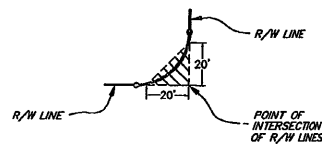


THE OAKS AT RIVER RIDGE UNIT THREE-B

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.



TYPICAL CLEAR SIGHT TRIANGLE
NOT TO SCALE

TYPICAL FOR ALL CORNER LOTS

NOTHING ABOVE 3.5' IN HEIGHT SHALL BE LOCATED
IN THE TRIANGULAR AREA SHOWN ABOVE.

CURVE NUMBER	CENTRAL ANGLE	CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	134°07'	200.00'	48.18'	48.06'	N. 83°52'41" E.
C2	31°35'55"	525.00'	289.55'	285.89'	N. 72°25'16" W.
C4	90°00'00"	25.00'	39.27'	35.36'	N. 80°12'23" E.
C5	30°03'19"	212.50'	1.87'	1.87'	N. 77°13'47" E.
C6	12°20'52"	212.50'	45.80'	45.71'	S. 83°39'22" W.
C7	07°58'56"	212.50'	3.52'	3.52'	N. 89°41'44" W.
C8	90°00'00"	25.00'	39.27'	35.36'	S. 31°58'37" W.
C9	02°16'10"	187.50'	7.43'	7.80'	N. 78°06'46" E.
C10	11°31'57"	187.50'	37.74'	37.88'	S. 85°04'46" W.
C11	00°31'14"	537.50'	4.88'	4.88'	S. 88°57'38" E.
C12	00°31'14"	623.50'	5.67'	5.67'	S. 88°57'38" E.
C13	05°09'58"	537.50'	48.46'	48.45'	S. 86°07'02" E.
C14	05°09'58"	537.50'	56.22'	56.20'	S. 86°07'02" E.
C15	05°09'58"	537.50'	48.46'	48.45'	N. 80°57°04" W.
C16	05°09'58"	623.50'	56.22'	56.20'	N. 80°57°04" W.
C17	05°09'58"	537.50'	48.46'	48.45'	N. 75°47°06" W.
C18	05°09'58"	623.50'	56.22'	56.20'	S. 75°47°06" W.
C19	05°09'58"	537.50'	48.46'	48.45'	N. 70°37°02" W.
C20	05°09'58"	623.50'	56.22'	56.20'	S. 03°37'08" E.

CURVE NUMBER	CENTRAL ANGLE	CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C21	0°09'58"	537.50'	48.46'	48.45'	N. 65°27'10" W.
C22	0°09'58"	623.50'	56.22'	56.20'	S. 65°27'10" E.
C23	0°09'58"	537.50'	48.46'	48.45'	N. 60°17'12" W.
C24	0°09'58"	623.50'	56.22'	56.20'	N. 60°17'12" W.
C25	0°09'58"	537.50'	0.77'	0.77'	N. 57°39'45" W.
C26	0°09'58"	623.50'	0.89'	0.89'	N. 57°39'45" W.
C27	0°15'36"	512.50'	2.32'	2.32'	S. 89°05'27" E.
C28	0°15'36"	428.50'	1.93'	1.93'	S. 89°05'27" E.
C29	0°35'12"	512.50'	58.82'	58.88'	S. 85°40'04" W.
C30	0°35'12"	428.50'	49.03'	49.00'	N. 85°40'04" W.
C31	0°35'12"	512.50'	58.82'	58.88'	S. 79°04'52" E.
C32	0°35'12"	428.50'	49.03'	49.00'	N. 79°04'52" W.
C33	0°35'12"	512.50'	58.82'	58.88'	N. 72°29'40" W.
C34	0°35'12"	428.50'	49.03'	49.00'	N. 72°29'40" W.
C35	0°35'12"	512.50'	58.82'	58.88'	S. 65°54'28" E.
C36	0°35'12"	428.50'	49.03'	49.00'	S. 65°54'28" E.
C37	0°48'33"	512.50'	44.86'	44.65'	N. 80°07'04" E.
C38	0°48'33"	428.50'	37.16'	37.16'	N. 80°07'04" E.
C61	31°35'58"	623.50'	235.87'	339.33'	N. 73°25'18" W.
C64	31°35'58"	428.50'	235.27'	232.25'	N. 73°25'18" W.

THE OAKS AT
RIVER RIDGE
UNIT THREE-A
P. 25, PGS. 136 & 137

N. 46°51'29" E. 100.03'

N. 76°58'37" E.
86.00'

S. 76°58'37" W.

S. 83°52'41" W.

THE OAKS AT

UNIT THREE-A
P.2, 25, Pgs 106 & 107

SLY. BDY. LINE
OF THE OAK AT

$\Delta = 36^{\circ}35'48''$
 RAD. = 247.50'
 - ARC = 158.09'
 CHD. = 155.41'
 S. $70^{\circ}55'21''$ E.

THE OAKS AT
RIVER RIDGE
UNIT ONE

PG. 24, PGS. 17-21

$\Delta = 31^{\circ}35'59''$
 RAD. = 652.50'
 ARC = 359.86'
 CHD. = 355.32'
 S. $73^{\circ}25'16''$ E.

TRACT "3B-4"
DRAINAGE EASEMENT

DRAINAGE EASEMENT

79407 "34-4"

N. 35°35'20" W.
37.40' —

N. 01°45'31" W.

BELMONT DRIVE
(PRIVATE STREET) 25' R/W

$\Delta = 02^{\circ}32'15''$
 RAD. = 2070.00'
 ARC = 91.68'
 CHD. = 91.67'
 S. $89^{\circ}30'37''$ W.

E.Y. BDY. LINE
- OF THE OAK AT
RIVER RIDGE
UNIT THREE-A

THE OAKS AT
RIVER RIDGE
UNIT TWO

PG. 24. PGS. 26-29

$\Delta = 31^{\circ}35'59''$
 RAD. = 397.50'
 ARC = 219.23'
 CHD. = 216.46'
 N. $73^{\circ}25'16''$ W.

SHEET 3 OF 3

THE OAKS AT RIVER RIDGE UNIT THREE-B

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