

ASHLEY LAKES PHASE 2A

PARTIALLY BEING A REPLAT OF A PORTION OF LOTS 8 THROUGH 14, INCLUSIVE, BLOCK 1, AND A PORTION OF THE RIGHT-OF-WAY FOR MULLINS WAY, ALL ACCORDING TO THE PLAT OF GUNN COUNTRY, PLAT BOOK 20, PAGES 103 AND 104 AND PARTIALLY BEING A REPLAT OF A PORTION OF TRACT 12, ACCORDING TO THE PLAT OF THE LYON COMPANY'S SUBDIVISION, PLAT BOOK 2, PAGE 39 SECTIONS 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

49/51

Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit

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

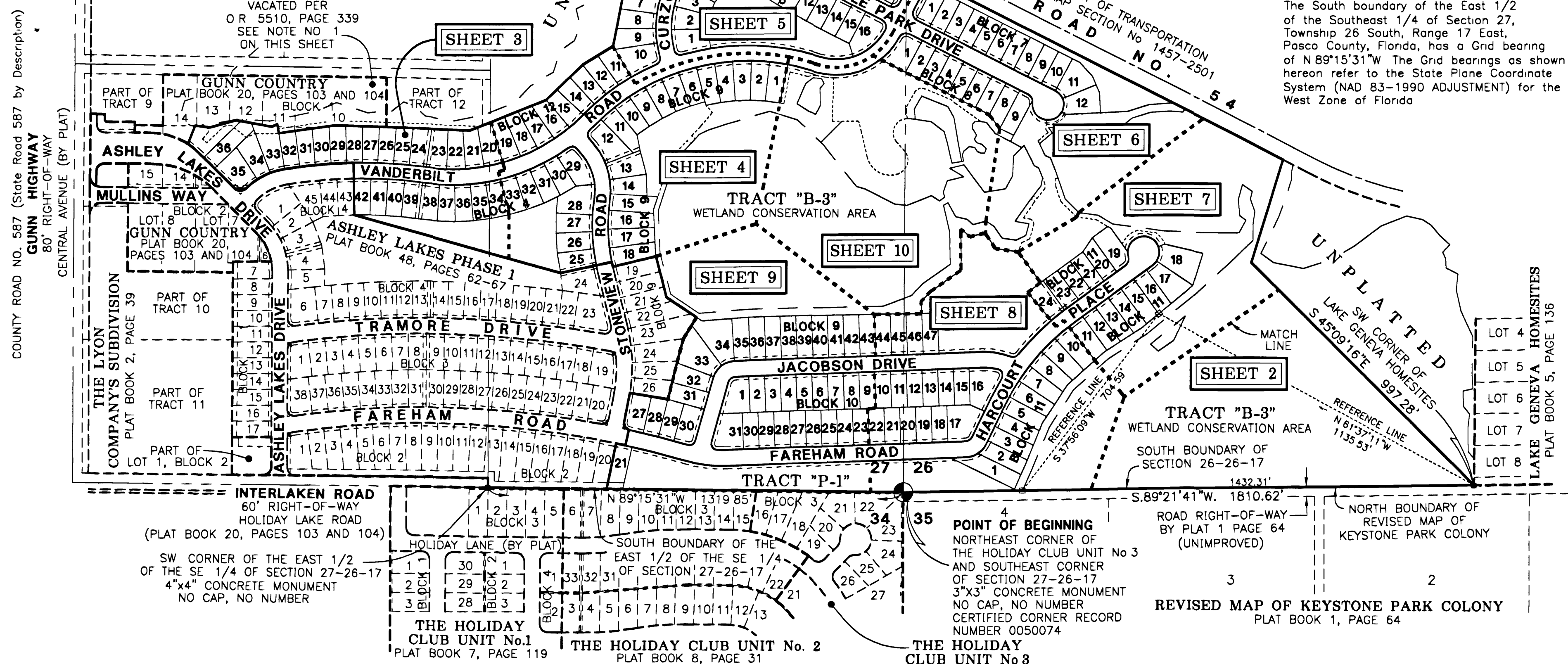
The coordinate values shown hereon are based on the Pasco County Primary Horizontal control Network and were established to Third Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September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

