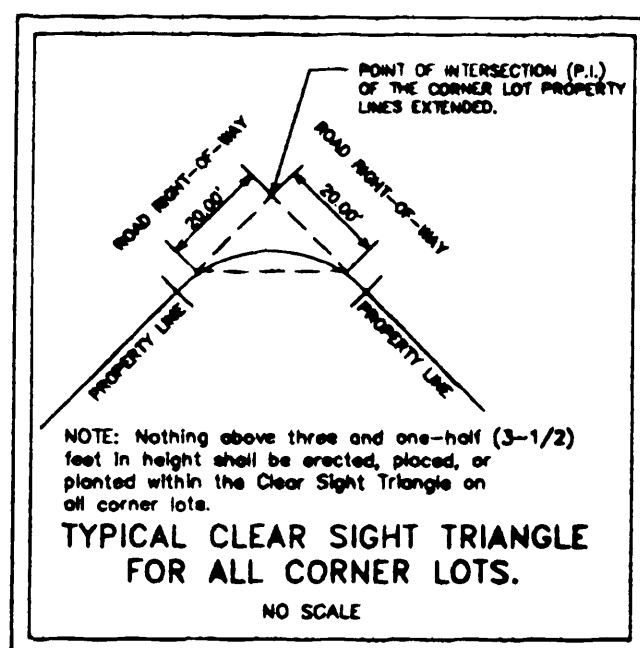


46/104

MIRASOL AT THE CHAMPIONS' CLUB

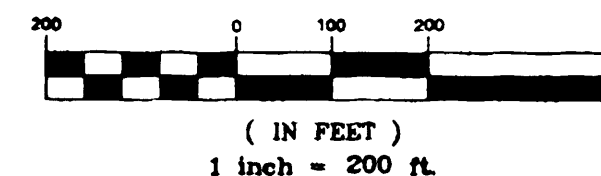
A SUBDIVISION OF A PORTION OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 17 EAST,
PASCO COUNTY, FLORIDA



$\Delta = 51'21'10''$
 $R = 810.00'$
 $A = 548.73'$
 $CH = 528.61'$
 $CB = S 70'47'48'' E$

CIELO AT THE CHAMPIONS' CLUB
 P.B. 46, PGS. 21-24

GRAPHIC SCALE



POINT "A"
 NORTHING 1397956.494
 EASTING 449792.249
 SEE DETAIL

POINT "B"
 NORTHING 1397745.488
 EASTING 450004.284
 SEE DETAIL

$\Delta = 63'51'35''$
 $R = 540.00'$
 $A = 601.86'$
 $CH = 571.19'$
 $CB = S 77'03'00'' E$

FLORESTA AT THE CHAMPIONS' CLUB
 P.B. 45, PGS. 106-110

ROBERT TRENT JONES PARKWAY
 (O.R. BOOK 4276, PGS. 1619-1621)

TRACT "O"
 GOLF COURSE
 (DRAINAGE EASEMENT
 O.R. BOOK 3158, PGS. 974-983)

TRACT "Q"
 GOLF COURSE
 (DRAINAGE EASEMENT
 O.R. BOOK 3158, PGS. 974-983)

PROPOSED SIENA
 AT THE CHAMPIONS' CLUB
 UNPLATTED LANDS

PROPOSED FLORENCIA AT THE CHAMPIONS' CLUB
 UNPLATTED LANDS

S 89°14'15"E
 1094.31'
 "MOOREHEAD"
 FCM 4"x4"

S. LINE OF S. 1/2 OF SEC. 31

POINT OF COMMENCEMENT
 THE SOUTHWEST CORNER OF
 SEC. 31, TWP. 26 S., RNG. 17 E.

POINT OF BEGINNING

HILLSBOROUGH COUNTY, FLORIDA

UNPLATTED LANDS

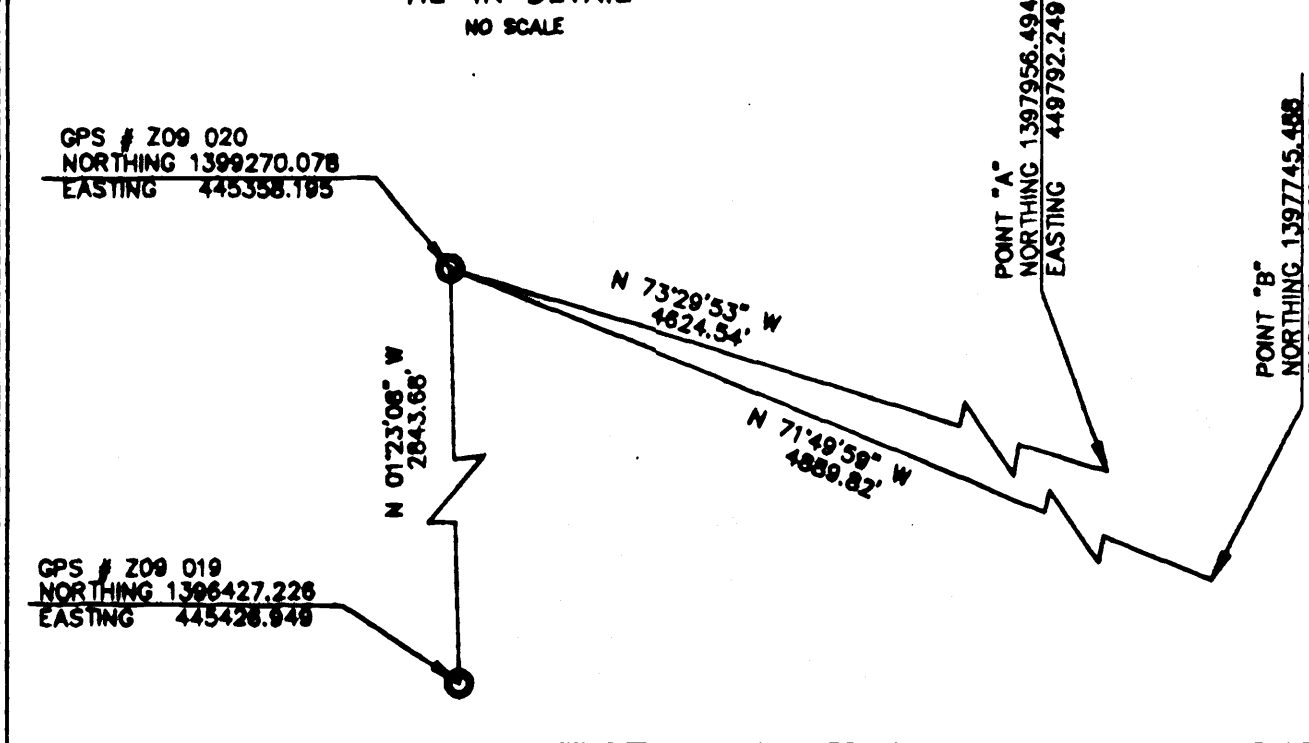
SURVEYOR'S NOTES:

1. PRIVATE ROADS. Tract # 1, All of the roads as shown hereon are hereby reserved as private road right-of-way and will be conveyed to The Champions' Club Owners Association, Inc., a Florida not-for-profit corporation, its successors and assigns and shall be the maintenance obligation of said Owners Association.
2. UTILITY EASEMENTS. Utility easements are or will be established in the Declaration of Covenants, Restrictions and Reservations for The Champions' Club Owners Association, Inc., as shown hereon, for the construction and maintenance of utility facilities. Tract #1 and Tract "A" are also reserved as Utility Easements.
3. STORMWATER AND DRAINAGE EASEMENTS. Stormwater and drainage easements are or will be established in the Declaration of Covenants, Restrictions and Reservations for The Champions' Club Owners Association, Inc., as shown hereon, and will be maintained by Trinity Communities Master Association, Inc., a Florida not-for-profit corporation, its successors and assigns, for drainage and for the installation, maintenance, and access of drainage facilities. Tract # 1 is also a stormwater drainage easement.
4. BUFFER WALL, LANDSCAPE, AND SIGN EASEMENTS. All buffer wall, landscape, and sign easements are or will be established in the Declaration of Covenants, Restrictions, and Reservations for The Champions' Club Owners Association, Inc., as shown hereon, only for their specific uses, and will be the maintenance obligation of such Owners Association, its successors and assigns.
5. Bearings shown hereon are based on the South line of Sec. 31, Twp. 26S., Rng. 17E., having an assumed bearing of N 89°14'15" W.
6. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Pasco County, Florida.
7. The following language shall be included as part of the deed restrictions for each lot: "Each property owner within the subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the surface water management system approved and on file with the Southwest Florida Water Management District (SWFWMD)."
8. All lines are radial unless indicated as non-radial (NR).
9. 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.
10. The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to third-order close 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.
11. A side yard swale drainage easement is reserved over a strip of land being 2.50 feet in width and running parallel along each side lot line, making a total easement width of 5.00 feet when two side yards abut each other.
12. GOLF COURSE. Tract "O" and Tract "Q" as shown hereon are reserved as golf course fairway and shall be the maintenance obligation of the golf course owner, its successors and assigns. Tract "O" and Tract "Q" are also subject to a drainage easement as recorded in Official Record Book 3158, Pages 974 through 983 of the Public Records of Pasco County, Florida.
13. Tract "RR" will be conveyed to the golf course owner, its successors and assigns and shall be the maintenance obligation of said golf course owner, its successors and assigns.
14. Tract "A" is reserved as a drainage and landscape easement. A portion of Tract "A" as shown hereon is reserved as a Sanitary Pump Station Easement. Tract "A" will be conveyed to The Champions' Club Owners Association, Inc., a Florida not-for-profit corporation, its successors and assigns and shall be the maintenance obligation of said Owners Association.
15. CONSERVATION AREA. Conservation areas, as shown hereon, will be maintained by Trinity Communities Master Association, Inc., a Florida not-for-profit corporation, its successors and assigns.
16. DRAINAGE/INGRESS/EGRESS EASEMENTS. These easements as shown hereon are not for public use. They are for the purpose of installation and maintenance of the storm drainage system and access to the adjacent storm drainage system.

LEGEND

- C1 = CURVE #1
 (R) = RADIAL
 (NR) = NON-RADIAL
 FCM = FOUND CONCRETE MONUMENT
 ■ = PERMANENT REFERENCE MONUMENT FOUND "PRM LS 4048"
 □ = PERMANENT REFERENCE MONUMENT SET "PRM LS 4048"
 ● = PERMANENT CONTROL POINT SET "PCP LS 4048"
 P.O.B. = POINT OF BEGINNING
 SEC. = SECTION
 TWP. = TOWNSHIP
 RNG. = RANGE
 ○ = SET MONUMENT (1/2" IRON ROD WITH PLASTIC CAP "LS 4048")

STATE PLANE COORDINATE TIE-IN DETAIL



BERRY LAND SURVEYING, INC.
 3822 LAKE PADGETT DRIVE
 LAND O' LAKES, FL. 34639
 (813) 996-7277

SHEET 2 OF 7