

SPRING VALLEY LAKE ESTATES
A SUBDIVISION IN SECTION 7 & 18, TOWNSHIP 24 SOUTH, RANGE 21 EAST - PASCO COUNTY, FLORIDA

PLAT BOOK 98 PAGE 3

LEGAL DESCRIPTION:

THOSE PARTS OF SECTION 7 AND SECTION 18 IN TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS AND BEARINGS USED HEREIN REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2011 ADJUSTMENT):

COMMENCING AT THE NORTHEAST CORNER OF AFORESAID SECTION 18; THENCE S00°15'52"W 744.90 FEET ALONG THE EAST LINE OF SAID SECTION 18; THENCE N89°48'44"W 30.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF SPRING VALLEY ROAD AND THE POINT OF BEGINNING, SAID POINT MARKS A SOUTHERLY LINE ON A TRACT OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 4941, PAGE 1486 IN SAID PASCO COUNTY; THENCE N89°45'29"W 1295.83 FEET ALONG SAID SOUTHERLY LINE TO A WESTERLY LINE OF THE TRACT OF LAND DESCRIBED IN SAID OFFICIAL RECORD BOOK 4941, PAGE 1486; THENCE N00°17'32"E 82.04 FEET ALONG SAID WESTERLY LINE TO A POINT ON A SOUTHERLY LINE OF THE TRACT DESCRIBED IN SAID OFFICIAL RECORD BOOK 4941, PAGE 1486; THENCE N89°48'14"W 1104.00 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHWESTERLY LINE OF THE TRACT DESCRIBED IN AFORESAID OFFICIAL RECORD BOOK 4941, PAGE 1486; THENCE N48°29'11"E 996.39 FEET ALONG SAID SOUTHWESTERLY LINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 18; THENCE S89°45'56"E 20.69 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO A NORTHWESTERLY LINE ON THE TRACT OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 4941, PAGE 1028; THENCE N37°54'46"W ALONG SAID NORTHWESTERLY LINE TO THE CENTERLINE OF A 50-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES AS DESCRIBED IN OFFICIAL RECORD BOOK 4941, PAGE 1028; THENCE N81°54'19"E 1371.71 FEET ALONG THE CENTERLINE OF SAID EASEMENT; THENCE S89°52'22"E 331.76 FEET ALONG SAID CENTERLINE TO THE WEST RIGHT-OF-WAY LINE OF SPRING VALLEY ROAD; THENCE SOUTH 00°16'09"W 25.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON A SOUTHERLY LINE OF THE TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 4941, PAGE 1028; THENCE N89°49'15"W 329.97 FEET ALONG SAID SOUTHERLY LINE TO A POINT ON THE EASTERLY LINE OF THE TRACT OF LAND AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 4941, PAGE 1028; THENCE S00°16'53"W 241.29 FEET ALONG SAID EASTERLY LINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 18; THENCE S00°18'44"W 88.95 FEET TO THE CENTERLINE OF A 50-FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES AS DESCRIBED IN OFFICIAL RECORD BOOK 3721, PAGE 1531; THENCE S89°51'47"E 330.00 FEET ALONG SAID CENTERLINE OF EASEMENT TO THE WEST RIGHT-OF-WAY LINE OF AFORESAID SPRING VALLEY ROAD; THENCE S00°16'27"W 656.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.98 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

GOOD LIFE DEVELOPMENT, INC., A FLORIDA CORPORATION (OWNER) AND LARRY STEWART HERSHEY (OWNER) HEREBY STATE AND DECLARES THAT THEY ARE THE FEE SIMPLE TITLE OWNERS OF THE LANDS REFERRED TO AS SPRING VALLEY LAKE ESTATES SUBDIVISION AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS PART OF THIS PLAT, MAKE THE FOLLOWING DECLARATIONS:

1. THE "OWNERS" DO FURTHER:

A. GRANT, CONVEY AND DEDICATE TO THE 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 THEMSELVES, THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, 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."

