

PINEWALK SUBDIVISION

IN SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK 38 PAGE 39

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) S.S.

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS
PINEWALK SUBDIVISION, A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4, OF
THE NORTHWEST 1/4, OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO
COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL 1:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4,
OF THE NORTHWEST 1/4, OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST,
PASCO COUNTY, FLORIDA, AND RUN S 00°15'46" E, ALONG THE WEST BOUNDARY OF
SAID SOUTHEAST 1/4, OF THE NORTHWEST 1/4, 24.10' TO THE SOUTH RIGHT-OF-WAY
LINE OF STATE ROAD NO. 54 FOR A POINT OF BEGINNING; THENCE S 89°53'47" E,
ALONG SAID RIGHT-OF-WAY 70.00'; THENCE S 00°15'46" E, 300.00'; THENCE N 89°
53'47" W, 70.00' TO SAID WEST BOUNDARY; THENCE N 00°15'46" W, 300.00' TO THE
P.O.B. CONTAINING 0.48 ACRES M.O.L.

PARCEL 2:
A PORTION OF THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTH
WEST 1/4 OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY,
FLORIDA, LYING WEST OF THE RIGHT-OF-WAY LINE OF OLD STATE ROAD 54, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE
AT THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTH
WEST 1/4; THENCE S 00°15'46" E, A DISTANCE OF 324.10' FOR A POINT OF BEGINNING;
THENCE S 89°53'47" E, A DISTANCE OF 883.51'; THENCE S 00°29'00" E, A DISTANCE OF
346.76'; THENCE N 89°15'19" W, A DISTANCE OF 884.96'; THENCE N 00°15'46" E, A DISTANCE
336.85' TO THE P.O.B. CONTAINING 6.94 ACRES M.O.L.

PARCEL 3:
THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION
9, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA LYING WEST OF THE RIGHT-
OF-WAY OF OLD STATE ROAD 54, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR
A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, OF
THE NORTHWEST 1/4, THENCE N 00°15'46" W, A DISTANCE OF 860.95 FEET TO THE NORTH-
WEST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THENCE
S 89°15'19" E, ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2, A DISTANCE OF 884.96
FEET TO A POINT ON THE WEST MAINTAINED RIGHT-OF-WAY LINE OF OLD STATE ROAD 54 (SAID
POINT BEING 25.0 FEET WEST OF THE CENTERLINE OF OLD STATE ROAD 54); THENCE ALONG SAID
MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) S 00°29'00" E, A
DISTANCE OF 376.89'; (2) 400.47 FEET ALONG THE ARC OF A CURVE, TO THE LEFT (SAID CURVE
HAVING A RADIUS OF 265.00', A CENTRAL ANGLE OF 86°35'10", A CHORD BEARING AND DISTANCE
OF S 43°46'35" E, 363.44'; (3) S 87°04'09" E, A DISTANCE OF 206.93 FEET TO A POINT ON
THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE S 00°13'38" E,
A DISTANCE OF 13.23 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE
NORTHWEST 1/4; THENCE N 89°25'03" W, A DISTANCE OF 1343.25 FEET TO THE POINT OF
BEGINNING, CONTAINING 13.96 ACRES M.O.L.

HAVE CAUSE SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND
DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY,
FLORIDA, ALL RIGHT-OF-WAYS AND EASEMENTS AS SHOWN AND DEPICTED HEREON;

ON THIS 10 DAY OF September, A.D., 1999.

OWNER: THE PINEWALK GROUP CORP., A FLORIDA CORPORATION.

WITNESS: Tanya Aquino
J.M. TORRETT, EXECUTIVE VICE PRESIDENT
PRINT NAME: Tanya Aquino
FOR THE PINEWALK GROUP CORP.,
A FLORIDA CORPORATION.
WITNESS: Markie Marden
PRINT NAME: Markie Marden

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PASCO) S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF
September, 1999 BY J.M. TORRETT, WHO IS THE EXECUTIVE VICE PRESIDENT
OF THE PINEWALK GROUP CORP., A FLORIDA CORPORATION WHO IS PERSONALLY KNOWN
TO ME AND WHO HAVE PRODUCED AS IDENTIFICATION, AND
ACKNOWLEDGED EXECUTION OF THE FOREGOING DOCUMENT ON BEHALF OF THE SAID CORPORATION.
My Commission Expires 1-11-2000
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Markie Marden

