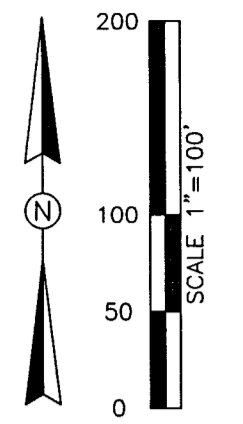


LONGLeAF NEIGHBORHOOD FOUR PHASE II

A SUBDIVISION LYING IN SECTIONS 19 AND 18, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

BOUNDARY AND KEY SHEET



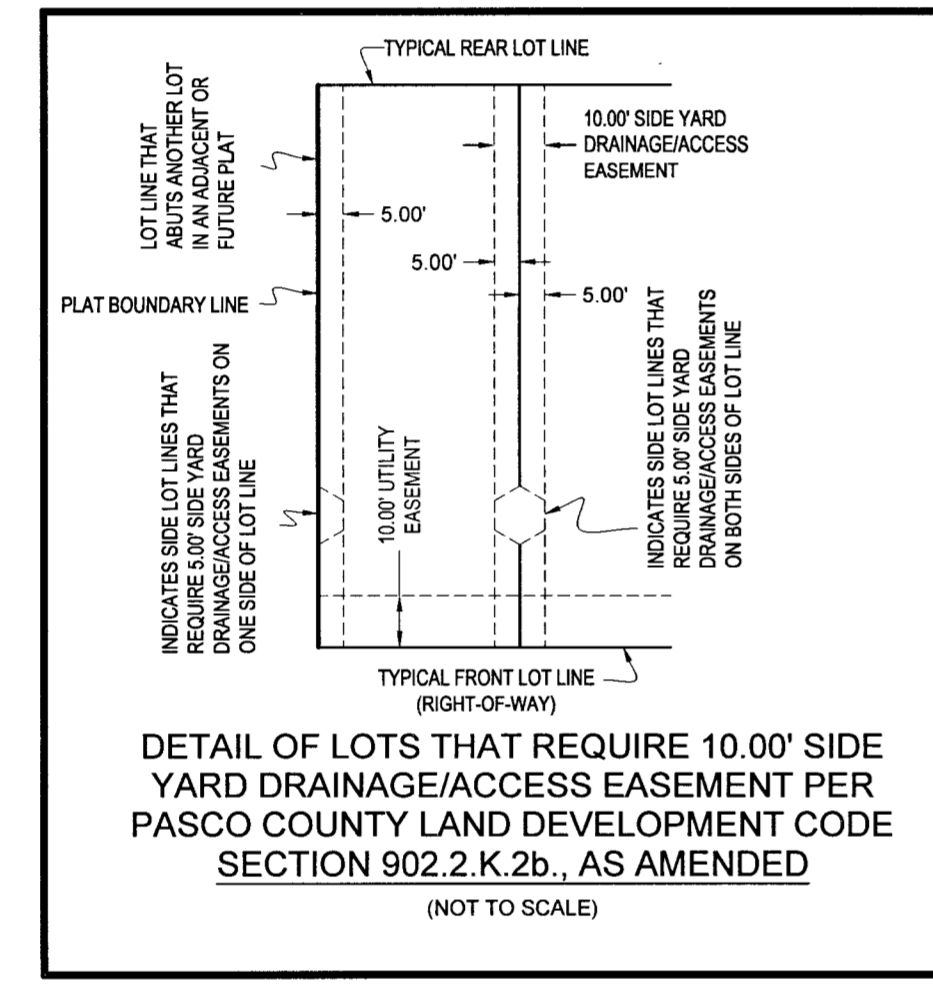
SURVEYOR'S NOTES

- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO FIRST ORDER CLASS II ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION (PLCAD 306.10) THE COORDINATES SHOWN TIED TO NATIONAL GEODETIC SURVEY MONUMENT "F 872".
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF LONGLeAF NEIGHBORHOOD FOUR PHASE I AS SHOWN HAVING A BEARING OF NORTH 78°00'00" WEST.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE PASCO COUNTY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- 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.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN, EXCEPT FOR THE CONSTRUCTION AND MAINTENANCE OF NATURE TRAILS AND WALKS BY THE DEVELOPER, PERMANENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, AND SPRINKLER SYSTEMS, THE INSTALLATION OF POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS ARE PERMITTED IF INSTALLED IN A MANNER THAT WILL NOT OBSTRUCT THE FREE FLOW OF WATER AND PROHIBIT ACCESS TO THOSE EASEMENTS LABELED ACCESS EASEMENT. HOWEVER, IT WILL BE THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY TO BEAR THE FULL COST OF SAID POLES, FENCES, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS REQUIRED TO BE REMOVED FOR THE INSTALLATION, REPAIR, AND MAINTENANCE OF SURFACE/SUBSURFACE DRAINAGE STRUCTURES AND GRADING ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

WETLAND CONSERVATION NOTE:

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 RESOURCES PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (COE) PERMIT.

NOTE: A 1/2 INCH DIAMETER CAPPED IRON ROD WITH CAP NUMBER LB #8405 WILL 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 177.091(9), FLORIDA STATUTES.



