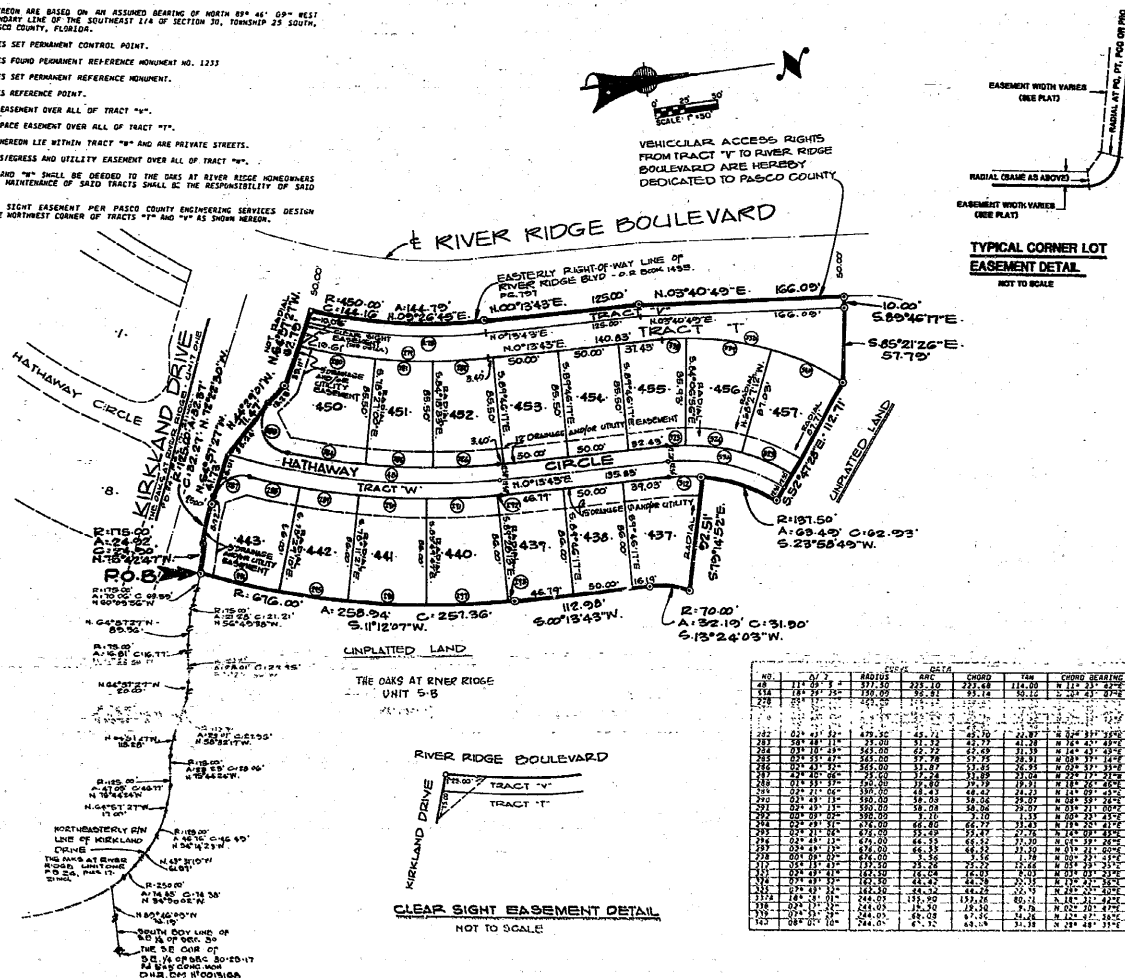


THE OAKS AT RIVER RIDGE UNIT FIVE-A

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

NOTES

1. EASEMENTS ARE SHOWN THUS  AND THUS  AND ARE FOR DRAINAGE AND/OR UTILITIES, UNLESS SHOWN OTHERWISE.
2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89° 46' 09" WEST FOR THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.
3.  INDICATES SET PERMANENT CONTROL POINT.
4.  INDICATES FOUND PERMANENT REFERENCE MONUMENT NO. 1233.
5.  INDICATES SET PERMANENT REFERENCE MONUMENT.
6.  INDICATES REFERENCE POINT.
7. THERE IS A BUFFER EASEMENT OVER ALL OF TRACT "V".
8. THERE IS AN OPEN SPACE EASEMENT OVER ALL OF TRACT "Y".
9. ALL STREETS SHOWN HEREON LIE WITHIN TRACT "B" AND ARE PRIVATE STREETS.
10. THERE IS AN INGRESS/EGRESS AND UTILITY EASEMENT OVER ALL OF TRACT "B".
11. TRACTS "B", "Y" AND "W" SHALL BE DEDED TO THE DKS AT RIVER RIDGE HOMEOWNERS ASSOCIATION, INC. MAINTENANCE OF SAID TRACTS SHALL BE THE RESPONSIBILITY OF SAID ASSOCIATION.
12. THERE IS A CLEAR SIGHT EASEMENT PER PASCO COUNTY ENGINEERING SERVICES DESIGN DETAIL 5-2.1 AT THE NORTHWEST CORNER OF TRACTS "Y" AND "W" AS SHOWN HEREON.



SHEET 2 OF 2

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