

New Port - Tampa Bay Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone 407-723-5900

www.newporttampabaycdd.com

The following is the proposed agenda for the Board of Supervisors Workshop Meeting of the New Port Tampa Bay Community Development District ("District"), scheduled to be held on **Wednesday, October 7, 2026, at 11:00 a.m. at 5120 Marina Way, Tampa, Florida, 33611.** The attendance of three Board Members is required to constitute a quorum.

To attend the meeting by phone, please use the below conference call information:

Call in number: 1-844-621-3956

Passcode: 2539 895 0958 #

BOARD OF SUPERVISORS' WORKSHOP MEETING AGENDA

Administrative Matters

- Call to Order
- Roll Call
- Public Comment Period

General Business Matters

1. Discussion Regarding the Migration of the CDD taking over the Operations of the Master Association Beginning 1-1-27
 - Declarant Letter to Members
 - List of transition Items
 - Letter to Developer written by counsel: Expectations and timeline
2. Discussion Regarding Undisclosed Property Transfer by Marina Entity and Access and Parking Control Concerns of Current Residents
 - Recorded Deed
 - Discussion of Proposed CDD Written Response
3. Discussion Regarding Installation of Railing
4. Discussion Regarding CDD/Master Association Expenses Covered by Tower 1 for past 42 months and corrective Measures going forward
5. Discussion Regarding Speeding / Parking / Towing Violations on CDD Property
6. Other Matters

Adjournment



New Port – Tampa Bay Community Development District

**Discussion Regarding the Migration of the
CDD taking over the Operations of the
Master Association Beginning 1-1-27**

- **Declarant Letter to Members**
 - **List of transition Items**

**Letter to Developer written by counsel:
Expectations and timeline**

New Port Tampa CDD Holdings, LLC – Declarant

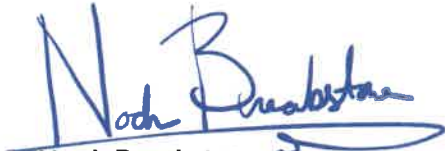
September 22, 2026

Dear Members of the Westshore Marina District Master Association, Inc.;

As you have been previously informed, the New Port Tampa Bay Community Development District (the “CDD”) has determined that it has the right to terminate the Operating Agreement between the CDD and the Westshore Marina District Master Association, Inc. (the “MA”) dated the 7th day of February 2017 (the “Agreement”). Because of the CDD’s insistence that it has the right to terminate that Agreement, and to avoid litigation where the owners of the Parcels within the CDD and the members of the MA are essentially fighting themselves over who has the right to maintain the Common Areas and assess the costs to do so, the MA has determined not to spend the members’ money fighting with the CDD. Furthermore, the Declarant has determined to turn over control of the board of the MA to its Members and intends to initiate that process in the near future.

The Declarant believes it is in everyone’s best interest not to be involved in what would be expensive litigation. Please let us know if you have any comments regarding the Declarant’s decision within ten (10) days.

Sincerely,

A handwritten signature in blue ink that reads "Noah Breakstone". The signature is stylized with a large "N" and "B".

Noah Breakstone, Manager
New Port Tampa CDD Holdings, LLC – Declarant



New Port – Tampa Bay Community Development District

Discussion Regarding Undisclosed Property Transfer by Marina Entity and Access and Parking Control Concerns of Current Residents

- **Recorded Deed**
- **Discussion of Proposed CDD Written
Response**

Prepared by and After Recording Return to:

Mark J. Lynn, Esquire
Greenspoon Marder LLP
200 East Broward Blvd., Suite 1800
Fort Lauderdale, Florida 33301

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and effective as of this 10th day of June, 2026, by NEW PORT TAMPA CDD HOLDINGS, LLC, a Delaware limited liability company, ("Grantor"), whose post office address is 401 E. Las Olas Blvd, Suite 1870, Fort Lauderdale, Florida 33301, to NEW PORT – TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose post office address is c/o PFM Consulting Group, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Hillsborough County, Florida, and more particularly described herein below (the "Property"):

(SEE ATTACHED EXHIBIT "A")

TOGETHER WITH all the easements, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, to the property described above.

SUBJECT TO taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable, reservations, easements and restrictions of record, valid governmental and zoning ordinances; however, reference thereto shall not serve to re-impose the same.

TO HAVE AND TO HOLD, the same in fee simple forever.

And that Grantor shall and will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor but against no others.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer on the day and year first above written.

Signed, sealed and delivered
in the presence of:

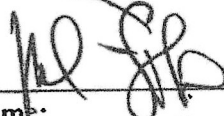
**NEW PORT TAMPA CDD HOLDINGS,
LLC, a Delaware limited liability company,**

By: Marina Landings Holdings, LLC, a
Delaware limited liability company, its sole
member

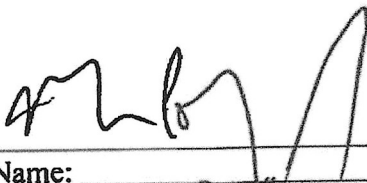
By: WCP ML Holdings, LLC, a Delaware
limited liability company, its managing member

By: WCP ML Holdings III, LLC, a Delaware
limited liability company, its managing member

Print Name: 
Address: 9 Old Kings Hwy, S. FL 4, Darien, CT 06820
Print Name: Kinga Czwartosz

By: 
Name: Howard Fife
Title: Vice President

Print Name: 
Address: 9 Old Kings Hwy, S. FL 4, Darien, CT 06820
Print Name: Jess Managro

By: 
Name: Marc Porosoff
Title: Vice President and Secretary

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

I HEREBY CERTIFY that on this 10th day of June, 2026, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Howard Fife, VP of New Port Tampa CDD Holdings, LLC, a Delaware limited liability company, freely and voluntarily under authority duly vested in them. Each are personally known to me.

(Notarial Seal)

Margaret Ficano
Name: _____
Commission No.: 125929
Notary Public, State of Connecticut



STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

I HEREBY CERTIFY that on this 10th day of June, 2026, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Marc Porosoff, VP & Secretary of New Port Tampa CDD Holdings, LLC, a Delaware limited liability company, freely and voluntarily under authority duly vested in them. Each are personally known to me.

