

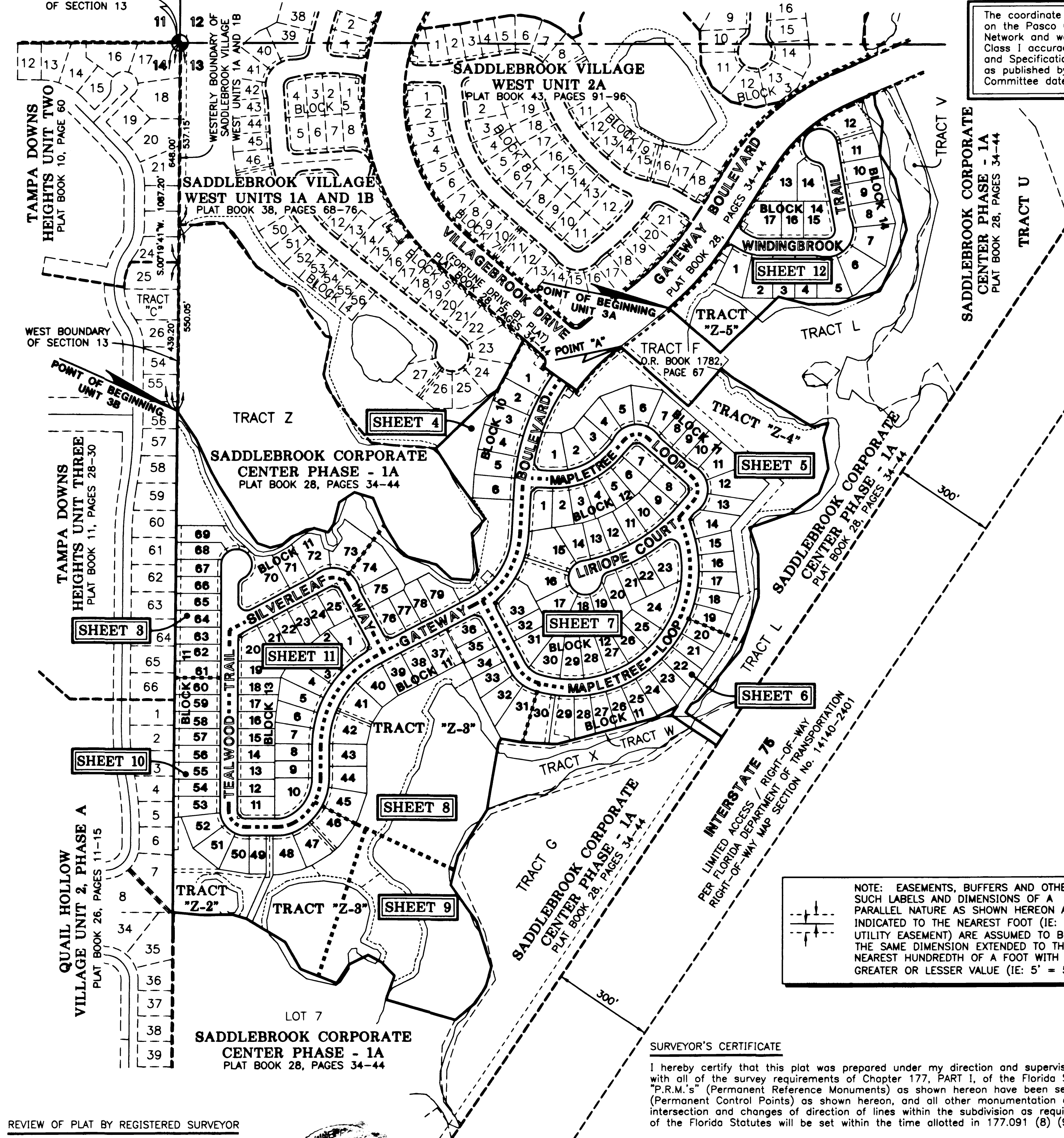
# SADDLEBROOK VILLAGE WEST UNITS 3A AND 3B

PLAT BOOK 46 PAGE NO. 75

A REPLAT OF ALL OF LOT 5, LOT 6, TRACT J, TRACT K AND TRACT Y AND A PORTION OF LOT 7 AND LOT 8, ACCORDING TO THE PLAT OF SADDLEBROOK CORPORATE CENTER PHASE-1A, PLAT BOOK 28, PAGES 34 THROUGH 44