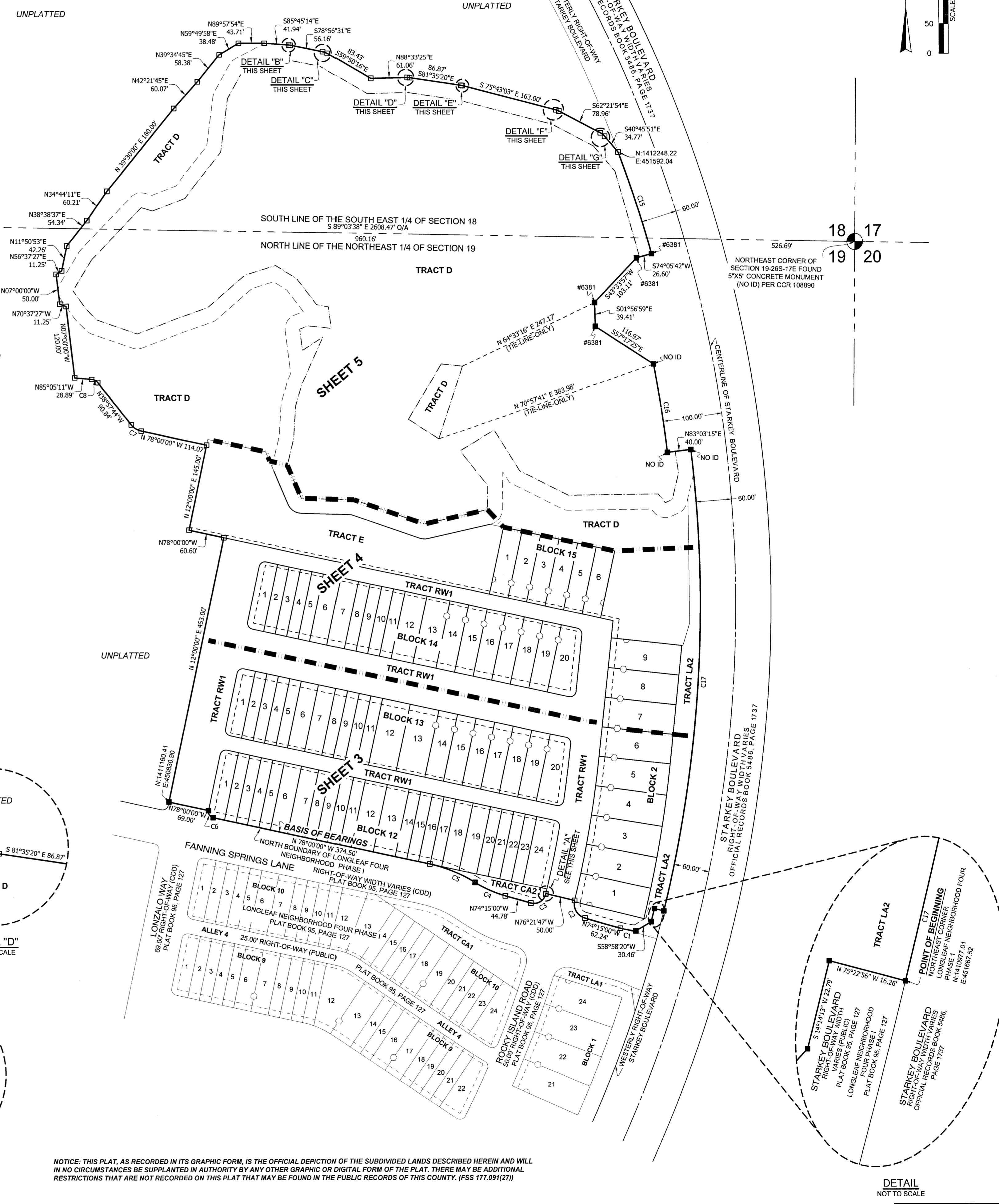
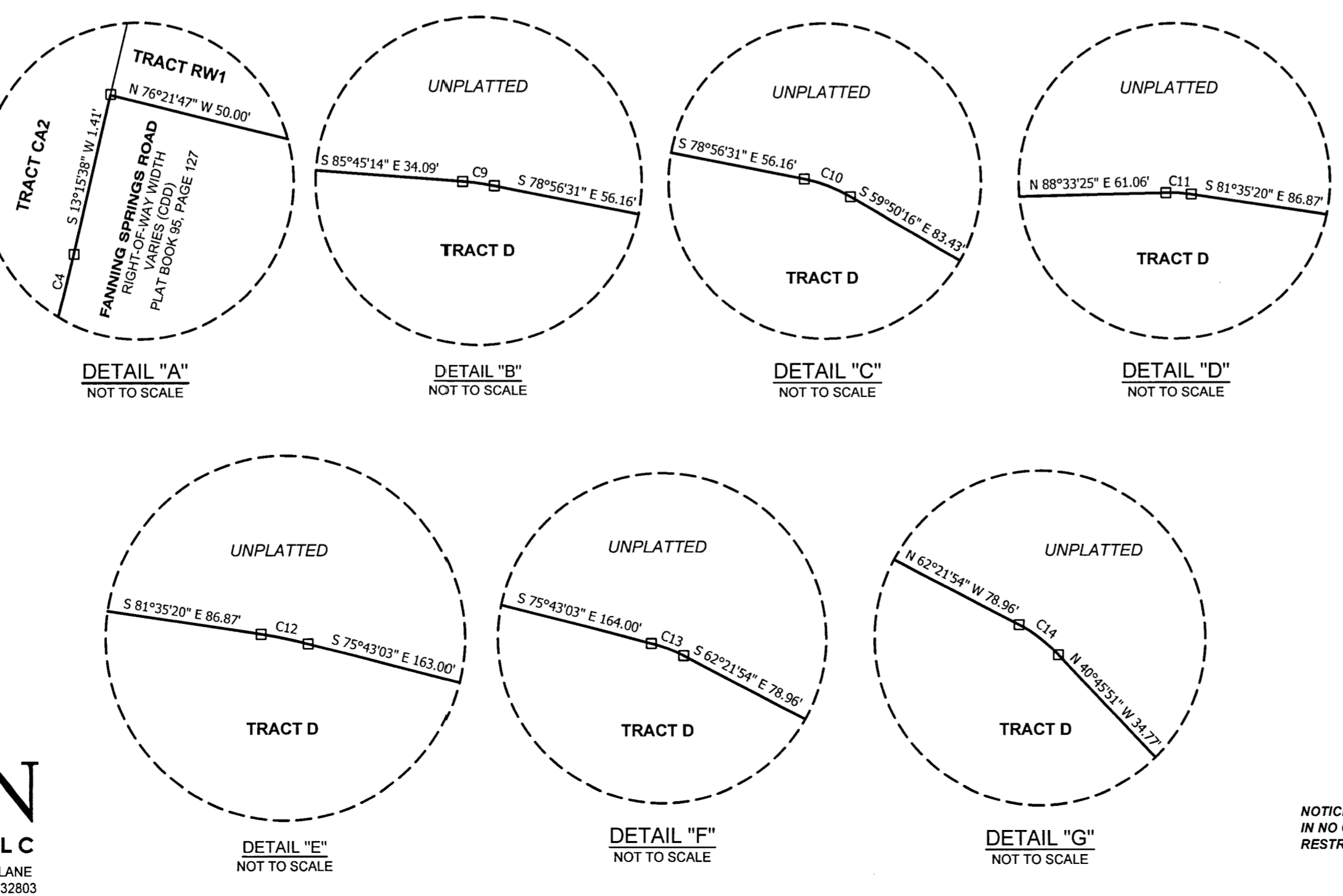
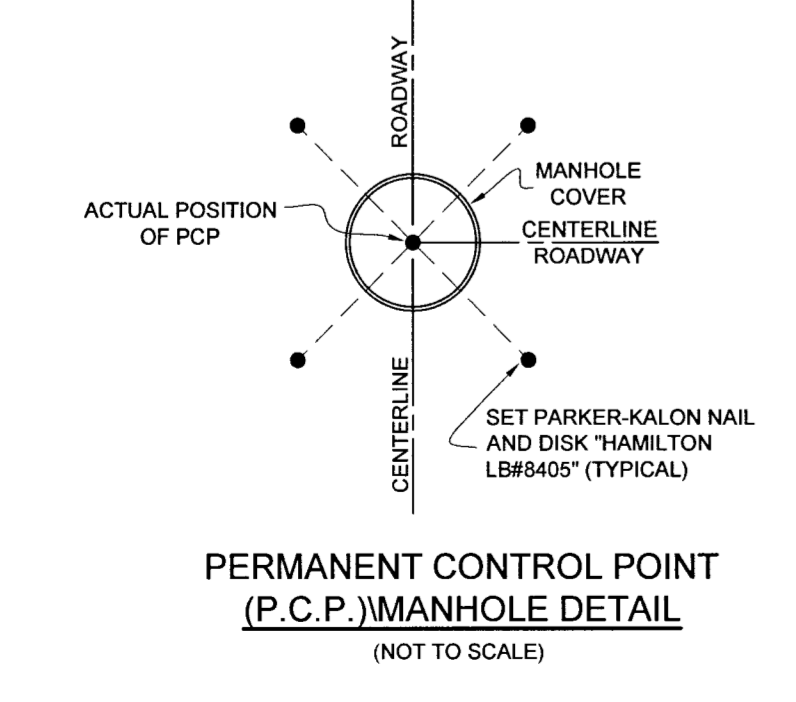
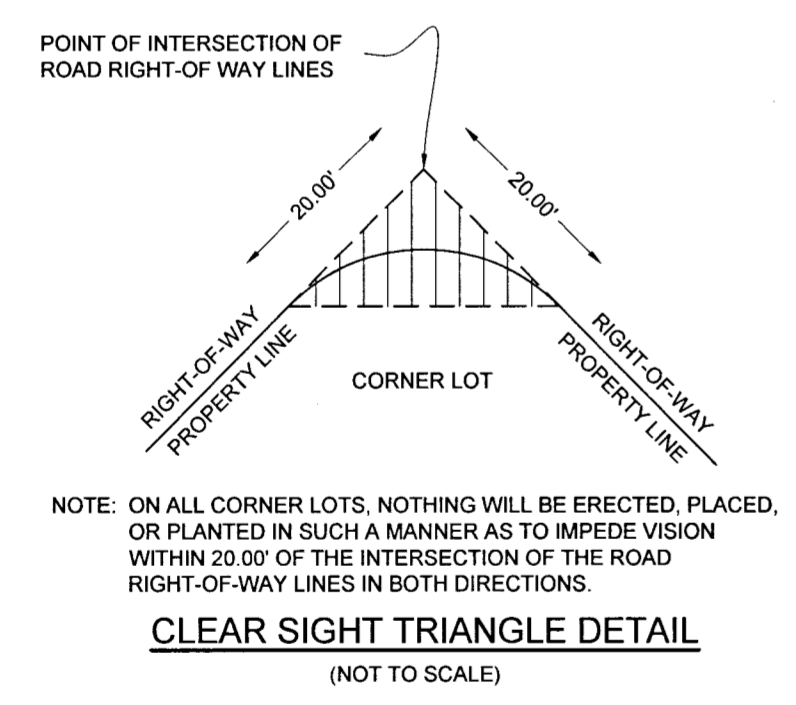
TRACT TABULATION