(Notarial Seal)

Margaret Ficano
Name: _____
Commission No.: 125929
Notary Public, State of Connecticut

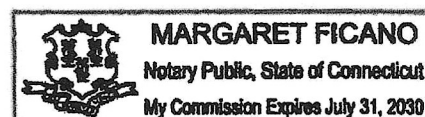


EXHIBIT "A"

Tract 3 of MARINA POINTE, according to the plat thereof recorded in Plat Book 137, Page 229, Public Records of Hillsborough County, Florida.

MARINA POINTE

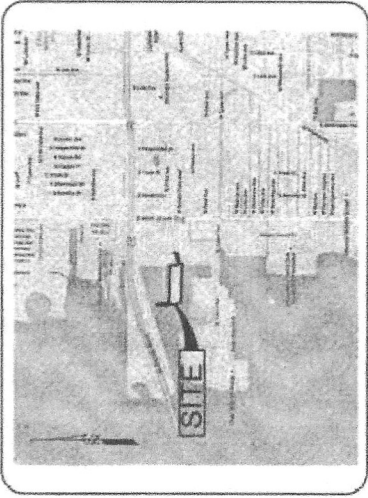
A REPLAT OF PORTIONS OF WESTSHORE MARINA DISTRICT PHASE 1 AS RECORDED IN PLAT BOOK 128, PAGE 252, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF GOVERNMENT LOTS 1 AND 2, LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH FILLED LAND LYING WATERWARD OF SAID GOVERNMENT LOTS 1 AND 2, AND ALL OF TRACTS A AND D, WESTSHORE MARINA DISTRICT PHASE 1, AS RECORDED IN PLAT BOOK 128, PAGE 252, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT D, WESTSHORE MARINA DISTRICT PHASE 1, ACCORDING TO PLAT BOOK 128, PAGE 252 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°37'52" WEST, ALONG THE EAST LINE OF SAID TRACT D, A DISTANCE OF 219.09 FEET TO THE NORTH LINE OF TRACT A, SAID WESTSHORE MARINA DISTRICT PHASE 1; THENCE NORTH 78°37'54" EAST, ALONG THE NORTH LINE OF TRACT A, A DISTANCE OF 148.57 FEET TO THE EAST LINE OF SAID TRACT A, SAME BEING THE NORTH LINE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 58°45'29", AND A CHORD BEARING AND DISTANCE OF NORTH 50°13'39" EAST 47.57 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT SAME BEING A POINT ON THE WEST RIGHT-OF-WAY OF SOUTH BRIDGE STREET ACCORDING TO SAID WESTSHORE MARINA DISTRICT PHASE 1; THENCE SOUTHERLY 75.76 FEET ALONG THE ARC OF SAID CURVE, SAME BEING SAID WEST RIGHT-OF-WAY, HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 49°53'30", TO THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 72.39 FEET TO THE SOUTH LINE OF AFORESAID TRACT A, THENCE SOUTH 78°37'54" WEST, A DISTANCE OF 148.57 FEET TO THE NORTH LINE OF WESTSHORE MARINA DISTRICT PHASE 2, ACCORDING TO PLAT BOOK 130, PAGE 69 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 286.34 FEET TO THE WEST LINE OF SAID WESTSHORE MARINA DISTRICT PHASE 2; THENCE SOUTH 00°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 48.13 FEET TO THE FACE OF AN EXISTING SEAWALL; THENCE ALONG SAID SEAWALL FACE THE FOLLOWING TWENTY-SIX (26) COURSES: (1) SOUTH 01°23'04" EAST, A DISTANCE OF 38.87 FEET; (2) NORTH 88°48'43" WEST, A DISTANCE OF 35.13 FEET; (3) NORTH 00°00'00" WEST, A DISTANCE OF 35.13 FEET; (4) NORTH 88°48'43" WEST, A DISTANCE OF 35.13 FEET; (5) NORTH 88°48'43" WEST, A DISTANCE OF 35.13 FEET; (6) NORTH 88°48'43" WEST, A DISTANCE OF 35.13 FEET; (7) SOUTH 89°27'26" WEST, A DISTANCE OF 35.89 FEET; (8) NORTH 88°48'43" WEST, A DISTANCE OF 74.27 FEET; (9) NORTH 87°07'26" WEST, A DISTANCE OF 19.11 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (10) NORTHWESTERLY 12.90 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 23.20 FEET, A CENTRAL ANGLE OF 31°51'40", AND A CHORD BEARING AND DISTANCE OF NORTH 59°03'30" WEST 12.73 FEET; (11) NORTH 49°47'57" WEST, A DISTANCE OF 11.37 FEET; (12) NORTH 01°31'01" EAST, A DISTANCE OF 11.37 FEET; (13) NORTH 01°31'01" EAST, A DISTANCE OF 11.37 FEET; (14) NORTH 01°31'01" EAST, A DISTANCE OF 11.37 FEET; (15) NORTH 01°31'01" EAST, A DISTANCE OF 11.37 FEET; (16) NORTH 19°11'41" WEST, A DISTANCE OF 46.54 FEET; (17) NORTH 01°57'42" EAST, A DISTANCE OF 248.87 FEET; (18) NORTH 87°28'05" WEST, A DISTANCE OF 3.00 FEET; (19) NORTH 02°06'22" EAST, A DISTANCE OF 28.87 FEET; (20) SOUTH 87°27'22" EAST, A DISTANCE OF 42.86 FEET; (21) SOUTH 01°55'18" WEST, A DISTANCE OF 95.82 FEET; (22) SOUTH 87°42'14" EAST, A DISTANCE OF 20.18 FEET; (23) SOUTH 01°55'38" WEST, A DISTANCE OF 92.34 FEET; (24) SOUTH 89°00'29" EAST, A DISTANCE OF 50.79 FEET; (25) SOUTH 01°55'38" WEST, A DISTANCE OF 20.18 FEET; (26) SOUTH 01°55'38" WEST, A DISTANCE OF 92.34 FEET TO A POINT ON THE WEST LINE OF AFORESAID WESTSHORE MARINA DISTRICT PHASE 1; THENCE SOUTH 00°41'38" WEST ALONG SAID WEST LINE, A DISTANCE OF 3.61 FEET TO THE SOUTH LINE OF SAID TRACT B; THENCE SOUTH 89°17'44" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 64.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.533 ACRES.



