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
ADA Website Set Up / Compliance	1,800	2,900	(1,100)	(61)%
Legal Counsel				
District Counsel	9,500	8,819	681	7 %
Electric Utility Services				
Electric Utility Services - Streetlights	75,000	0	75,000	100 %
Electric Utility Services - All Others	12,000	0	12,000	100 %
Garbage / Solida Waste Services				
Garbage Recreation Center	2,800	0	2,800	100 %
Water-Sewer Combination Services				
Water Utlity Services	4,500	0	4,500	100 %
Stormwater Control				
Aquatic Maintenance	18,000	0	18,000	100 %
Aquatic Plant Replacement	500	0	500	100 %
Other Physical Environment				
General Liability Insurance	3,200	0	3,200	100 %
Property & Casualty Insurance	22,500	0	22,500	100 %
Entry & Wall Maintenance	1,500	0	1,500	100 %
Landscape Maintenance	230,000	0	230,000	100 %
Miscellaneous Landscape	5,000	0	5,000	100 %
Plant Replacement Program	10,000	0	10,000	100 %
Irrigation Maintenance	12,000	0	12,000	100 %
Landscape Mulch	18,500	0	18,500	100 %
Landscape Annuals	14,000	0	14,000	100 %
Road & Street Facilities				
Pavement & Drainage Maintenance	1,500	0	1,500	100 %
Parks and Recreation				
Field Services	12,000	0	12,000	100 %
Facility Maintenance	7,500	0	7,500	100 %
Playground Equipment Maintenance	300	0	300	100 %
Pool Service Contract	12,000	0	12,000	100 %
Pool Repairs	2,500	0	2,500	100 %
Pool Permits	350	0	350	100 %
Facility A/C Maintenance	1,000	0	1,000	100 %

Cobblestone CDD

Statement of Revenues, Expenditures, & Change in Fund Balance

001 - General Fund

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Access Control Maintenance	2,000	0	2,000	100 %
Event Services & Supplies	500	0	500	100 %
Telephone / Internet Services	950	0	950	100 %
Facility Janitorial Services	7,500	0	7,500	100 %
Facility Janitorial Supplies	750	0	750	100 %
Dog Waste Station Service and Supplies	1,500	0	1,500	100 %
Contigency				
Miscellaneous Contingency	2,500	0	2,500	100 %
Total Expenditures	563,167	21,901	541,265	96 %
Excess of Revenues Over (Under) Expenditures	0	20,349	20,349	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	20,349	20,349	0 %
Fund Balance - End of Period	0	20,349	20,349	0 %

Cobblestone CDD

Statement of Revenues, Expenditures, & Change in Fund Balance
100 - Debt Service Fund - Series 2022-1
From 10/1/2021 Through 5/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	1	1	0 %
Excess of Revenues Over (Under) Expenditures	0	1	1	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	1	1	0 %
Fund Balance - End of Period	0	1	1	0 %

Cobblestone CDD

Statement of Revenues, Expenditures, & Change in Fund Balance

101 - Capital Projects Fund - Series 2022-1

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Expenditures				
Financial & Administrative				
Underwriter's Discount	0	75,000	(75,000)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	3,394,095	(3,394,095)	0 %
Total Expenditures	0	3,469,095	(3,469,095)	0 %
Excess of Revenues Over (Under) Expenditures	0	(3,469,095)	(3,469,095)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(3,469,095)	(3,469,095)	0 %
Fund Balance - End of Period	0	(3,469,095)	(3,469,095)	0 %

Cobblestone CDD

Statement of Revenues, Expenditures, & Change in Fund Balance
200 - Debt Service Fund - Series 2022 -2
From 10/1/2021 Through 5/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	0	0	0 %
Fund Balance - End of Period	0	0	0	0 %

Cobblestone CDD

Statement of Revenues, Expenditures, & Change in Fund Balance

201 - Capital Projects Fund - Series 2022-2

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	1	1	0 %
Expenditures				
Financial & Administrative				
Underwriter's Discount	0	42,500	(42,500)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	1,780,849	(1,780,849)	0 %
Total Expenditures	0	1,823,349	(1,823,349)	0 %
Excess of Revenues Over (Under) Expenditures	0	(1,823,348)	(1,823,348)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(1,823,348)	(1,823,348)	0 %
Fund Balance - End of Period	0	(1,823,348)	(1,823,348)	0 %

Cobblestone CDD

Statement of Revenues, Expenditures, & Change in Fund Balance
950 - General Long-Term Debt Account Group
From 10/1/2021 Through 5/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Expenditures				
Financial & Administrative				
Original Issue Discount (Premium)	0	(48,965)	48,965	0 %
Total Expenditures	0	(48,965)	48,965	0 %
Excess of Revenues Over (Under) Expenditures	0	48,965	48,965	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	48,965	48,965	0 %
Fund Balance - End of Period	0	48,965	48,965	0 %

Cobblestone CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 05/31/2022
Reconciliation Date: 5/31/2022
Status: Locked

Bank Balance	30,591.23
Less Outstanding Checks/Vouchers	750.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	(3,242.90)
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	26,598.33
Balance Per Books	26,598.33
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Cobblestone CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 05/31/2022
Reconciliation Date: 5/31/2022
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1009	5/26/2022	System Generated Check/Voucher	750.00	Pasco County Property Appraiser
Outstanding Checks/Vouchers			750.00	

Cobblestone CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 05/31/2022
Reconciliation Date: 5/31/2022
Status: Locked

Outstanding Other Cash Items

Document Number	Document Date	Document Description	Document Amount
320362 010522	4/26/2022	payment made by wire	(107.60)
320362 010522 2	4/26/2022	payment made by wire	(1,606.50)
320362 010522 201837	4/26/2022	payment made by wire	(338.00)
320362 010522 202834	4/26/2022	payment made by wire	(105.20)
320362 011222	4/26/2022	payment made by wire	(225.20)
320362 020222	4/26/2022	payment made by wire	(227.60)
320362 020922	4/26/2022	payment made by wire	(501.20)
320362 020922 209247	4/26/2022	payment made by wire	(131.60)
Outstanding Other Cash Items			(3,242.90)

Cobblestone CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 05/31/2022
Reconciliation Date: 5/31/2022
Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1000	4/28/2022	System Generated Check/Voucher	2,900.00	ADA Site Compliance
1001	4/28/2022	System Generated Check/Voucher	5,331.06	Erin McCormick Law, PA
1002	4/28/2022	System Generated Check/Voucher	800.00	John C. Blakley
1003	4/28/2022	System Generated Check/Voucher	107.30	Kaeser & Blair Incorporated
1004	4/28/2022	System Generated Check/Voucher	800.00	Lee R. Thompson
1005	5/4/2022	System Generated Check/Voucher	1,006.18	Erin McCormick Law, PA
1006	5/19/2022	System Generated Check/Voucher	200.00	John C. Blakley
1007	5/19/2022	System Generated Check/Voucher	200.00	Lee R. Thompson
1008	5/19/2022	System Generated Check/Voucher	291.00	Times Publishing Company
001	5/23/2022	SERVICE CHARGES - PRIOR PERIOD 5.23.22	23.23	
Cleared Checks/Vouchers			11,658.77	

Cobblestone CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 05/31/2022
Reconciliation Date: 5/31/2022
Status: Locked

Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
006	5/23/2022	SERVICE CHARGES - PRIOR PERIOD 5.23.22	0.00	
005	5/25/2022	Developer Funding CK#00128989 - 5.25.22	27,250.00	
Cleared Deposits			27,250.00	