

BANJO LAKE VILLAS

LOCATED IN SECTION 18, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

87 115
PAGE
SHEET 1 OF 4 SHEETS

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, EXCEPT THE WEST 3/4 THEREOF, ALL IN SECTION 18, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING LAND DESCRIBED IN WARRANTY DEED FROM BANJO LAKE DEVELOPMENT, INC. TO J. D. EASTRICH PROPERTIES NO. 1 LIMITED PARTNERSHIP RECORDED IN OFFICIAL RECORDS BOOK 3551, PAGE 590, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA:

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 19 EAST, THENCE NORTH 89°58'10" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°58'10" EAST, ALONG THE AFOREMENTIONED LINE, A DISTANCE OF 621.35 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 19 EAST; THENCE NORTH 89°58'10" EAST, A DISTANCE OF 656.35 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 19 EAST; THENCE SOUTH, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 440.00 FEET; THENCE SOUTH 80°00'00" WEST, A DISTANCE OF 460.42 FEET; THENCE SOUTH 89°58'10" WEST, A DISTANCE OF 256.55 FEET; THENCE NORTH 00°05'25" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°58'10" WEST, A DISTANCE OF 620.31 FEET TO THE RIGHT-OF-WAY OF ALPINE ROAD; THENCE NORTH 00°10'50" WEST, ALONG SAID RIGHT-OF-WAY, PARALLEL TO AND 35.00 FEET DISTANT FROM THE WEST LINE OF THE SOUTHEAST 1/4 OF AFORESAID SECTION, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RESERVED BY GRANTOR BANJO LAKE DEVELOPMENT, INC. OVER AND ACROSS THE FOLLOWING DESCRIBED LAND IN THAT CERTAIN QUIT-CLAIM DEED FROM BANJO LAKE DEVELOPMENT, INC. TO PASCO COUNTY, FLORIDA, DATED OCTOBER 11, 1985 RECORDED NOVEMBER 6, 1985 IN OFFICIAL RECORDS BOOK 1457, PAGE 253, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA:

THE WEST 60.0 FEET OF THE NORTH 1079.87 FEET OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA.

ALSO FURTHER DESCRIBED AS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 19 EAST OF PASCO COUNTY, FLORIDA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE N00°33'23"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 877.55 FEET TO THE SOUTHERLY BOUNDARY OF CHELSEA MEADOWS, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 6900, PAGE 460 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S80°33'23"W, ON SAID SOUTHERLY BOUNDARY, A DISTANCE OF 460.42 FEET; THENCE N89°04'30"W, ON SAID SOUTHERLY BOUNDARY, A DISTANCE OF 256.71 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°27'11"W, ON SAID WEST LINE, A DISTANCE OF 481.17 FEET TO THE NORTH LINE OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°10'13"W, ON SAID NORTH LINE, A DISTANCE OF 163.64 FEET TO THE WEST LINE OF THE EAST QUARTER OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°25'43"W, ON SAID WEST LINE, A DISTANCE OF 164.89 FEET TO THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S89°11'02"E, ON SAID SOUTH LINE, A DISTANCE OF 817.85 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 11.39 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

BANJO LAKE VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERENCED TO AS BANJO LAKE VILLAS, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

1) OWNER HEREBY RESERVES TRACTS "A", "B-1", "B-2", "B-3", "C", "D-1", AND "D-2", AS SHOWN HEREON FOR CONVEYANCE TO BANJO LAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "HOA" OR THE "ASSOCIATION"), BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT. TRACTS "A", "B-1", "B-2", "B-3", "C", "D-1", AND "D-2" SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.

2) OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE COUNTY TRACT "Z" (PUBLIC) LIFT STATION, AS SHOWN ON THIS PLAT, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. OWNER HEREBY RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT ON, OVER AND UNDER TRACT "Z" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "Z" UNTIL SUCH TIME AS THE OPERATION AND ASSIGNMENT OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.

