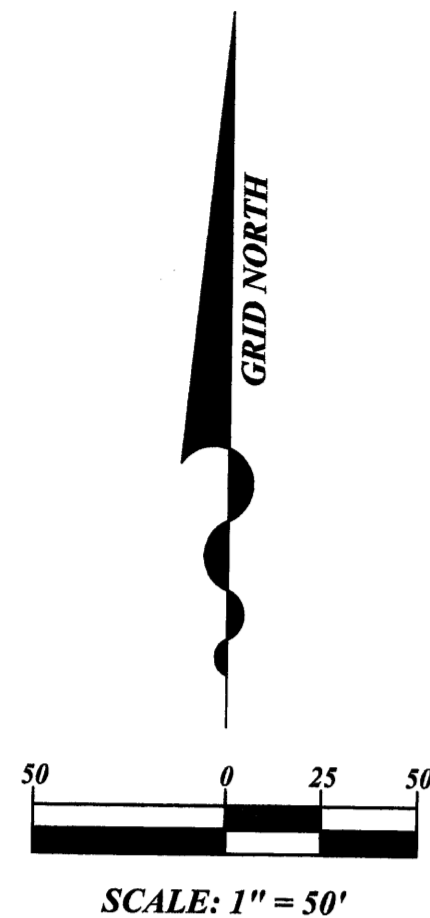


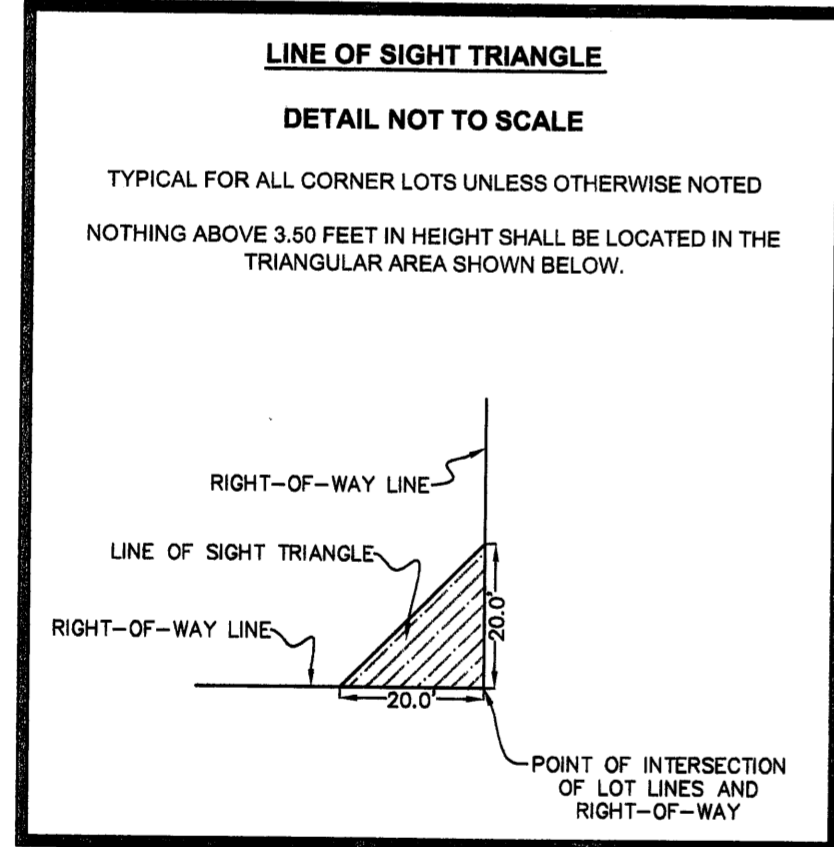
EDGEWATER AT RIVER RIDGE COUNTRY CLUB, PHASE 7
A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK: 71

