

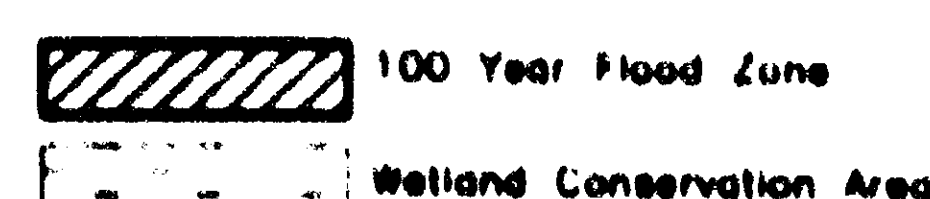
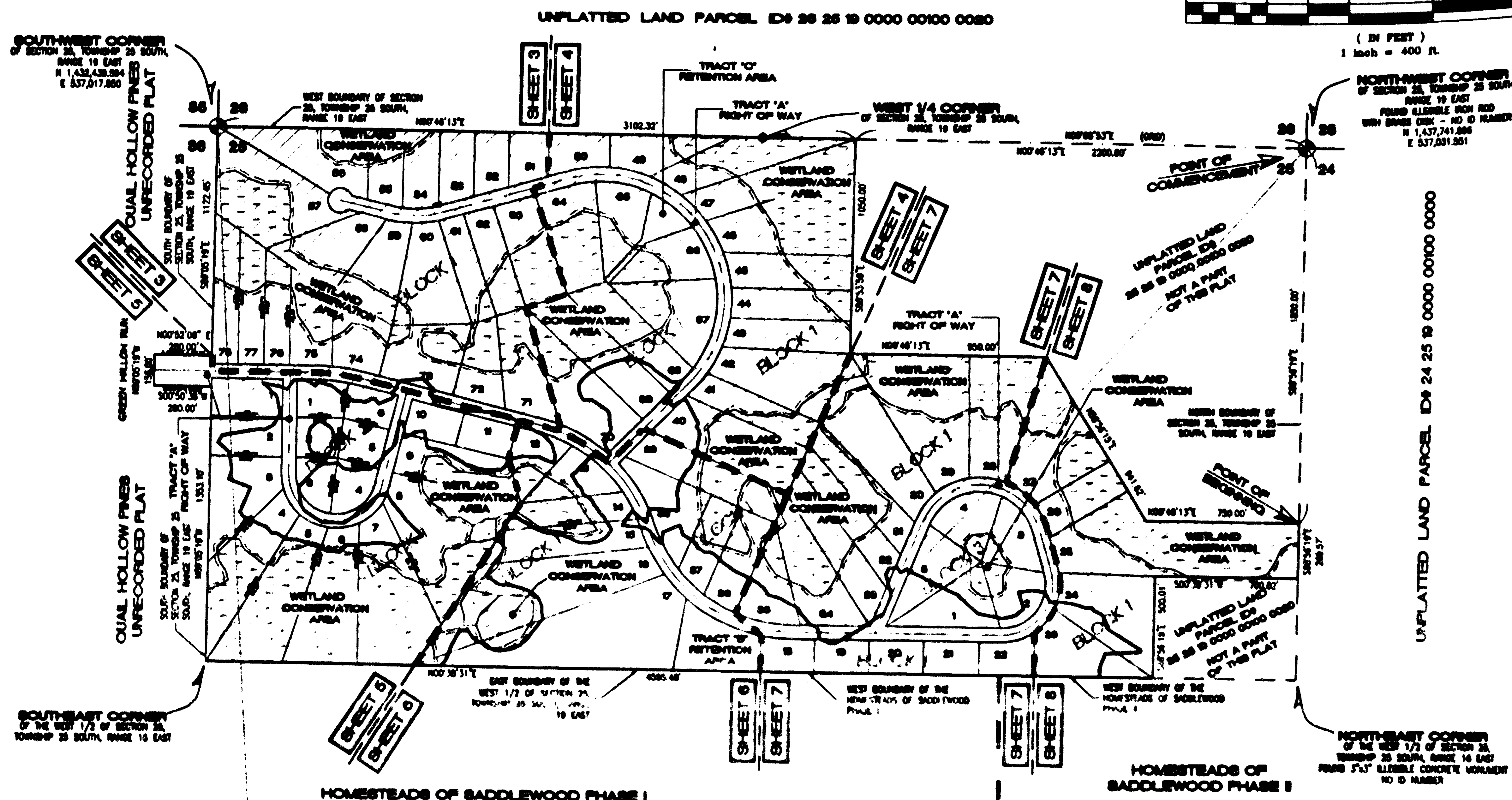
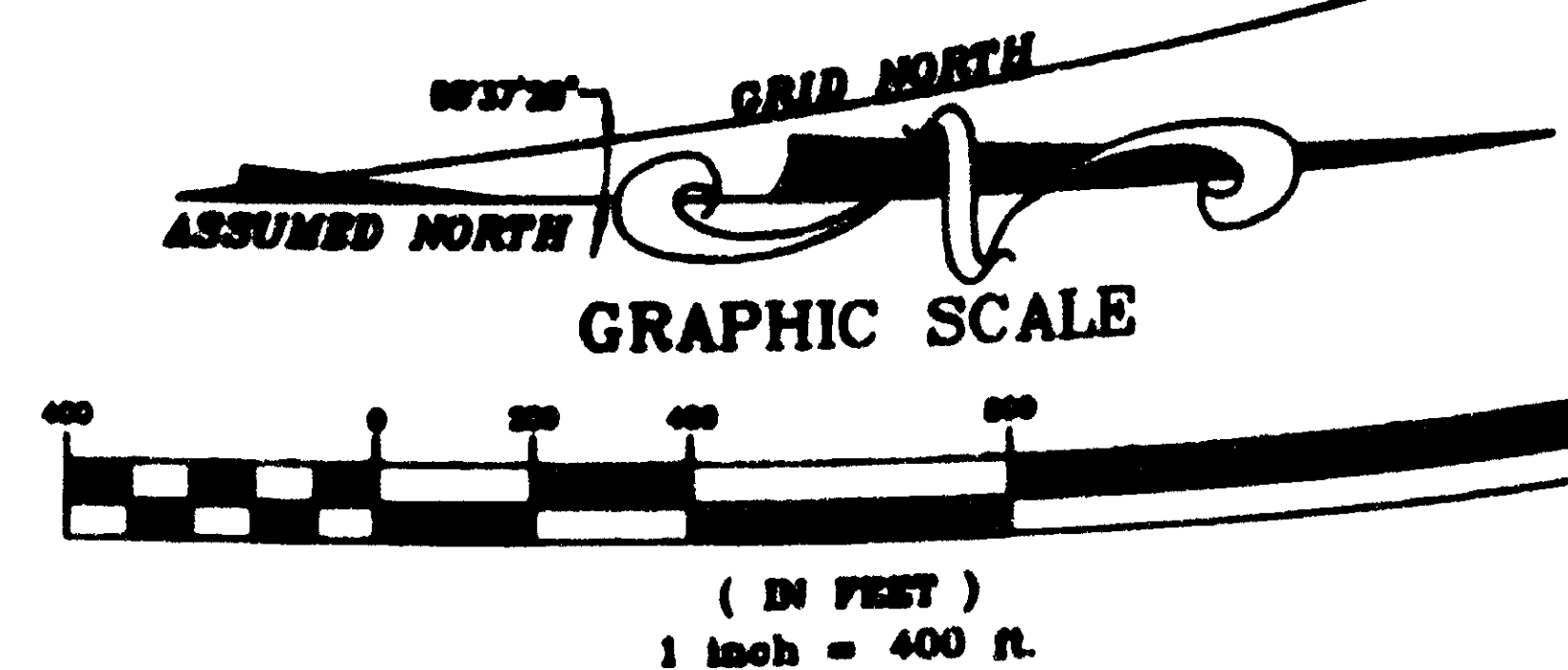
KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