CERTIFICATE OF TITLE

STATE OF FLORIDA) S.S.
COUNTY OF PASCO)

Michael E. Mirrington

DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN
ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY
EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THAT THE PLAT DOES
NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATED
SUBDIVISION HAS RECORD TITLE TO THE LAND. ADDITIONALLY I CERTIFY THAT THERE ARE
NO LIENS AND / OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT
MORTGAGE RECORDED IN O.R. BOOK 4015, PAGES 1286 THROUGH 1317, OF THE PUBLIC
RECORDS OF PASCO COUNTY, FLORIDA; EASEMENT RESERVED IN DEED RECORDED IN O.R.
BOOK 4015, PAGES 1278 THROUGH 1281 OF THE PUBLIC RECORDS OF PASCO COUNTY,
FLORIDA; THE COVENANTS AND CONDITIONS OF SAID EASEMENT; AND THE LIEN OF ALL
TAXES AND ASSESSMENTS FOR 1999 AND SUBSEQUENT YEARS; NOTICES OF COMMENCEMENT
RECORDED AT O.R. BOOK 4093, PAGE 58, O.R. BOOK 4093, PAGE 59, O.R. BOOK 4204, PAGE
1125, AND AT O.R. BOOK 4167, PAGE 1783, ALL IN THE PUBLIC RECORDS OF PASCO COUNTY,
FLORIDA; COLLATERAL ASSIGNMENT OF LEASES, RENTS AND SECURITY DEPOSITS RECORDED AT
O.R. BOOK 4015, PAGE 1318; UCC-1 FINANCING STATEMENT RECORDED AT O.R. BOOK 4015,
PAGE 1326, ALL IN PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND NOTICE OF FUTURE
ADVANCE DATED SEPTEMBER 3, 1999, BY AND BETWEEN THE PINEWALK GROUP CORP. AND
SOUTHTRUST BANK, NATIONAL ASSOCIATION.

THIS THE 10TH DAY OF September, 1999

ATTORNEY: TITLE INSURANCE FUND, INC.

BY: Michael E. Mirrington
TITLE: UNDERWRITING COUNSEL

MORTGAGEE: CONSENT TO DEDICATION:

STATE OF FLORIDA, COUNTY OF PASCO

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGE, LIEN OR OTHER ENCUMBRANCE
UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN AND CONSENT TO THE DEDICATION
OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF, AND AGREES THAT ITS
MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 4015
PAGES 1286 - 1317 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA SHALL BE SUBORDINATED TO
THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS
PRESIDENT/VICE PRESIDENT AND ATTESTED BY ITS SECRETARY/ASSISTANT SECRETARY AND ITS CORPORATE
SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY
OF 1999.

SOUTHTRUST BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION
ATTEST: J. M. Torrett, President
PRINT NAME: J. M. Torrett
SECRETARY/ASSISTANT SECRETARY: Gail A. Clayton
BY: David M. Vosen
PRINT NAME: David M. Vosen
OFFICE: President & Sec.

STATE OF FLORIDA,
COUNTY OF PASCO:

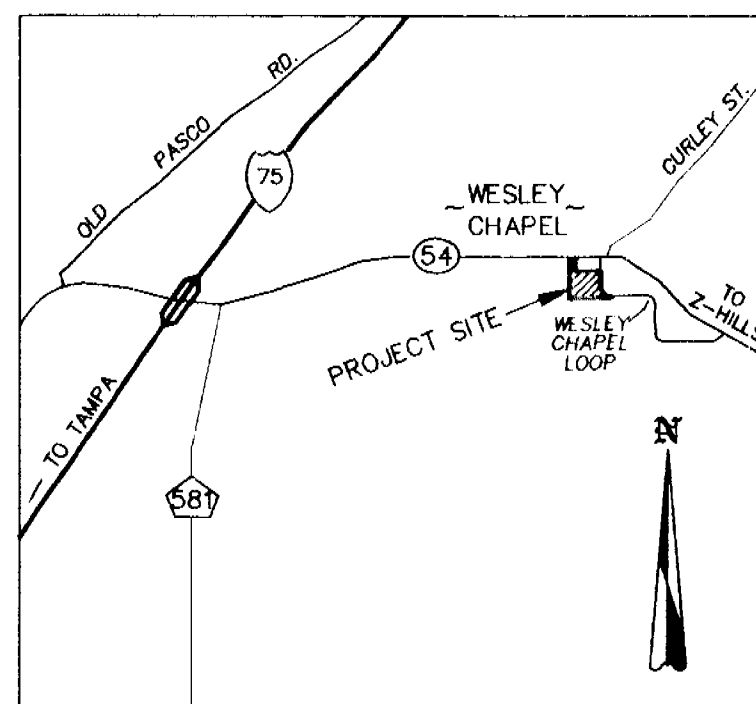
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF September, 1999

