

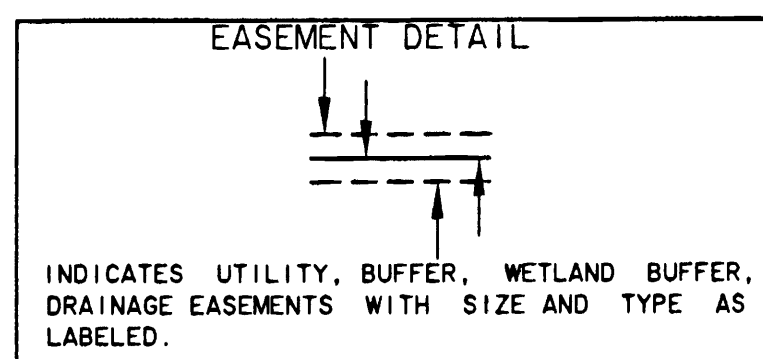
QUAIL RIDGE PARCEL G

PLAT BOOK 52 PAGE 56

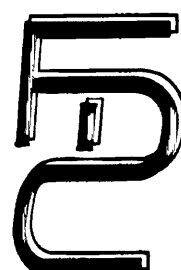
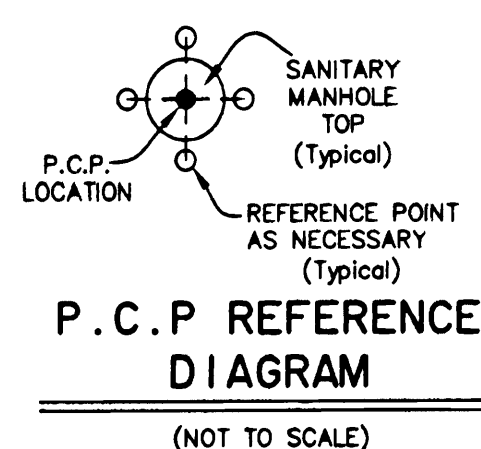
A PARCEL OF LAND BEING A PORTION OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST,
PASCO COUNTY, FLORIDA

NOTES:

1. 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.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AS BEING 500°01'14"E.
3. 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.
4. TRACTS A, B, C, D, E, F, AND G CONTAIN MULTIPLE LAND USES. THE SPECIFIC LAND USE DESIGNATION WITHIN THE VARIOUS TRACTS ARE DEFINED BY THE BOUNDARIES AND LABELING DELINEATED HEREON. SAID TRACTS SHALL BE CONVEYED TO THE QUAIL RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC. AND SHALL BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION.
5. NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK FENCES ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.
6. 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.
7. THAT THE LAND AS DESCRIBED HEREON AND BEING REFERRED TO AS QUAIL RIDGE PARCEL G IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE QUAIL RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 1771, PAGES 1421 THROUGH 1457, AND AMENDED IN OFFICIAL RECORDS BOOK 3517, PAGES 879 THROUGH 881, OFFICIAL RECORDS BOOK 5340, PAGES 760 THROUGH 761 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, WHICH PROVIDES FOR CERTAIN COVENANTS, RESTRICTIONS AND CONDITIONS AFFECTING THE SUBDIVISION PROPERTY OF QUAIL RIDGE PARCEL G. [THIS DOCUMENT APPEARS TO AFFECT THE ENTIRE SUBJECT PROPERTY]
8. THAT THE LAND AS DESCRIBED HEREON AND BEING REFERRED TO AS QUAIL RIDGE PARCEL G IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE QUAIL RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 1771, PAGES 1458 THROUGH 1481, AND AMENDED IN OFFICIAL RECORDS BOOK 1911, PAGES 0469 THROUGH 0473, OFFICIAL RECORDS BOOK 4436, PAGES 1579 THROUGH 1582 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, WHICH PROVIDES FOR CERTAIN COVENANTS, RESTRICTIONS AND CONDITIONS AFFECTING THE SUBDIVISION PROPERTY OF QUAIL RIDGE PARCEL G. [THIS DOCUMENT APPEARS TO AFFECT THE ENTIRE SUBJECT PROPERTY]
9. 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.
10. 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".



