

PINE RIDGE AT SUGAR CREEK PHASE 1

BEING A SUBDIVISION OF LAND LYING WITHIN SECTIONS 3 AND 10, TOWNSHIP 25 SOUTH,
RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 51 PAGE 42

CERTIFICATE OF TITLE

STATE OF FLORIDA)
)SS:
COUNTY OF HILLSBOROUGH)

I, ADAM L. HELLING, OF PARAMOUNT TITLE CORPORATION, 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 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 2003 HAVE BEEN PAID.

THIS THE 1st DAY OF September, 2004

PARAMOUNT TITLE CORPORATION

BY: Adam L. Helling
ADAM L. HELLING
(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 1 DAY OF November, 2004, IN PLAT BOOK 51, PAGES 41 THROUGH 52.

John D. Helling
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 26 DAY OF OCTOBER, 2004, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

David A. Helling
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

NOTES:

- ALL LOTS SHALL HAVE A 5.00' DRAINAGE EASEMENT ON ALL SIDE LOT LINES, UNLESS NOTED OTHERWISE ON THE MAP OF PLAT.
 - THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AS BEING S00°26'50"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.
 - TRACTS B1, B3, B4, B5, B6 AND TRACT P2 ALL CONTAIN MULTIPLE USES, AND ARE LISTED AS FOLLOWS:
 - TRACT B1 CONTAINS DRAINAGE EASEMENTS, ACCESS EASEMENTS, CONSERVATION EASEMENTS AND WETLAND BUFFER AREAS.
 - TRACT B3 AND B4 CONTAIN DRAINAGE EASEMENTS, ACCESS EASEMENTS, CONSERVATION EASEMENTS, UTILITY EASEMENTS AND WETLAND BUFFER AREAS.
 - TRACT B5 CONTAINS DRAINAGE EASEMENTS, ACCESS EASEMENTS, UTILITY EASEMENTS AND LANDSCAPE BUFFER EASEMENTS.
 - TRACT B6 CONTAINS DRAINAGE EASEMENTS, ACCESS EASEMENTS AND UTILITY EASEMENTS.
 - TRACT P2 IS A NEIGHBORHOOD PARK AREA, WHICH CONTAINS A CONSERVATION EASEMENT, DRAINAGE EASEMENT, ACCESS EASEMENT AND WETLAND BUFFER.
- SAID TRACTS SHALL BE CONVEYED TO THE PINE RIDGE AT SUGAR CREEK HOMEOWNERS ASSOCIATION, INC. AND SHALL BE MAINTAINED BY SAID HOMEOWNER'S ASSOCIATION.
- TRACT A IS HEREBY DESIGNATED AS INGRESS AND EGRESS TRACT, FOR THE USE AND BENEFIT OF THE RESIDENTS OF PINE RIDGE AT SUGAR CREEK PHASE 1 AND THEIR ASSIGNS. SAID TRACTS SHALL BE CONVEYED TO THE PINE RIDGE AT SUGAR CREEK HOMEOWNERS ASSOCIATION, INC. THERE IS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND/OR DRAINAGE FACILITIES OVER ALL OF TRACT A, UNLESS OTHERWISE NOTED.
 - 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 GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984.
 - ALL WETLAND JURISDICTIONAL LINES SHOWN ON MAP OF PLAT ARE THE MOST LAND WARD EXTENT OF EITHER ARMY CORPS OF ENGINEERS (ACOE) OR SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) JURISDICTIONAL LINES.

SURVEYOR AND MAPPER'S CERTIFICATE

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.

SIGNED AND SEALED THIS 20th DAY OF August, 2004.

FLORIDA DESIGN CONSULTANTS, INC.
3030 STARKEY BOULEVARD
NEW PORT RICHEY, FLORIDA

Mark L. Lapham
MARK L. LAPHAM
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6106

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 11th DAY OF OCT, 2004.

Hardowar Singh (SIGNATURE)
HARDOWAR SINGH (PRINT NAME)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER 42872

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 (SWFWMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

LEGEND

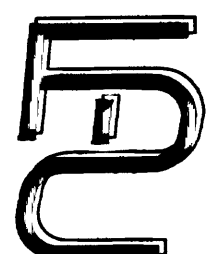
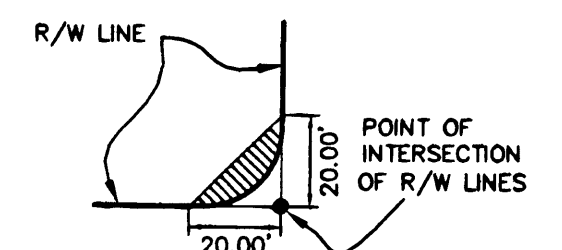
CHD	=	CHORD
RAD	=	RADIUS
COR	=	CORNER
BNDY	=	BOUNDARY
PB	=	PLAT BOOK
R/W	=	RIGHT-OF-WAY
Δ	=	CENTRAL ANGLE
LB	=	CORPORATE CERTIFICATION NUMBER
AE	=	ACCESS EASEMENT
LBE	=	LANDSCAPE BUFFER EASEMENT
UE	=	UTILITY EASEMENT
BE	=	BUFFER EASEMENT
POB	=	POINT OF BEGINNING
DE	=	DRAINAGE EASEMENT
CE	=	WETLAND CONSERVATION EASEMENT
IE	=	INGRESS/EGRESS EASEMENT
OR	=	OFFICIAL RECORD BOOK
PG(S)	=	PAGE(S)
FCM	=	FOUND CONCRETE MONUMENT
PRM	=	PERMANENT REFERENCE MONUMENT
FDOT	=	FLORIDA DEPARTMENT OF TRANSPORTATION
POL	=	POINT ON LINE
PCP	=	PERMANENT CONTROL POINT

LEGEND

ACOE	=	U.S. ARMY CORPS OF ENGINEERS
FDC	=	FLORIDA DESIGN CONSULTANTS
SWFWMD	=	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
(NR)	=	NON-RADIAL
O/A	=	OVERALL
SLY	=	SOUTHERLY
WLY	=	WESTERLY
ELY	=	EASTERLY
NLY	=	NORTHERLY
GPS	=	GLOBAL POSITIONING SYSTEM
SCM	=	SET 4"x4" CONCRETE MONUMENT "PRM LB6707"
■	=	SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
●	=	PERMANENT CONTROL POINT (PCP), SET NAIL AND DISK LB#6707
○	=	LOT OR TRACT CORNER, SET IRON ROD 5/8" LB#6707
□	=	FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)

TYPICAL CLEAR SIGHT TRIANGLE

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



FLORIDA DESIGN CONSULTANTS, INC.

ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

3030 Starkey Boulevard, New Port Richey, FL 34655

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Certificate of Authorization: LB 6707

State of Florida

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.

SHEET 2 OF 12

PINE RIDGE AT SUGAR CREEK PHASE 1