VEGETATION MAP
NOT TO SCALE

DEDICATION

THE UNDERSIGNED, OWNER OF LOTS SHOWN ON THE PLAT TO BE KNOWN AS MARINA DISTRICT PHASE 1, HEREBY DEDICATES THIS PLAT FOR RECORD TO THE CITY OF TAMPA, FLORIDA, AND DOES HEREBY DEDICATE THIS PLAT FOR RECORD TO THE CITY OF TAMPA, FLORIDA, FOR THE PURPOSES DESCRIBED BELOW:

1. THE OWNER HEREBY DEDICATES TO THE CITY OF TAMPA, INCLUDING, WITHOUT LIMITATION, THE CITY OF TAMPA DEPARTMENT OF SOLID WASTE, AND TO EMERGENCY SERVICE PROVIDERS A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT OVER ALL OF TRACT 1A, TRACT 1B, TRACT A, AND THAT PORTION OF TRACT 3 SHOWN AND DEPICTED ON SHEET 5 AS "EMERGENCY ACCESS EASEMENT (CITY OF TAMPA)" IN FURTHERANCE OF THEIR OFFICIAL DUTIES, UNLESS IN USE FOR EMERGENCY SERVICE, PUBLIC ACCESS INTO THE TRACT 3 EMERGENCY ACCESS EASEMENT IS PERMITTED.

2. THE OWNER FURTHER DEDICATES TO THE CITY OF TAMPA A NON-EXCLUSIVE PUBLIC TRAIL, PEDESTRIAN ACCESS, GREENSPACE AND MAINTENANCE EASEMENT (CITY OF TAMPA) OVER THE CITY OF TAMPA DEPARTMENT OF SOLID WASTE, AND TO EMERGENCY SERVICE PROVIDERS A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT OVER ALL OF TRACT 1A, TRACT 1B, TRACT A, AND THAT PORTION OF TRACT 3 SHOWN AND DEPICTED ON SHEET 5 AS "EMERGENCY ACCESS EASEMENT (CITY OF TAMPA)" IN FURTHERANCE OF THEIR OFFICIAL DUTIES, UNLESS IN USE FOR EMERGENCY SERVICE, PUBLIC ACCESS INTO THE TRACT 3 EMERGENCY ACCESS EASEMENT IS PERMITTED.

3. THE OWNER FURTHER DEDICATES TO THE CITY OF TAMPA A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (CITY OF TAMPA), AS SHOWN AND DEPICTED HEREON, OVER THE CITY OF TAMPA DEPARTMENT OF SOLID WASTE, AND TO EMERGENCY SERVICE PROVIDERS A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT OVER ALL OF TRACT 1A, TRACT 1B, TRACT A, AND THAT PORTION OF TRACT 3 SHOWN AND DEPICTED ON SHEET 5 AS "EMERGENCY ACCESS EASEMENT (CITY OF TAMPA)" IN FURTHERANCE OF THEIR OFFICIAL DUTIES, UNLESS IN USE FOR EMERGENCY SERVICE, PUBLIC ACCESS INTO THE TRACT 3 EMERGENCY ACCESS EASEMENT IS PERMITTED.

4. THE OWNER FURTHER DEDICATES TO THE CITY OF TAMPA A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (CITY OF TAMPA), AS SHOWN AND DEPICTED HEREON, OVER THE CITY OF TAMPA DEPARTMENT OF SOLID WASTE, AND TO EMERGENCY SERVICE PROVIDERS A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT OVER ALL OF TRACT 1A, TRACT 1B, TRACT A, AND THAT PORTION OF TRACT 3 SHOWN AND DEPICTED ON SHEET 5 AS "EMERGENCY ACCESS EASEMENT (CITY OF TAMPA)" IN FURTHERANCE OF THEIR OFFICIAL DUTIES, UNLESS IN USE FOR EMERGENCY SERVICE, PUBLIC ACCESS INTO THE TRACT 3 EMERGENCY ACCESS EASEMENT IS PERMITTED.

5. THE OWNER FURTHER DEDICATES TO THE CITY OF TAMPA A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (CITY OF TAMPA), AS SHOWN AND DEPICTED HEREON, OVER THE CITY OF TAMPA DEPARTMENT OF SOLID WASTE, AND TO EMERGENCY SERVICE PROVIDERS A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT OVER ALL OF TRACT 1A, TRACT 1B, TRACT A, AND THAT PORTION OF TRACT 3 SHOWN AND DEPICTED ON SHEET 5 AS "EMERGENCY ACCESS EASEMENT (CITY OF TAMPA)" IN FURTHERANCE OF THEIR OFFICIAL DUTIES, UNLESS IN USE FOR EMERGENCY SERVICE, PUBLIC ACCESS INTO THE TRACT 3 EMERGENCY ACCESS EASEMENT IS PERMITTED.

6. THE OWNER FURTHER DEDICATES TO THE CITY OF TAMPA A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (CITY OF TAMPA), AS SHOWN AND DEPICTED HEREON, OVER THE CITY OF TAMPA DEPARTMENT OF SOLID WASTE, AND TO EMERGENCY SERVICE PROVIDERS A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT OVER ALL OF TRACT 1A, TRACT 1B, TRACT A, AND THAT PORTION OF TRACT 3 SHOWN AND DEPICTED ON SHEET 5 AS "EMERGENCY ACCESS EASEMENT (CITY OF TAMPA)" IN FURTHERANCE OF THEIR OFFICIAL DUTIES, UNLESS IN USE FOR EMERGENCY SERVICE, PUBLIC ACCESS INTO THE TRACT 3 EMERGENCY ACCESS EASEMENT IS PERMITTED.

7. THE OWNER FURTHER DEDICATES TO THE CITY OF TAMPA A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (CITY OF TAMPA), AS SHOWN AND DEPICTED HEREON, OVER THE CITY OF TAMPA DEPARTMENT OF SOLID WASTE, AND TO EMERGENCY SERVICE PROVIDERS A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT OVER ALL OF TRACT 1A, TRACT 1B, TRACT A, AND THAT PORTION OF TRACT 3 SHOWN AND DEPICTED ON SHEET 5 AS "EMERGENCY ACCESS EASEMENT (CITY OF TAMPA)" IN FURTHERANCE OF THEIR OFFICIAL DUTIES, UNLESS IN USE FOR EMERGENCY SERVICE, PUBLIC ACCESS INTO THE TRACT 3 EMERGENCY ACCESS EASEMENT IS PERMITTED.

