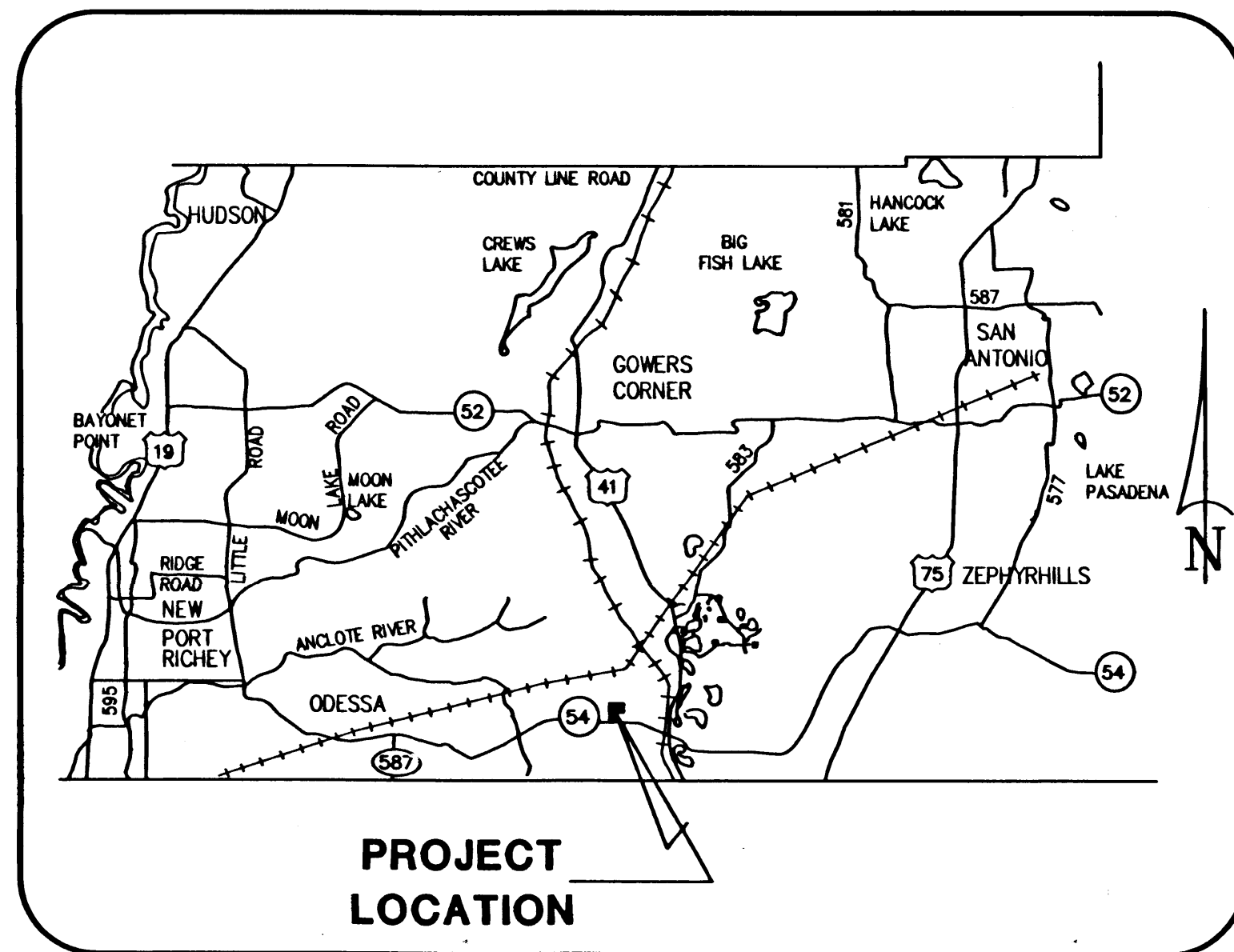


STONEGATE PHASE 1

BEING A PARCEL OF LAND LYING WITHIN

SECTIONS 23 AND 26, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK: 56 PAGE: 42



LOCATION MAP
N.T.S.

SURVEYOR'S NOTES

- The "10.00' Utility Easement" across the front of all lots is for the operation and maintenance, but not limited to, electric, telephone, cable television, water and sanitary structures, lines and fittings contained therein.
- Bearings shown hereon reflect grid bearings in the state of Florida plane coordinate system (North American datum of 1983 - adjustment of 1990) based on GPS observations originating from and adjusted to national geodetic survey control stations "Inspect" and "Z18-062" in their positions as published by the national geodetic survey. The West line of Section 26, Township 26 South, Range 18 East may be considered as a local line of reference having a grid bearing of N00°35'16"E as derived from said GPS observations.
- A 1/2 inch by 18 inch iron rod with cap, "King" LB #2610 will be set at each lot corner, points of intersection and changes of direction of lines within the subdivision as required by Chapter 177, Part I of the Florida Statutes within the time allotted in S.177.091(8)(9).
- The 25.00' SWFMD SETBACK line is measured perpendicular or radial, as depicted, from the SWFMD WETLAND LINE.
- The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network 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 Committee dated September 1984 or latest edition.