BY J.M. TORRETT, WHO ARE VICE PRES. OF
OF SOUTHTRUST BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION WHO IS PERSONALLY

KNOWN TO ME WHO HAS PRODUCED
AS IDENTIFICATION, AND ACKNOWLEDGED EXECUTION OF THE FOREGOING DOCUMENT ON BEHALF OF THE SAID
CORPORATION OR ASSOCIATION.

1-11-2000
MY COMMISSION EXPIRES
Gail A. Clayton
NOTARY PUBLIC, STATE OF FLORIDA
Gail A. Clayton
PRINT NAME

LOCATION MAP



SURVEYORS CERTIFICATE:

I, BILL R. BROWN, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY
THAT ON 9-10-99, THE AFORESAIDED PROPERTY WAS SURVEYED,
THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE
UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, I FURTHER CERTIFY THAT
PERMANENT REFERENCE MONUMENTS (P.R.M.'s) AND PERMANENT CONTROL POINTS
(P.C.P.'s) AND ALL OTHER CORNERS WILL OR HAVE BEEN SET WITHIN ONE YEAR OF
THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF
CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREIN.

Bill R. Brown
BILL R. BROWN, F.L.S. #3555

SURVEYOR'S NOTES:

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. PERPETUAL UTILITY EASEMENT FOR LIFT STATION SHALL BE CONVEYED TO HOME-
OWNERS ASSOCIATION BY SEPARATE INSTRUMENT.
3. THE DEVELOPER HAS DESIGNATED AREAS OF THIS SUBDIVISION AS "DRAINAGE
EASEMENT". NO PERMANENT IMPROVEMENTS OR STRUCTURES SHALL BE PLACED OR
ERECTED UPON SAID DRAINAGE EASEMENT UNLESS OTHERWISE APPROVED BY
THE HOMEOWNERS ASSOCIATION.
4. BEARINGS BASED ON S 00°15'46" E, (ASSUMED) ALONG THE WEST BOUNDARY
OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 9.
5. PARCEL 1 IS SUBJECT TO AN EASEMENT RESERVED IN DEED RECORDED IN O.R. BOOK
4015, PAGES 1278 THROUGH 1281, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

REVIEW OF PLAT BY REGISTERED SURVEYOR EMPLOYED BY PASCO COUNTY

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON
THIS 2ND DAY OF November, 1999.

Tanya Aquino
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #
NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, THAT ON 11-9-99, THE FOREGOING PLAT
OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY,
FLORIDA.

Chairman of the Board of County Commissioners

CERTIFICATE OF CLERK OF CIRCUIT COURT

CLERK OF THE CIRCUIT COURT:
I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS

1999, A.D. IN PLAT BOOK 38 PAGE 39, 40, 41, 42, 43
OF PASCO COUNTY, FLORIDA THIS DAY OF

STATE OF FLORIDA) S.S.
COUNTY OF PASCO)

THEREBY CERTIFY ON THIS DAY OF 1999, A.D.,
BEFORE ME PERSONALLY APPEARED, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED
IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND FOR THE USES
AND PURPOSES THEREIN EXPRESS
WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY,
THE DAY AND YEAR AFORESAID.
SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF

MY COMMISSION EXPIRES
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME

LEGEND:

- = PERMANENT REFERENCE MONUMENT (PRM)
- = PERMANENT CONTROL POINT (PCP)
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- (R) = RADIAL
- (NR) = NON RADIAL
- = SET IRON ROD 1/2" #3555