TRACT CA2 = COMMON AREA (CDD) AND UTILITY EASEMENT (PUBLIC)
 TRACT D = DRAINAGE AND TRAIL AREA (CDD), AND WETLAND CONSERVATION AREA (CDD)
 TRACT E = PARK (CDD)
 TRACT LA2 = LANDSCAPE AREA / BUFFER (CDD)
 TRACT RW1 = CDD RIGHT-OF-WAY AND UTILITY EASEMENT (PUBLIC)

- LEGEND**
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #8405.
 - = FOUND PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT LB #8405 UNLESS NOTED OTHERWISE.
 - = SET PERMANENT CONTROL POINT (PCP) PARKER-KALON NAIL AND DISK "HAMILTON LB #8405".
 - ADLU = ACCESS, DRAINAGE, LANDSCAPE (CDD) AND UTILITY EASEMENT (PUBLIC)
 - BDRY = BOUNDARY
 - CDD = COMMUNITY DEVELOPMENT DISTRICT
 - CCR = CERTIFIED CORNER RECORD
 - DAWCA+ = DRAINAGE AREA, WETLAND CONSERVATION AREA, AND TRAIL DE = DRAINAGE EASEMENT
 - LB = LICENSE BUSINESS
 - LSA = LANDSCAPE AREA
 - (NR) = NON-RADIAL LINE
 - O/A = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - (R) = RADIAL LINE
 - SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - UE = UTILITY EASEMENT
 - WCA = WETLAND CONSERVATION AREA (CDD)

CURVE TABLE

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	135.00'	N 79°51'18" W	26.37'	26.41'	111°12'36"
C2	25.00'	N 30°27'10" W	34.61'	38.22'	87°35'41"
C3	20.00'	S 59°30'09" W	28.89'	32.29'	92°29'41"
C4	195.00'	N 66°00'39" E	55.89'	56.08'	16°28'43"
C5	234.50'	S 67°53'09" E	82.36'	82.79'	20°13'42"
C6	10.00'	N 33°00'00" W	14.14'	15.71'	90°00'00"
C7	30.00'	N 58°28'52" W	20.05'	20.44'	39°02'16"
C8	15.00'	S 62°04'46" E	11.78'	12.10'	46°14'04"
C9	25.00'	N 82°20'53" W	2.97'	2.97'	6°48'43"
C10	25.00'	S 69°23'23" E	8.30'	8.34'	19°06'15"
C11	25.00'	S 86°30'58" E	4.29'	4.30'	9°51'15"
C12	25.00'	N 78°39'12" W	2.56'	2.56'	6°52'18"
C13	25.00'	S 69°02'29" E	5.81'	5.83'	13°21'08"
C14	25.00'	S 51°33'53" E	9.37'	9.43'	21°36'04"
C15	2140.00'	S 18°18'22" E	179.32'	179.37'	4°48'09"
C16	2100.00'	S 08°59'20" E	149.73'	149.76'	4°05'10"
C17	2140.00'	S 03°28'58" W	774.73'	779.03'	20°51'27"



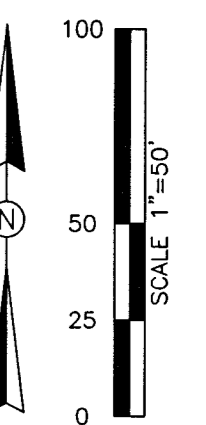
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HAMILTON
ENGINEERING & SURVEYING, LLC