3) OWNER FURTHER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE COUNTY A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "A", AS SHOWN HEREON, FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.

4) OWNER FURTHER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE COUNTY AND STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF STREET LIGHTS, TELEPHONE, ELECTRIC, WATER, SEWER, NATURAL GAS, CABLE TELEVISION, FIRE PROTECTION AND UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO, OVER AND ACROSS TRACT "A" AS SHOWN HEREON.

5) OWNER FURTHER DOES HEREBY GRANT, CONVEY, AND DEDICATE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, STREET LIGHTS, FIRE PROTECTION AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "PUBLIC UTILITY EASEMENT", AND IDENTIFIED HEREON FOR SUCH PURPOSES. THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL DULY LICENSED PRIVATE UTILITY COMPANIES. IN THE EVENT UTILITY IMPROVEMENTS ARE CONSTRUCTED WITHIN SUCH UTILITY EASEMENT AREAS, IT SHALL BE THE RESPONSIBILITY OF THE UTILITY ENTITIES TO REPAIR OR REPLACE SAID UTILITY IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.

6) OWNER FURTHER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL PUBLIC UTILITY IMPROVEMENTS, FACILITIES AND APPURTENANCES, TOGETHER WITH ANY NECESSARY EASEMENTS, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES LYING WITHIN THE LANDS DEPICTED ON THIS PLAT UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID UTILITY IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE COUNTY.

7) OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNER OR THE ASSOCIATION FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

8) OWNER DOES HEREBY GRANT TO THE ASSOCIATION A NON-EXCLUSIVE EASEMENT OVER ALL (HOA) DRAINAGE AND ACCESS EASEMENTS AND ALL (HOA) LANDSCAPE EASEMENTS, AS SHOWN HEREON FOR PURPOSES INCIDENTAL THERETO.

9) OWNER HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS SHOWN HEREON, SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION, AND MAINTENANCE AND/OR REPLACEMENT OF COMMUNICATION LINES INCLUDING BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH SECTION 177.091(28), FLORIDA STATUTES.

10) OWNER DOES HEREBY GRANT AND RESERVE UNTO THE ASSOCIATION TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH SECTION 177.085(1), FLORIDA STATUTES.

OWNER

BANJO LAKE VILLAS LLC., A FLORIDA LIMITED LIABILITY COMPANY

BY: Gregory Dana
MANAGER

DATE: 1/4/2022

WITNESS: John Hart

PRINT NAME: John Hart

WITNESS: Gary Brown

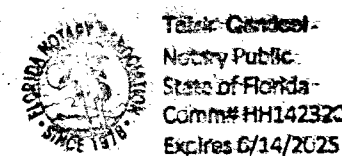
PRINT NAME: Gary Brown

ACKNOWLEDGMENT

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, GREGORY DANA, AS MANAGER OF BANJO LAKE VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO HAS IDENTIFIED HIMSELF TO ME AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS A DULY AUTHORIZED AGENT, FOR THE USE AND PURPOSE HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL ON THIS 4th DAY OF January, 2022

BY: Taisir Qandee
NOTARY PUBLIC, STATE OF FLORIDA A: LARGE



PROPERTY INFORMATION

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT, ORDER NO. 10101608 AND BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN BANJO LAKE VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN THOSE IN THAT PROPERTY INFORMATION REPORT, ORDER NO. 10101608

THIS 4th DAY OF JANUARY, 2022

BY: Charles L. Ferguson, CLS

NAME: CHARLES L. FERGUSON, CLS

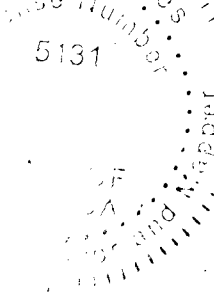
TITLE: ASSISTANT VICE PRESIDENT

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, OR A FLORIDA PROFESSIONALLY LICENSED SURVEYOR AND MAPPER DESIGNEE UNDER MY DIRECTION AND SUPERVISION, HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATIONS OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 5th DAY OF January, 2022