B. GRANT, CONVEY, AND DEDICATE TO THE "COUNTY" STATUTORILY AUTHORIZED PUBLIC ENTITIES AND ALL LICENSED PRIVATE UTILITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, FIRE PROTECTION, STREET LIGHTS AND OTHER UTILITIES OVER AND ACROSS "TRACT A" AND THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT" (UE) 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.

C. GRANT TO SPRING VALLEY ESTATES ASSOCIATION, INC. (HOA), ITS SUCCESSORS, OR ASSIGNS, OR LEGAL REPRESENTATIVES, A NON-EXCLUSIVE EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS DRAINAGE, AND ACCESS EASEMENTS (DE)(AE) FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING AND ACCESSING THE STORM WATER DRAINAGE FACILITIES LYING THEREIN.

D. GRANT TO SPRING VALLEY ESTATES ASSOCIATION, INC. (HOA), ITS SUCCESSORS, OR ASSIGNS, OR LEGAL REPRESENTATIVES, A NON-EXCLUSIVE EASEMENT OVER AND ACROSS A PORTION OF LOT 9 SHOWN HEREON AS 54' PRIVATE ACCESS EASEMENT FOR THE PURPOSE OF ACCESS AND USE OF LAKE BLANTON.

2. THE "OWNERS" 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 ON THIS PLAT. IN THE EVENT THE "HOA" 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 AND DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

3. THE "OWNERS" RESERVE FOR THEMSELVES, THEIR SUCCESSORS OR ASSIGNS A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THIS PLAT, 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.

4. OWNERS HEREBY RESERVE FEE TITLE TO TRACTS "A" AS SHOWN HEREON, FOR CONVEYANCE BY THE OWNER TO SPRING VALLEY ESTATES ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "HOA" OR "ASSOCIATION"), BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT. TRACT "A", 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.

5. OWNERS HEREBY GRANT, CONVEY AND DEDICATE TO THE PASCO COUNTY, FLORIDA (THE "COUNTY"), A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "A" (PRIVATE OR HOA) INGRESS-EGRESS EASEMENT, DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT), AS SHOWN HEREON, FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.

OWNER: GOOD LIFE DEVELOPMENT, INC., A FLORIDA PROFIT CORPORATION

BY: Steve Smith
STEVE SMITH (PRESIDENT)

WITNESS: Peggy Foley
(PRINT NAME)

WITNESS: Gregg A. Lynch
(PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA)

) SS:

COUNTY OF PASCO)

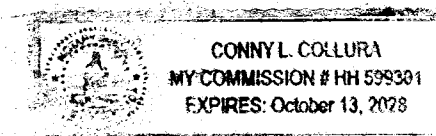
I, HEREBY CERTIFY ON THIS 11th DAY OF Feb, 2025, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE STEVE SMITH, PRESIDENT OF GOOD LIFE DEVELOPMENT, INC., KNOWN TO ME OR WHO PRODUCED FL DL AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATION OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 10-13-28

COMMISSION NUMBER: HH 599301

Cory R. Collier
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



OWNER: LARRY STEWART HERSHEY

BY: Larry Stewart Hershey
LARRY STEWART HERSHEY (OWNER)

WITNESS: Lisa Clark
(PRINT NAME)

WITNESS: Stephen Strong
(PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA)

) SS:

COUNTY OF PASCO)

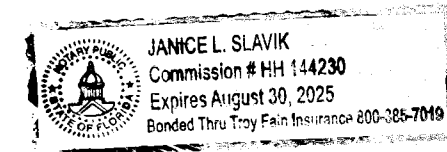
I, HEREBY CERTIFY ON THIS 11th DAY OF February, 2025, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE LARRY STEWART HERSHEY, KNOWN TO ME OR WHO PRODUCED FL DL AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATION OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 8/30/25

COMMISSION NUMBER: HH 144230

Janice L. Slauik
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



Exp. 8/30/2025

CERTIFICATE OF ACCEPTANCE:

SPRING VALLEY LAKE ESTATES COMMUNITY ASSOCIATION, INC. (A FLORIDA NOT-FOR-PROFIT ORGANIZATION)