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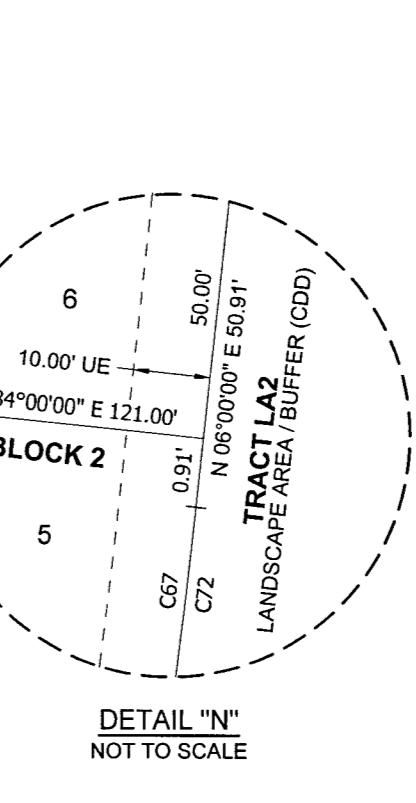
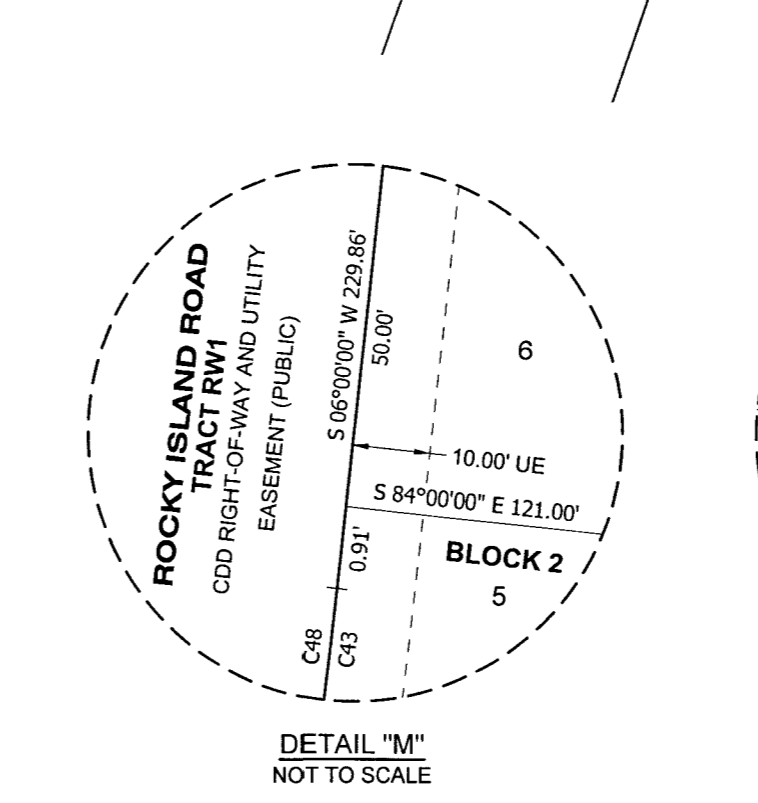
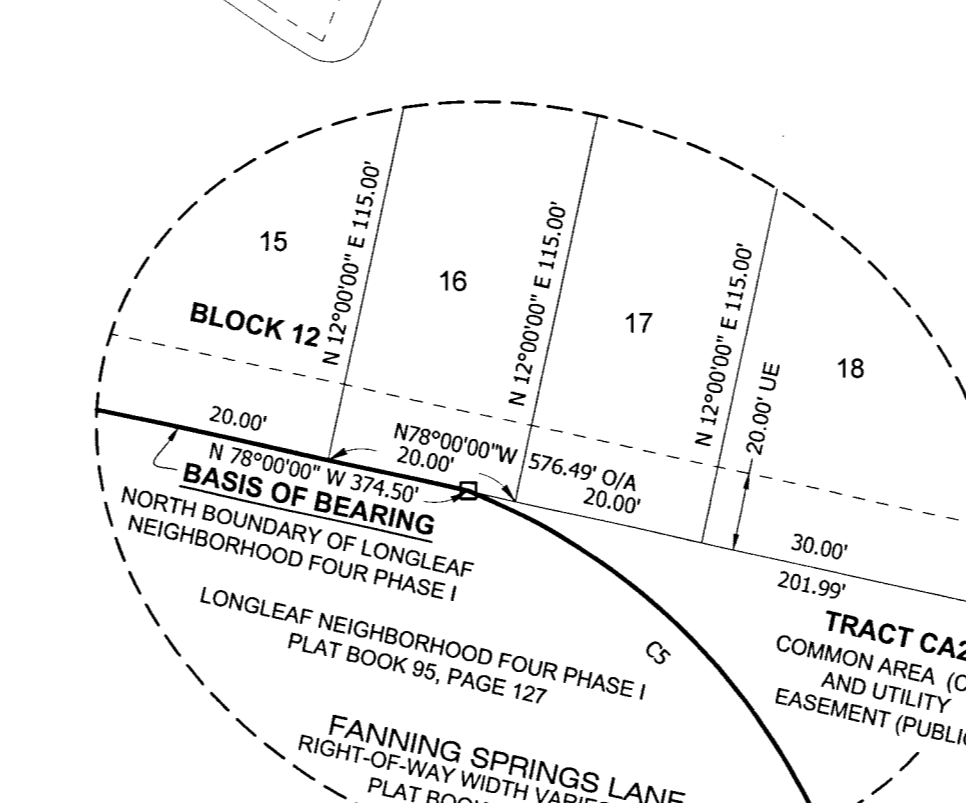
