

# KEY VISTA PARCEL 18

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 15 EAST, PASCO COUNTY, FLORIDA AND  
A REPLAT OF A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SECTION 26 AND 35,  
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.

## 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.

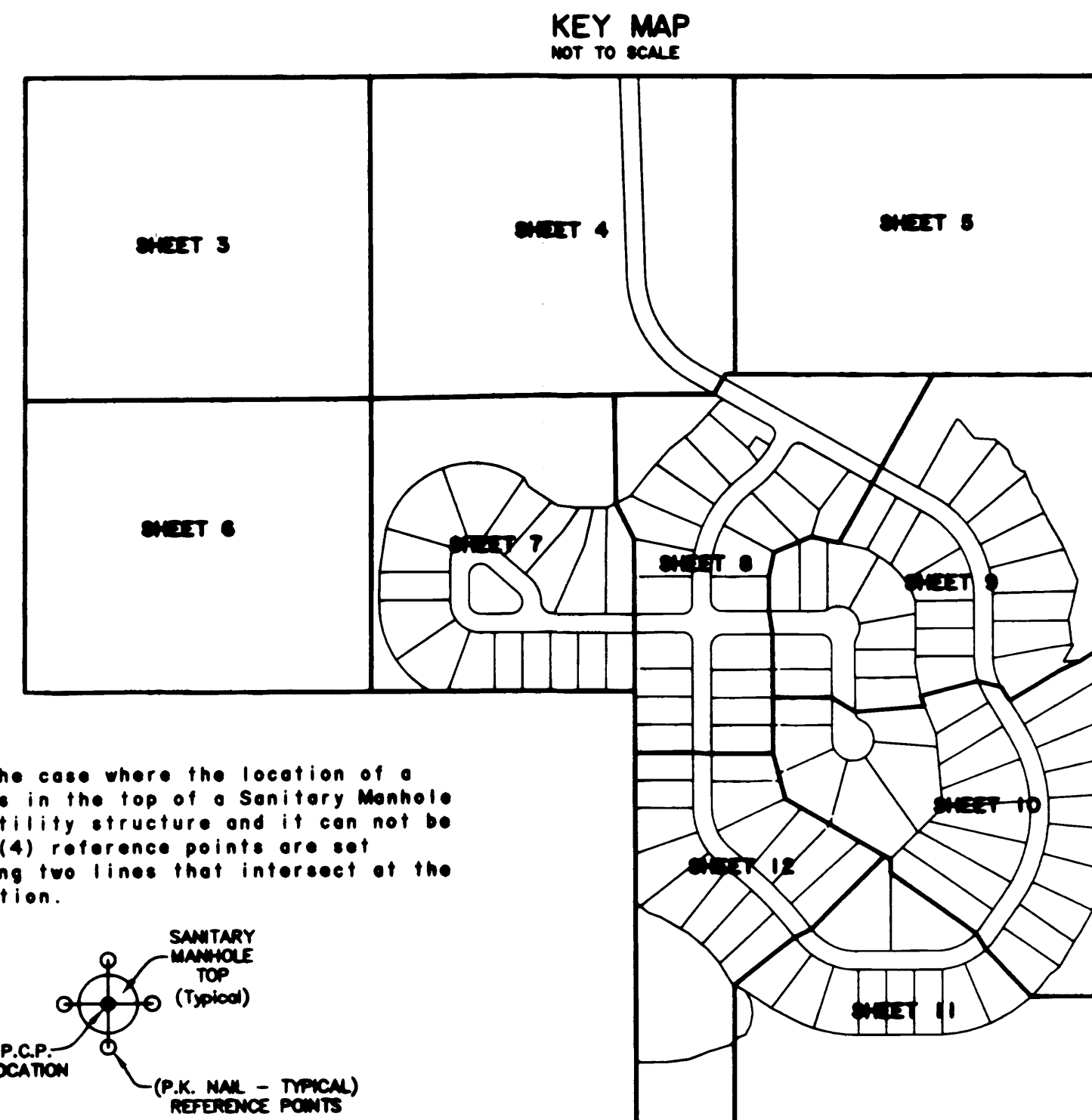
NOTHING IN THESE RESTRICTIONS SHALL PROHIBIT OR RESTRICT THE MAINTENANCE OF USES PERMITTED BY PASCO COUNTY, FLORIDA.

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

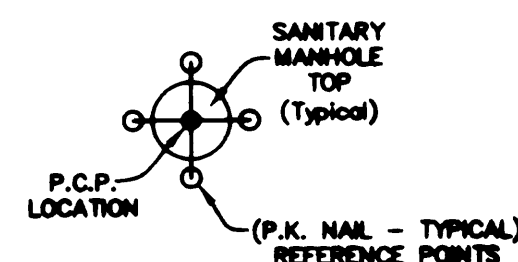
- TO ENTER UPON THE PROPERTY AT REASONABLE TIMES TO ENFORCE THE RIGHTS HEREIN GRANTED UPON PRIOR NOTICE TO THE PROPERTY OWNER, ITS HEIRS, SUCCESSORS OR ASSIGNS AT THE TIME OF SUCH ENTRY.

