

FOX WOOD PHASE FIVE

38/109

A SUBDIVISION OF A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA
AND BEING A REPEAT OF A PORTION OF TRACT "B-B", FOX WOOD PHASE ONE, AS RECORDED IN PLAT BOOK 34,
PAGES 54 THROUGH 70 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. PRIVATE ROADS. All Roads as shown hereon are hereby reserved as private road rights-of-way and will be conveyed to Fox Wood at Trinity Homeowners' Association and shall be the maintenance obligation of such homeowners' association. All roads shown hereon are designated as "Tract 1".

2. UTILITY EASEMENTS. Utility easements are or will be established in the Declaration of Covenants, Restrictions and Reservations for Fox Wood at Trinity Homeowners' Association, as shown hereon, for the construction and maintenance of utility facilities.

3. STORMWATER AND DRAINAGE EASEMENTS. Stormwater and drainage easements are or will be established in the Declaration of Covenants, Restrictions and Reservations for Fox Wood at Trinity Homeowners' Association, 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, access, and maintenance of drainage facilities. Tract "B" is also a stormwater and drainage easement.

4. 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.

5. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF FOX WOOD PHASE ONE PLAT BEING N 02°44'04" E AS PER FOX WOOD PHASE ONE PLAT.

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 (SWWMD)."

8. ALL LINES ARE RADIAL UNLESS INDICATED AS NON-RADIAL (NR).

9. A PORTION OF TRACT "U2" IS RESERVED AS A SANITARY PUMP STATION EASEMENT.

10. 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.

11. 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.

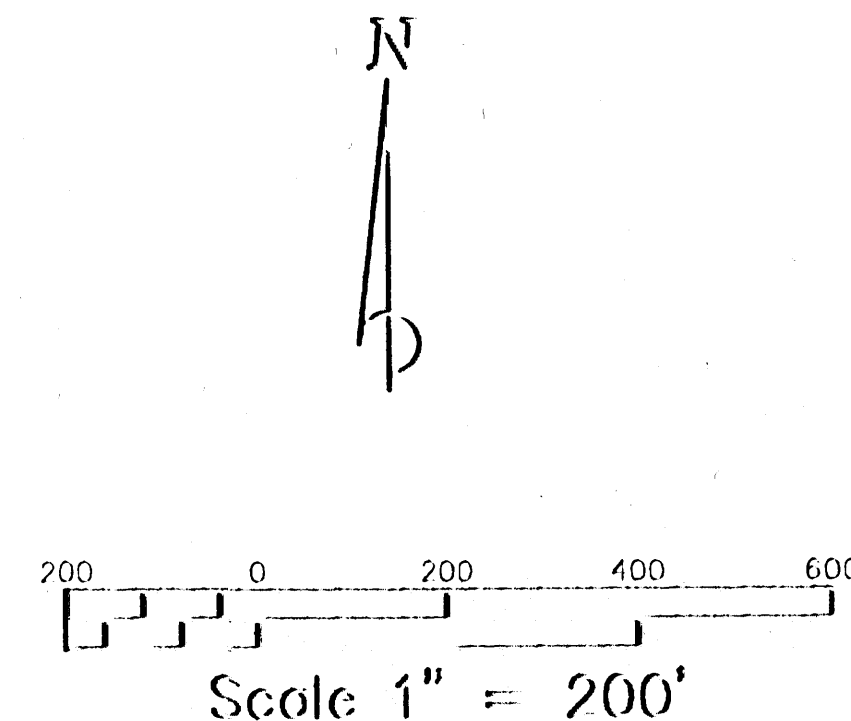
12. BUFFER WALL, LANDSCAPE, AND SIGN EASEMENTS. ALL BUFFER WALL, LANDSCAPE, AND SIGN EASEMENTS ARE OR WILL BE ESTABLISHED IN THE DECLARATION OF COVENANTS, RESTRICTIONS, AND RESERVATIONS FOR FOX WOOD AT TRINITY HOMEOWNERS' ASSOCIATION, AS SHOWN HEREON, ONLY FOR THEIR SPECIFIC USES, AND WILL BE MAINTAINED BY TRINITY COMMUNITIES MASTER ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.

13. 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 ADJUT EACH OTHER.

14. COMMON AREAS. Tracts "U2", "U3", and "U4" and Tract "J" as shown hereon, will be conveyed to Fox Wood at Trinity Homeowners' Association, its successors and assigns, and shall be the maintenance obligation of said association. Adam Smith Enterprises, Inc. reserves the right to grant easements over, under, through, and across said tracts for utilities, drainage, and other purposes.