DEDICATION (CONTINUED)

8. TRACT A "EVENTIDE DRIVE" IS HEREBY RESERVED BY THE OWNER FOR FUTURE CONVEYANCE TO THE DISTRICT SUBJECT TO A PUBLIC ACCESS, UTILITY, DRAINAGE, SANITARY SEWER, PUBLIC TRAIL, PEDESTRIAN ACCESS, GREENSPACE, MAINTENANCE AND MAINTENANCE EASEMENT, WHICH IS HEREBY GRANTED IN FAVOR OF THE CITY OF TAMPA FOR USE BY THE PUBLIC AND FOR THE PURPOSES OF THE DISTRICT IN FAVOR OF ALL OWNERS OF A FEE INTEREST IN ANY CONDOMINIUM UNIT LOCATED WITHIN THE LOTS CONTAINED IN THIS PLAT TOGETHER WITH THEIR LAWFUL TENANTS, INVITEES AND GUESTS.

9. FEE TITLE IN TRACTS 1A, 1B, 2A, 2B, 3, 4, 5A, 5B, 6, 7, 8, 9, 10A, 10B, 11, 12, 13, 14, 15, AND TRACT A, AS SHOWN AND DEPICTED HEREON IS HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO THE DISTRICT OR DECLARED TO BE PART OF A CONDOMINIUM SUBSEQUENT TO THE RECORDING OF THIS PLAT. MAINTENANCE OF THESE TRACTS AND ALL FACILITIES LOCATED THEREIN ARE THE SOLE RESPONSIBILITY OF THE OWNER SAID TRACTS.

10. THE ACCESS, DRAINAGE AND UTILITY EASEMENT (CDD) WITHIN TRACTS 1A, 1B, 2A, 2B, 3, 4, 5A, 5B, 6, 7, 8, 9, 10A, 10B, 11, 12, 13, 14, 15, AND TRACT A, IS HEREBY DEDICATED TO THE DISTRICT FOR THE MAINTENANCE OF PAVEMENT AND CDD FACILITIES AND TO PUBLIC UTILITIES FOR THE MAINTENANCE OF PUBLIC FACILITIES LOCATED THEREIN. AN ACCESS EASEMENT IS DEDICATED TO THE CITY OF TAMPA IN FURTHERANCE OF ACCESS TO ITS EMERGENCY ACCESS EASEMENT.

11. THE PRIVATE DRAINAGE EASEMENT (CDD) WITHIN LOT 1, IS HEREBY DEDICATED TO THE DISTRICT FOR THE MAINTENANCE OF CDD STORMWATER FACILITIES.

12. PRIVATE DRAINAGE EASEMENTS (CDD) AS SHOWN HEREON ARE DEDICATED TO THE DISTRICT TOGETHER WITH DRAINAGE FACILITIES LOCATED THEREIN, INCLUDING RIGHTS OF WAY, EASEMENTS, AND EASEMENTS FOR SUCH PURPOSES. ALL PRIVATE DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE (CDD).

13. ALL WATER FACILITIES CONSTRUCTED ON PRIVATE PROPERTY WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS. THE CITY OF TAMPA WILL NOT BE RESPONSIBLE FOR INSTALLING, OWNING OR MAINTAINING ANY WATER FACILITIES ON PRIVATE PROPERTY WITHIN THIS PLAT. ALL WATER FACILITIES CONSTRUCTED IN PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE CITY OF TAMPA.

14. NO RIGHT, TITLE OR INTEREST IN ANY TRACTS OR EASEMENTS IDENTIFIED AS SUCH AND SHOWN HEREON IS DEDICATED, GRANTED, CONVEYED OR ASSIGNED, EXCEPT AS EXPRESSLY SET FORTH HEREIN OR ANY SUBSEQUENT INSTRUMENT THAT MIGHT BE PROPERLY EXECUTED, DELIVERED AND RECORDED BY THE UNDERSIGNED.

15. THE OWNER FURTHER HEREBY GRANTS, CONVEYS, WARRANTS AND DEDICATES TO THE CITY OF TAMPA A NON-EXCLUSIVE FLOW THROUGH EASEMENT OVER THE CITY OF TAMPA DEPARTMENT OF SOLID WASTE, AND TO EMERGENCY SERVICE PROVIDERS A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT OVER ALL OF TRACT 1A, TRACT 1B, TRACT A, AND THAT PORTION OF TRACT 3 SHOWN AND DEPICTED ON SHEET 5 AS "EMERGENCY ACCESS EASEMENT (CITY OF TAMPA)" IN FURTHERANCE OF THEIR OFFICIAL DUTIES, UNLESS IN USE FOR EMERGENCY SERVICE, PUBLIC ACCESS INTO THE TRACT 3 EMERGENCY ACCESS EASEMENT IS PERMITTED.

16. ALL OTHER EASEMENTS SHOWN HEREON AS "CDD" ARE HEREBY DEDICATED TO THE DISTRICT FOR THE USES AND PURPOSES NOTED HEREON.

17. INHERENT IN ANY EASEMENT DEDICATION TO THE CITY OF TAMPA IS THE RIGHT OF ACCESS INTO ITS EASEMENT INTEREST.

MARINA POINTE

A REPLAT OF PORTIONS OF WESTSHORE MARINA DISTRICT PHASE 1 AS RECORDED IN PLAT BOOK 128, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF GOVERNMENT LOTS 1 AND 2, LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 137 PAGE 230

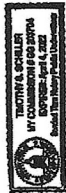
OWNER

NEW PORT TAMPA CDD HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] WITNESS NAME PRINTED
[Signature] WITNESS NAME PRINTED
[Signature] WITNESS NAME PRINTED

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 4 DAY OF MARCH, 2020, BY Wendy B. Schaller, WHO IS PERSONALLY KNOWN TO ME OR WHO PROVIDED AS IDENTIFICATION
[Signature] WITNESS NAME PRINTED
[Signature] WITNESS NAME PRINTED



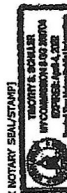
NEW PORT TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT

A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES
THE NEW PORT TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"), HEREBY JOINS IN AND CONSENTS TO THE PLAT AND THE RECAPITULATION SHOWN HEREON.