SURVEYOR'S AFFIDAVIT
RECORDED
March 29, 2007
OR 7441 PG 1948

PREPARED BY:
BILL R. BROWN & ASSOCIATES, INC.
38351 HWY. 54 E.
ZENEPHYRILLS, FLORIDA 33540
PHONE (813) 788-6822 788-3077

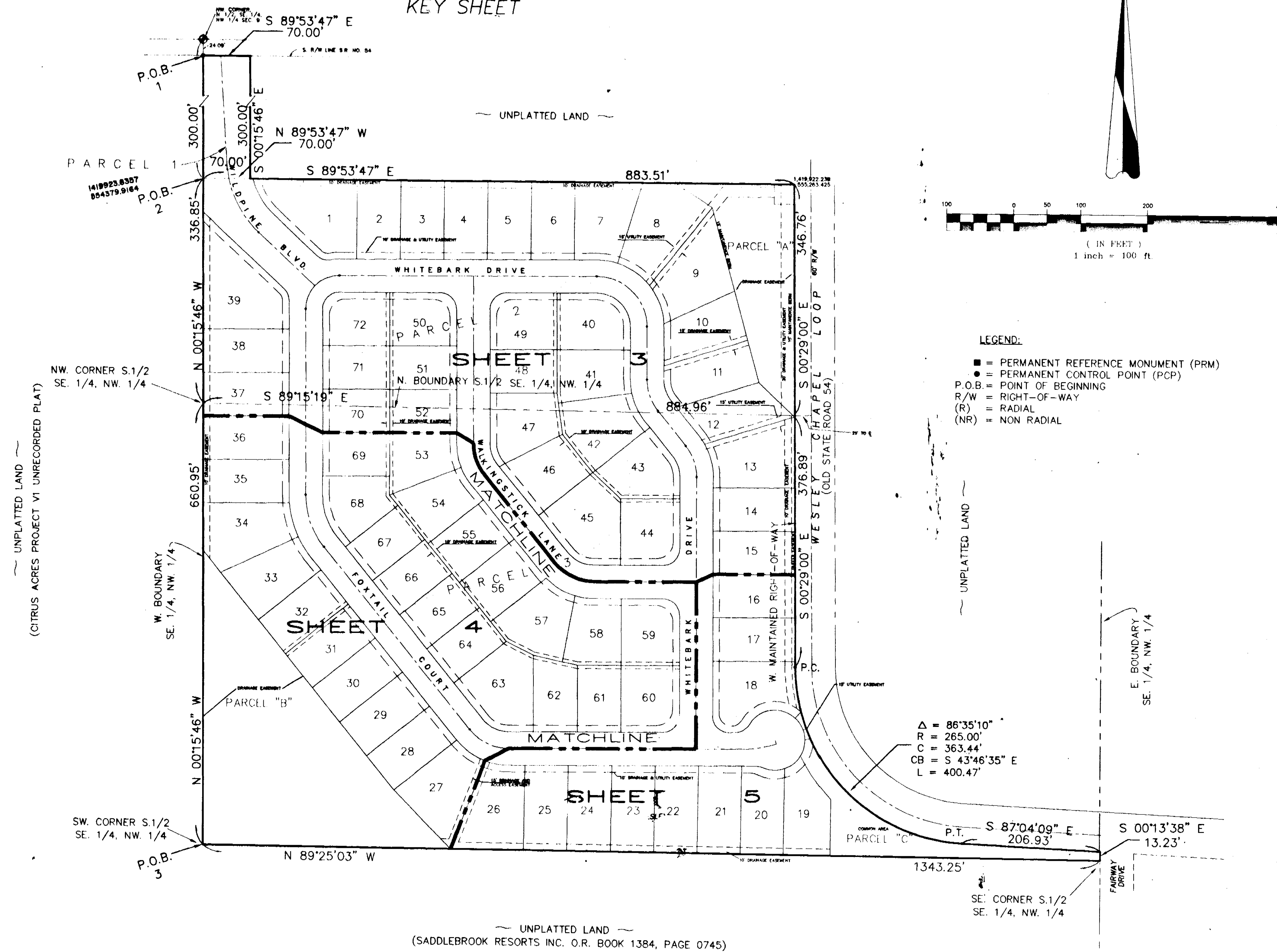
SHEET 1 OF 5

PINEWALK SUBDIVISION

IN SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK 38 PAGE 40

KEY SHEET



SURVEYOR'S AFFIDAVIT
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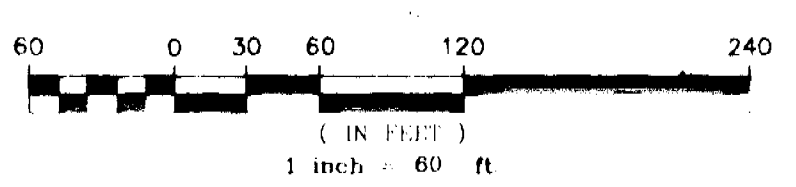
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SHEET 2 OF 5

PINEWALK SUBDIVISION

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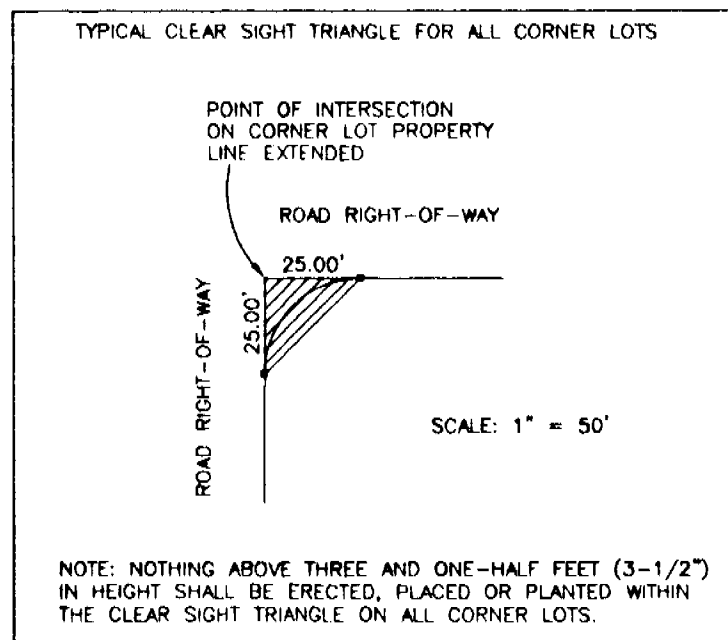
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CURVE DATA TABLE				
STATION	DELTA	RADIUS	ARC	CHORD BEARING
01	42°45'49"	150.00	106.76	S 28°21'20" E
02	43°31'02"	50.00	37.99	S 27°29'45" W
03	46°28'02"	50.00	40.55	N 66°29'17" E
04	90°00'00"	75.00	117.83	S 45°16'14" E
05	38°34'23"	75.00	50.49	S 19°32'57" E
06	38°36'26"	75.00	50.54	S 19°31'56" E