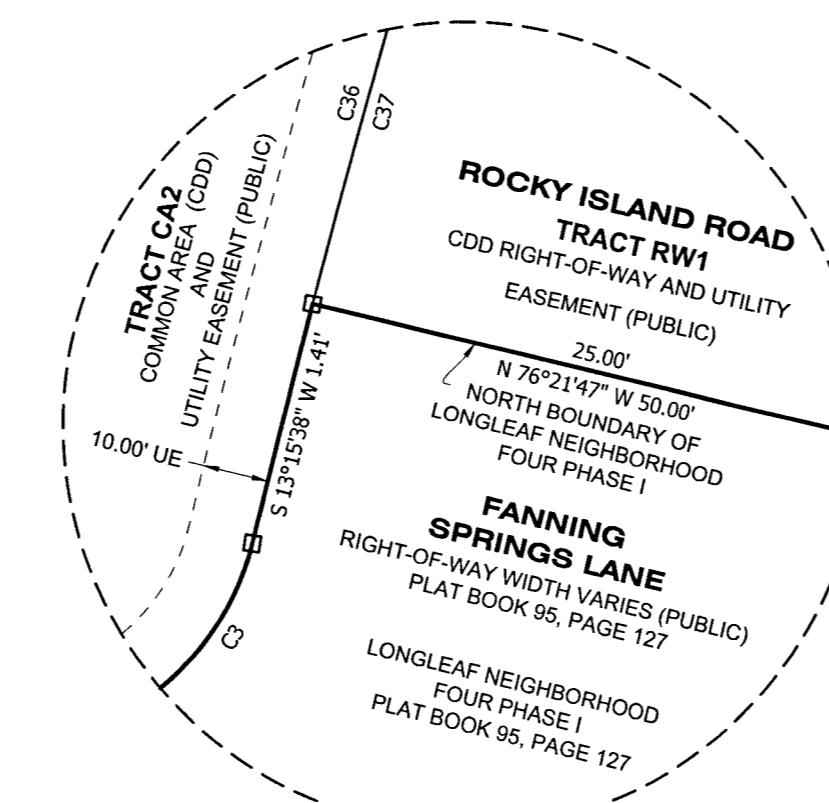
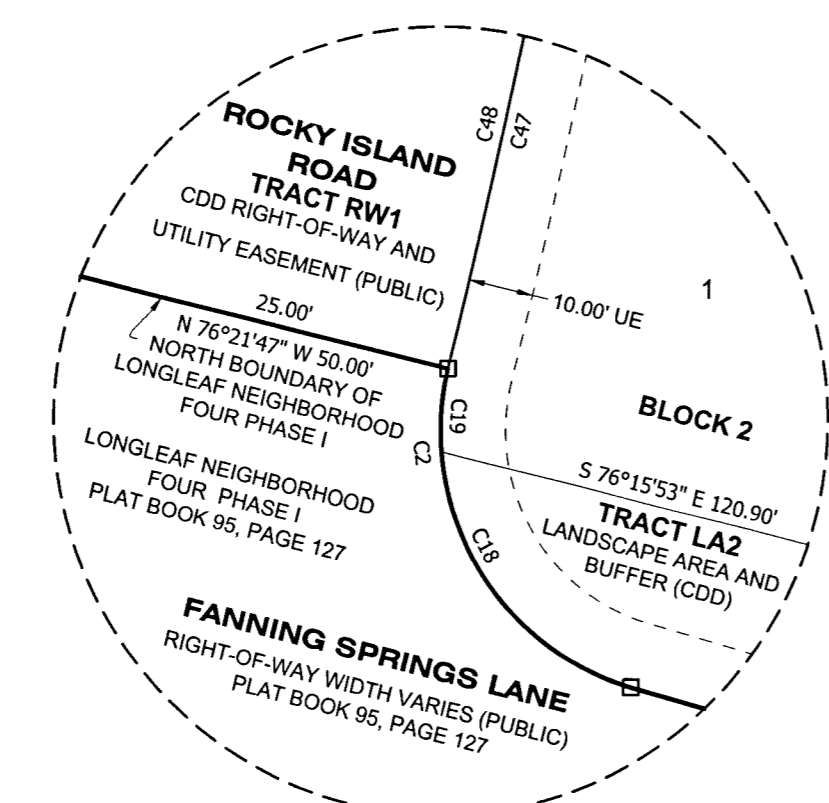
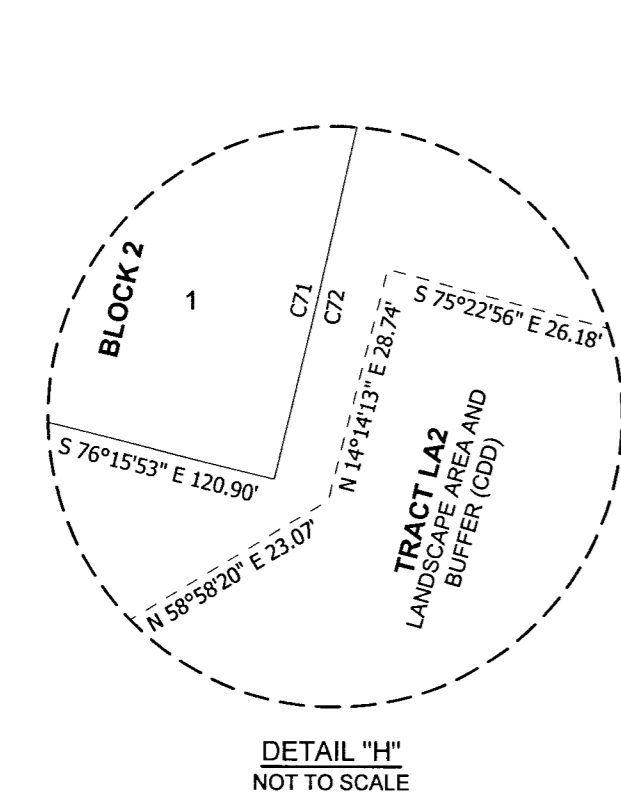
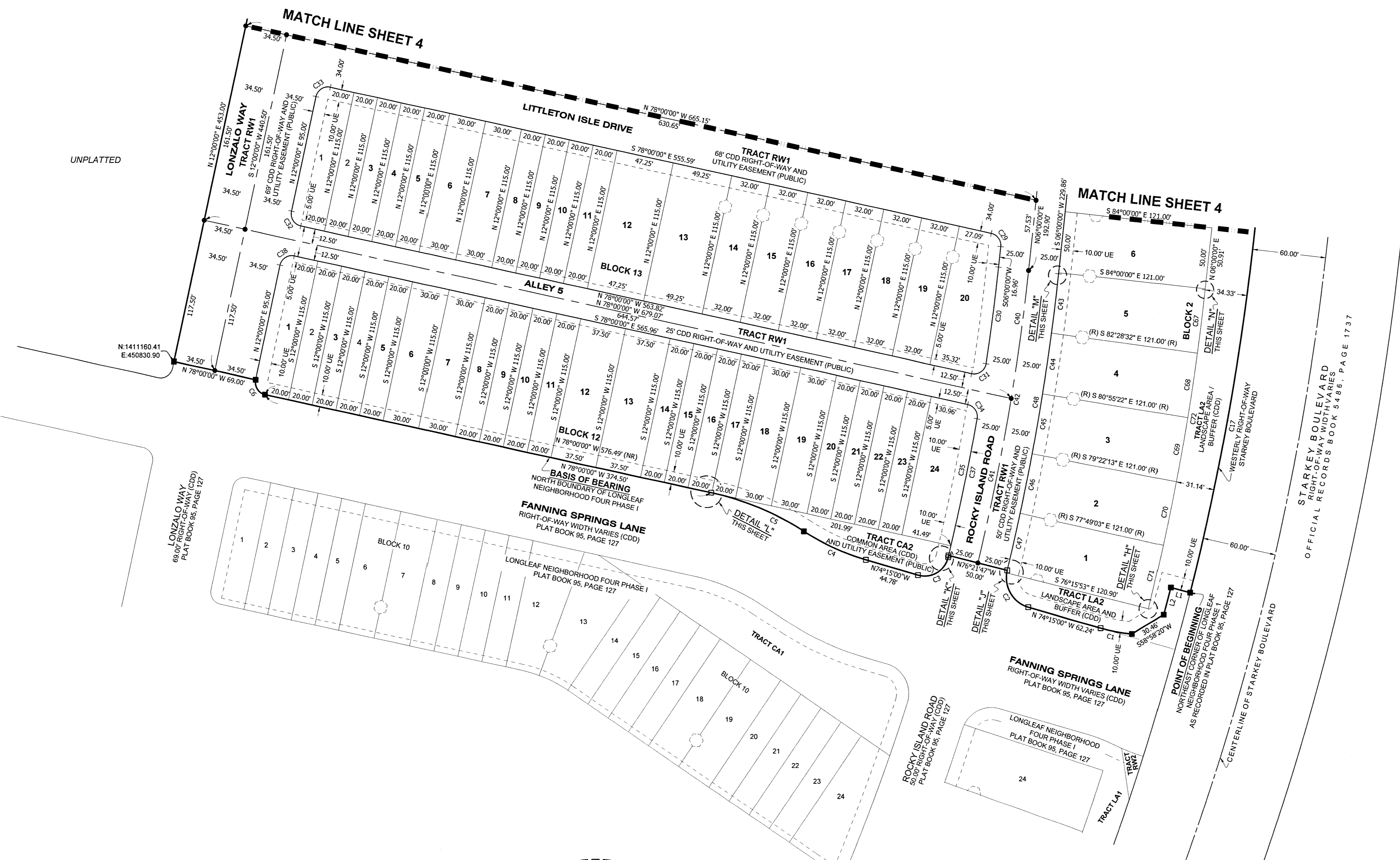
LONGLEAF NEIGHBORHOOD FOUR PHASE II