BY: [Signature] WITNESS NAME PRINTED
[Signature] WITNESS NAME PRINTED
[Signature] WITNESS NAME PRINTED

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 4 DAY OF MARCH, 2020, BY Wendy B. Schaller AS CHAIR OF THE BOARD OF SUPERVISORS OF THE NEW PORT TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT WHICH WAS CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES WHO IS PERSONALLY KNOWN TO ME OR WHO PROVIDED AS IDENTIFICATION
[Signature] WITNESS NAME PRINTED
[Signature] WITNESS NAME PRINTED



CITY OF TAMPA, FLORIDA

THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECAPITULATION BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA
2020-164 [Signature]
[Signature] WITNESS NAME PRINTED
[Signature] WITNESS NAME PRINTED

CITY CLERK/ [Signature]
2020-164 [Signature]
[Signature] WITNESS NAME PRINTED

4621 Manatee Highway
Tampa, Florida 33634
Phone 813 880-4881
Fax 813 880-4882
www.kingengineering.com
King
ENGINEERING ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 2610

PLAT NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT D, WESTSHORE MARINA DISTRICT PHASE 1, ACCORDING TO PLAT BOOK 128, PAGE 252 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS BEING SOUTH 00°37'52" WEST.
2. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD, LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE CITY OF TAMPA BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
3. THE CITY OF TAMPA LANDSCAPING, TREE REMOVAL AND SITE CLEARING ORDINANCES REQUIRE SETBACKS FROM THE WETLANDS UNDER THE JURISDICTION OF HILLSBOROUGH COUNTY BROWARD COUNTY ENVIRONMENTAL PROTECTION COMMISSION, THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION, THE FLORIDA DEPARTMENT OF AGRICULTURE, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT OR THE TAMPA PORT AUTHORITY. ANY USE OF WETLANDS IS SUBJECT TO ANY OR ALL APPLICABLE LAWS, RULES OR REGULATIONS OF THE CITY OF TAMPA, THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION.
4. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO MANNER BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. ALL PLATTED UTILITY EASEMENTS MAY BE UTILIZED FOR THE CONSTRUCTION, UNDERGROUND INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION, TELEPHONE, GAS, WATER, SEWER, AND OTHER UTILITIES. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL BE ALLOWED TO INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
6. THE DEVELOPABILITY OF LOTS IS GOVERNED BY TERMS AND CONDITIONS AS SET FORTH IN THE CITY OF TAMPA ZONING ORDINANCES AND ADOPTED ZONING SITE PLAN.
7. STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATION "FS15".
8. THE PROPERTY DESCRIBED HEREON IS SITUATED WHOLLY WITHIN ZONE AE (BASE FLOOD ELEVATION = 9). ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAPS AND NUMBERED FLOOD MAPS 22057CD34H AND 32057CD34H, BOTH EFFECTIVE UNTIL AUGUST 28, 2008, FLOOD MAPS ARE SUBJECT TO REVISION.
9. ALL DISTANCES SHOWN HEREON ARE IN FEET.
10. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN CITY EASEMENTS OTHER THAN WHAT IS APPROVED THROUGH THE PERMITTING PROCESS.

SURVEYORS CERTIFICATE

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND MY SUPERVISION, AND THE SURVEY DATA HEREON COMPLY WITH ALL THE SURVEYING REQUIREMENTS OF CHAPTER 469, F.S., AND THE FLORIDA SURVEYING ACT, CHAPTER 469, F.S.; THAT THIS PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY F.S. 177.061; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT PERMANENT REFERENCE MONUMENTS (PRM(S)) HAVE BEEN SET, PERMANENT CONTROL POINTS (PCP(S)) AND LOT CORNERS WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATE STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN 177.051 (6) (9)

KING ENGINEERING ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 2610

Greg B. King 2/19/20
DATE
GREG BAKSIS, PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS 6956

MARINA POINTE

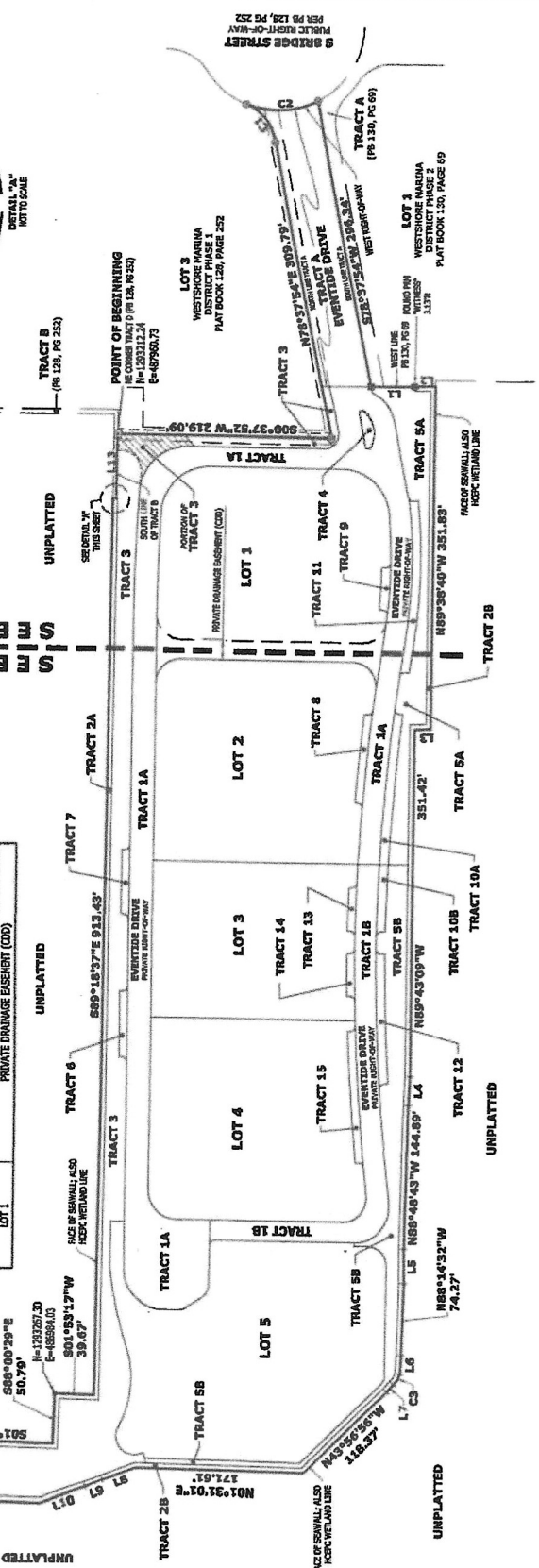
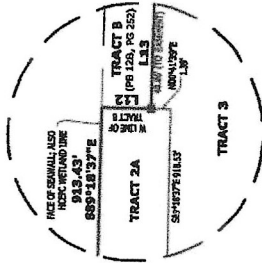
A REPLAT OF PORTIONS OF WESTSHORE MARINA DISTRICT PHASE 1 AS RECORDED IN PLAT BOOK 128, PAGE 252, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF GOVERNMENT LOTS 1 AND 2, LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

