

KEY VISTA PHASE 3, PARCELS 12, 14 AND 16

A REPLAT OF A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 15 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68 THROUGH 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; ALSO, A SUBDIVISION OF A PORTION OF SAID SECTION 26.

NOTES:

1. EASEMENTS ARE SHOWN THUS ----- AND THUS ===== AND ARE FOR THE PURPOSE(S) SHOWN.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 15 EAST, PASCO COUNTY, FLORIDA, AS BEING S 89°45'50" 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 E4 AND E6 ARE HEREBY DESIGNATED AS INGRESS AND EGRESS TRACTS, FOR THE USE AND BENEFIT OF THE RESIDENTS OF KEY VISTA AND THEIR ASSIGNS. SAID TRACTS SHALL BE CONVEYED TO THE APPROPRIATE HOME OWNERS ASSOCIATION. THIS PLAT SHALL NOT CONSTITUTE, IN ANY WAY, A DEDICATION OF THESE TRACTS TO THE GENERAL PUBLIC FOR INGRESS AND EGRESS.

5. THERE IS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND/OR DRAINAGE FACILITIES OVER ALL OF TRACTS E3, E4 AND E6.

6. TRACTS K,P,R,S,W,X,Y, AND Z CONTAIN MULTIPLE LAND USES. THE SPECIFIC LAND USE DESIGNATION WITHIN THE VARIOUS TRACTS IS DEFINED BY THE BOUNDARIES AND LABELING DELINEATED HEREON.

7. 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.

8. NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK FENCES ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.

CONSERVATION EASEMENT NOTE

WITH THE INTENT OF RETAINING THE AREAS SHOWN HEREON AS CONSERVATION EASEMENTS IN AN ESSENTIALLY NATURAL CONDITION, AND PURSUANT TO CHAPTER 704.06, FLORIDA STATUTES, 1990, THE FOLLOWING ACTS AND ACTIVITIES ARE EXPRESSLY PROHIBITED WITHIN THE AREAS DESIGNATED HEREON AS CONSERVATION EASEMENTS IN THE ABSENCE OF A SPECIFIC PERMIT FROM PASCO COUNTY, FLORIDA.

- THE CONSTRUCTION OR PLACING OF ANY STRUCTURE OR MATERIALS ON OR ABOVE THE GROUND.
- THE CONSTRUCTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, MITIGATION AREAS, OR THE PLANTING OF VEGETATION.
- THE PLACEMENT OF ANY MATERIAL SUCH AS TRASH OR WASTE WHICH IS INCONSISTENT WITH THE INTENT OF THE CONSERVATION EASEMENT.
- THE PLACEMENT, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, INCLUDING MOWING AND THE USE OF PESTICIDES OR HERBICIDES.
- THE EXCAVATION OR REMOVAL OF MATERIAL.
- ANY ACTIVITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION.
- ANY USES OF THE CONSERVATION EASEMENT AREAS EXCEPT THOSE WHICH PERMIT THE CONSERVATION EASEMENT AREAS TO REMAIN IN AN ESSENTIALLY NATURAL CONDITION.

NOTHING IN THESE RESTRICTIONS SHALL PROHIBIT OR RESTRICT THE MAINTENANCE OF USES PERMITTED BY PASCO COUNTY, FLORIDA.

THE FOLLOWING RIGHTS ARE CONVEYED TO PASCO COUNTY BY THIS EASEMENT:

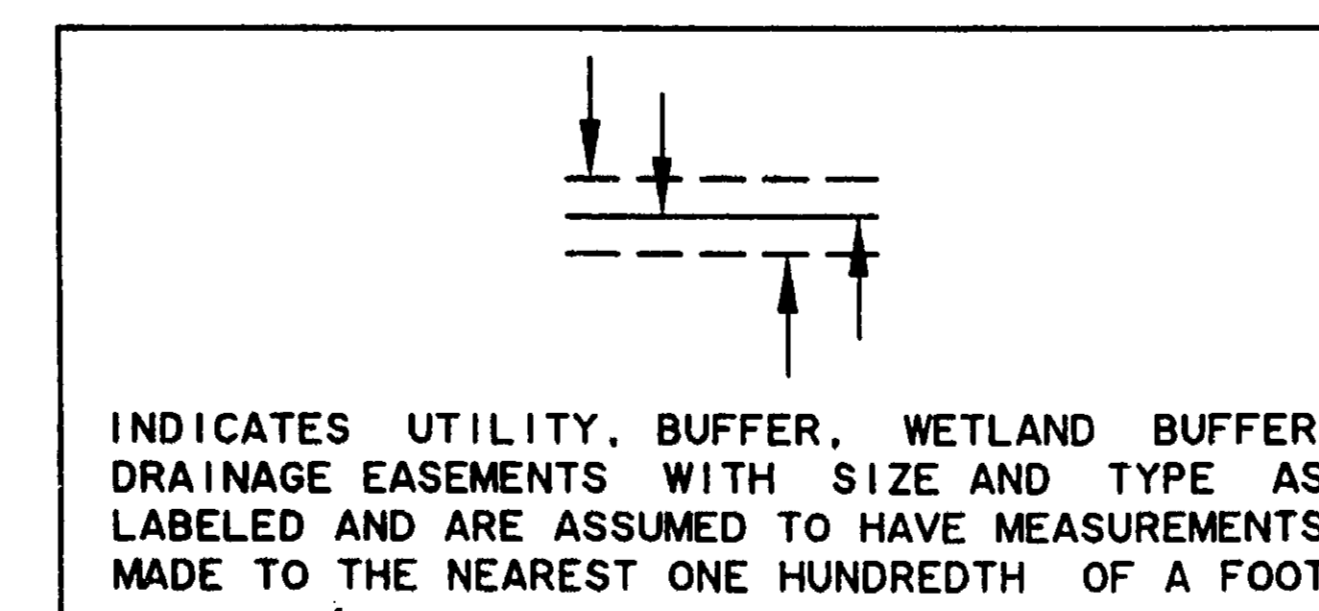
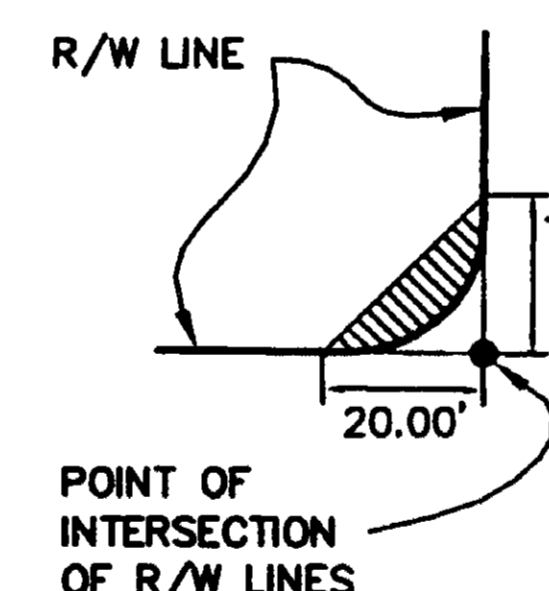
- (A) TO ENTER UPON THE PROPERTY AT REASONABLE TIMES TO ENFORCE THE RIGHTS HEREIN GRANTED UPON PRIOR NOTICE TO THE PROPERTY OWNER, ITS HEIRS, SUCCESSORS OR ASSIGNS AT THE TIME OF SUCH ENTRY.

LEGEND

- CHD = CHORD
- RAD = RADIUS
- COR = CORNER
- BNDY = BOUNDARY
- PB = PLAT BOOK
- R/W = RIGHT-OF-WAY
- Δ = CENTRAL ANGLE
- LBE = LANDSCAPE BUFFER EASEMENT
- UE = UTILITY EASEMENT
- POB = POINT OF BEGINNING
- DE = DRAINAGE EASEMENT
- OR = OFFICIAL RECORD BOOK
- CE = CONSERVATION EASEMENT
- FCM = FOUND CONCRETE MONUMENT
- PRM = PERMANENT REFERENCE MONUMENT
- I/E = INGRESS/EGRESS
- = 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
- ACOE = U.S. ARMY CORPS OF ENGINEERS
- SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TR = TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION TRACTS
- O/A = OVERALL
- SLY = SOUTHERLY
- WLY = WESTERLY
- ELY = EASTERLY
- NLY = NORTHERLY

TYPICAL CLEAR SIGHT TRIANGLE

NOT TO SCALE
TYPICAL FOR ALL CORNER LOTS
NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



CERTIFICATE OF TITLE

STATE OF FLORIDA) ss:
COUNTY OF PASCO)

I, VICTOR CASTONGUAY, AS TITLE OFFICER FOR FIRST AMERICAN TITLE INSURANCE COMPANY 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 2001 HAVE BEEN PAID.

THIS THE 12TH DAY OF February, 2002 A.D.

FIRST AMERICAN TITLE INSURANCE COMPANY
BY: Victor Castonguay
VICTOR CASTONGUAY
TITLE OFFICER

SURVEYOR AND MAPPER'S CERTIFICATE

I, GREGORY D. WHITE, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY ON THIS 07 DAY OF January, 2002, THE AFOREMENTIONED PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THAT THE PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNER MONUMENTATION HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

FLORIDA DESIGN CONSULTANTS, INC.
6321 GRAND BOULEVARD
NEW PORT RICHEY, FLORIDA

GREGORY D. WHITE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 4466

REVIEW OF PLAT BY REGISTERED SURVEYOR

VIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 28 DAY OF MARCH, 2002.

Nellie Mae Robinson (SIGNATURE)

NELLIE MAE ROBINSON (PRINT NAME)

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # 3392

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 16 DAY OF APRIL, 2002, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Chairman
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS

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 23 DAY OF APRIL, 2002, IN PLAT BOOK 43 PAGES 82 THROUGH 90.

Red Williams
CLERK OF THE CIRCUIT COURT

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
6321 Grand Boulevard, New Port Richey FL 34652
Tel. (727) 849-7588 - Fax. (727) 848-3648

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 9