

SEVEN OAKS PARCELS S-13A AND S-13B
SECTION 25, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **44** PAGE NO. **55**

NOTE:

- 1) The lands contained within this plat known as SEVEN OAKS PARCELS S-13A AND S-13B are subject to the conditions of the Declaration of Covenants, Conditions, and Restrictions for Seven Oaks (the "Declaration") as recorded in Official Record Book 4739, Page 788, Public Records of Pasco County, Florida.
- 2) The SB ASSOCIATES I LIMITED PARTNERSHIP, (the "Owner") intends to convey TRACT "A-5" (private street rights-of-way), along with TRACTS "B-8", "B-9", "B-10", "D-2", and "P-7" as shown and depicted hereon, and dedicate all Private Drainage Easements and Landscape Easements as shown and depicted hereon to the Seven Oaks Community Development District I (the "District"), and such lands are not dedicated to the public in general. It is the intention of the owner that the District, shall construct, operate, and maintain the roadway and drainage facilities and any related improvements along with the landscaping located within the Tracts and Easements previously mentioned in this paragraph.
- 3) A Trail System for the Seven Oaks Community may be located within TRACTS "D-2" and "B-10" in accordance with approved construction plans and associated permitting.

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.

INDICATES UTILITY, BUFFER, WETLAND BUFFER,
DRAINAGE EASEMENTS WITH SIZE AND TYPE AS
LABELED AND ARE ASSUMED TO HAVE
MEASUREMENTS MADE TO THE NEAREST
ONE HUNDREDTH OF A FOOT.

The coordinate values shown hereon are based on the Pasco County Primary Horizontal control Network and were established to Third Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.

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