TRACT DESIGNATIONS	
TRACT 1A	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 1B	PUBLIC TRAIL, PEDESTRIAN ACCESS, GREENSPACE, MAINTENANCE AND EMERGENCY ACCESS EASEMENT (CITY OF TAMPA)
TRACT 2A & 2B	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 3	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 4	PUBLIC TRAIL, PEDESTRIAN ACCESS, GREENSPACE, MAINTENANCE AND EMERGENCY ACCESS EASEMENT (CITY OF TAMPA)
TRACT 5A	PRIVATE ACCESS AND DRAINAGE EASEMENT (CDD)
TRACT 5B	PRIVATE ACCESS AND DRAINAGE EASEMENT (CDD)
TRACT 6	PRIVATE ACCESS, DRAINAGE, PARKING AND UTILITY EASEMENT (CDD)
TRACT 7	PRIVATE ACCESS, DRAINAGE, PARKING AND UTILITY EASEMENT (CDD)
TRACT 8	PRIVATE ACCESS, DRAINAGE, PARKING AND UTILITY EASEMENT (CDD)
TRACT 9	PRIVATE ACCESS, DRAINAGE, PARKING AND UTILITY EASEMENT (CDD)
TRACT 10A & 10B	PRIVATE ACCESS, DRAINAGE, PARKING AND UTILITY EASEMENT (CDD)
TRACT 11	PRIVATE ACCESS, DRAINAGE, PARKING AND UTILITY EASEMENT (CDD)
TRACT 12	PRIVATE ACCESS, DRAINAGE, PARKING AND UTILITY EASEMENT (CDD)
TRACT 13	PRIVATE ACCESS, DRAINAGE, PARKING AND UTILITY EASEMENT (CDD)
TRACT 14	PRIVATE ACCESS, DRAINAGE, PARKING AND UTILITY EASEMENT (CDD)
TRACT 15	PRIVATE ACCESS, DRAINAGE, PARKING AND UTILITY EASEMENT (CDD)
TRACT 16	PUBLIC TRAIL, PEDESTRIAN ACCESS, GREENSPACE, MAINTENANCE AND EMERGENCY ACCESS EASEMENT (CITY OF TAMPA)
TRACT 17	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 18	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 19	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 20	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 21	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 22	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 23	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 24	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 25	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 26	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 27	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 28	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 29	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 30	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 31	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 32	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 33	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 34	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 35	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 36	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 37	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
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TRACT 45	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 46	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 47	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 48	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 49	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
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TRACT 51	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 52	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 53	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 54	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 55	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 56	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 57	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
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TRACT 59	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
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TRACT 62	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 63	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 64	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 65	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 66	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 67	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 68	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 69	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 70	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 71	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 72	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 73	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 74	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 75	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 76	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 77	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 78	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 79	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 80	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 81	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
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TRACT 83	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 84	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 85	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 86	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 87	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 88	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 89	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 90	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 91	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 92	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 93	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 94	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 95	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 96	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 97	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 98	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 99	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)
TRACT 100	PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENT (CDD)

CURVE TABLE	
CURVE	LENGTH
C1	18.57
C2	73.70
C3	13.50

LIVE TABLE	
LINE	BEARING
L1	S89°00'29"E
L2	S01°55'38"W
L3	S01°55'38"W
L4	S01°55'38"W
L5	S01°55'38"W
L6	S01°55'38"W
L7	S01°55'38"W
L8	S01°55'38"W
L9	S01°55'38"W
L10	S01°55'38"W
L11	S01°55'38"W
L12	S01°55'38"W
L13	S01°55'38"W
L14	S01°55'38"W
L15	S01°55'38"W
L16	S01°55'38"W
L17	S01°55'38"W
L18	S01°55'38"W
L19	S01°55'38"W
L20	S01°55'38"W
L21	S01°55'38"W
L22	S01°55'38"W
L23	S01°55'38"W
L24	S01°55'38"W
L25	S01°55'38"W
L26	S01°55'38"W
L27	S01°55'38"W
L28	S01°55'38"W
L29	S01°55'38"W
L30	S01°55'38"W
L31	S01°55'38"W
L32	S01°55'38"W
L33	S01°55'38"W
L34	S01°55'38"W
L35	S01°55'38"W
L36	S01°55'38"W
L37	S01°55'38"W
L38	S01°55'38"W
L39	S01°55'38"W
L40	S01°55'38"W
L41	S01°55'38"W
L42	S01°55'38"W
L43	S01°55'38"W
L44	S01°55'38"W
L45	S01°55'38"W
L46	S01°55'38"W
L47	S01°55'38"W
L48	S01°55'38"W
L49	S01°55'38"W
L50	S01°55'38"W
L51	S01°55'38"W
L52	S01°55'38"W
L53	S01°55'38"W
L54	S01°55'38"W
L55	S01°55'38"W
L56	S01°55'38"W
L57	S01°55'38"W
L58	S01°55'38"W
L59	S01°55'38"W
L60	S01°55'38"W
L61	S01°55'38"W
L62	S01°55'38"W
L63	S01°55'38"W
L64	S01°55'38"W
L65	S01°55'38"W
L66	S01°55'38"W
L67	S01°55'38"W
L68	S01°55'38"W
L69	S01°55'38"W
L70	S01°55'38"W
L71	S01°55'38"W
L72	S01°55'38"W
L73	S01°55'38"W
L74	S01°55'38"W
L75	S01°55'38"W
L76	S01°55'38"W
L77	S01°55'38"W
L78	S01°55'38"W
L79	S01°55'38"W
L80	S01°55'38"W
L81	S01°55'38"W
L82	S01°55'38"W
L83	S01°55'38"W
L84	S01°55'38"W
L85	S01°55'38"W
L86	S01°55'38"W
L87	S01°55'38"W
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L91	S01°55'38"W
L92	S01°55'38"W
L93	S01°55'38"W
L94	S01°55'38"W
L95	S01°55'38"W
L96	S01°55'38"W
L97	S01°55'38"W
L98	S01°55'38"W
L99	S01°55'38"W
L100	S01°55'38"W