SPRING VALLEY LAKE ESTATES COMMUNITY ASSOCIATION, INC. (A FLORIDA NOT-FOR-PROFIT ORGANIZATION), HEREBY ACCEPTS THE CONVEYANCES AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

BY: Steve Smith
STEVE SMITH (DIRECTOR)

WITNESS SIGNATURE: Peggy Foley

WITNESS NAME: Peggy Foley

WITNESS SIGNATURE: Gregg A. Lynch

WITNESS NAME: Gregg A. Lynch

ACKNOWLEDGMENT OF HOME OWNER'S ASSOCIATION (HOA):

STATE OF FLORIDA)

) SS:

COUNTY OF PASCO)

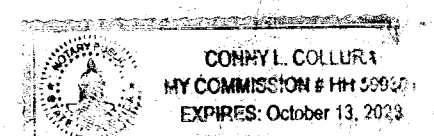
I, HEREBY CERTIFY ON THIS 11th DAY OF Feb, 2025, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE STEVE SMITH, DIRECTOR OF GOOD LIFE DEVELOPMENT, INC., KNOWN TO ME OR WHO PRODUCED FL DL AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 10-13-28

COMMISSION NUMBER: HH 599301

Cory R. Collier
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



PROPERTY INFORMATION:

STATE OF FLORIDA)

) SS:

COUNTY OF PASCO)

WE, PREMIUM TITLE, INC., A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR FILING A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FILE NO. 24-043) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN GOOD LIFE DEVELOPMENT, INC. AND LARRY STEWART HERSHEY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN THOSE SHOWN IN THAT PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FILE NO. 24-043.

THIS THE 11th DAY OF Feb, 2025

PREMIUM TITLE, INC.
BY: Jeane Germain
NAME: JEANE GERMAIN
TITLE: 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 13th DAY OF February, 2025

Alex W. Parnes
ALEX W. PARNES, PSM PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5131

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THIS, THE 26th DAY OF February, 2025, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Kathryn Seabury
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS THE 26th DAY OF February, 2025 IN PLAT BOOK 98, PAGE(S) 3-4

Nikki Alvarez-Sowles, Esq.
NIKKI ALVAREZ-SOWLES, ESQ., CLERK AND COMPTROLLER

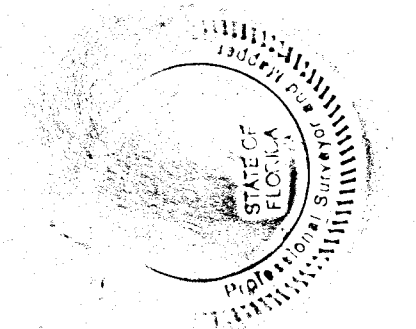
SURVEYOR'S CERTIFICATE:

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 FLORIDA STATUTES CHAPTER 177, PART 1, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE 11th DAY OF FEBRUARY, 2025 AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN 177.091 (8) (9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 11th DAY OF FEBRUARY, 2025

Ryan J. King
RYAN J. KING,
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER PSM #6753

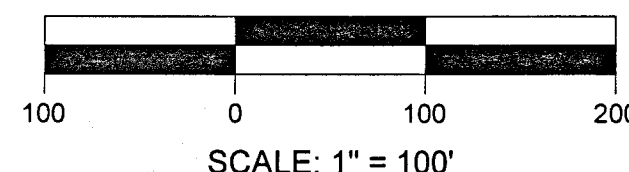
GATEWAY LAND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION, LB #8129
1081 E. BRANDON BOULEVARD
BRANDON, FL, 33511



LICENSED BUSINESS NO. 8129
1081 E. BRANDON BOULEVARD BRANDON, FLORIDA 33511
PHONE: (813) 643-2292 FAX: (813) 643-2293

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IT 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

