

OZONA VILLAGE OF PALM HARBOR

A REPLAT OF A PORTION OF LOT 10, BLOCK 3, WALTON WHITEHURST'S SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN DEED BOOK "G", PAGE 177 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND ALSO LOTS 6, 7 AND A PORTION OF LOT 3, FUTRELL'S SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF SAID COUNTY, AND ALSO A PORTION OF BLOCK "S", CHARLES BURGHSTREAM SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 16 OF THE PUBLIC RECORDS OF SAID COUNTY, AND ALSO LOTS 13, 14 AND A PORTION OF LOTS 15,16,17,18,19,20,21, AND 22 OF H.L. GRIDER'S SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 5, PAGE 71 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALSO THE VACATED UNNAMED STREETS AS DESCRIBED IN OFFICAL RECORDS BOOK 18819, PAGE 0797 OF SAID PUBLIC RECORDS, ALL BEING LOCATED IN SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION

A PORTION OF LOT 10, BLOCK 3, WALTON WHITEHURST'S SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN DEED BOOK "G", PAGE 177 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND ALSO LOTS 6, 7 AND A PORTION OF LOT 3, FUTRELL'S SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF SAID COUNTY, AND ALSO A PORTION OF BLOCK "S", CHARLES BURGHSTREAM SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 16 OF THE PUBLIC RECORDS OF SAID COUNTY, AND ALSO LOTS 13, 14 AND A PORTION OF LOTS 15,16,17,18,19,20,21, AND 22 OF H.L. GRIDER'S SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 5, PAGE 71 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALSO THE VACATED UNNAMED STREETS AS DESCRIBED IN OFFICAL RECORDS BOOK 18819, PAGE 0797 OF SAID PUBLIC RECORDS, ALL BEING LOCATED IN SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A SET NAIL AND DISK MARKED PRECISION LB-6734 LOCATED AT THE NORTHWEST CORNER OF SAID LOT 13, H.L.GRIDER'S SUBDIVISION FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICAL RECORDS BOOK 17891, PAGE 2411 OF THE PUBLIC RECORDS OF SAID PINELLAS COUNTY NORTH 88°47'16" WEST, A DISTANCE OF 15.16 FEET TO A FOUND NAIL AND DISK MARKED RLS 2512 LOCATED AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL NORTH 00°38'28" EAST, A DISTANCE OF 241.41 FEET TO A FOUND NAIL AND DISK MARKED RLS 2512 LOCATED AT THE NORTHWEST CORNER OF SAID PARCEL, SAID POINT LYING ON THE SOUTHERLY FIELD MONUMENTED RIGHT-OF-WAY LINE OF TAMPA ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°28'20" EAST, A DISTANCE OF 299.96 FEET TO A FOUND 2" OPEN PIPE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 88°25'14" EAST, A DISTANCE OF 331.85 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION LB 6734, SAID POINT LYING ON THE WESTERLY RIGHT-OF WAY LINE OF THE PINELLAS TRAIL AS DESCRIBED IN OFFICAL RECORDS BOOK 9424, PAGES 0395 THROUGH 0438 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 39°45'19" WEST, A DISTANCE OF 807.14 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION LB 6734; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 179.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,212.89 FEET, A CENTRAL ANGLE OF 04°34'36" AND A CHORD OF 179.11 FEET, WHICH BEARS SOUTH 37°31'20" WEST TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION LB 6734, SAID POINT LYING ON THE EAST RIGHT- OF-WAY LINE OF THE UNNAMED STREET SHOWN ON THE PLAT OF SAID H.L. GRIDER'S SUBDIVISION; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°38'58" EAST, A DISTANCE OF 532.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.5 ACRES MORE OR LESS.

DEDICATION

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED LAND PLATTED AS OZONA VILLAGE OF PALM HARBOR.

LEGAL TITLE TO TRACT "A" (PRIVATE DRAINAGE TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE OZONA VILLAGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE ASSOCIATION. SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID ASSOCIATION.

