

ESTANCIA PHASE 1D

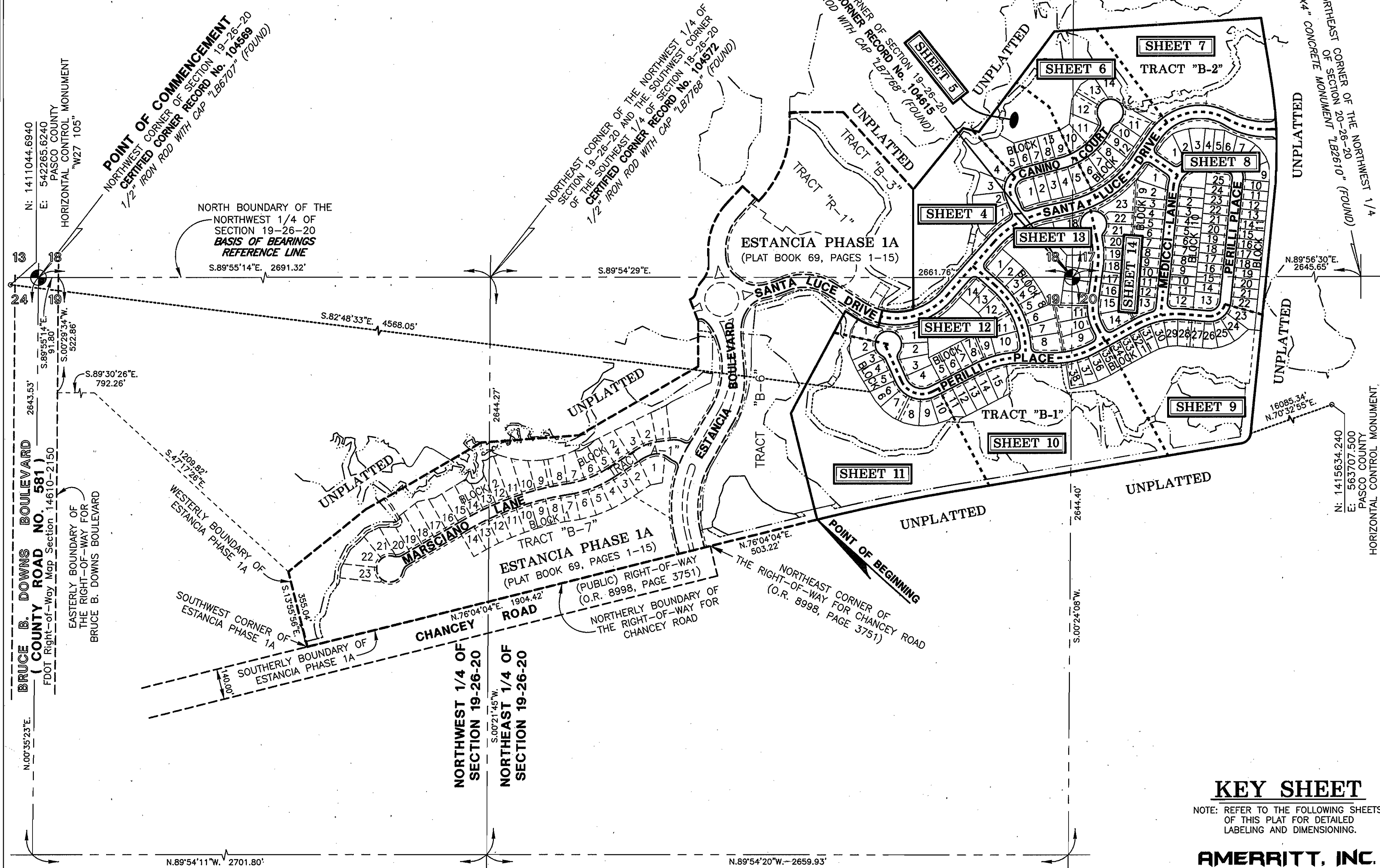
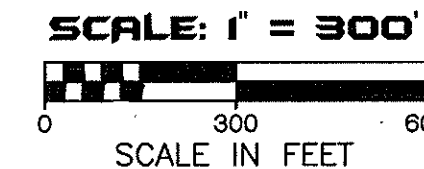
LYING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A-4"	(CDD) PUBLIC ACCESS RIGHT-OF-WAY	9.620 Ac.±
TRACT "B-1"	(CDD) WETLAND CONSERVATION AREA; (CDD) WETLAND CONSERVATION/MITIGATION AREA; (CDD) COMMON AREA, LANDSCAPE AREA AND (PUBLIC) PEDESTRIAN ACCESS AREA	22.705 Ac.±
TRACT "B-2"	(CDD) WETLAND CONSERVATION AREA; (CDD) WETLAND CONSERVATION/MITIGATION AREA; (CDD) COMMON AREA, LANDSCAPE AREA, DRAINAGE AREA AND (PUBLIC) PEDESTRIAN ACCESS AREA	14.497 Ac.±
TRACT "B-10"	(CDD) COMMON AREA, LANDSCAPE AREA AND (PUBLIC) PEDESTRIAN ACCESS AREA	0.194 Ac.±
TRACT "C-1"	(CDD) DRAINAGE AREA	0.929 Ac.±
TRACT "C-2"	(CDD) DRAINAGE AREA	1.393 Ac.±
TRACT "D-1"	(CDD) COMMON AREA, LANDSCAPE AREA AND (PUBLIC) PEDESTRIAN ACCESS AREA	1.074 Ac.±
TRACT "D-2"	(CDD) COMMON AREA, DRAINAGE AREA, LANDSCAPE AREA AND (PUBLIC) PEDESTRIAN ACCESS AREA	0.421 Ac.±
TRACT "D-3"	(CDD) COMMON AREA, DRAINAGE AREA, LANDSCAPE AREA AND (PUBLIC) PEDESTRIAN ACCESS AREA	0.259 Ac.±
TRACT "D-4"	(CDD) COMMON AREA, LANDSCAPE AREA AND (PUBLIC) PEDESTRIAN ACCESS AREA	0.345 Ac.±

BASIS OF BEARINGS

The North boundary of the Northwest 1/4 of Section 19, Township 26 South, Range 20 East, Pasco County, Florida, has a Grid bearing of S.89°55'14"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2007 ADJUSTMENT) for the West Zone of Florida.



- LEGEND**
- O.R. - Official Records Book
 - (CDD) - Estancia At Wiregrass Community Development District
 - (HOA) - Homeowners Association
 - FDOT - Florida Department of Transportation

Wetland Conservation Area 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 Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

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

AMERRITT, INC.
LAND SURVEYING AND MAPPING
Certificate of Authorization Number LB 7778
1215 E. 6th Avenue
Tampa, FL 33605
PHONE (813) 221-5200