



TRINITY OAKS SOUTH

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

NOTES:

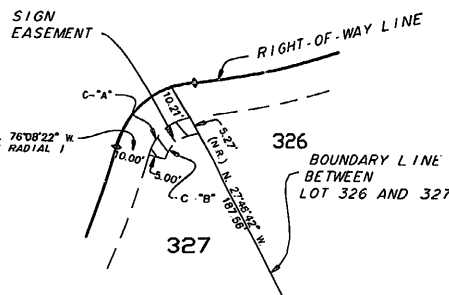
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°39'28" WEST FOR THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF TRINITY OAKS INCREMENT NORTH RECORDED IN PLAT BOOK 29, PAGES 63 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- LOT 241 AND LOT 280 DO NOT EXIST ON THIS PLAT.
- ALL SIDE LOT LINES ADJOINING CURVED RIGHTS-OF-WAY ARE RADIAL UNLESS NOTED BY INDI- CATING A NON-RADIAL LINE.
- TRACTS "S-01", "S-02", "S-03", "S-04", "S-05", "S-07", "S-08", "S-09", "S-10", "S-12", "S-13", "S-14", "S-15", "S-16", "S-17", "S-18", "S-19", "S-20", "S-21", "S-22", "S-23", "S-24", "S-25", "S-26", "S-28", "S-30", "S-31" AND "S-32" SHOWN HEREON, SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- TRACTS "S-11", "S-24", "S-25" AND "S-34", SHOWN HEREON, SHALL REMAIN IN THE OWNERSHIP OF ADAM SMITH ENTERPRISES, INC., ITS SUCCESSORS AND ASSIGNS.
- TRACT "S-33", SHOWN HEREON, SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION FOR PARK PURPOSES.
- TRACTS "S-05" AND "S-27" WILL BE OWNED BY THE HOMEOWNER'S ASSOCIATION, AND THE PUMPING STATIONS CONSTRUCTED THEREON WILL BE MAINTAINED BY ALOHA UTILITIES, INC.
- EASEMENTS ARE SHOWN THUS  AND THUS  AND ARE FOR DRAINAGE AND/OR UTILITIES UNLESS OTHERWISE SHOWN AND/OR NOTED HEREON.
- CONSERVATION AREAS, SHOWN HEREON, ARE RECORDED IN OFFICIAL RECORD BOOK 1775, PAGE 1413, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AS EASEMENTS GRANTED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION. THE OWNER, OF THE PROPERTY SHOWN HEREON, DOES NOT INTEND TO ASSIGN OR DEDICATE THESE EASEMENTS TO PASCO COUNTY.
- TRACTS "S-01", "S-02", "S-03", "S-07", "S-08", "S-09", "S-12", "S-13", "S-15", "S-17", "S-19", "S-21", "S-23", "S-26", "S-28", "S-30", "S-31", "S-32" AND "S-34", SHOWN HEREON, ARE DRAINAGE EASEMENTS TO PASCO COUNTY CREATED BY THIS PLAT.
- FIVE (5.00) FOOT BUFFER EASEMENTS ARE RESERVED ALONG THE REAR LINES OF LOTS 244, 245, 258, 259, A PORTION OF 260, 339, 400 AND A PORTION OF LOT 401, AS SHOWN AND DEPICTED HEREON. THESE BUFFER EASEMENTS ARE FOR THE CONSTRUCTION AND MAINTENANCE OF BUFFER WALLS AND/OR LANDSCAPED BUFFERS, AND SAID EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS AND THE HOMEOWNER'S ASSOCIATION. THE OWNER OF THE PROPERTY SHOWN HEREON, DOES NOT INTEND TO DEDICATE THESE BUFFER EASEMENTS TO PASCO COUNTY.
- TWO AND ONE HALF (2.50) FOOT BUFFER EASEMENTS ARE RESERVED ALONG THE REAR OF LOTS 212, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 242, 243, 261, 252, 253, 254, 255, 267, 268, 276, 277, 281, 301, 308, 309, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345. A PORTION OF 346, A PORTION OF 360, 361, A PORTION OF 363, 364, 365, 366, 367, A PORTION OF 368, 375, AND 376, AS SHOWN AND DEPICTED HEREON. THESE BUFFER EASEMENTS ARE FOR THE CONSTRUCTION AND MAINTENANCE OF BUFFER WALLS AND/OR LANDSCAPED BUFFERS, AND SAID EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS AND THE HOMEOWNER'S ASSOCIATION. THE OWNER OF THE PROPERTY SHOWN HEREON, DOES NOT INTEND TO DEDICATE THESE BUFFER EASEMENTS TO PASCO COUNTY.
- FIVE (5.00) FOOT BUFFER EASEMENTS ARE RESERVED ALONG PORTIONS OF LOTS 232, 330, 339, 359 AND 367, AS SHOWN AND DEPICTED HEREON. THESE BUFFER EASEMENTS ARE FOR THE CONSTRUCTION AND MAINTENANCE OF A BUFFER WALLS AND/OR LANDSCAPED BUFFERS, AND SAID EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS AND THE HOMEOWNER'S ASSOCIATION. THE OWNER OF THE PROPERTY SHOWN HEREON, DOES NOT INTEND TO DEDICATE THESE BUFFER EASEMENTS TO PASCO COUNTY.
- TWO AND ONE HALF (2.50) FOOT BUFFER EASEMENTS ARE RESERVED ALONG THE WESTERLY SIDE LOT LINE OF LOT 213, THE SOUTHERLY SIDE LOT LINE OF LOT 224, THE NORTHERLY SIDE LOT LINE OF LOT 223, THE EASTERLY SIDE LOT LINE OF LOT 269, THE NORTHERLY SIDE LOT LINE OF LOT 300, AND THE NORTHERLY SIDE LOT LINE OF LOT 374, AS SHOWN AND DEPICTED HEREON. THESE EASEMENTS ARE FOR THE CONSTRUCTION AND THE MAINTENANCE OF BUFFER WALLS AND/OR LANDSCAPED BUFFERS, AND SAID EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS AND THE HOMEOWNER'S ASSOCIATION. THE OWNER OF THIS PROPERTY SHOWN HEREON, DOES NOT INTEND TO DEDICATE THESE BUFFER EASEMENTS TO PASCO COUNTY.
- SIGN EASEMENTS ARE RESERVED ON A PORTION OF LOTS 205, 212, 218, 222, 233, 242, 247, 252, 269, 275, 276, 277, 301, 319, 327, 362, 365, 375, 386, 390, 404, 408, 409, TRACT "S-24", TRACT "S-25", AND TRACT "S-33" AS SHOWN AND DEPICTED HEREON. (SEE DETAILS ON SHEET 15 OF THIS PLAT) THESE SIGN EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS AND THE HOMEOWNER'S ASSOCIATION. THE OWNER OF THE PROPERTY SHOWN HEREON, DOES NOT INTEND TO DEDICATE THESE SIGN EASEMENTS TO PASCO COUNTY.
- BUFFER AND SIGN EASEMENTS SHOWN ON THIS PLAT ARE NOT REQUIRED BY EITHER THE PASCO COUNTY LAND DEVELOPMENT CODE OR FLORIDA STATUTES AND ARE NOT DEDICATED TO THE PUBLIC, PASCO COUNTY, OR ANY OTHER ENTITY BY THEIR DEPICTION ON THIS PLAT. THE APPROVAL OF THIS PLAT BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS SHALL NOT GRANT, VEST OR INFER ANY RIGHTS OR APPROVALS TO CONSTRUCT SIGN OR BUFFER IMPROVEMENTS. AT THE LOCATIONS SHOWN ON THIS PLAT, NOTHING HEREIN SHALL BE CONSTRUED AS TO PREVENT THE OWNER FROM MAKING APPLICATION TO PASCO COUNTY FOR PERMITS WHICH MAY BE NECESSARY TO CONSTRUCT IMPROVEMENTS AT THE LOCATIONS SHOWN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:

