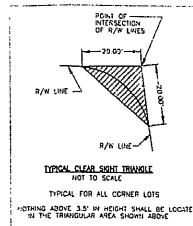
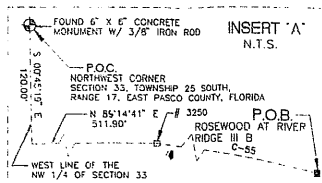


# ROSEWOOD AT RIVER RIDGE PHASE III B

A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



## NOTES

- EASEMENTS ARE SHOWN ----- OR -----  
ALL FRONT LOT LINES SHALL HAVE A 10 FOOT EASEMENT FOR THE PURPOSE OF DRAINAGE AND OR UTILITIES AND ALL SIDE LOT LINES SHALL HAVE A 5 FOOT EASEMENT EACH SIDE OF LOT LINE FOR THE PURPOSE OF DRAINAGE AND OR UTILITIES UNLESS SHOWN OTHERWISE.
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (HACN 1983-1990 RE-ADJUSTMENT) AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984.
- 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 GRAPHICAL OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## NOTE:

TRACT "A"	IS HEREBY DESIGNATED AS A BUFFER AND UTILITY EASEMENT; SAID TRACT SHALL BE CONVEYED TO A HOME OWNERS ASSOCIATION AND SHALL BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION.
TRACT "B"	IS HEREBY DESIGNATED AS A DRAINAGE EASEMENT; SAID TRACT SHALL BE CONVEYED TO A HOME OWNERS ASSOCIATION AND SHALL BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION.
TRACT "C"	IS HEREBY DESIGNATED AS A CONSERVATION EASEMENT; SAID TRACT SHALL BE CONVEYED TO A HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION.

## LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.C.P. = PERMANENT REFERENCE POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C. = POINT OF CURVE
- P.T. = POINT OF TANGENT
- C-2 = CURVE TABLE NUMBER
- L-2 = LINE TABLE NUMBER
- (R) = RADIAL LINE
- (NR) = NOT RADIAL LINE
- = 4" X 4" CONCRETE MONUMENT(P.R.M.) (SET PLS 4934)
- = 4" X 4" CONCRETE MONUMENT(P.R.M.) (FOUND #3250)
- ⊙ = PK NAIL & DISK (P.C.P.)
- R/W = RIGHT-OF-WAY
- D.U.E. = DRAINAGE & OR UTILITY EASEMENT
- TYP. = TYPICAL
- = SET 1/2" IRON ROD WITH CAP P.L.S. 4934

DAVID K. PREVOY  
FLORIDA SURVEYOR AND MAPPER REGISTRATION No. 4934

**BAY LAND  
SURVEYING COMPANY**  
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**SHEET  
3 OF 3**