BY: Alex W. Barnes
ALEX W. BARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131



CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS THE 11 DAY OF January, 2022, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

BY: Kathryn Slattery
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS THE

12 DAY OF January, 2022, IN PLAT BOOK 87

PAGE(S) 115-118

BY: Nikkil Alvarez-Sowles
NIKKIL ALVAREZ-SOWLES, ESQ.
PASCO COUNTY CLERK AND COMPTROLLER

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, PART 1. SIGNED AND

SEALED THIS 4TH DAY OF JANUARY, 2022.

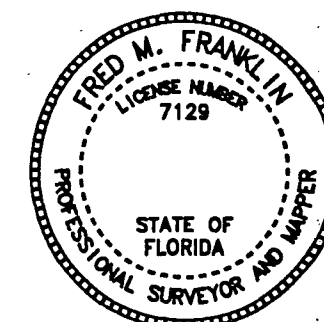
BY: Fred Franklin

FRED FRANKLIN

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7129

CERTIFICATE OF AUTHORIZATION NO. 8304

ALPHA SURVEYING AND MAPPING



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRED M. FRANKLIN, P.S.M. 7129

CERTIFICATE OF ACCEPTANCE

OF BANJO LAKE HOMEOWNERS ASSOCIATION, INC.

BANJO LAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE PROPOSED CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

BY: Darryl Colwell
DARRYL COLWELL, PRESIDENT

WITNESS: Tommy Pollard

WITNESS: D. Barnett

PRINT NAME: Tommy Pollard

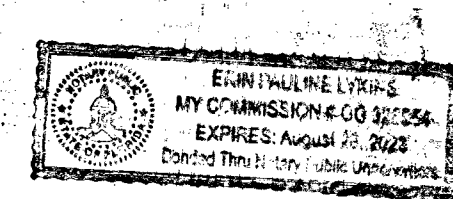
PRINT NAME: D. Barnett

ACKNOWLEDGMENT

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, DARRYL COLWELL, PRESIDENT OF BANJO LAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WHO HAS IDENTIFIED HIMSELF TO ME AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS A DULY AUTHORIZED AGENT, FOR THE USE AND PURPOSE HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL ON THIS 4 DAY OF January, 2022