07	51°23'34"	76.00	67.27	N 64°31'50" W
08	38°34'23"	75.00	50.49	N 19°32'57" W
09	31°31'36"	115.00	63.28	S 30°58'58" E
10	53°42'45"	23.00	21.56	S 73°30'07" E
11	10°10'47"	75.00	13.33	N 84°37'54" E
12	17°25'45"	100.00	31.29	S 81°16'50" E
13	33°49'10"	100.00	31.29	S 55°28'23" E
14	35°42'36"	100.00	62.33	S 20°40'30" E
15	36°34'21"	50.00	33.66	S 19°32'57" E
16	09°05'54"	100.00	15.67	S 54°17'22" E
17	29°30'52"	100.00	51.51	S 14°59'09" E
18	46°28'58"	23.00	18.66	S 23°30'15" E
19	89°59'04"	25.00	39.26	S 44°43'48" W
20	90°00'56"	25.00	39.28	S 45°16'14" E
21	89°59'04"	25.00	39.26	S 44°43'48" W
22	90°00'56"	50.00	78.55	S 45°16'14" E
23	12°02'00"	100.00	21.00	S 06°18'46" E
24	26°32'22"	100.00	46.32	S 25°33'58" E
25	36°34'21"	50.00	33.66	S 19°32'57" E
26	90°00'00"	75.00	117.83	S 45°16'14" E
27	51°23'34"	50.00	44.82	N 64°31'56" W
28	38°34'23"	50.00	33.66	N 19°32'57" W
29	08°03'43"	100.00	14.07	S 04°38'05" W
30	14°07'53"	112.00	27.62	S 01°08'01" W

NOTE:
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.