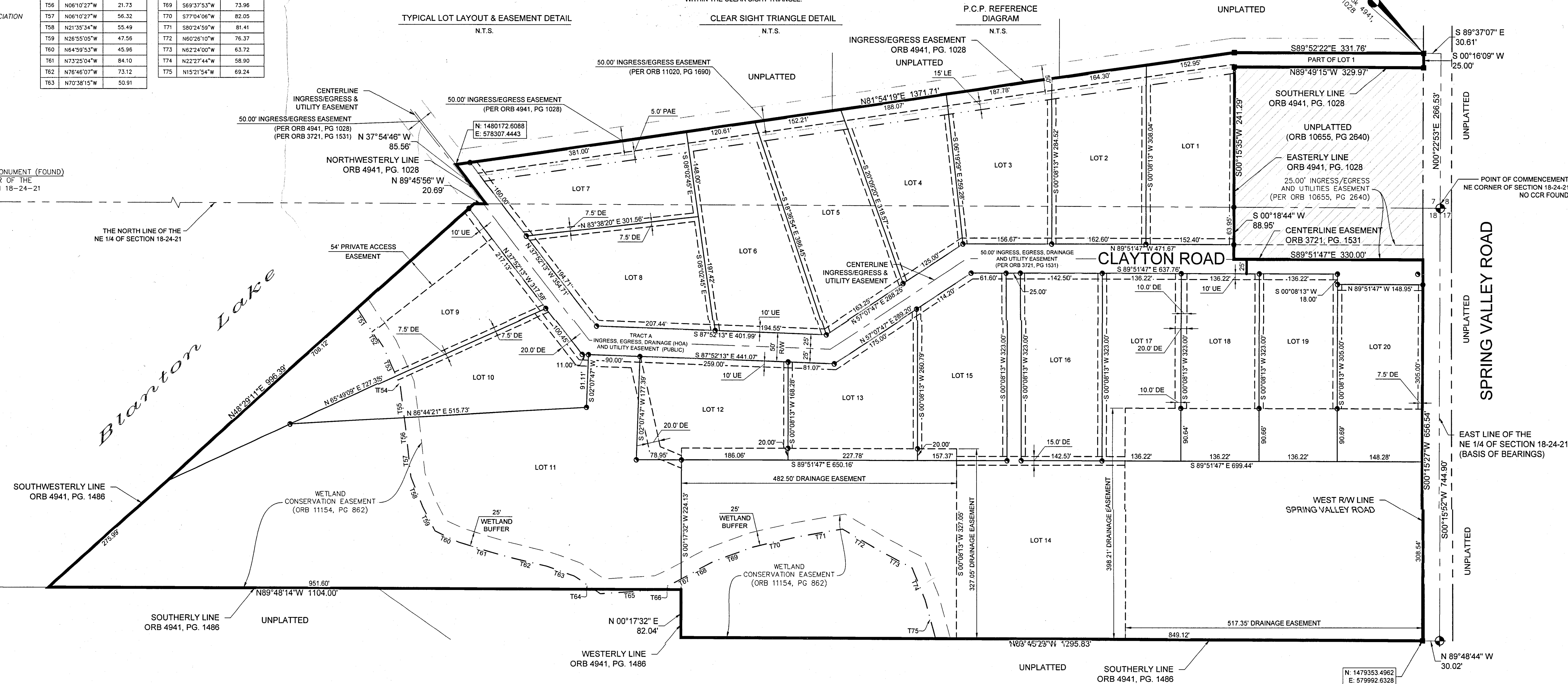
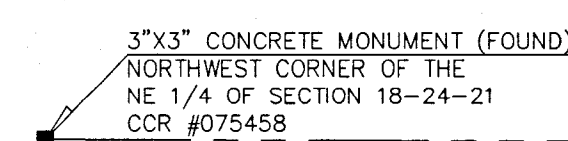
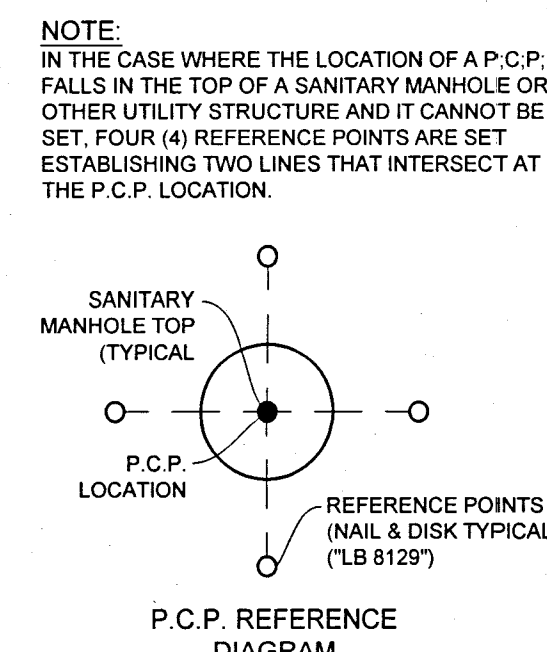
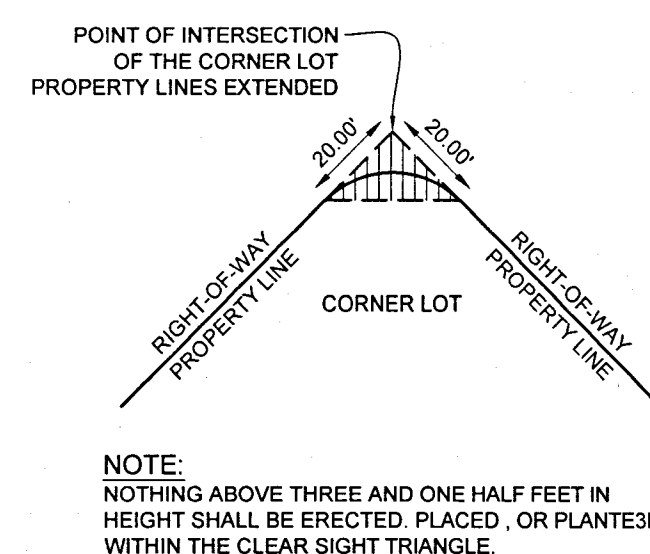