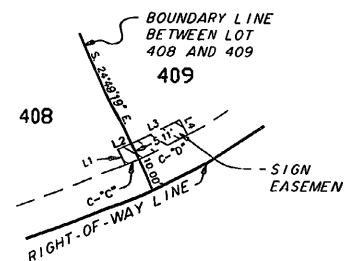
- △ = NOT SET
- = FOUND 5/8" IRON ROD AND CAP "LB 731"
- = FOUND 4" X 4" CONCRETE MONUMENT "PRM 4289"
- ⊕ = FOUND 4" X 4" CONCRETE MONUMENT "PRM 3588"
- ⊗ = SET 4" X 4" CONCRETE MONUMENT "PRM 4865"
- ⊙ = SET 5/8" IRON ROD AND CAP "LB 731"
- = PERMANENT CONTROL POINT

ABBREVIATIONS

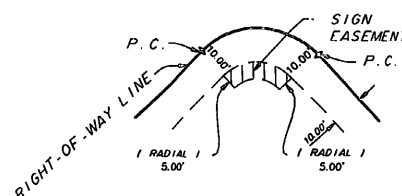
- Δ = CENTRAL ANGLE
- RAD. = RADIUS
- CHD. = CHORD
- DOC. = DOCUMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.O.B. = POINT OF BEGINNING
- C.M. = CONCRETE MONUMENT
- P.B. = PLAT BOOK
- P.S. = PAGES
- N.T.S. = NOT TO SCALE
- D.M.R. = DEPARTMENT OF NATURAL RESOURCES
- P.C. = POINT OF COMPOUND CURVE
- P.R.C. = POINT OF REVERSE CURVE
- P.T. = POINT OF TANGENT
- P.C. = POINT OF CURVE
- B.E. = BUFFER EASEMENT



SIGN EASEMENT DETAIL LOT 327
N.T.S.



SIGN EASEMENT DETAIL LOT 408 AND 409
N.T.S.



TYPICAL SIGN EASEMENT DETAIL FOR LOTS:
205, 212, 218, 222, 233, 242, 247, 252, 268, 275, 276, 277,
278, 301, 319, 362, 365, 375, 386, 390 AND 404.
N.T.S.

LINE NUMBER	LINE BEARING	LINE DISTANCE
L1	N. 24°02'08" W.	5.00'
L2	N. 63°57'13" E.	3.91'
L3	S. 28°33'26" E.	5.00'
L4	N. 63°57'13" E.	16.09'

CURVE NUMBER	CENTRAL ANGLE	CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-A	63°21'09"	15.00'	16.58'	15.75'	S. 45°32'12" W.
C-B	71°11'30"	10.00'	12.43'	11.64'	S. 49°27'23" W.
C-C	07°47'10"	280.00'	3.98'	3.98'	N. 63°34'17" E.
C-D	63°14'07"	280.00'	16.38'	16.37'	S. 63°33'38" W.