VEHICULAR ACCESS RIGHTS SHALL BE DEDICATED TO PASCO COUNTY

- NOTES:
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE SHOWN.
 - TRACTS A, B, AND C WILL BE DEEDED TO THE HOME OWNERS ASSOCIATION WITH MAINTENANCE RESPONSIBILITIES.
 - STATE PLANE COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983.



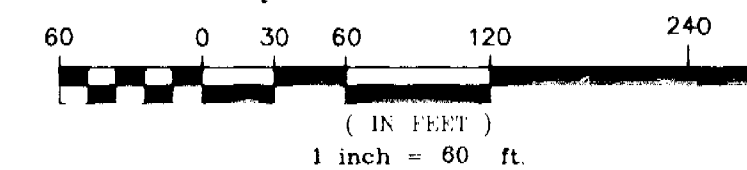
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PINEWALK SUBDIVISION

IN SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST
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PLAT BOOK 38 PAGE 42

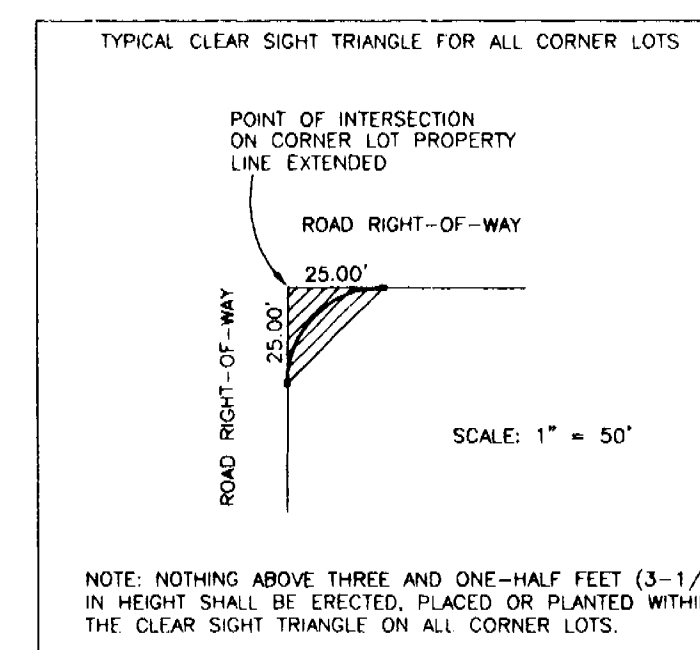


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- ⊕ = CENTERLINE

	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C29	38°34'23"	75.00'	50.49'	49.54'	S 89°32'57" E
C30	51°23'34"	75.00'	67.27'	65.04'	S 64°31'56" E
C31	51°23'34"	75.00'	67.27'	65.04'	N 64°31'56" W
C32	38°34'23"	125.00'	84.15'	82.57'	N 19°32'57" W
C33	21°18'25"	100.00'	37.19'	36.97'	S 10°54'59" E
C34	17°15'57"	100.00'	30.13'	30.02'	S 30°12'10" E
C35	29°20'51"	100.00'	51.22'	50.66'	S 58°59'58" E
C36	16°33'19"	100.00'	28.89'	28.79'	S 81°57'03" E
C37	90°00'00"	25.00'	39.27'	35.36'	S 45°13'43" E
C38	90°00'00"	25.00'	39.27'	35.36'	S 44°46'17" W
C39	51°23'34"	50.00'	44.85'	43.36'	N 64°31'56" W
C40	38°34'23"	100.00'	67.32'	66.06'	N 19°32'57" W
C41	04°45'14"	150.00'	12.45'	12.44'	N 02°38'23" W
C42	20°08'24"	150.00'	52.73'	52.46'	N 15°05'12" W
C43	13°40'46"	150.00'	35.81'	35.73'	N 31°59'46" W
C44	30°16'25"	100.00'	52.84'	52.11'	S 54°00'28" E

DETAIL



NOTES:

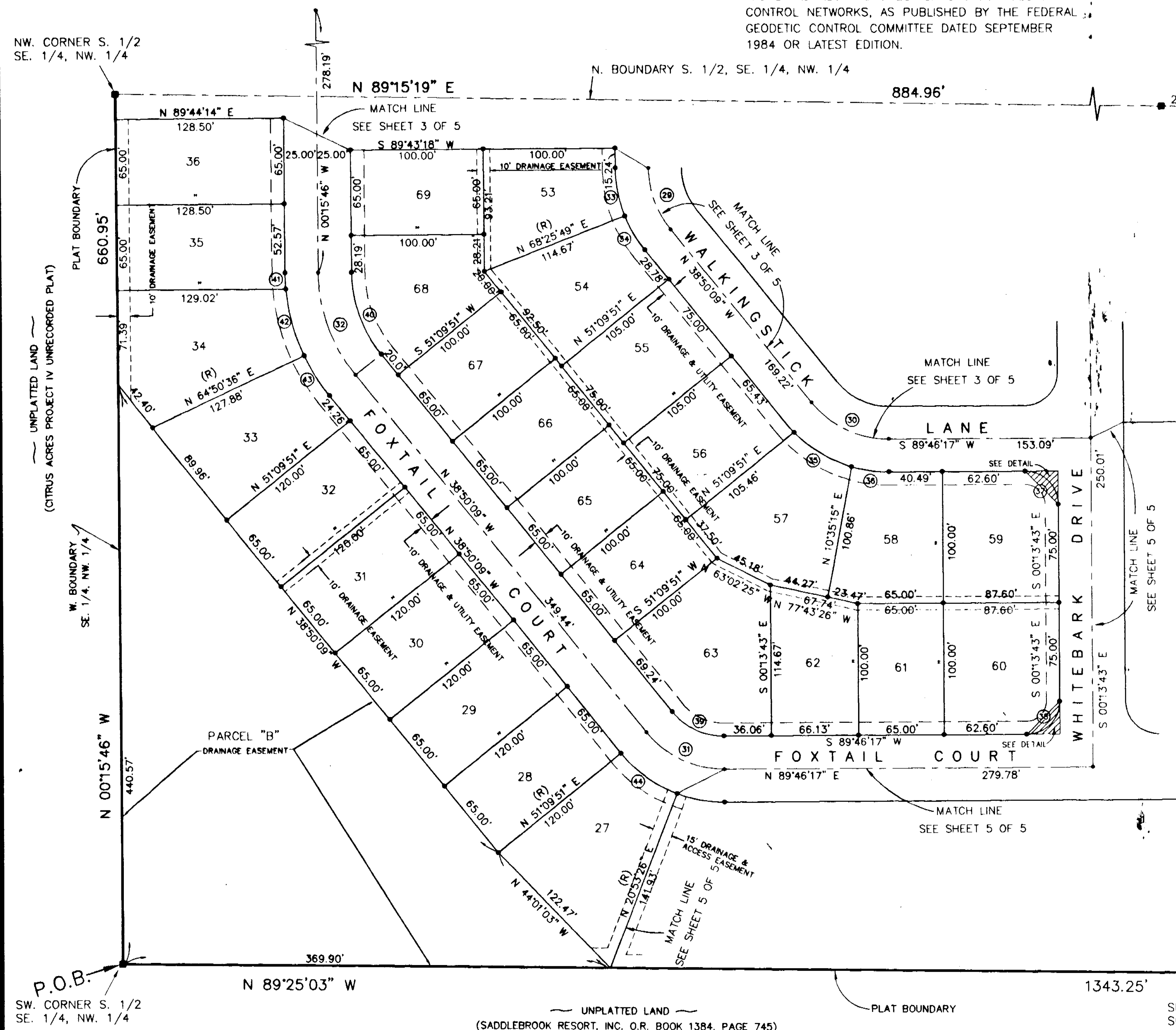
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NOTICE:

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NOTE:

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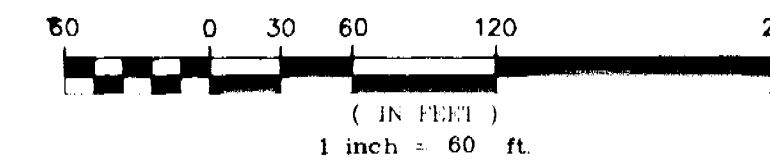
SURVEYOR'S AFFIDAVIT
RECORDED
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OR 7441 PG 1948