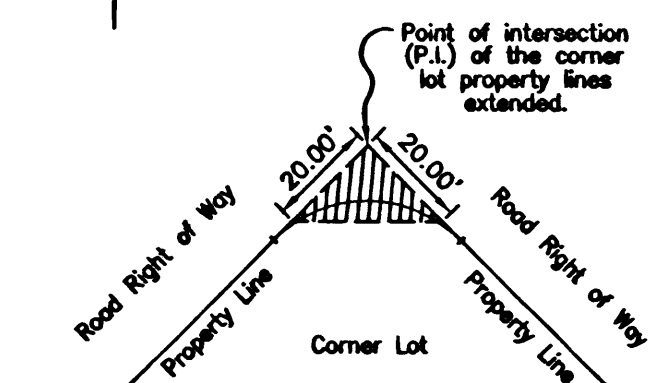
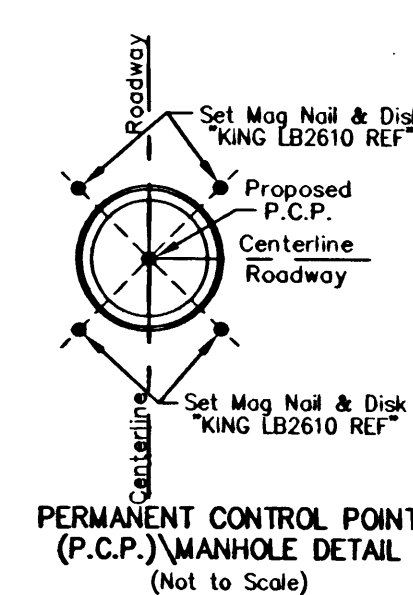
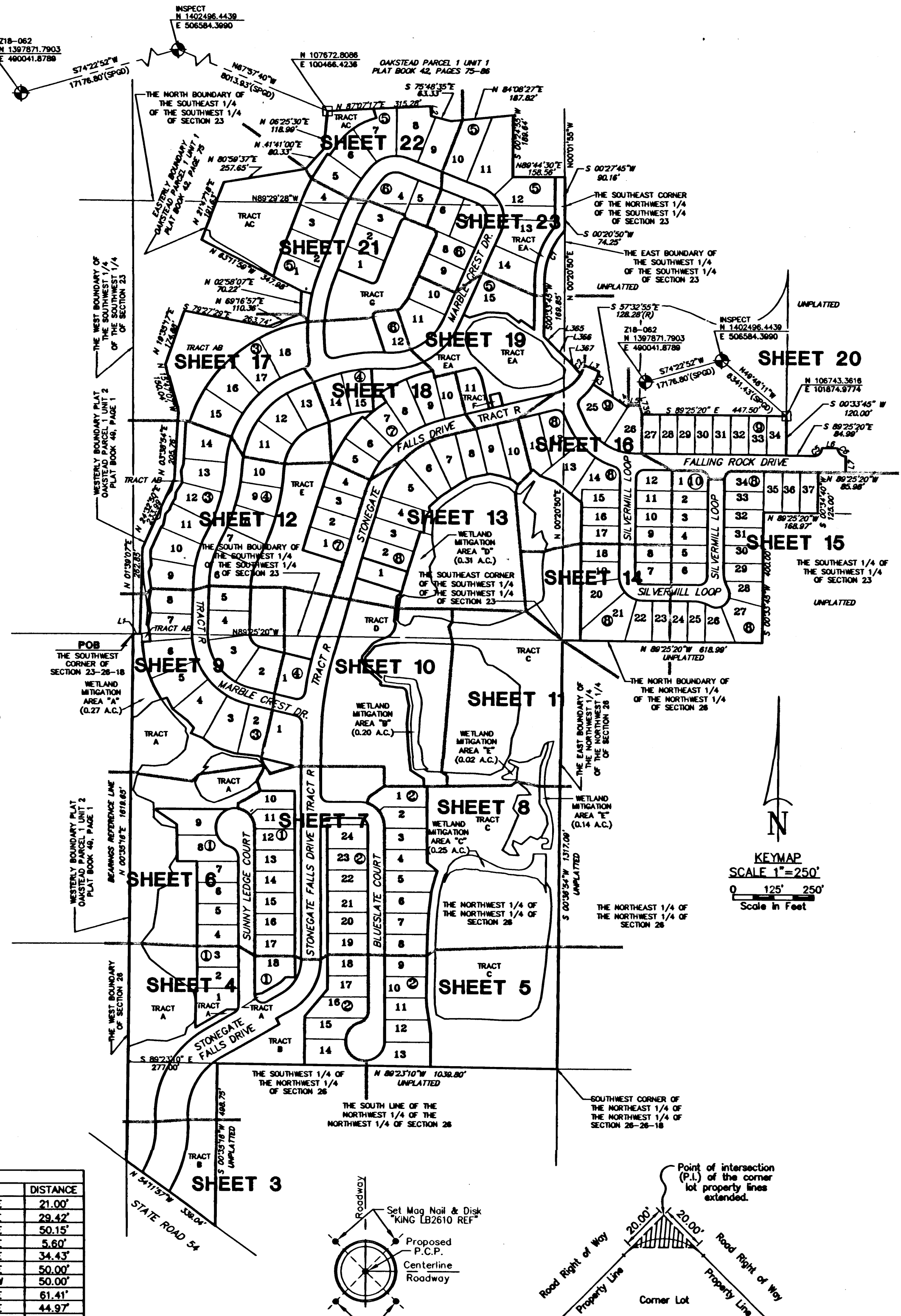
LEGEND