PORTION OF TRACT 3 DEDICATED AS AN EMERGENCY ACCESS EASEMENT TO THE CITY OF TAMPA

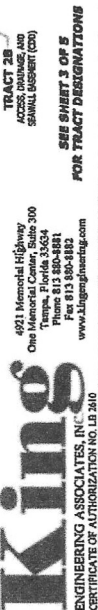


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CERTIFICATE OF AUTHORIZATION NO. LB 2610

KEY MAP

SEE SHEET 2 OF 5 FOR LEGEND
SEE SHEET 3 OF 5 FOR KEY MAP
SHEET 3 of 5

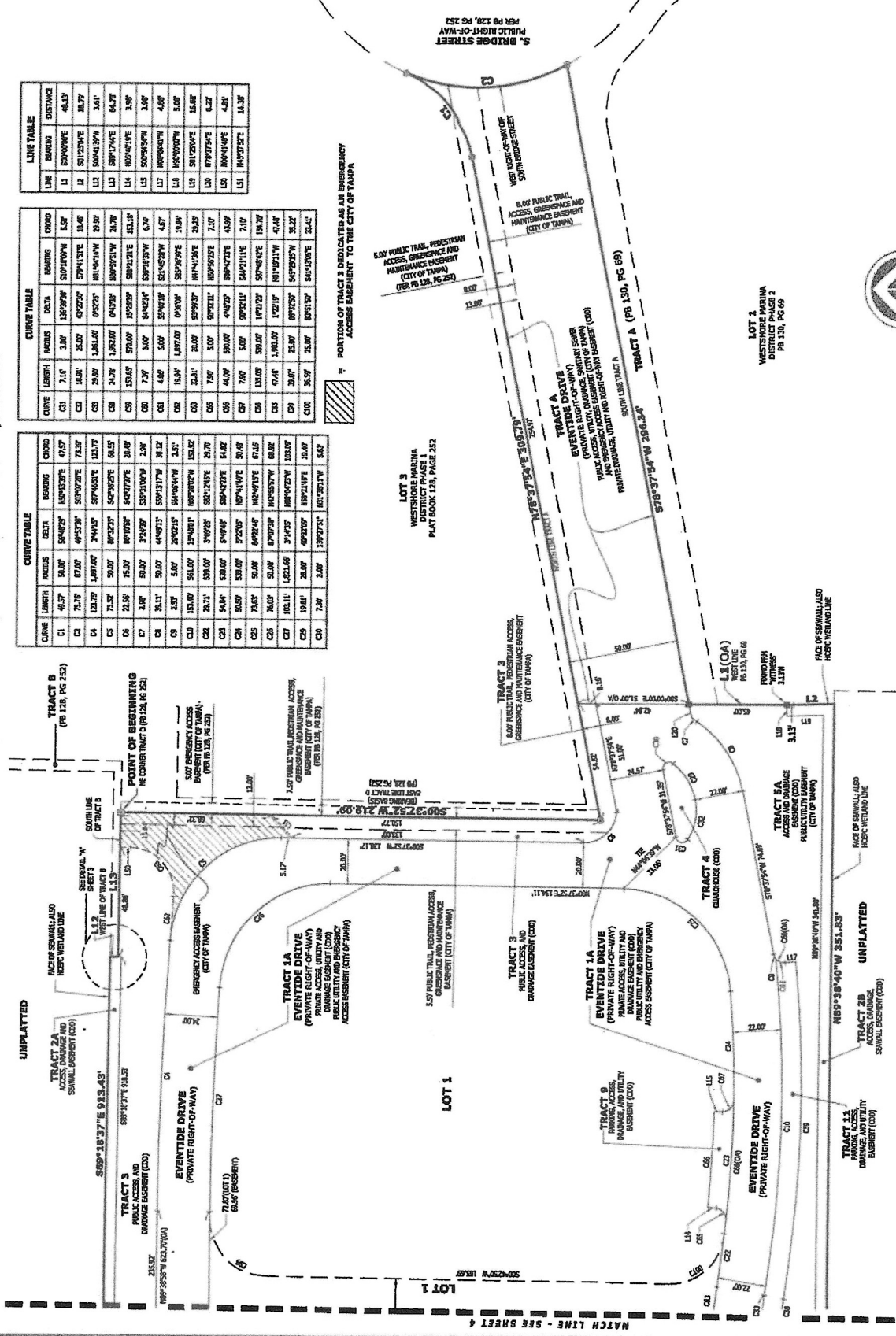
CURVE TABLE					
CURVE	LENGTH	RDMS	DATA	BLADIR	CHORD
C77	51.24	1.03103	1.73744	185.00707°	53.07
C78	51.24	1.03103	1.93944	186.04613°	52.24
C79	13.25	1.03103	0.97321	186.71210°	13.35
C80	13.25	1.03103	0.97325	186.71310°	13.35
C81	57.58	1.03103	2.49451	186.71310°	57.87
C82	41.46	1.03103	1.92719	186.71911°	47.48
C84	7.87	1.03	0.06047	186.94520°	7.88
C85	7.87	1.03	0.06047	186.94520°	7.88
C86	223.35	1.03103	6.26785	186.94520°	223.55
C87	12.02	1.03203	3.35285	186.91311°	12.09
C89	7.84	1.03	0.06047	186.94510°	7.88
C90	7.84	1.03	0.06131	186.94510°	7.88
C91	13.35	1.03103	3.94925	186.92310°	13.31
C92	7.84	1.03	0.06131	186.94310°	7.88
C93	7.84	1.03	1.9717	186.93710°	44.18
C94	63.39	1.03103	2.33343	186.94310°	63.33
C95	7.84	1.03	0.06131	186.94072°	7.88
C96	7.84	1.03	0.06131	186.94132°	7.88
C97	44.34	1.03103	1.91917	186.92000°	44.18
C98	7.84	1.03	0.06131	186.92310°	7.88
C99	32.07	1.03	0.97325	186.92310°	32.22
C100	36.59	1.03	0.97150	186.91305°	36.41