A SUBDIVISION LYING IN SECTIONS 19 AND 18, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



LINE#	DIRECTION	LENGTH
L1	N 75°22'56" W	16.26'
L2	S 14°14'13" W	22.79'

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	135.00'	N 79°51'18" W	26.37'	26.41'	11°12'36"
C2	25.00'	N 30°27'10" W	34.61'	38.22'	87°35'41"
C3	20.00'	S 59°30'09" W	28.89'	32.29'	92°28'41"
C4	195.00'	N 66°00'39" W	55.89'	56.08'	16°28'43"
C5	234.50'	N 67°53'09" W	82.36'	82.79'	20°13'42"
C6	10.00'	N 33°00'00" W	14.14'	15.71'	90°00'00"
C7	2140.00'	S 03°28'58" W	774.73'	779.03'	20°51'27"
C8	25.00'	N 32°53'06" W	33.04'	36.10'	82°43'47"
C9	25.00'	N 10°54'44" E	2.12'	2.12'	4°51'53"
C10	10.00'	S 36°00'00" E	13.38'	14.66'	84°00'00"
C11	1775.00'	S 07°16'21" W	78.84'	78.85'	2°32'43"
C12	10.00'	S 55°16'21" W	14.56'	16.31'	93°27'17"
C13	10.00'	N 33°00'00" E	14.14'	15.71'	90°00'00"
C14	10.00'	N 57°00'00" E	14.14'	15.71'	90°00'00"
C15	10.00'	S 33°59'46" E	13.89'	15.36'	88°00'28"
C16	1775.00'	S 11°42'30" W	105.35'	105.36'	3°24'04"
C17	1775.00'	S 13°32'21" W	8.08'	8.08'	0°15'39"
C18	1775.00'	N 11°50'16" E	113.42'	113.44'	3°39'43"
C19	10.00'	N 57°00'00" E	14.14'	15.71'	90°00'00"
C20	1800.00'	S 07°39'53" W	104.59'	104.60'	3°19'47"
C21	1800.00'	S 11°29'58" W	136.30'	136.33'	4°20'22"
C22	1800.00'	S 09°50'04" W	240.75'	240.93'	7°40'09"
C23	1825.00'	S 06°45'44" W	48.56'	48.56'	1°31'28"
C24	1825.00'	S 08°18'03" W	49.45'	49.48'	1°33'10"
C25	1825.00'	S 09°51'13" W	49.45'	49.46'	1°33'10"
C26	1825.00'	S 11°24'22" W	49.45'	49.46'	1°33'10"
C27	1825.00'	S 12°55'34" W	47.38'	47.38'	1°29'13"
C28	1824.88'	S 09°50'04" W	244.08'	244.26'	7°40'09"
C29	1946.00'	S 06°45'44" W	51.78'	51.78'	1°31'28"
C30	1946.00'	S 08°18'03" W	52.73'	52.73'	1°33'10"
C31	1946.00'	S 09°51'13" W	52.73'	52.73'	1°33'10"
C32	1946.00'	S 11°24'22" W	52.73'	52.73'	1°33'10"
C33	1946.00'	S 12°57'32" W	52.73'	52.73'	1°33'10"
C34	1946.00'	N 09°52'03" E	262.52'	262.72'	7°44'06"



- LEGEND**
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 - BDRY = BOUNDARY.
 - CDD = COMMUNITY DEVELOPMENT DISTRICT.
 - CCR = CERTIFIED CORNER RECORD.
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 - HOA = HOMEOWNERS ASSOCIATION.
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 - (NR) = NON-RADIAL LINE.
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 - ORB = OFFICIAL RECORDS BOOK.
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 - UE = UTILITY EASEMENT.
 - WCA = WETLAND CONSERVATION AREA.

NOTE: A 1/2 INCH DIAMETER CAPPED IRON ROD WITH CAP NUMBER LB #8405 WILL 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 177.091(9), FLORIDA STATUTES.



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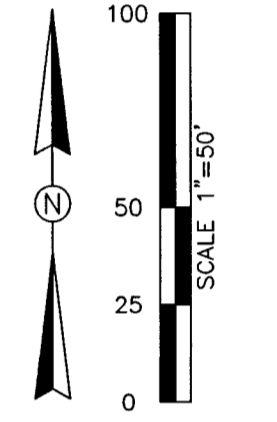
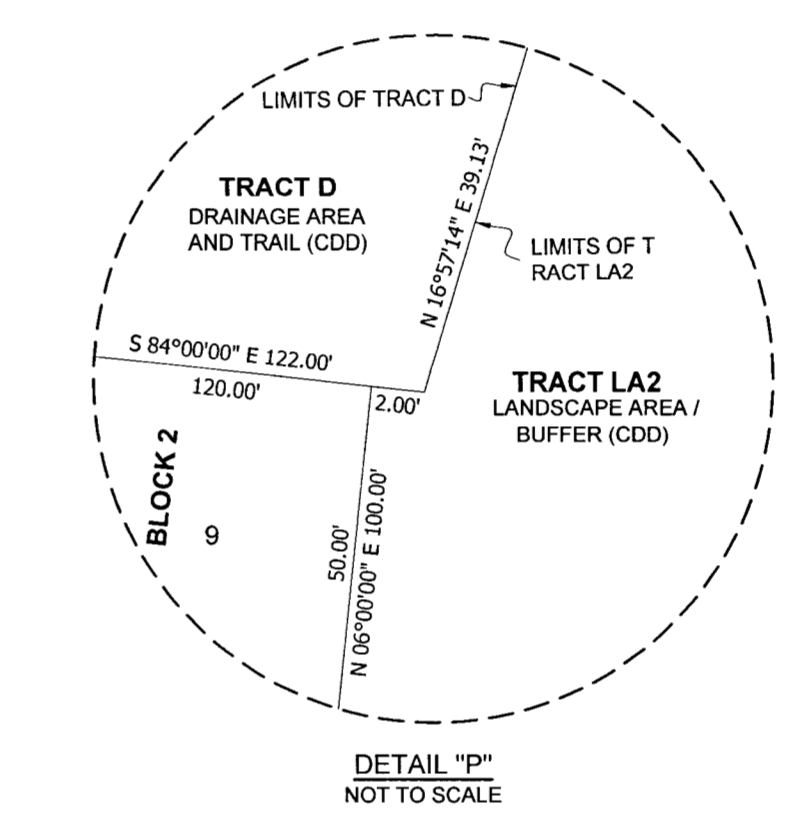
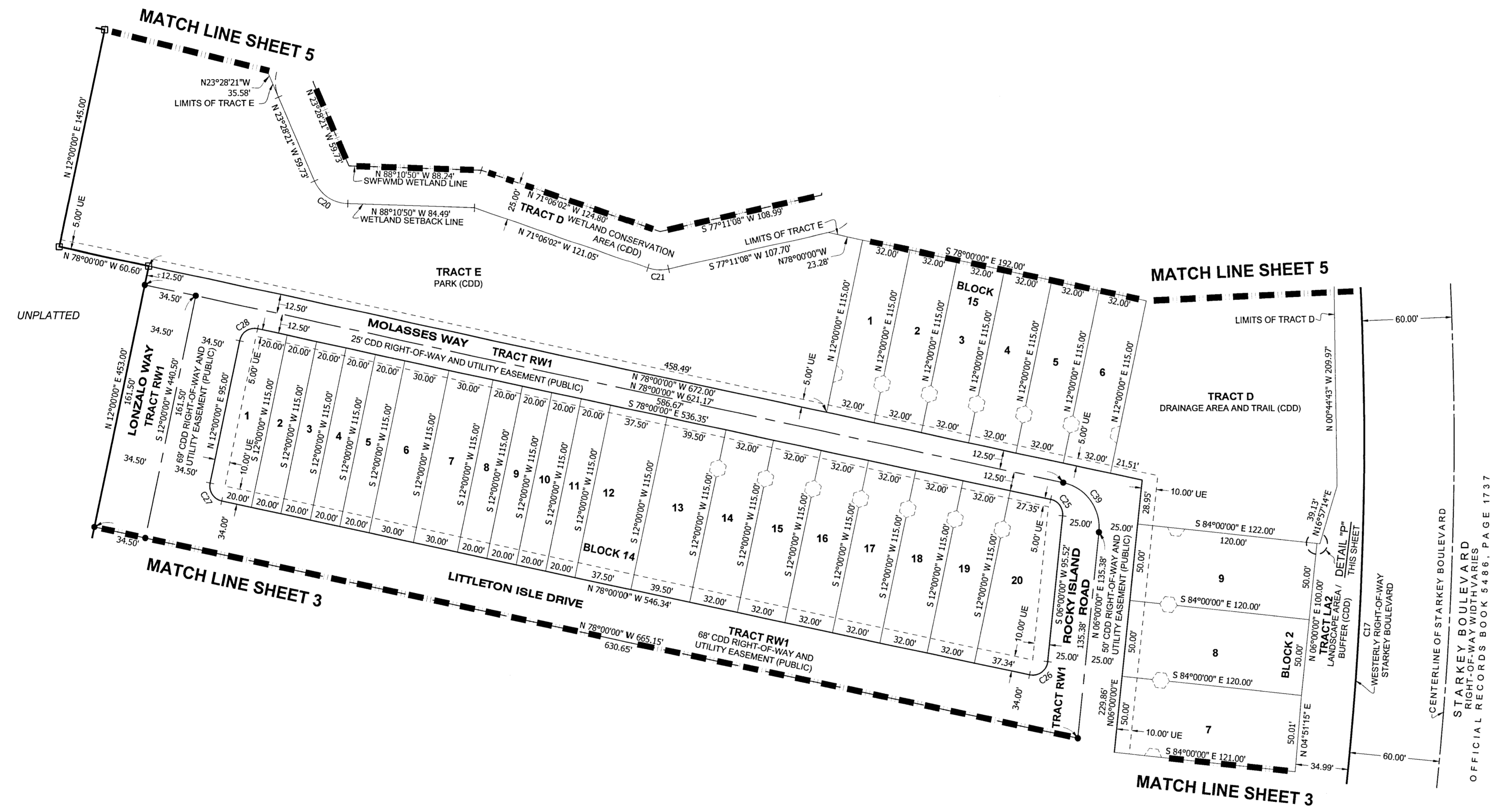
LB #8405 CA #8474
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