SHEET 4 OF 5

PINEWALK SUBDIVISION

IN SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK 38 PAGE 43



- LEGEND:**
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 - = PERMANENT CONTROL POINT (PCP)
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 - ⊙ = CENTERLINE

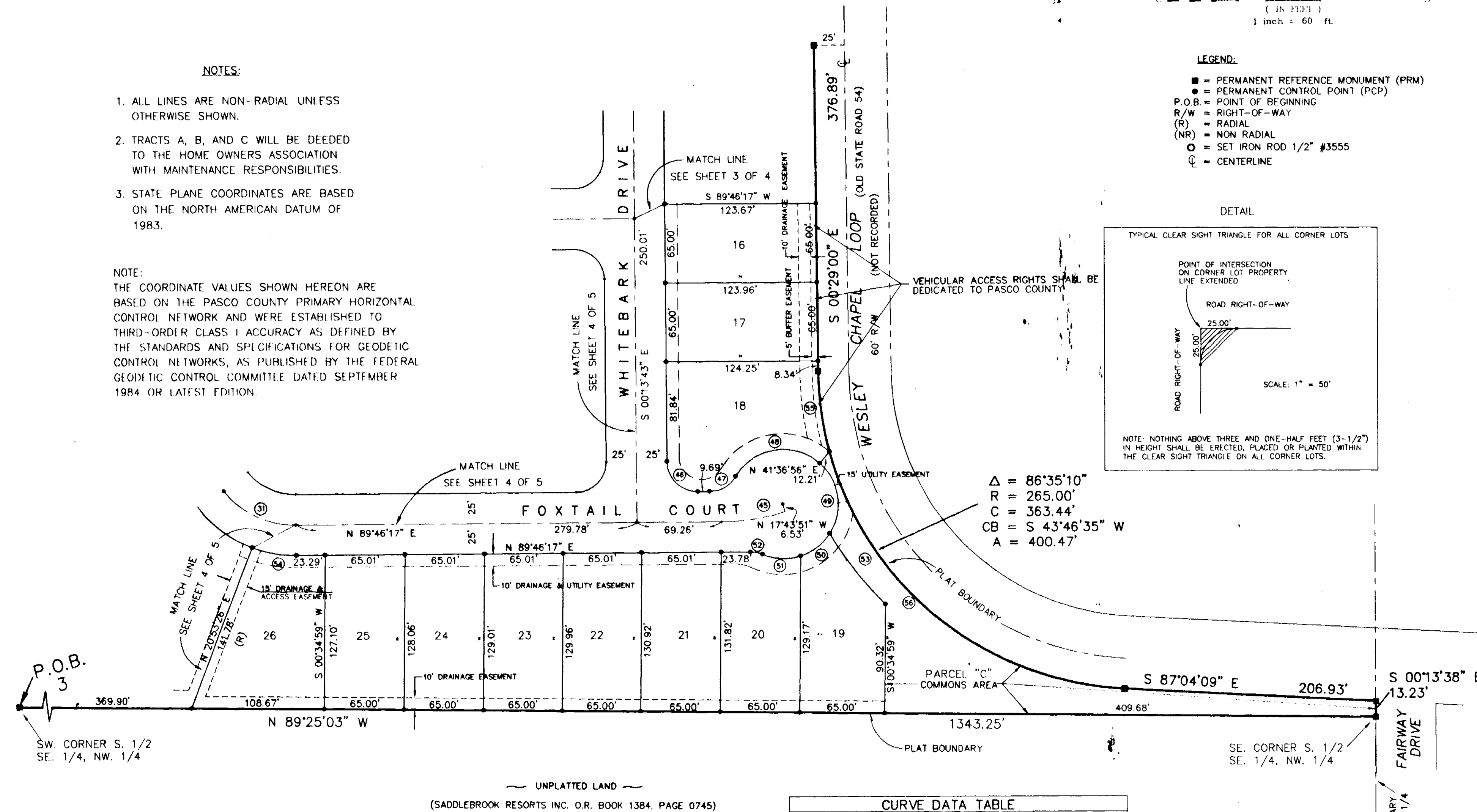
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SHEET 5 OF 5