LEGAL TITLE TO TRACT "B" (PRIVATE DRAINAGE TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE OZONA VILLAGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE "ASSOCIATION"). SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID ASSOCIATION. THERE ARE PUBLIC DRAINAGE EASEMENTS OVER A PORTION OF SAID TRACT "B". SAID DRAINAGE EASEMENTS ARE FOR THE CONVEYANCE AND FLOW OF STORM WATER AND SHALL BE MAINTAINED BY PINELLAS COUNTY.

LEGAL TITLE TO TRACT "C" (PRIVATE INGRESS/EGRESS, DRAINAGE AND UTILITY TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE OZONA VILLAGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE ASSOCIATION). SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID ASSOCIATION.

LEGAL TITLE TO TRACT "D" (PRIVATE RECREATION TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE OZONA VILLAGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE "ASSOCIATION"). SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID ASSOCIATION.

THE WALL/FENCE EASEMENT (W.F.E.) IS FOR THE BENEFIT OF THE HOMEOWNERS ASSOCIATION WHICH SHALL BE RESPONSIBLE FOR REPAIR AND MAINTENANCE OF THE WALLS AND FENCES.

OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO PINELLAS COUNTY, FLORIDA (THE COUNTY) A PERPETUAL EASEMENT OVER AND ACROSS ALL OF TRACT "C" FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND POLICE PROTECTION, AND EMERGENCY MEDICAL SERVICES.

OWNER SHALL CONSTRUCT, OPERATE AND MAINTAIN THE DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHOWN HEREON. NOTWITHSTANDING THE FOREGOING, THE COUNTY SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON THE DRAINAGE EASEMENTS AND ALL OTHER EASEMENTS DEPICTED HEREON TO MAINTAIN THE IMPROVEMENTS THEREON, PROVIDED, HOWEVER, THAT THE FOREGOING SHALL NOT BE CONSTRUCTED TO IMPOSE ANY AFFIRMATIVE OBLIGATIONS OR DUTIES UPON THE COUNTY.

OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY AND ALL APPROPRIATE UTILITY ENTITIES A NON-EXCLUSIVE EASEMENT FOR STREET LIGHTS, TELEPHONE, ELECTRIC, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS PUBLIC UTILITY EASEMENTS, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INSURE TO THE BENEFIT OF ALL LOCAL, STATE AND FEDERAL GOVERNMENTS, INCLUDING ALL AGENCIES AND DEPARTMENTS THEREOF.

OWNER DOES FURTHER GRANT AND RESERVE UNTO THE OZONA VILLAGE OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED OR INVALIDATED TO THE EXTENT CONSISTENT WITH FLORIDA STATUTES 177.085 (1).

~~PRECISION SURVEYING & MAPPING, INC.~~
7710 MASSACHUSETTS AVENUE, NEW PORT RICHEY, FLORIDA 34653
PHONE 727-841-8414
LB NO. 6734

OWNER

GGR OZONA, LLP
A FLORIDA LIMITED LIABILITY PARTNERSHIP

GEORGE C. ZUTES
PRESIDENT

WITNESS

WITNESS

Received 1/23/18

WITNESS NAME PRINTED

WITNESS NAME PRINTED

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY ON THIS _____ DAY OF _____ 2017, BEFORE ME PERSONALLY APPEARED GEORGE C. ZUTES, PRESIDENT OF GGR OZONA, LLP., A FLORIDA LIMITED LIABILITY PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL ON THE BELOW DATE.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

DATE

CONFIRMATION OF ACCEPTANCE

OZONA VILLAGE OF PALM HARBOR HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, JOIN IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACTS "A", "B", "C" AND "D" AS SHOWN ON THIS PLAT.

OZONA VILLAGE OF PALM HARBOR HOME OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION

By: _____
GEORGE C. ZUTES - PRESIDENT

WITNESS

WITNESS

WITNESS NAME PRINTED

WITNESS NAME PRINTED

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY ON THIS _____ DAY OF _____ 2017, BEFORE ME PERSONALLY APPEARED GEORGE C. ZUTES, PRESIDENT OF OZONA VILLAGE OF PALM HARBOR HOME OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL ON THE BELOW DATE.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

DATE

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CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF PINELLAS, FLORIDA, THIS _____ DAY OF _____, 2018.