NOTES
RESOLUTION VACATING, ABANDONING AND DISCONTINUING PLAT PER RESOLUTION NO. 03-220, AS RECORDED IN OFFICIAL RECORDS BOOK 5510, PAGES 339 THROUGH 344, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
(ALL OF LOTS 1 THROUGH 15, BLOCK 1 AND ALL OF LOTS 1 THROUGH 8, BLOCK 2 AND A PORTION OF MULLINS WAY, ALL ACCORDING TO THE PLAT OF GUNN COUNTRY, AS RECORDED IN PLAT BOOK 20, PAGES 103 AND 104, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA).

SCALE 1" = 250'
0 125 250 500
SCALE IN FEET

BASIS OF BEARINGS

The South boundary of the East 1/2 of the Southeast 1/4 of Section 27, Township 26 South, Range 17 East, Pasco County, Florida, has a Grid bearing of N 89°15'31"W. The Grid bearings as shown hereon refer to the State Plane Coordinate System (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida



LEGEND.

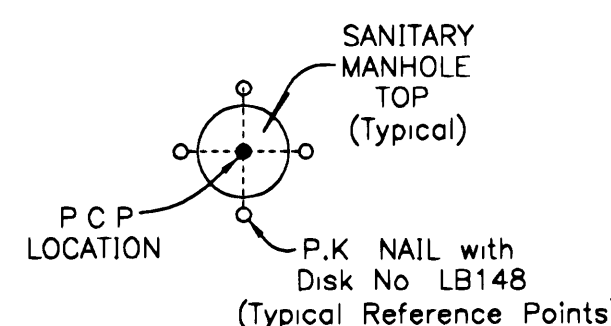
1. Symbol indicates (P.R.M.) Permanent Reference Monument - LB148, Unless otherwise noted
2. Symbol indicates (P.R.M.) Offset Permanent Reference Monument - LB148, Unless otherwise noted
3. O.R. - Official Records Book

NOTE

A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. LB148 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9)

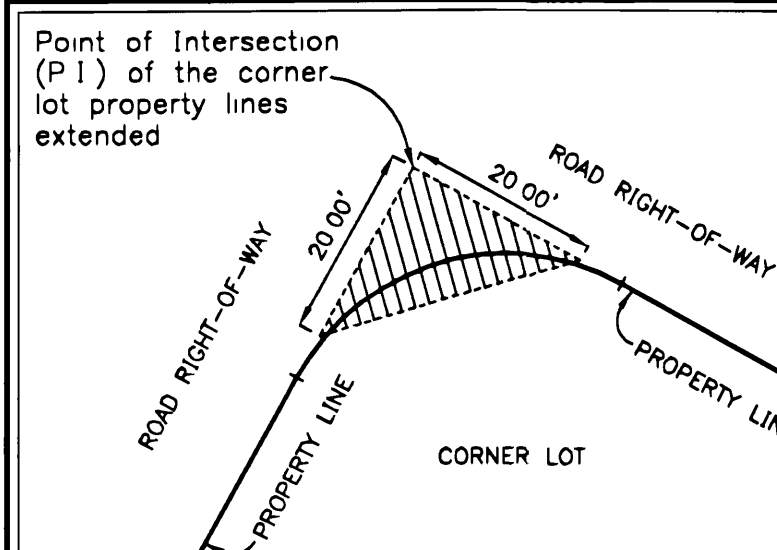
NOTE EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE 5' = 5.00')

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: 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'

KEY SHEET

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

2212 SWANN AVENUE
TAMPA, FLORIDA 33608
PHONE (813) 253-5311
FAX (813) 253-2478
HEIDT & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER LB148
CIVIL ENGINEERING
LAND SURVEYING

SHEET 2 OF 10 SHEETS