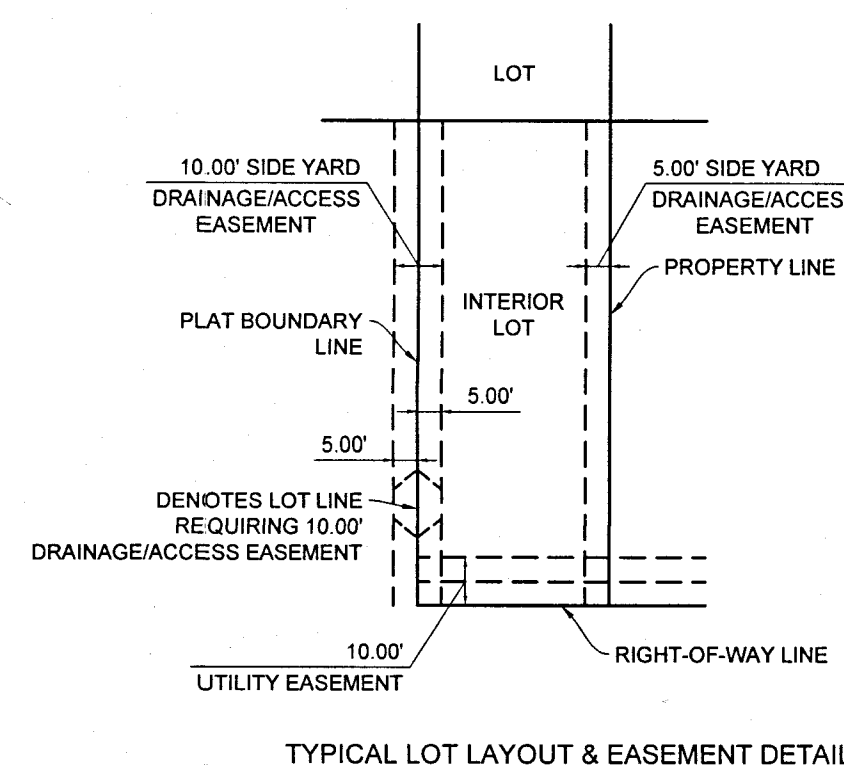
A SUBDIVISION IN SECTION 7 & 18, TOWNSHIP 24 SOUTH, RANGE 21 EAST - PASCO COUNTY, FLORIDA