BY: Erin Pauline Lykins
NOTARY PUBLIC, STATE OF FLORIDA A: LARGE



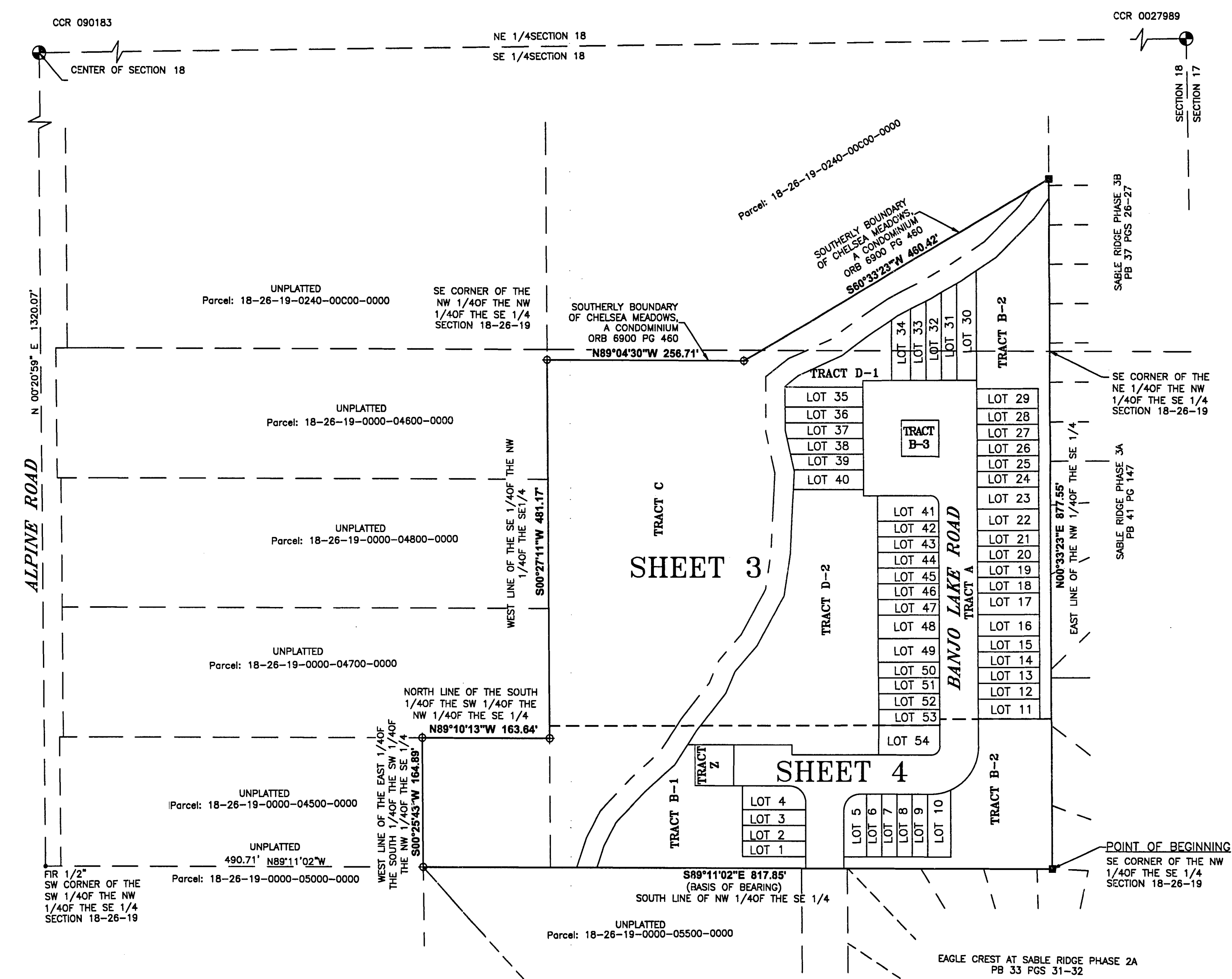
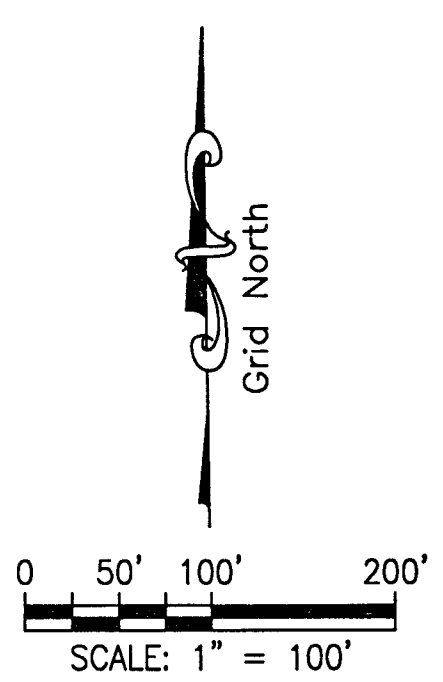
Alpha Surveying & Mapping

570 BIMINI BAY BLVD
APOLLO BEACH, FL 33572 (402)-380-1939
website- www.alphalandsurveying.com
email- alphalandsurveying@gmail.com



