

WATERS EDGE TWO

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 20 AND 29,
TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 52 PAGE 86

CERTIFICATE OF TITLE

STATE OF FLORIDA

COUNTY OF PINELLIS

I, VICTOR CASTONGUAY, OF FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. ADDITIONALLY, I CERTIFY THAT THERE ARE NO LEINS AND OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID "PLAT" AND THAT THE TAXES FOR THE YEAR 2004 HAVE BEEN PAID.

THIS THE 13 DAY OF DECEMBER, 2004

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: Victor Castonguay
VICTOR CASTONGUAY, TITLE MANAGER

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 14th DAY OF DECEMBER, 2005, IN PLAT BOOK 52, PAGES 85 THROUGH 109.

CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 14th DAY OF DECEMBER, 2005, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

NOTES:

- THE LANDS AS DESCRIBED HEREON AND BEING REFERRED TO AS "WATERS EDGE TWO" ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WATERS EDGE, AS RECORDED IN OFFICIAL RECORDS BOOK 6053, PAGES 1450 THROUGH 1536, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, WHICH PROVIDES FOR CERTAIN COVENANTS, RESTRICTIONS AND CONDITIONS AFFECTING THE SUBDIVISION PROPERTY OF WATERS EDGE ONE.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 20 TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AS BEING N01°10'01"E.
- ALL SIDE LOT LINES ARE RADIAL TO THE FRONT AND/OR REAR LOT LINE, UNLESS NOTED BY (NR) WHICH INDICATES A SIDE LOT LINE BEING NON-RADIAL.
- ALL LOTS SHALL HAVE A 5.00' DRAINAGE EASEMENT ON ALL SIDE LOT LINES, UNLESS NOTED OTHERWISE ON THE MAP OF PLAT.
- 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.
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-1990 RE-ADJUSTMENT) AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETTIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETTIC CONTROL COMMITTEE DATED SEPTEMBER 1984.
- ALL WETLAND JURISDICTIONAL LINES SHOWN ON MAP OF PLAT ARE THE MOST LANDWARD EXTENT OF EITHER ARMY CORPS OF ENGINEERS OR SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT JURISDICTIONAL LINES.
- NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK FENCES ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.
- ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THIS PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED OR MAINTAINED BY PASCO COUNTY.
- PERMANENT CONTROL POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE IMPRINTED "PCP LB 6707". LOT/TRACT CORNERS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE IMPRINTED "FDC LB 6707".
- THE WATERS EDGE MASTER ASSOCIATION, INC. SHALL MAINTAIN THOSE PORTIONS OF TRACT G-2 DESIGNATED AS A WILDLIFE CORRIDOR PURSUANT TO THE PASCO COUNTY DEVELOPMENT REVIEW COMMITTEE CONDITIONS (DRO4-820) AND AS SET FORTH IN THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6152, PAGE 144 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

CONSERVATION EASEMENT 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 (SWFMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE ARMY CORPS OF ENGINEERS (ACOE) PERMIT.



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Boulevard, New Port Richey, FL 34655
Tel: (727) 849-7588 - Fax: (727) 848-3648
Certificate of Authorization Number: LB 6707, State of Florida
OCTOBER, 2004 508-81

SURVEYOR AND MAPPER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT 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; HOWEVER, SHOULD THE UNDERSIGNED SURVEYOR OR FLORIDA DESIGN CONSULTANTS, INC. NO LONGER BE IN PRACTICE OR NOT AVAILABLE DUE TO RELOCATION, OR SHOULD THE CONTRACTUAL RELATIONSHIP WITH THE OWNER TERMINATE, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO CONTRACT WITH A PROFESSIONAL SURVEYOR AND MAPPER OR LEGAL ENTITY IN GOOD STANDING TO PLACE THE P.C.P.'S AND LOT CORNERS WITHIN THE TIME ALLOTTED.

SIGNED AND SEALED THIS 13th DAY OF DECEMBER, 2004.

DAVID WILLIAM MCDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5840
STATE OF FLORIDA

FLORIDA DESIGN CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION, LB 6707
3030 STARKEY BOULEVARD
NEW PORT RICHEY, FLORIDA

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177, PART 1, OF THE FLORIDA STATUTES ON THIS 14th DAY OF DECEMBER, 2004.