MARINA POINTE

A REPLAT OF PORTIONS OF WESTSHORE MARINA DISTRICT PHASE 1 AS RECORDED IN PLAT BOOK 128, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF GOVERNMENT LOTS 1 AND 2, LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

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PLAT BOOK 232
PAGE



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	41.57	50.00	69°52'30"	35.000000
C2	75.70	87.50	69°52'30"	62.500000
C3	75.70	87.50	69°52'30"	62.500000
C4	75.70	87.50	69°52'30"	62.500000
C5	75.70	87.50	69°52'30"	62.500000
C6	75.70	87.50	69°52'30"	62.500000
C7	75.70	87.50	69°52'30"	62.500000
C8	75.70	87.50	69°52'30"	62.500000
C9	75.70	87.50	69°52'30"	62.500000
C10	75.70	87.50	69°52'30"	62.500000
C11	75.70	87.50	69°52'30"	62.500000
C12	75.70	87.50	69°52'30"	62.500000
C13	75.70	87.50	69°52'30"	62.500000
C14	75.70	87.50	69°52'30"	62.500000
C15	75.70	87.50	69°52'30"	62.500000
C16	75.70	87.50	69°52'30"	62.500000
C17	75.70	87.50	69°52'30"	62.500000
C18	75.70	87.50	69°52'30"	62.500000
C19	75.70	87.50	69°52'30"	62.500000
C20	75.70	87.50	69°52'30"	62.500000
C21	75.70	87.50	69°52'30"	62.500000
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C34	75.70	87.50	69°52'30"	62.500000
C35	75.70	87.50	69°52'30"	62.500000
C36	75.70	87.50	69°52'30"	62.500000
C37	75.70	87.50	69°52'30"	62.500000
C38	75.70	87.50	69°52'30"	62.500000
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C48	75.70	87.50	69°52'30"	62.500000
C49	75.70	87.50	69°52'30"	62.500000
C50	75.70	87.50	69°52'30"	62.500000
C51	75.70	87.50	69°52'30"	62.500000
C52	75.70	87.50	69°52'30"	62.500000
C53	75.70	87.50	69°52'30"	62.500000
C54	75.70	87.50	69°52'30"	62.500000
C55	75.70	87.50	69°52'30"	62.500000
C56	75.70	87.50	69°52'30"	62.500000
C57	75.70	87.50	69°52'30"	62.500000
C58	75.70	87.50	69°52'30"	62.500000
C59	75.70	87.50	69°52'30"	62.500000
C60	75.70	87.50	69°52'30"	62.500000
C61	75.70	87.50	69°52'30"	62.500000
C62	75.70	87.50	69°52'30"	62.500000
C63	75.70	87.50	69°52'30"	62.500000
C64	75.70	87.50	69°52'30"	62.500000
C65	75.70	87.50	69°52'30"	62.500000
C66	75.70	87.50	69°52'30"	62.500000
C67	75.70	87.50	69°52'30"	62.500000
C68	75.70	87.50	69°52'30"	62.500000
C69	75.70	87.50	69°52'30"	62.500000
C70	75.70	87.50	69°52'30"	62.500000
C71	75.70	87.50	69°52'30"	62.500000
C72	75.70	87.50	69°52'30"	62.500000
C73	75.70	87.50	69°52'30"	62.500000
C74	75.70	87.50	69°52'30"	62.500000
C75	75.70	87.50	69°52'30"	62.500000
C76	75.70	87.50	69°52'30"	62.500000
C77	75.70	87.50	69°52'30"	62.500000
C78	75.70	87.50	69°52'30"	62.500000
C79	75.70	87.50	69°52'30"	62.500000
C80	75.70	87.50	69°52'30"	62.500000
C81	75.70	87.50	69°52'30"	62.500000
C82	75.70	87.50	69°52'30"	62.500000
C83	75.70	87.50	69°52'30"	62.500000
C84	75.70	87.50	69°52'30"	62.500000
C85	75.70	87.50	69°52'30"	62.500000
C86	75.70	87.50	69°52'30"	62.500000
C87	75.70	87.50	69°52'30"	62.500000
C88	75.70	87.50	69°52'30"	62.500000
C89	75.70	87.50	69°52'30"	62.500000
C90	75.70	87.50	69°52'30"	62.500000
C91	75.70	87.50	69°52'30"	62.500000
C92	75.70	87.50	69°52'30"	62.500000
C93	75.70	87.50	69°52'30"	62.500000
C94	75.70	87.50	69°52'30"	62.500000
C95	75.70	87.50	69°52'30"	62.500000
C96	75.70	87.50	69°52'30"	62.500000
C97	75.70	87.50	69°52'30"	62.500000
C98	75.70	87.50	69°52'30"	62.500000
C99	75.70	87.50	69°52'30"	62.500000
C100	75.70	87.50	69°52'30"	62.500000

SEE SHEET 3 OF 5
FOR TRACT DESIGNATIONS
SEE SHEET 2 OF 5 FOR LEGEND
SEE SHEET 3 OF 5 FOR KEY MAP

SHEET 5 of 5

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CERTIFICATE OF AUTHORIZATION NO. L12419



New Port – Tampa Bay Community Development District

Discussion Regarding Installation of Railing



New Port – Tampa Bay Community Development District

**Discussion Regarding CDD/Master
Association Expenses Covered by Tower 1
for past 42 months and corrective Measures
going forward**



New Port – Tampa Bay Community Development District

**Discussion Regarding Speeding / Parking /
Towing Violations on CDD Property**



New Port – Tampa Bay Community Development District

Other Matters