WESTWOOD ESTATES

A SUBDIVISION IN
SECTION 25 + 36, TOWNSHIP 25 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK 44 PAGE 42



INDICATES UTILITY, BUFFER, WETLAND BUFFER, DRAINAGE EASEMENTS WITH SIZE AND TYPE AS LABELED AND ARE ASSUMED TO HAVE MEASUREMENTS MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT

PLAT NOTES:

- 1) 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. Pasco County Building Department has information regarding flooding and restrictions on development.
- 2) Coordinates shown hereon are in feet and refer to state plane coordinate system (NAD83-1990 adjustment) of the west zone of Florida, and have been established to a minimum of third order accuracy, and are for informational data only. Horizontal Control Stations and Points used to establish the coordinates are:
 1. Pasco County Designation No. S28 107, a punch mark on the aluminum alloy rod stamped - S28-107 1991;
 2. Pasco County Designation No. S28 108, a punch mark on the aluminum alloy rod stamped - S28-108 1991.
- 3) GRID refers to the Florida Coordinate System North American Datum of 1983 (1990 adjustment)
- 4) Bearings shown hereon are based on an assumed bearing of the North Boundary of Section 25, being S88°56'19" E
- 5) 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. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- 6) Plat subject to the restrictions as recorded in OR Book 4950, Page 1229 of the public records of Pasco County, Florida
- 7) Plat subject to a 5' easement along each side of property lines throughout, for Ingress/Egress purposes for maintenance of storm water facilities
- 8) Pasco County will ultimately provide potable public water service to Westwood Estates. The Developer is responsible for the on-site infrastructure improvements supporting public water service. Pasco County is responsible for the extension of off-site infrastructure improvements for public water service. In the event public water service is not available at the time an individual lot owner wishes to begin construction said lot owners will have the option to install a private potable water for a single family residence. At such time as public water service becomes available to the development the individual lot owners shall connect to public water service and those private wells installed shall either be properly abandoned or utilized solely for irrigation purposes. In no event shall a private well be permitted provide potable water once public supply is made available.

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