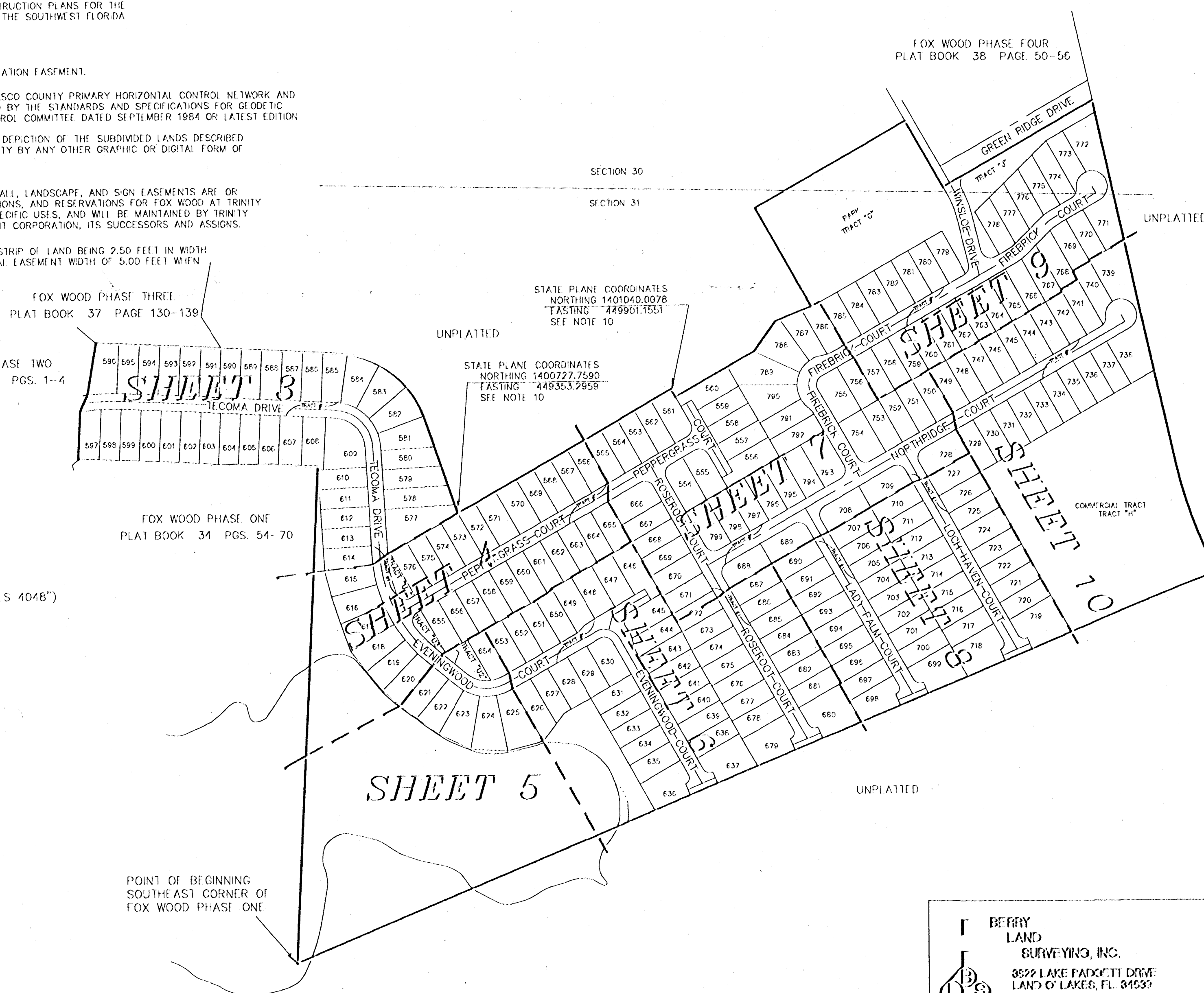
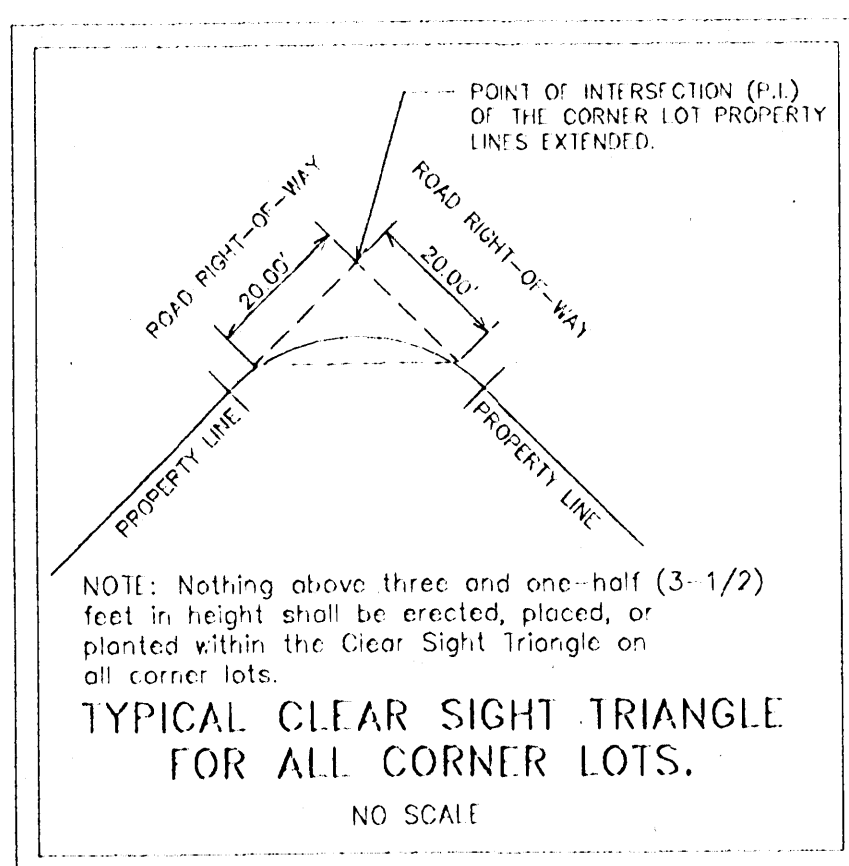
15. PARK SPACE. Tract "G" as shown hereon, will be conveyed to Fox Wood at Trinity Homeowners' Association, its successors and assigns, as Park Space and shall be the maintenance obligation of said association. Adam Smith Enterprises, Inc. reserves the right to grant easements over, under, through, and across said tract for utilities, drainage, and other purposes.

16. COMMERCIAL TRACT. Tract "H" as shown hereon, is reserved for Commercial use only. Adam Smith Enterprises, Inc. reserves the right to grant easements over, under, through, and across said tract for utilities, drainage, and other purposes.



LEGEND

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



SHEET 2 OF 10

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FOX WOOD PHASE FIVE