BANJO LAKE VILLAS

LOCATED IN SECTION 18, TOWNSHIP 26 SOUTH,
RANGE 19 EAST, PASCO COUNTY, FLORIDA



TRACT DESIGNATION TABLE		
TRACT	DESIGNATION	ACREAGE
TRACT A	(HOA) RIGHT-OF-WAY & PUBLIC UTILITY EASEMENT	1.351 Ac. +/-
TRACT B-1	(HOA) PARK SITE, LANDSCAPE AREA	0.456 Ac. +/-
TRACT B-2	(HOA) PARK SITE, LANDSCAPE AND DRAINAGE AREA	1.121 Ac. +/-
TRACT C	(HOA) PARK SITE, LANDSCAPE AREA	0.051 Ac. +/-
TRACT D-1	(HOA) WETLAND CONSERVATION AREA	4.735 Ac. +/-
TRACT D-2	(HOA) PARK & LANDSCAPE AREA	0.126 Ac. +/-
TRACT Z	(HOA) DRAINAGE/LANDSCAPE AREA	1.183 Ac. +/-
TRACT Z	LIFT STATION	0.067 Ac. +/-

- NOTES:
1. THE BEARING STRUCTURE FOR THIS SURVEY IS BASED ON A NAD 1983 FLORIDA STATE PLANE WEST ZONE, BEARING OF S 89°11'02" E FOR THE SOUTHERLY BOUNDARY OF SUBJECT PROPERTY, ALSO BEING THE SOUTH LINE OF NW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 19 EAST.
 2. THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD ORDER CLASS I 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. ORIGINATING COORDINATES: STATIONS "X21 077" AND "W22 078"
 3. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION OF WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
 4. 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.
 5. THIS PRIVATE SUBDIVISION CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
 6. A (ROD OR PIPE WITH CAP AND/OR NAIL AND DISK) INSCRIBED WITH (NAME AND NUMBER) SHALL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S. 177.091(9).
 7. WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD.) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