PAGE: 29

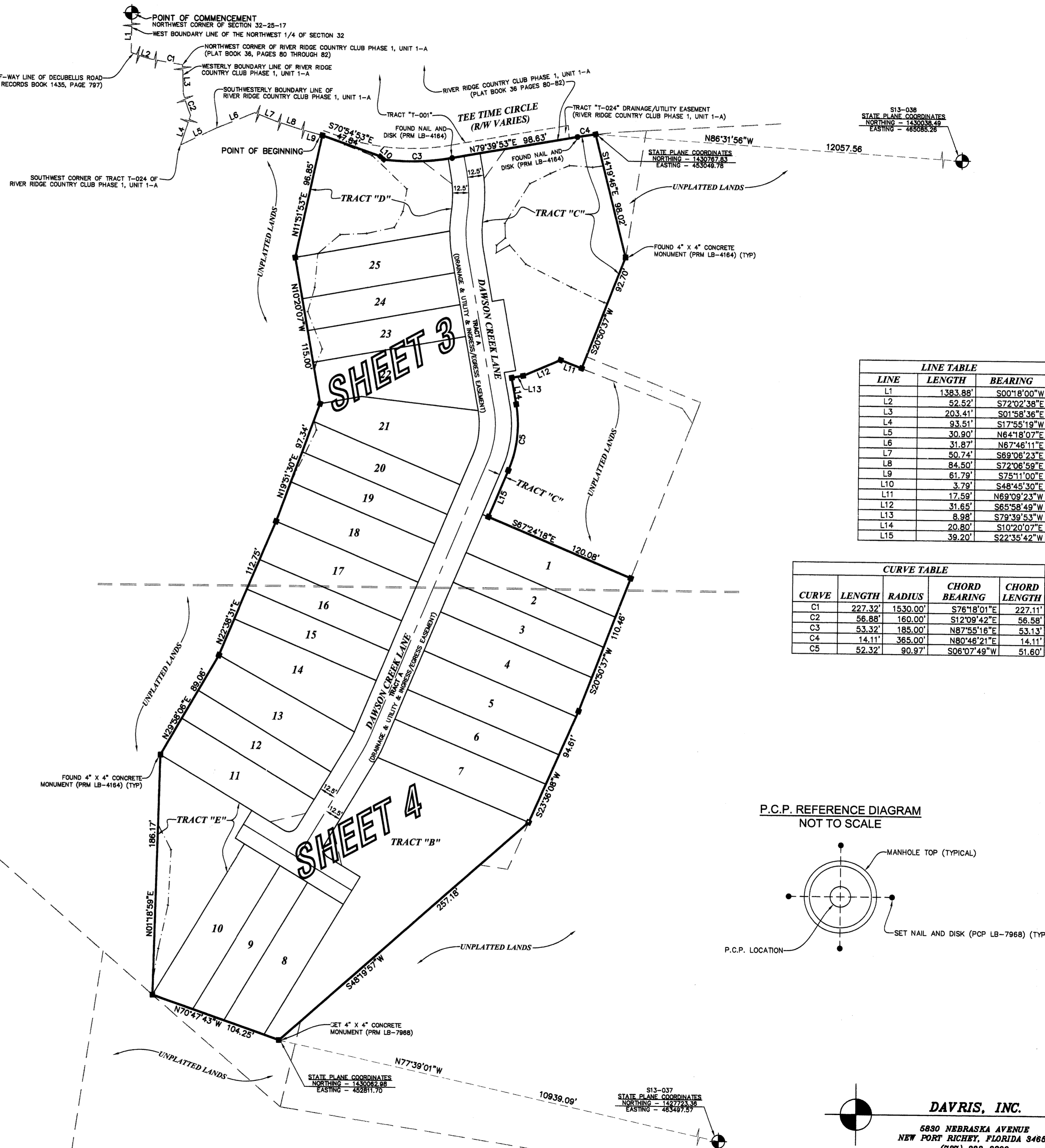


LEGEND	
(C)	CALCULATED MEASUREMENT
(D)	DESCRIPTION MEASUREMENT
(F)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(R)	RADIAL
(NR)	NON-RADIAL
(CE)	CONSERVATION EASEMENT
(DE)	DRAINAGE EASEMENT
(ID)	IDENTIFICATION
(LB)	LICENSED BUSINESS NUMBER
(O.R.)	OFFICIAL RECORDS
(PCP)	PERMANENT CONTROL POINT
(PRM)	PERMANENT REFERENCE MONUMENT
(PSM)	PROFESSIONAL SURVEYOR AND MAPPER
(R/W)	RIGHT-OF-WAY
(SWFWMD)	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
(TYP)	TYPICAL
(UE)	UTILITY EASEMENT
(WL)	WETLAND LINE
(FND)	FOUND NAIL AND DISK (PCP LB-4184) (UNLESS NOTED OTHERWISE)
(SET)	SET 5/8" IRON ROD (LB-7968)
(FND)	FOUND 4" X 4" CONCRETE MONUMENT (PRM LB-4184) (UNLESS NOTED OTHERWISE)
(SET)	SET 4" X 4" CONCRETE MONUMENT (PCP LB-4184)
(FND)	FOUND 4" X 4" CONCRETE MONUMENT (PCP LB-4184)
(SET)	SET NAIL AND DISK (LB-7968)



NOTES:

- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FLORIDA GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION. (PCDLC 306.10)
- THE BEARINGS SHOWN ON THE PLAT ARE BASED ON STATE PLANE COORDINATE VALUES PURSUANT TO ORDINANCE 06-03, ADOPTED BY THE BOARD ON FEBRUARY 26, 2006, REVISING LAND DEVELOPMENT CODE 306.10 AND CODE 700.98F.4.
- A 5/8" IRON ROD, WITH CAP AND/OR NAIL AND DISK, INSCRIBED WITH DAVRIS, INC LB-7968 SHALL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S. 177.091(9).
- BASIS OF BEARINGS - BEARINGS ARE REFERENCED TO THE WEST BOUNDARY LINE OF NORTHWEST 1/4 OF SECTION 32-25-17, BEING SOUTH 001°00' WEST (GRID).
- 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.
- 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 FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE 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.
- WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (S.W.F.W.M.D.) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.



LINE TABLE		
LINE	LENGTH	BEARING
L1	1383.88'	S00°18'00"W
L2	52.52'	S72°02'38"E
L3	203.41'	S01°58'36"E
L4	93.51'	S17°55'19"W
L5	30.90'	N64°18'07"E
L6	31.87'	N67°46'11"E
L7	50.74'	S69°06'23"E
L8	84.50'	S72°06'59"E
L9	61.79'	S75°11'00"E
L10	3.79'	S48°45'30"E
L11	17.59'	N69°09'23"W
L12	31.65'	S65°58'49"W
L13	8.98'	S79°39'53"W
L14	20.80'	S10°20'07"E
L15	39.20'	S22°35'42"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	227.32'	1530.00'	S76°18'01"E	227.11'
C2	56.88'	160.00'	S12°09'42"E	56.58'
C3	53.32'	185.00'	N87°55'16"E	53.13'
C4	14.11'	365.00'	N80°46'21"E	14.11'
C5	52.32'	90.97'	S06°07'49"W	51.60'

P.C.P. REFERENCE DIAGRAM
NOT TO SCALE