■ SET 4"x4" CONCRETE MONUMENT
 STAMPED LB# 8129
 ● SET 5/8" IRON ROD
 STAMPED LB# 8129
 LB = LICENSED BUSINESS
 R/W = RIGHT-OF-WAY
 HOA = HOME OWNER'S ASSOCIATION

WETLAND LINE TABLE		
NO.	BEARING	DISTANCE
T51	N32°55'58"W	41.61
T52	N32°55'58"W	38.44
T53	N23°47'23"W	65.20
T54	N23°47'23"W	6.20
T55	N07°24'38"W	80.19
T56	N06°10'22"W	21.73
T57	N06°10'22"W	56.32
T58	N21°35'34"W	55.49
T59	N26°55'05"W	47.56
T60	N64°59'53"W	45.96
T61	N73°25'04"W	84.10
T62	N76°46'07"W	73.12
T63	N70°18'16"W	50.91

WETLAND LINE TABLE		
NO.	BEARING	DISTANCE
T64	N55°04'10"W	55.26
T65	S86°24'35"W	100.98
T66	S65°27'35"W	36.19
T67	S61°25'55"W	21.38
T68	S61°25'55"W	47.05
T69	S68°37'53"W	73.96
T70	S77°04'06"W	82.05
T71	S80°24'59"W	81.41
T72	N60°26'10"W	76.37
T73	N62°24'00"W	63.72
T74	N22°27'44"W	58.90
T75	N15°21'54"W	69.24



TRACT TABLE

TRACT A INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT

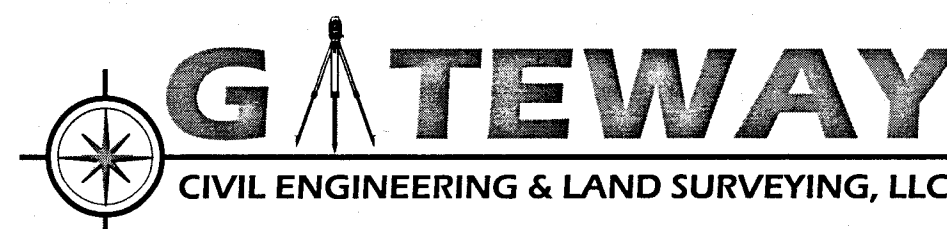
THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP
24 SOUTH, RANGE 21 EAST, HAS A BEARING DIRECTION OF
S00°15'52"W PER FLORIDA STATE PLANE COORDINATE SYSTEM,
WEST ZONE (2011 ADJUSTED).