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LONGLEAF NEIGHBORHOOD FOUR PHASE II

A SUBDIVISION LYING IN SECTIONS 19 AND 18, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



- LEGEND**
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 - UE = UTILITY EASEMENT
 - WCA = WETLAND CONSERVATION AREA

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C17	2140.00'	S 03°28'58" W	774.73'	779.03'	20°51'27"
C20	25.00'	N 55°49'36" W	26.76'	28.23'	64°42'30"
C21	25.00'	N 86°57'27" W	13.66'	13.84'	31°42'51"
C25	10.00'	S 36°00'00" E	13.38'	14.66'	84°00'00"
C26	10.00'	S 54°00'00" W	14.86'	16.76'	96°00'00"
C27	10.00'	N 33°00'00" W	14.14'	15.71'	90°00'00"
C28	10.00'	N 57°00'00" E	14.14'	15.71'	90°00'00"
C39	30.00'	N 36°00'00" W	40.15'	43.98'	84°00'00"

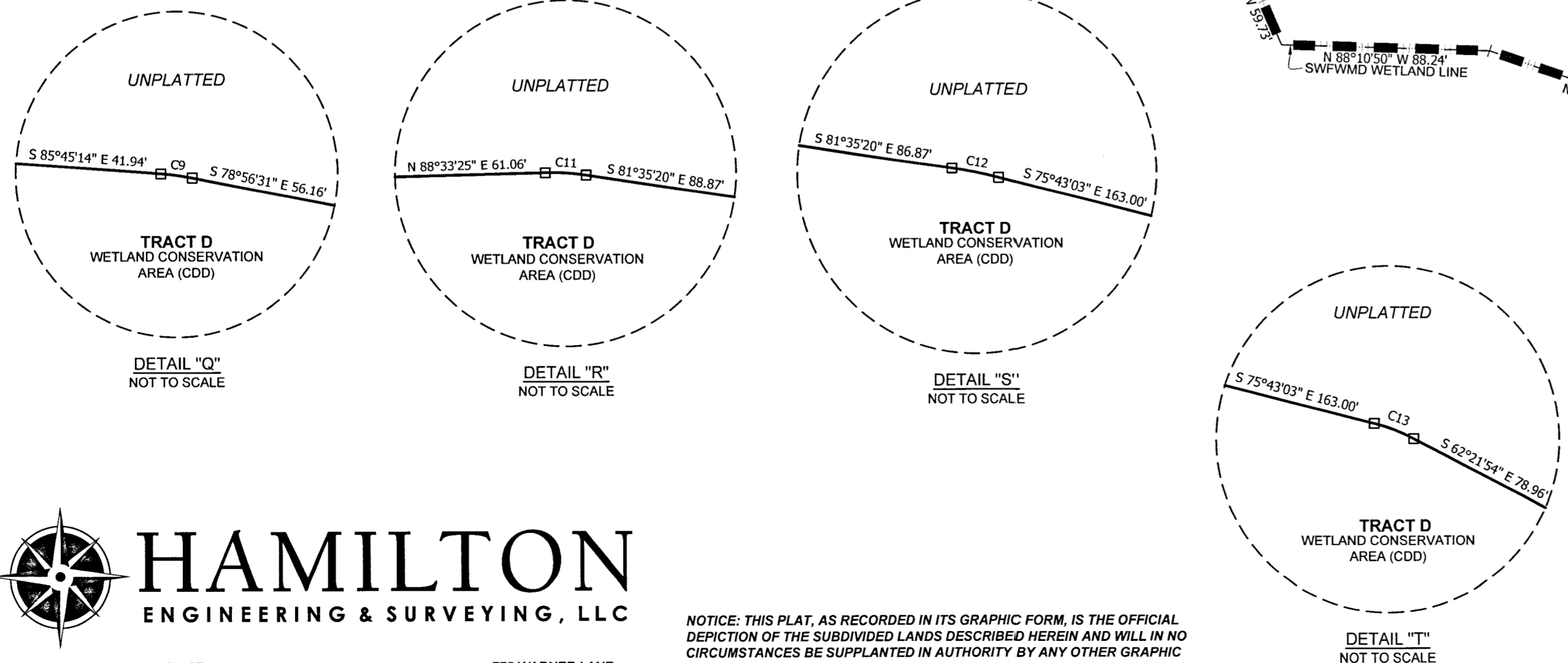
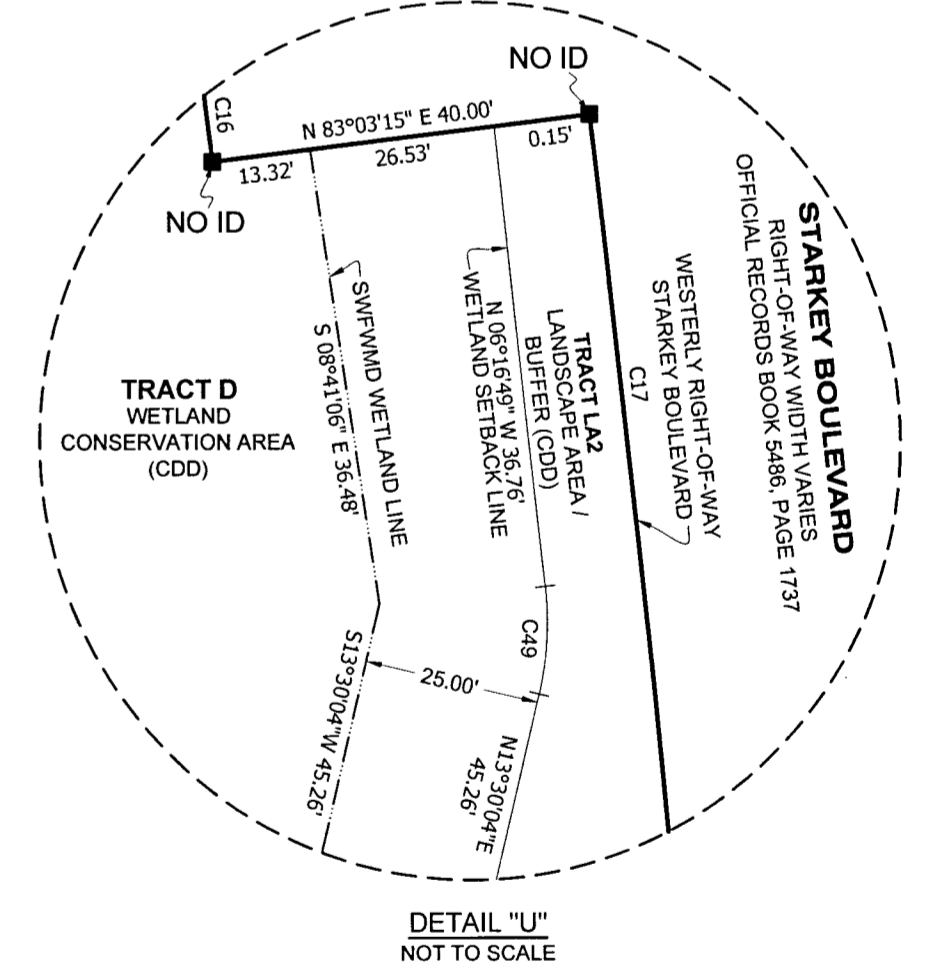
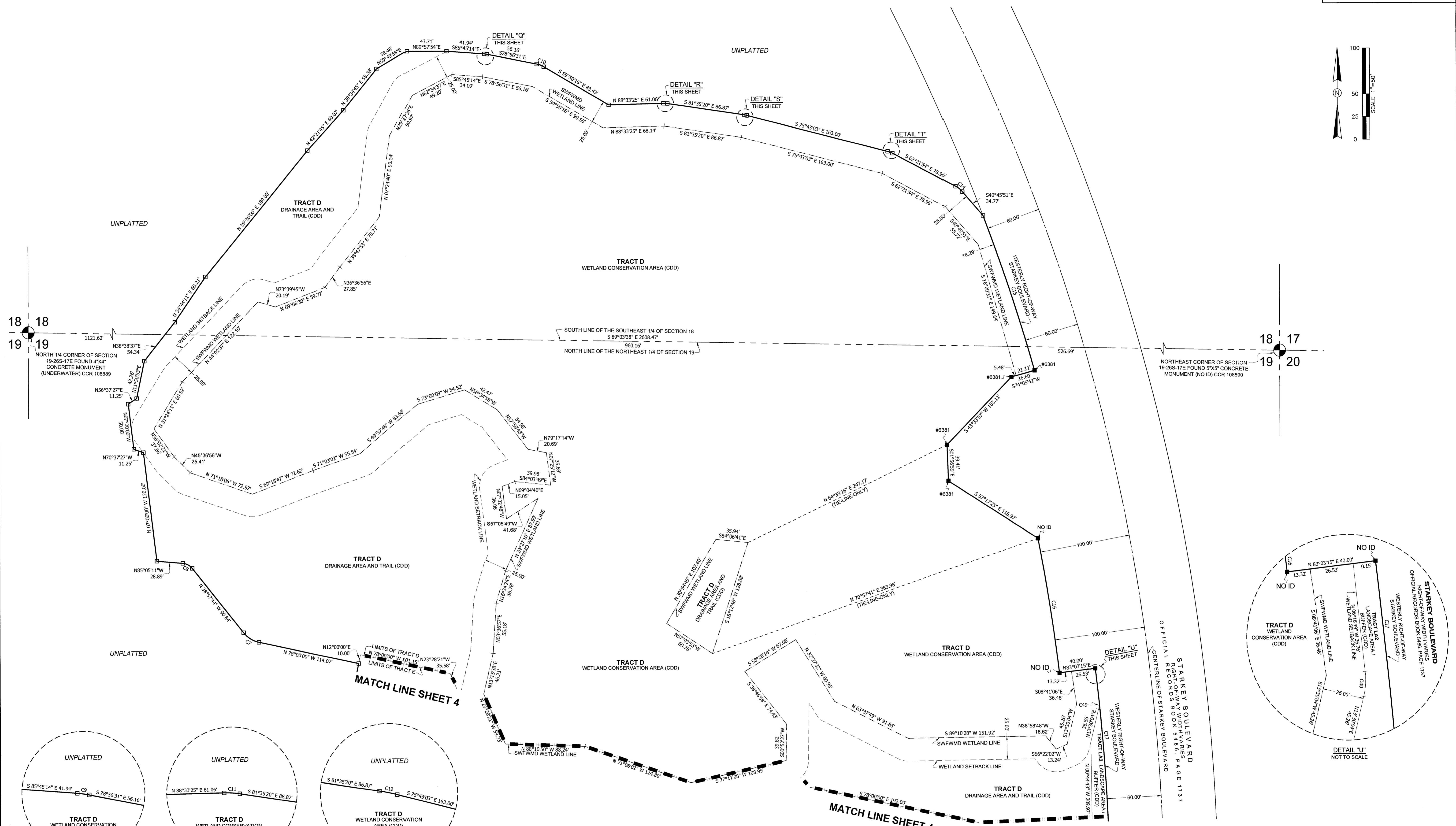