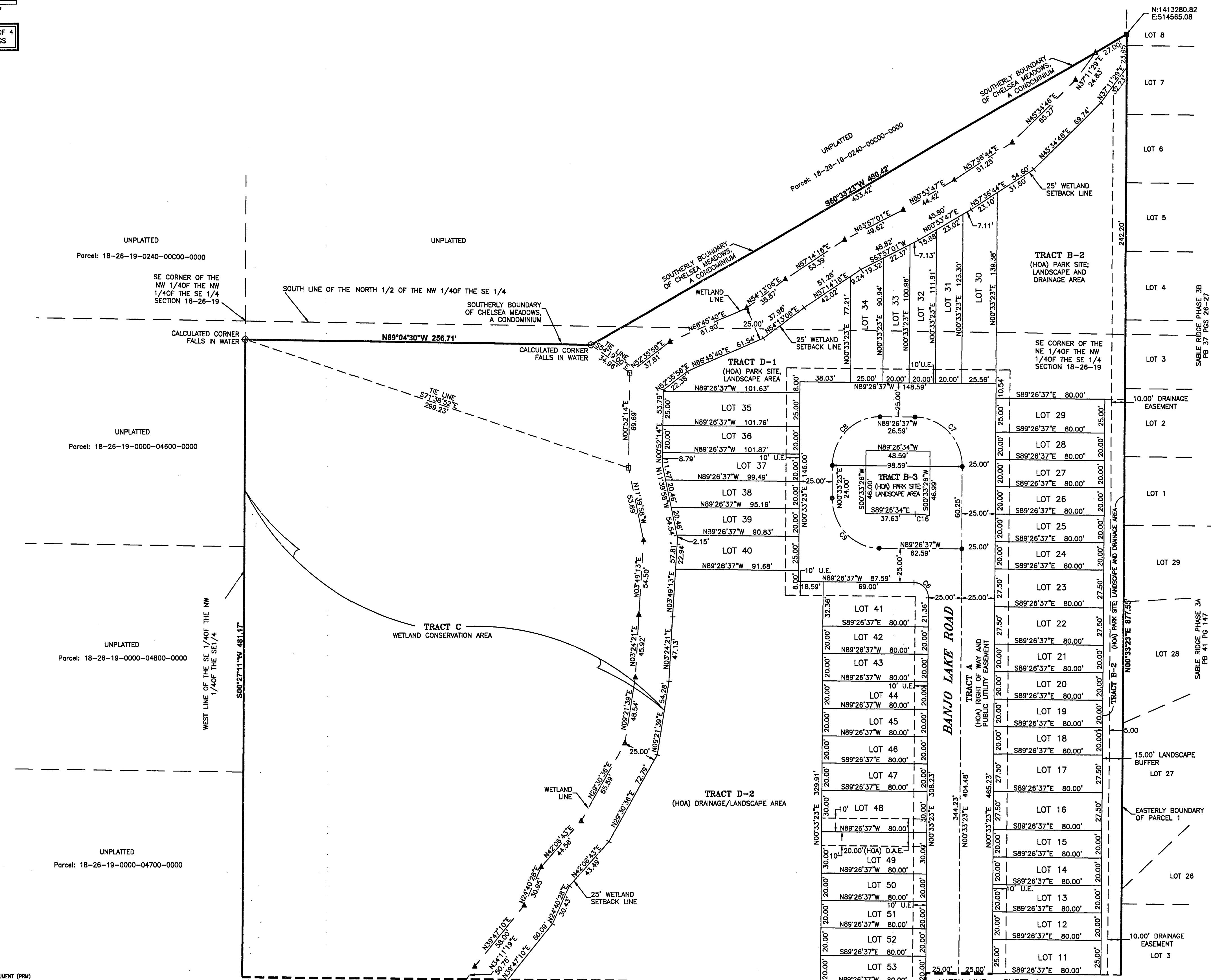
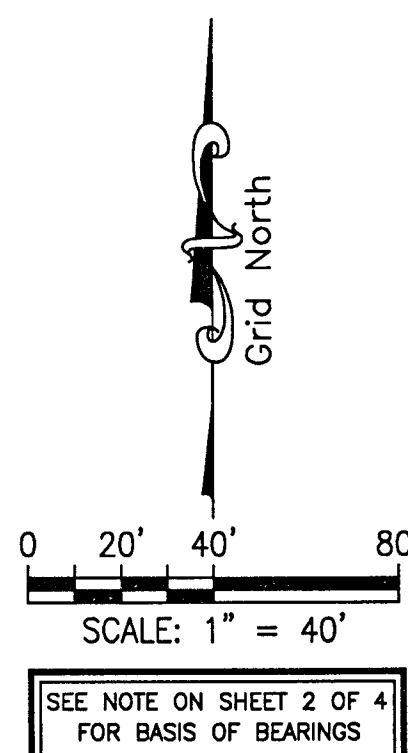
NOTE:
THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD-ORDER CLASS I ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE, LATEST EDITION.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND 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.

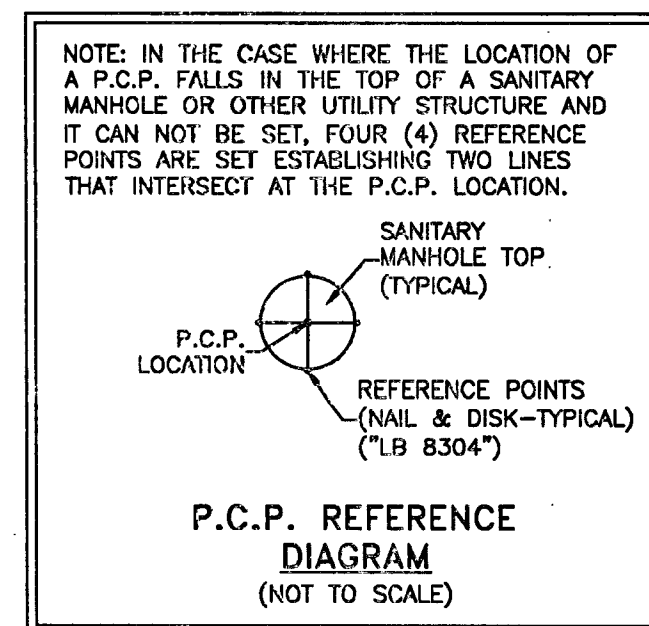
- LEGEND
- ⊕ - CALCULATED CORNER
 - - PERMANENT REFERENCE MONUMENT (PRM)
 - - FOUND CORNER AS NOTED
 - PB - PLAT BOOK
 - PG(S) - PAGE(S)