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CPA, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

Received 1/23/18

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2017.

KEN BURKE, CPA, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CERTIFICATE OF CONFORMITY:

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO PINELLAS COUNTY.

_____, PROFESSIONAL SURVEYOR AND MAPPER, DATE _____
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. _____

GEORGE F. YOUNG, INC.
L.B. 021
299 DR. MARTIN LUTHER KING JR. STREET NORTH
ST. PETERSBURG, FL. 33701
(727) 822-4317

SURVEYOR'S CERTIFICATE

I, JON S. ROBBINS, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION.

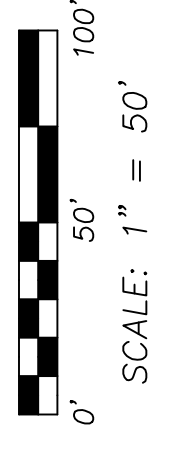
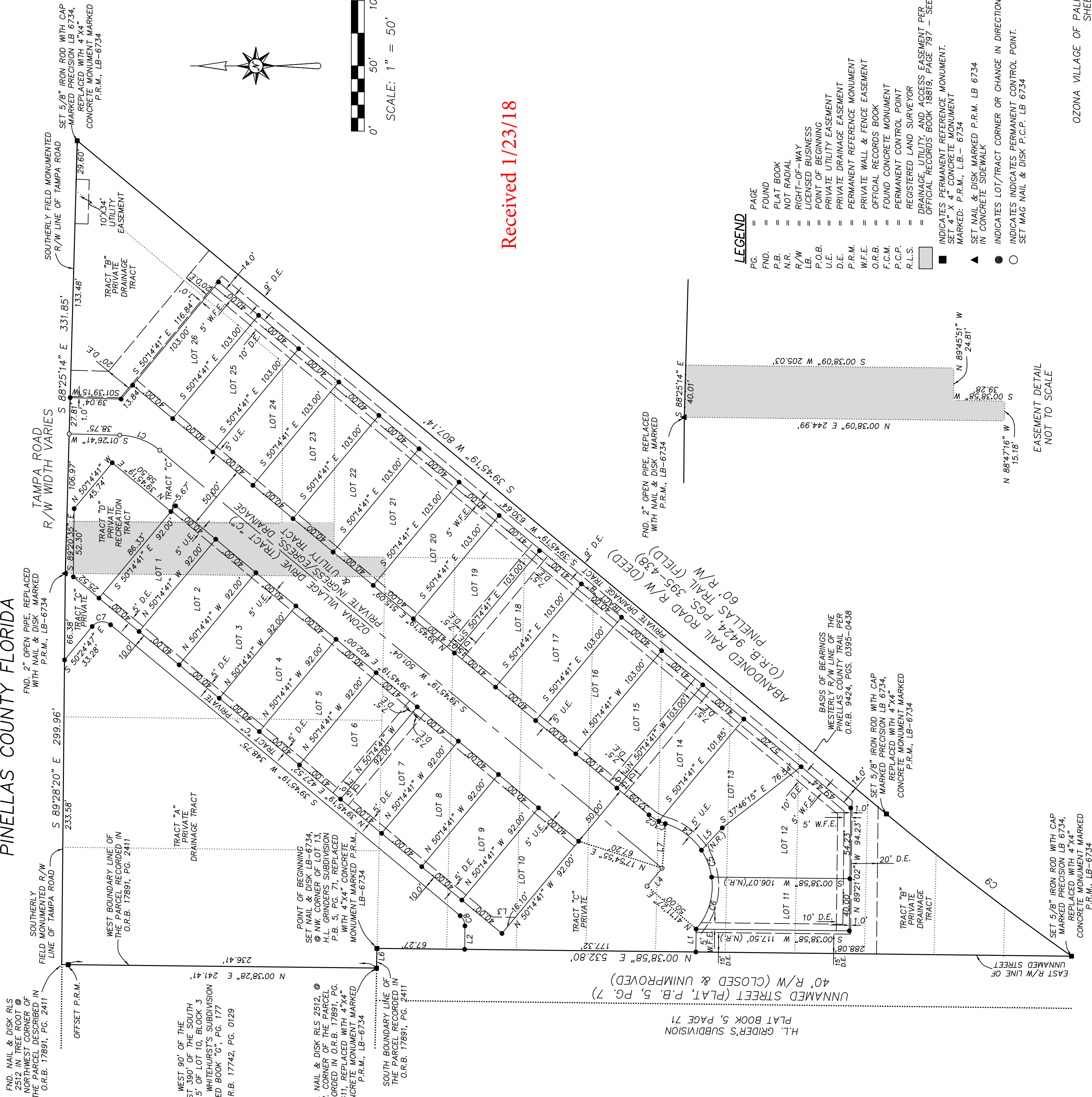
PRECISION SURVEYING & MAPPING, INC.
7710 MASSACHUSETTS AVENUE
NEW PORT RICHEY, FLORIDA 34653
CERTIFICATE OF AUTHORIZATION NO. LB-6734

