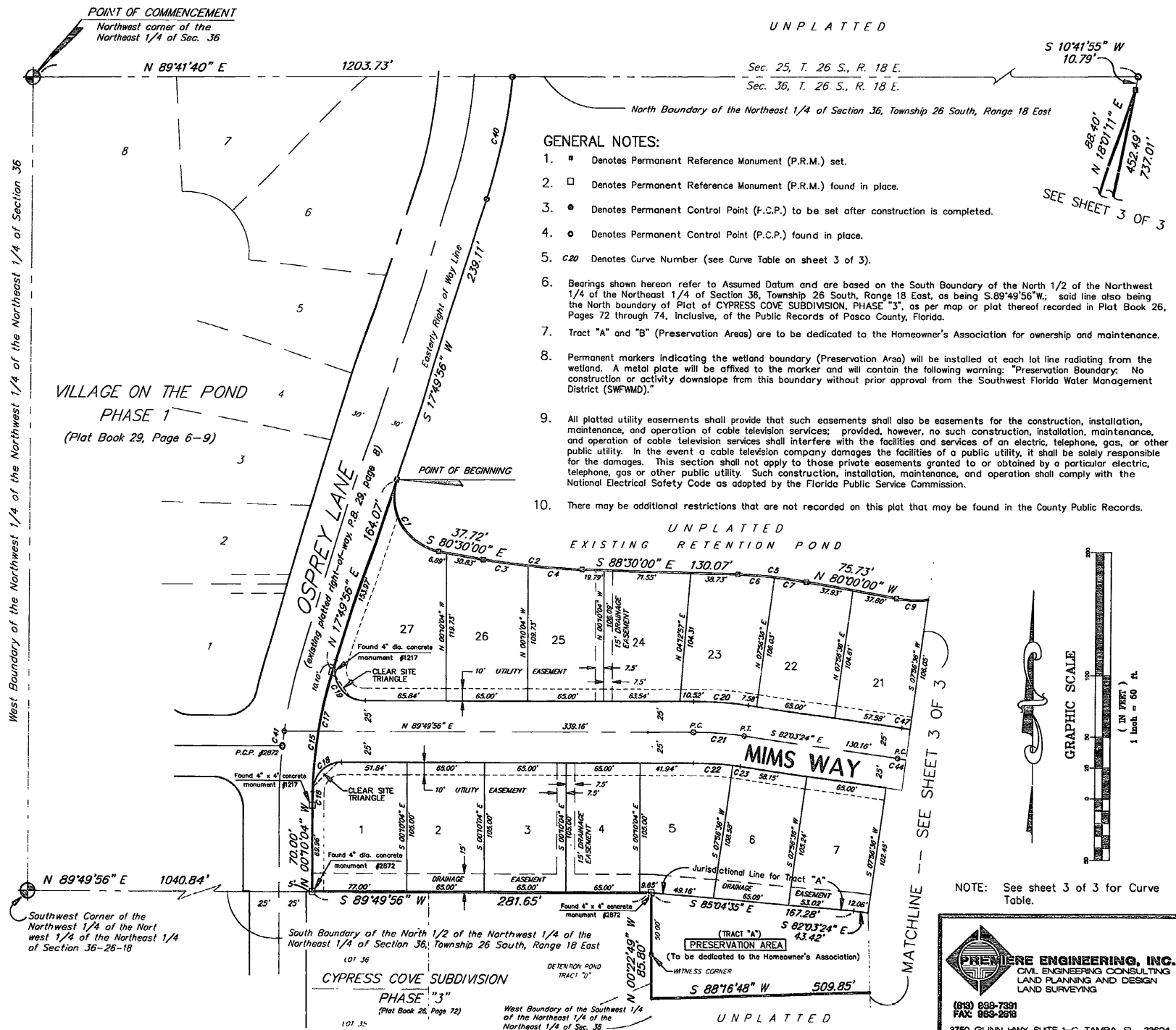


VILLAGE ON THE POND

Phase Two

A SUBDIVISION IN SECTION 36 TOWNSHIP 26 SOUTH, RANGE 18 EAST
LAND 'O LAKES, PASCO COUNTY, FLORIDA

P.B. 31 PG. 109
SHEET 2 OF 3



GENERAL NOTES:

1. ■ Denotes Permanent Reference Monument (P.R.M.) set.
2. □ Denotes Permanent Reference Monument (P.R.M.) found in place.
3. ● Denotes Permanent Control Point (F.C.P.) to be set after construction is completed.
4. ○ Denotes Permanent Control Point (P.C.P.) found in place.
5. C20 Denotes Curve Number (see Curve Table on sheet 3 of 3).
6. Bearings shown hereon refer to Assumed Datum and are based on the South Boundary of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 26 South, Range 18 East, as being S.89°49'56"W.; said line also being the North boundary of Plat of CYPRESS COVE SUBDIVISION, PHASE "3", as per map or plat thereof recorded in Plat Book 26, Pages 72 through 74, inclusive, of the Public Records of Pasco County, Florida.
7. Tract "A" and "B" (Preservation Areas) are to be dedicated to the Homeowner's Association for ownership and maintenance.
8. Permanent markers indicating the wetland boundary (Preservation Area) will be installed at each lot line radiating from the wetland. A metal plate will be affixed to the marker and will contain the following warning: "Preservation Boundary: No construction or activity downslope from this boundary without prior approval from the Southwest Florida Water Management District (SWFWMD)."
9. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
10. There may be additional restrictions that are not recorded on this plat that may be found in the County Public Records.