BANJO LAKE VILLAS

LOCATED IN SECTION 18, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	111.00'	17.78'	15.53'	N44°26'36"W	89°58'57"
C7	36.00'	56.55'	50.91'	N44°26'37"W	90°00'00"
C8	36.00'	56.55'	50.91'	N45°33'23"E	90°00'00"
C9	36.00'	56.55'	50.91'	N44°26'37"W	90°00'00"
C16	161.00'	11.02'	11.01'	N44°19'57"W	10°21'14"

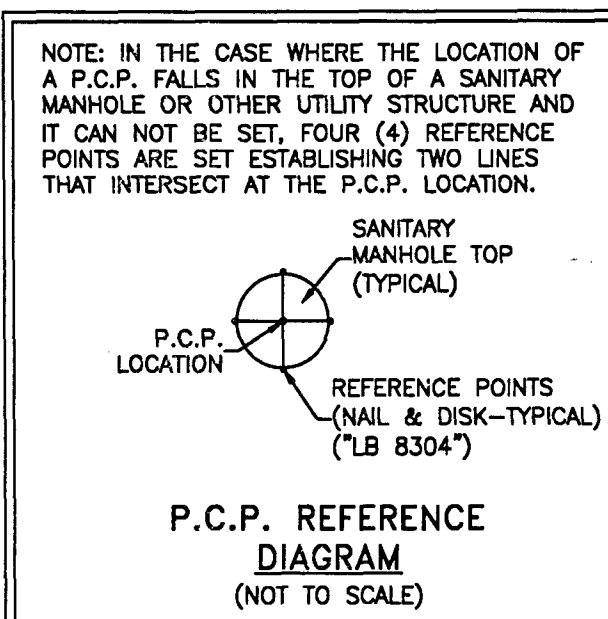
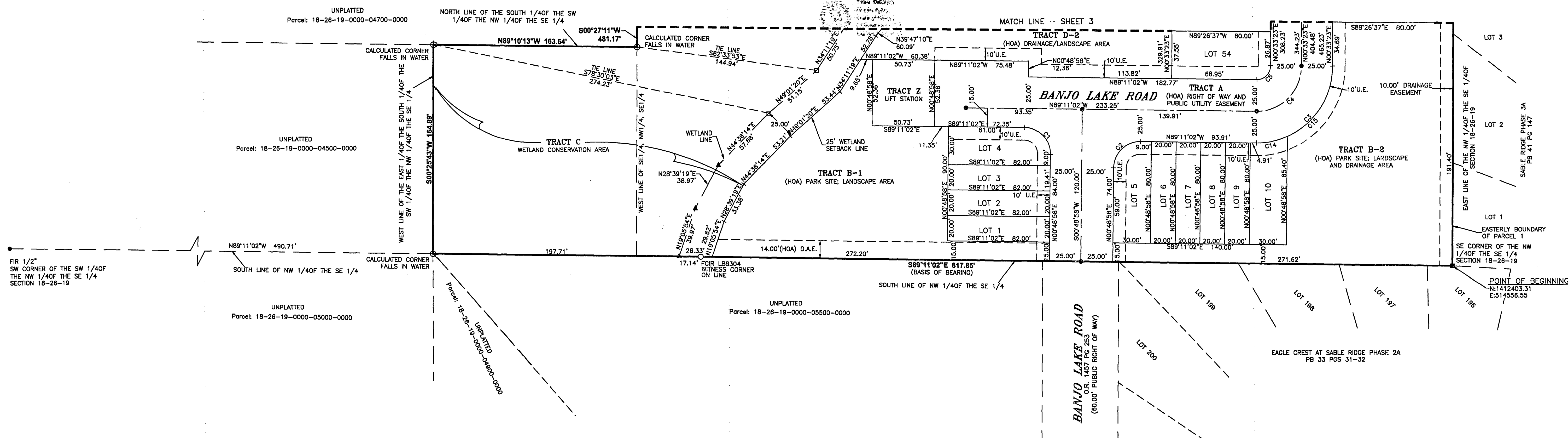
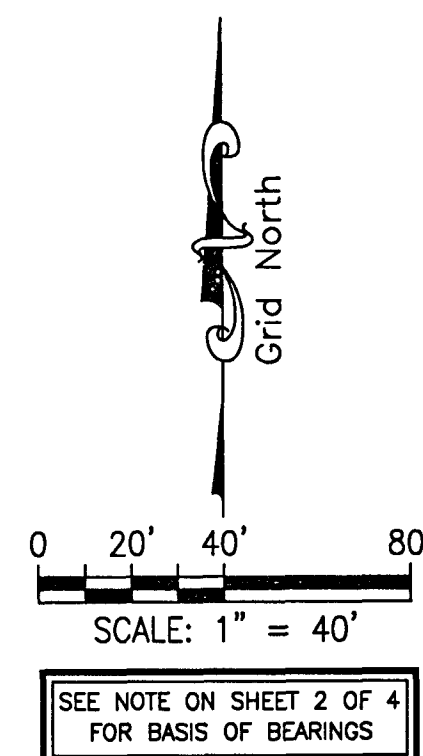