JON S. ROBBINS
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4452. DATE _____

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Received 1/23/18

LEGEND

- PG. = PAGE
- FND. = FOUND
- P.B. = PLAT BOOK
- N.R. = NOT RADIAL
- R/W = RIGHT-OF-WAY
- LB. = LICENSED BUSINESS
- P.O.B. = POINT OF BEGINNING
- U.E. = PRIVATE UTILITY EASEMENT
- D.E. = PRIVATE DRAINAGE EASEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- W.F.E. = PRIVATE WALL & FENCE EASEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- F.C.M. = FOUND CONCRETE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- R.L.S. = REGISTERED LAND SURVEYOR
- INDICATES UTILITY AND ACCESS EASEMENT PER OFFICIAL RECORDS BOOK 18819, PAGE 797 - SEE DETAIL
- INDICATES PERMANENT REFERENCE MONUMENT. MARKED: P.R.M., L.B. - 6734
- SET 4" X 4" CONCRETE MONUMENT
- SET NAIL & DISK MARKED P.R.M. LB 6734 IN CONCRETE SIDEWALK
- INDICATES LOT/TRACT CORNER OR CHANGE IN DIRECTION.
- SET MAG NAIL & DISK P.C.P. LB 6734

NOTES

1. EASEMENTS ARE SHOWN THUS \equiv AND ARE FOR THE PURPOSE STATED.
2. BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMED BEARING OF SOUTH 39°45'19" WEST FOR THE WESTERLY RIGHT-OF-WAY LINE OF THE PINELLAS COUNTY TRAIL PER OFFICIAL RECORDS BOOK 9424, PAGES 0395-0438 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
3. NOTICE: 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.
4. ALL SIDE LOT LINES ARE RADIAL TO THE FRONT AND/OR THE REAR LOT LINE UNLESS NOTED BY (N.R.) WHICH INDICATES A SIDE LOT LINE BEING NON-RADIAL.
5. 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 OPERATION OF ANY PUBLIC UTILITY SERVICES OR OTHER PUBLIC UTILITIES. IN THE EVENT OF A CABLE TELEVISION COMPANY DAMAGES FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	38°18'38"	50.00'	33.43'	32.81'	S 20°36'00" W
C2	14°45'05"	35.00'	9.01'	8.99'	N 32°22'46" E
C3	8°41'41"	35.00'	5.31'	5.31'	S 20°39'23" W
C4	40°11'13"	50.00'	35.07'	34.36'	N 36°24'10" E
C5	25°31'32"	50.00'	22.28'	22.09'	S 69°15'34" W
C6	49°10'07"	50.00'	46.97'	41.60'	N 73°23'36" W
C7	50°52'18"	10.00'	18.88'	8.59'	N 65°11'28" E
C8	04°34'36"	2,212.89'	179.16'	179.11'	S 37°31'20" W

LINE	BEARING	DISTANCE
L1	S 89°21'02" E	17.50'
L2	S 89°22'22" E	18.01'
L3	N 00°38'58" E	17.59'
L4	N 50°14'41" W	17.98'
L5	S 46°52'55" E	23.41'
L6	N 88°47'16" W	15.16'
L7	S 85°44'45" E	134.26'

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