## NOTES:

- EASEMENTS ARE SHOWN THUS AND THUS AND ARE FOR THE PURPOSE(S) SHOWN.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 15 EAST, PASCO COUNTY, FLORIDA, AS BEING N 89°51'52" W.
- 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.
- TRACT E IS HEREBY DESIGNATED AS AN INGRESS AND EGRESS TRACT, FOR THE USE AND BENEFIT OF THE RESIDENTS OF KEY VISTA AND THEIR ASSIGNS. SAID TRACT SHALL BE CONVEYED TO THE APPROPRIATE HOME OWNERS ASSOCIATION. THIS PLAT SHALL NOT CONSTITUTE, IN ANY WAY, A DEDICATION OF THIS TRACT TO THE GENERAL PUBLIC FOR INGRESS AND EGRESS.
- THERE IS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND/OR DRAINAGE FACILITIES OVER TRACT E.
- TRACTS 18A, 18B, 18C, 18D, 18E AND 18F CONTAIN MULTIPLE LAND USES. THE SPECIFIC LAND USE DESIGNATION WITHIN THE VARIOUS TRACTS IS DEFINED BY THE BOUNDARIES AND LABELING DELINEATED HEREON.
- THE COORDINATE VALUES SHOWN FOR X01-213 AND Z03-002 ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (MAD 1983-1990 READJUSTMENT) 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.
- NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK FENCES ARE TO BE LOCATED WITHIN EASEMENTS.
- UNLESS STATED OTHERWISE, ALL TRACTS SHALL BE MAINTAINED AND CONVEYED TO THE KEY VISTA MASTER HOMEOWNERS ASSOCIATION, INC.
- TRACT '18D' IS FOR THE PURPOSE SHOWN HEREON; SAID TRACT SHALL BE CONVEYED TO PASCO COUNTY, FLORIDA.



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

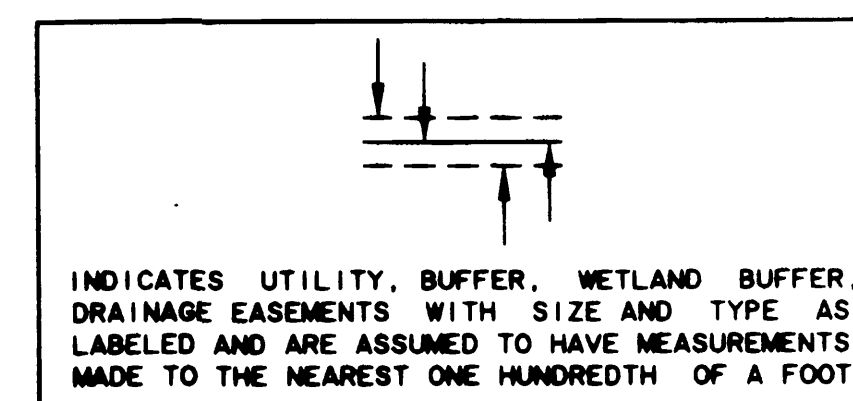


## LEGEND

- |        |   |   |
|--------|---|---|
| CHD    | = | CHORD   |
| RAD    | = | RADIUS  |
| COR    | = | CORNER  |
| BNDY   | = | BOUNDARY  |
| PB     | = | PLAT BOOK   |
| R/W    | = | RIGHT-OF-WAY  |
| Δ      | = | CENTRAL ANGLE   |
| LB     | = | CORPORATE CERTIFICATION NUMBER  |
| LBE    | = | LANDSCAPE BUFFER EASEMENT   |
| UE     | = | UTILITY EASEMENT  |
| POB    | = | POINT OF BEGINNING  |
| POL    | = | POINT ON LINE   |
| DE     | = | DRAINAGE EASEMENT   |
| CE     | = | CONSERVATION EASEMENT   |
| AE     | = | INGRESS/EGRESS EASEMENT   |
| IE     | = | INGRESS/EGRESS EASEMENT   |
| OR     | = | OFFICIAL RECORD BOOK  |
| PG(S)  | = | PAGE(S)   |
| FCM    | = | FOUND CONCRETE MONUMENT   |
| PRM    | = | PERMANENT REFERENCE MONUMENT  |
| 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   |
| GPS    | = | GLOBAL POSITIONING SYSTEM   |
| ■      | = | 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 OR FOUND EXISTING CORNER SET BY OTHERS |

## P.C.P. REFERENCE DIAGRAM

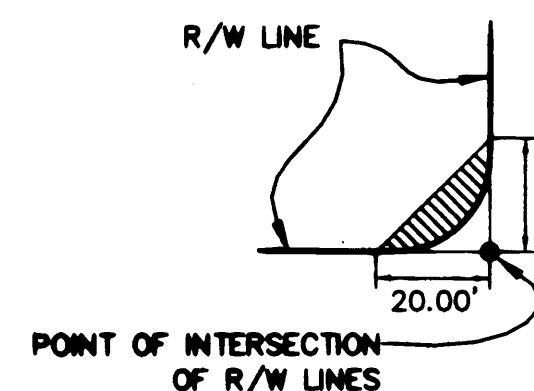
(NOT TO SCALE)



## 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.



## 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.