Note: in the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other utility structure and it can not be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



FLORIDA DESIGN CONSULTANTS, INC.

ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

3030 Starkey Blvd., New Port Richey FL 34655
Tel: (727) 849-7588 - Fax: (727) 848-3648

Certificate of Authorization Number: LB 6707
State of Florida

CERTIFICATE OF TITLE

STATE OF FLORIDA)
)SS:
COUNTY OF PASCO)

I, ROLAND D. WALLER, ATTORNEY AT LAW, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND 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 LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT TAXES FOR THE YEAR 2003 HAVE BEEN PAID.

THIS THE 7 DAY OF DEC, 2004 A.D.

BY Roland D. Waller
ROLAND D. WALLER
ATTORNEY AT LAW

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 JAN, 2005 IN PLAT BOOK 52, PAGES 55 THROUGH 57.

[Signature]
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

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

[Signature]
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

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; 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. & AND LOT CORNERS WITHIN THE TIME ALLOTTED.

SIGNED AND SEALED THIS 7TH DAY OF DECEMBER, 2004.

[Signature]
DAVID WILLIAM MCDONALD
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5840
STATE OF FLORIDA

FLORIDA DESIGN CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION NUMBER, LB 6707
3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177, PART 1, OF THE FLORIDA STATUTES ON THIS 16th DAY OF DECEMBER, 2004.

[Signature] (SIGNATURE)

HARDYMAN SIKEN (PRINT NAME)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #4575

LEGEND

SWFWD	=	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT	CHD	=	CHORD
CL	=	CENTERLINE	RAD	=	RADIUS
(NR)	=	NON-RADIAL	COR	=	CORNER
O/A	=	OVERALL	BNDY	=	BOUNDARY
SLY	=	SOUTHERLY	PB	=	PLAT BOOK
WLY	=	WESTERLY	R/W	=	RIGHT-OF-WAY
ELY	=	EASTERLY	Δ	=	CENTRAL ANGLE
NLY	=	NORTHERLY	LB	=	CORPORATE CERTIFICATION NUMBER
GPS	=	GLOBAL POSITIONING SYSTEM	LBE	=	LANDSCAPE BUFFER EASEMENT
SCM	=	SET 4"x4" CONCRETE MONUMENT	UE	=	UTILITY EASEMENT
	=	"PRM LB6707"	POB	=	POINT OF BEGINNING
■	=	SET 4"x4" CONCRETE MONUMENT	DE	=	DRAINAGE EASEMENT
	=	"PRM LB6707" (UNLESS OTHERWISE NOTED)	CE	=	CONSERVATION EASEMENT
□	=	FOUND 4"x4" CONCRETE MONUMENT	IE	=	INGRESS/EGRESS EASEMENT
	=	"PRM LB6707" (UNLESS OTHERWISE NOTED)	ORB	=	OFFICIAL RECORD BOOK
●	=	PERMANENT CONTROL POINT (PCP)	PG(S)	=	PAGE(S)
	=	IMPRINTED "PCP LB 6707" (SEE PLAT NOTES 10)	FCM	=	FOUND CONCRETE MONUMENT
○	=	MONUMENT IMPRINTED	PRM	=	PERMANENT REFERENCE MONUMENT
	=	"FDC LB 6707" (SEE PLAT NOTES 10)	ACOE	=	U.S. ARMY CORPS OF ENGINEERS
FDOT	=	FLORIDA DEPARTMENT OF TRANSPORTATION	POL	=	POINT ON LINE
PCP	=	PERMANENT CONTROL POINT	POC	=	POINT OF COMMENCEMENT
SEC	=	SECTION	ESMT	=	EASEMENT
CCR	=	CERTIFIED CORNER RECORD	AE	=	ACCESS EASEMENT

SHEET 2 OF 4

QUAIL RIDGE PARCEL G