AE	= ACCESS EASEMENT	ORB	= OFFICIAL RECORDS BOOK
BNG	= BEARING	PAE	= PEDESTRIAN ACCESS EASEMENT
(C)	= CALCULATED	PB	= PLAT BOOK
CCR	= CERTIFIED CORNER RECORD	PS	= PAGE
CDD	= COMMUNITY DEVELOPMENT DISTRICT	PID	= PERMANENT IDENTIFICATION NUMBER
COR	= CORNER	POB	= POINT OF BEGINNING
CST	= CLEAR SIGHT TRIANGLE EASEMENT	POC	= POINT OF COMMENCEMENT
DE	= DRAINAGE EASEMENT	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
ELY	= EASTERLY	PCP	= PERMANENT CONTROL POINT (OR P.C.P.)
ESMT	= EASEMENT	PG(S)	= PAGE(S)
FCM	= FOUND "F" M CONCRETE MONUMENT	PRM	= PERMANENT REFERENCE MONUMENT
	"PRM L 8129" UNLESS OTHERWISE NOTED	PT	= POINT
GLS	= GERMANY LAND SURVEYING	RW	= RIGHT-OF-WAY
	= FLORIDA DEPARTMENT OF TRANSPORTATION	S	= SOUTH OF CORNER MONUMENT
FE	= FENCE EASEMENT		"PRM L 8129" UNLESS OTHERWISE NOTED
FNAD	= FOUND NAIL & DISK	(C)	= L 8129 WITH CUT (OR UNLESS OTHERWISE NOTED)
LB	= LICENSED SURVEY	SEC	= SECTION
LA	= LANDSCAPE BUFFER AREA	S	= SET 348" FROM ROD AND CAP "L 8129"
L	= LANDSCAPE EASEMENT	SLY	= SOUTHERLY
NF	= NOT FOUND	SFMD	= SET MAG NAIL AND DISK "L 8129"
NGS	= NATIONAL GEODETTIC SURVEY		UNLESS OTHERWISE NOTED
(NR)	= NON RADIAL	SWM20	= SOUTH-WEST FLORIDA WATER MANAGEMENT DISTRICT
NLY	= NORTHERLY	T	= TYPICAL
NTS	= NOT TO SCALE	UE	= UTILITY EASEMENT
NWLY	= NORTHWESTERLY	WBA	= WETLAND BUFFER AREA
OJA	= OVERALL	WLY	= WESTERLY
ORB	= OFFICIAL RECORDS BOOK	WCA	= WETLAND CONSERVATION AREA
		WMA	= WETLAND AND CONSERVATION AREA

1. THE LANDS AS DESCRIBED HEREON AND BEING REFERRED TO AS 'SPRING VALLEY LAKE ESTATES' ARE SUBJECT TO THE COMMUNITY DECLARATION FOR SPRING VALLEY LAKE ESTATES, AS RECORDED IN OFFICIAL RECORDS BOOK 4870 PAGE 1908 AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
2. THE COORDINATE VERTICES AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE 1983-2011 COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-2011 ADJUSTMENT) AND WERE ESTABLISHED TO THIRD ORDER CLASS ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATA MEMBER. THE GRID BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 18-24-21.
3. ALL SIDE LOT LINES LABELED (NR) ARE NON-RADIAL TO THE FRONT AND/OR REAR LOT LINE. ALL OTHER LINES INTERSECTING LOT LINES ARE CONSIDERED RADIAL UNLESS NOTED (NR).
4. ALL WETLAND JURISDICTIONAL LINES SHOWN ON MAP OF PLAT ARE THE MOST LANDWARD EXTENT OF EITHER ARMY CORPS OF ENGINEERS OR SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT JURISDICTIONAL LINES.
5. WETLAND CONSERVATION AREAS AS SHOWN HEREON MAYBE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWM), ENVIRONMENTAL RESOURCE PERMIT, AND/OR UNITED STATES ARMY CORPS OF ENGINEERS (U.S. OF E) PERMIT.

6. NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK WALLS ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.
7. ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF TELECOMMUNICATION SERVICES. PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF TELECOMMUNICATION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A TELECOMMUNICATION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.
8. THIS PLANT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY FASCO COUNTY.
9. PERMANENT CONTROL POINTS SET BY GATEWAY LAND SURVEYING, LLC WILL BE A SET NAIL AND DISC STAMPED POP L8 9129 LOT AND TRACT CORNERS SET BY GATEWAY LAND SURVEYING, LLC WILL BE A SET 5/8" IRON ROD WITH CAP STAMPED LLS 9129 (IN SOFT SUPPORTS) OR A SET NAIL WITH DISC STAMPED LLS 9129 (IN HARD SUPPORTS). WITNESS POINTS SET BY GATEWAY LAND SURVEYING, LLC WILL BE A SET 5/8" IRON ROD WITH CAP STAMPED LLS 9129 SURVEYING (IN SOFT SUPPORTS). MONUMENTS WILL BE SET AT EACH LOT CORNER, POINT OF INTERSECTION, POINT OF BEGINNING OR DIRECTION OF LINE WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES 177.09(1), WITHIN THE TIME ALLOWED.

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.



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