- LEGEND**
- (NR) - INDICATES NON-RADIAL LINE
 - ⊕ - CALCULATED CORNER
 - - PERMANENT REFERENCE MONUMENT (PRM)
 - - OFFSET PERMANENT REFERENCE MONUMENT (PRM)
 - - PERMANENT CONTROL POINT (PCP)
 - - WETLAND POINT
 - PB - PLAT BOOK
 - PG(S) - PAGE(S)
 - HOA - HOME OWNERS ASSOCIATION
 - U.E. - UTILITY EASEMENT
 - D.A.E. - DRAINAGE AND ACCESS EASEMENT



BANJO LAKE VILLAS

LOCATED IN SECTION 18, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



LEGEND

(NR) - INDICATES NON-RADIAL LINE
 ⊕ - CALCULATED CORNER
 ■ - PERMANENT REFERENCE MONUMENT (PRM)
 □ - OFFSET PERMANENT REFERENCE MONUMENT (PRM)
 ● - PERMANENT CONTROL POINT (PCP)
 ▲ - WETLAND POINT
 ● - FOUND CORNER AS NOTED
 PB - PLAT BOOK
 PR(S) - PLAT(S)
 U.E. - UTILITY EASEMENT
 D.A.E. - DRAINAGE AND ACCESS EASEMENT
 HOA - HOME OWNERS ASSOCIATION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	21.00'	32.99'	29.70'	N44°11'02"W	90°00'00"
C2	21.00'	32.99'	29.70'	N45°48'58"E	90°00'00"
C3	61.00'	98.10'	86.46'	N45°41'11"E	90°15'35"
C4	36.00'	56.71'	51.03'	N45°41'11"E	90°15'35"
C5	11.00'	17.33'	15.59'	N45°41'11"E	90°15'35"
C14	61.00'	25.88'	25.87'	N76°40'20"E	24°17'17"
C15	61.00'	70.24'	66.42'	N33°32'32"E	65°58'18"