- (O/A) INDICATES OVERALL
 POB INDICATES POINT OF BEGINNING
 CST INDICATES CLEAR SIGHT TRIANGLE
 TYP INDICATES TYPICAL
 CL INDICATES CENTERLINE
 ===== INDICATES EASEMENTS, SIZE AND TYPE AS NOTED
 LE INDICATES LANDSCAPE EASEMENT
 I/E INDICATES INGRESS/EGRESS EASEMENT
 D&I/E INDICATES DRAINAGE & INGRESS/EGRESS EASEMENT
 U&I/E INDICATES UTILITY & INGRESS/EGRESS EASEMENT
 S.W.F.W.M.D. INDICATES SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 UD&I/E INDICATES UTILITY AND DRAINAGE & INGRESS/EGRESS EASEMENT
 UD&I/E INDICATES UTILITY, DRAINAGE AND LANDSCAPE & INGRESS/EGRESS AREA
 DL&I/E INDICATES DRAINAGE AND LANDSCAPE & INGRESS/EGRESS AREA
 WE INDICATES WALL EASEMENT
 UE INDICATES UTILITY EASEMENT
 DE INDICATES DRAINAGE EASEMENT
 □ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) LB 2610 (4"x4"x24" CONCRETE MONUMENT)
 ■ INDICATES EXISTING PERMANENT REFERENCE MONUMENT (P.R.M.) LB 2610 (4"x4"x24" CONCRETE MONUMENT) UNLESS OTHERWISE NOTED.
 ● INDICATES PERMANENT CONTROL POINT (P.C.P.) LB 2610 UNLESS OTHERWISE NOTED.
 (R) INDICATES RADIAL LINES
 (NR) INDICATES NON RADIAL LINES
 (X) INDICATES BLOCK NUMBER
 D&ME INDICATES DRAINAGE AND MAINTENANCE EASEMENT
 SSE INDICATES SANITARY SEWER EASEMENT
 SE INDICATES SIGN EASEMENT
 RTL INDICATES REFERENCE TIE LINE
 (NB) INDICATES NATURAL BUFFER USAGE
 N XXXXXX.XXXX
 E XXXXXX.XXXX INDICATES COORDINATES VALUES
 SPGD INDICATES STATE PLANE GRID DISTANCE

LINE	BEARING	DISTANCE
L1	S89°25'20"E	21.00'
L2	S02°27'19"E	29.42'
L3	S68°00'20"E	50.15'
L4	N33°42'16"E	5.60'
L5	S89°43'06"E	34.43'
L6	S89°24'24"E	50.00'
L7	S00°34'40"W	50.00'
L365	S44°44'09"E	61.41'
L366	S46°57'06"E	44.97'
L367	S42°11'50"E	54.17'
L739	S15°20'50"E	27.37'

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	42°49'17"	230.00'	171.90'	167.92'	90.19'	S21°58'23"W
C2	13°32'28"	125.00'	29.54'	29.47'	14.84'	N23°28'44"E
C3	14°13'49"	175.00'	43.46'	43.35'	21.84'	S25°20'11"W
C5	90°00'55"	25.00'	39.28'	35.36'	25.01'	N45°34'13"E
C6	89°59'05"	25.00'	39.26'	35.35'	24.99'	S44°25'47"E

NOTICE: 1. 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.



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted in such a manner as to impede vision within twenty (20) feet of the intersection of the road right-of-way lines in both directions.

CLEAR SIGHT TRIANGLE DETAIL
(Not to scale)