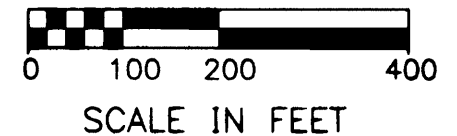
LYING IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

POINT OF COMMENCEMENT  
NORTHWEST CORNER  
OF SECTION 13



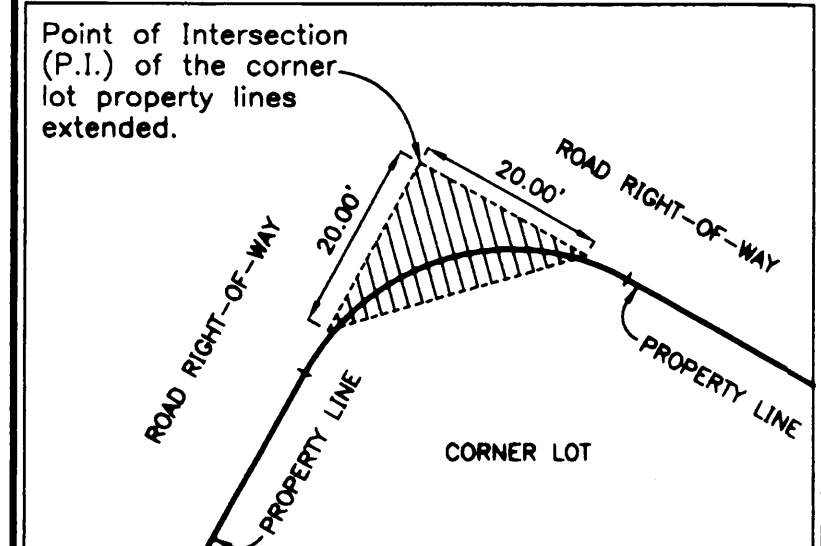
The coordinate values shown hereon are based on the Pasco County Primary Horizontal control Network and were established to Third Order Class 1 accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.

SCALE 1" = 200'



BASIS OF BEARINGS

The West boundary of Section 13, Township 26 South, Range 19 East, Pasco County, Florida, has a Grid bearing of S.00°19'41"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

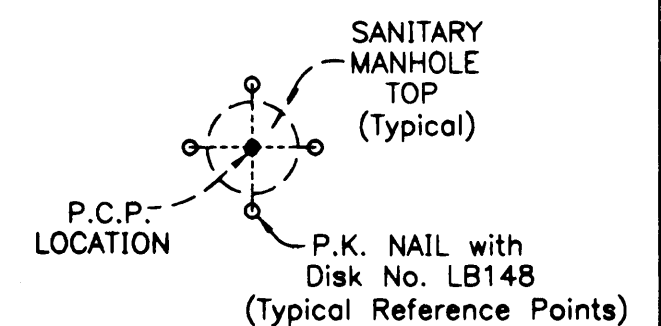


NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE FOR ALL CORNER LOTS.

Scale 1" = 20'

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 cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



P.C.P. REFERENCE DIAGRAM

(NOT TO SCALE)

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

## SURVEYOR'S CERTIFICATE

I hereby certify that this plat was prepared under my direction and supervision and that it complies with all of the survey requirements of Chapter 177, PART I, of the Florida Statutes, and that the "P.R.M.'s" (Permanent Reference Monuments) as shown hereon have been set, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9).

HEIDT & ASSOCIATES, INC., (LB148)  
2212 Swann Avenue  
Tampa, Florida 33606

Arthur W. Merritt, (LS4498)  
Florida Professional Surveyor and Mapper

May 8, 2003  
Date

## REVIEW OF PLAT BY REGISTERED SURVEYOR

Reviewed for compliance with Chapter 177 of the Florida Statutes on this the 13th day of JUNE 2003.

*Nellie Mae Robinson*

Surveyor's Name *Nellie Mae Robinson*  
Florida Professional Surveyor and Mapper No. 3392

## KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELLING AND DIMENSIONING.



2212 SWANN AVENUE  
TAMPA, FLORIDA 33606  
PHONE (813) 253-5311  
FAX (813) 253-2478  
HEIDT & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER LB148  
CIVIL ENGINEERING  
LAND SURVEYING

SHEET 2 OF 12 SHEETS