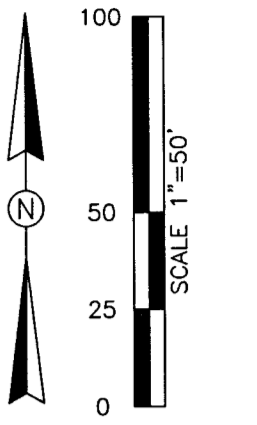
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LONGLEAF NEIGHBORHOOD FOUR PHASE II
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CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C7	30.00'	N 58°28'52" W	20.05'	20.44'	39°02'16"
C8	15.00'	N 62°04'46" W	11.78'	12.10'	46°14'04"
C9	25.00'	S 82°20'53" E	2.97'	2.97'	6°48'43"
C10	25.00'	S 69°23'23" E	8.30'	8.34'	19°06'15"
C11	25.00'	S 86°30'58" E	4.29'	4.30'	9°51'15"
C12	25.00'	S 78°39'12" E	2.56'	2.56'	5°52'18"
C13	25.00'	S 69°02'29" E	5.81'	5.83'	13°21'08"
C14	25.00'	S 51°33'53" E	9.37'	9.43'	21°36'04"
C15	2140.00'	S 18°18'22" E	179.32'	179.37'	4°48'09"
C16	2140.00'	S 08°59'20" E	149.73'	149.76'	4°05'10"
C17	2140.00'	S 03°28'58" W	774.73'	779.03'	20°51'27"
C49	25.00'	N 03°36'37" E	8.59'	8.63'	19°46'55"

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