Hardaway Singh (SIGNATURE)

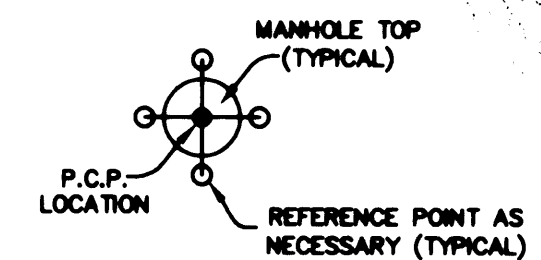
HARDHAWAR SINGH (PRINT NAME)

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER 14576

LEGEND

- (C) = CALCULATED
- CCR = CERTIFIED CORNER RECORD
- COR = CORNER
- (F) = FIELD
- FDC = FLORIDA DESIGN CONSULTANTS
- FCM = FOUND CONCRETE MONUMENT
- ESMT = EASEMENT
- N/F = NOT FOUND
- NGS = NATIONAL GEODETTIC SURVEY
- NR = NON-RADIAL
- O/A = OVERALL
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT (OR P.C.P.)
- PCP(S) = PAGE(S)
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT
- SCM = SET CONCRETE MONUMENT
- SEC = SECTION
- TYP = TYPICAL
- W/ = WITH

- DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PERMANENT CONTROL POINT (PCP) IMPRINTED "PCP LB 6707" (SEE PLAT NOTES 11)
- DENOTES MONUMENT IMPRINTED "PCP LB 6707" (SEE PLAT NOTES 11)



P.C.P. REFERENCE DIAGRAM

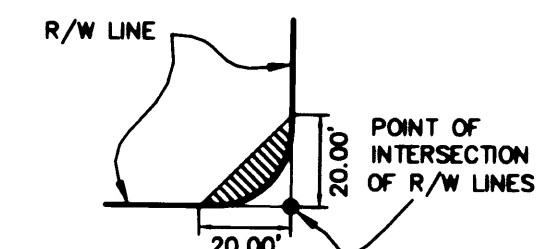
(NOT TO SCALE)

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. IS OBSTRUCTED AND IT CAN NOT BE SET, FOUR (4) REFERENCE POINTS ESTABLISH TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.

TYPICAL CLEAR SIGHT TRIANGLE

NOT TO SCALE

NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



TRACT DESIGNATION TABLE	
TRACT	DESIGNATION
TRACT F	DRAINAGE, ACCESS, WETLAND BUFFER, CONSERVATION EASEMENT AND RECREATION AREAS
TRACT G-2	DRAINAGE, ACCESS, WETLAND BUFFER, WILDLIFE CORRIDOR, UTILITY AND CONSERVATION EASEMENT AREAS
TRACT H-2	DRAINAGE, ACCESS, WETLAND BUFFER, UTILITY AND CONSERVATION EASEMENT AREAS
TRACT J	PRIVATE ROADWAY, DRAINAGE, INGRESS/EGRESS, UTILITY, PASCO COUNTY WATER MAIN AND SANITARY SEWER EASEMENT
TRACT K	DRAINAGE, ACCESS, WETLAND BUFFER, UTILITY AND CONSERVATION EASEMENT AREAS
TRACT L	DRAINAGE, ACCESS, WETLAND BUFFER, UTILITY AND CONSERVATION EASEMENT AREAS
TRACT M	DRAINAGE, ACCESS, WETLAND BUFFER, UTILITY AND CONSERVATION EASEMENT AREAS
TRACT PS-1	SANITARY SEWER PUMP STATION
TRACT PS-4B	SANITARY SEWER PUMP STATION
TRACT P-1	PARK, DRAINAGE, ACCESS AND UTILITY EASEMENT AREAS
TRACT P-3	PARK, DRAINAGE, ACCESS AND UTILITY EASEMENT AREAS
TRACT R	DRAINAGE AND ACCESS EASEMENT AREAS

SHEET 2 OF 25

WATERS EDGE TWO