

RUXTON VILLAGE UNIT 23 TALL PINES AT RIVER RIDGE

32/113

A SUBDIVISION OF A PORTION OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

NOTES

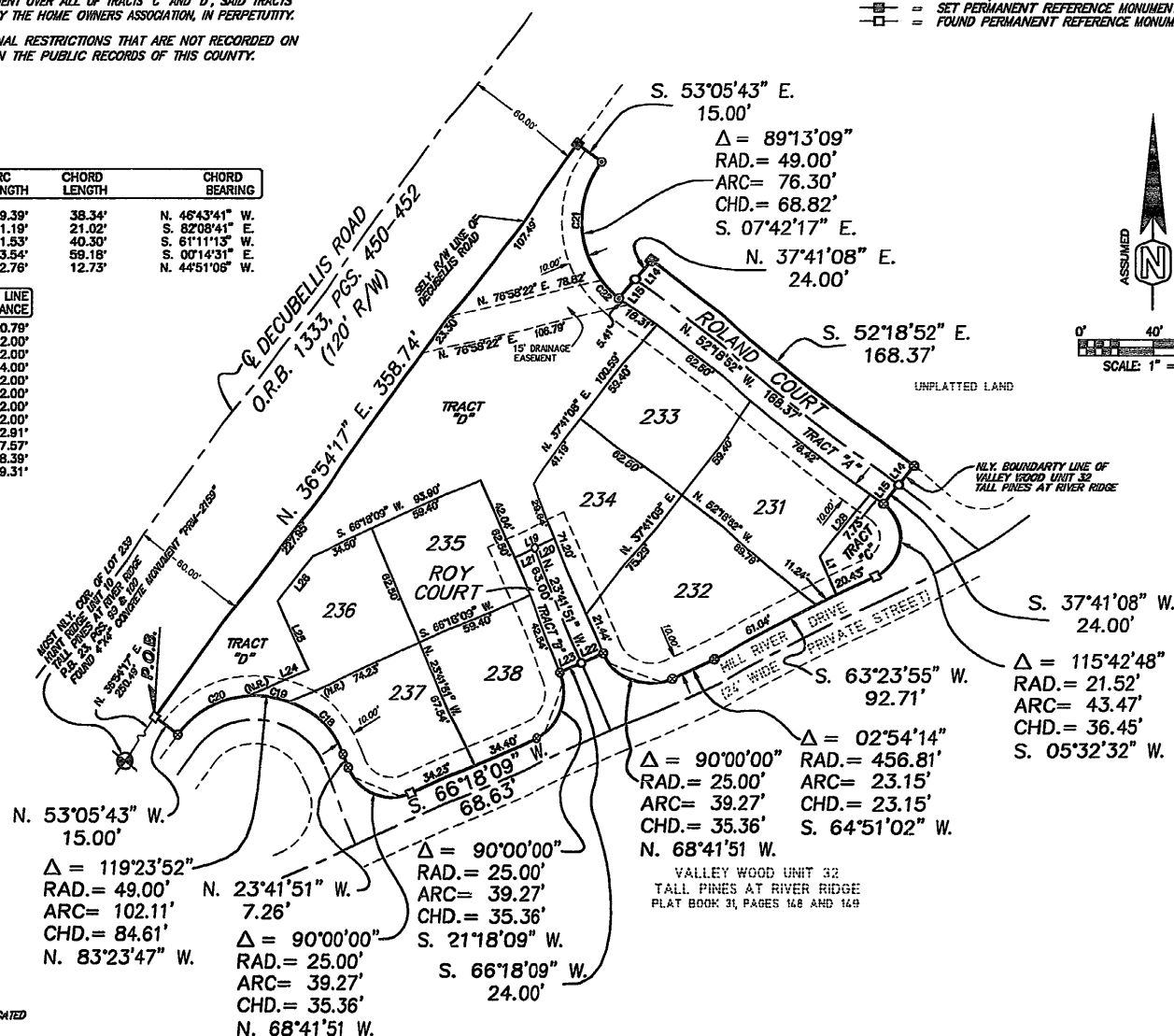
- EASEMENTS ARE SHOWN THUS AND THUS AND ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH $36^{\circ}54'17''$ EAST FOR THE SOUTHEASTLY RIGHT-OF-WAY LINE OF DECUBELLUS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1333, PAGES 450, 451 AND 452 OF THE OFFICIAL RECORDS OF PASCO COUNTY, FLORIDA.
- (R.) AND (N.R.) INDICATE A SIDE LOT LINE BEING RADIAL OR NON-RADIAL, RESPECTIVELY, TO THE FRONT AND/OR REAR LOT LINE.
- TRACTS "A" AND "B" ARE PRIVATE STREETS FOR THE USE AND BENEFIT OF THE RESIDENTS OF RUXTON VILLAGE UNIT 23, TALL PINES AT RIVER RIDGE AND THERE ASSIGNS, AND SHALL BE CONVEYED TO THE HOME OWNERS ASSOCIATION. THIS PLAT SHALL NOT CONSTITUTE, IN ANY WAY, A DEDICATION OF THESE TRACTS TO THE GENERAL PUBLIC. THERE IS A DRAINAGE AND/OR UTILITY EASEMENT OVER ALL OF TRACTS "A" AND "B".
- THERE IS A LANDSCAPE/BUFFER EASEMENT OVER ALL OF TRACTS "C" AND "D"; SAID TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, IN PERPETUITY.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

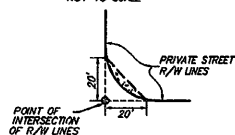
- CHD. = CHORD
- RAD. = RADIUS
- COR. = CORNER
- P.B. = PLAT BOOK
- R/W = RIGHT-OF-WAY
- Δ = CENTRAL ANGLE
- U.E. = UTILITY EASEMENT
- = REFERENCE POINT
- P.O.B. = POINT OF BEGINNING
- O.R.B. = OFFICIAL RECORD BOOK
- = PERMANENT CONTROL POINT
- = SET 5/8" CAPPED IRON ROD "LB-731"
- = FOUND 5/8" CAPPED IRON ROD "LB-731"
- = SET PERMANENT REFERENCE MONUMENT "PRM-4289"
- = FOUND PERMANENT REFERENCE MONUMENT "PRM-4289"

CURVE NUMBER	CENTRAL ANGLE	CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C18	$46^{\circ}03'39''$	49.00'	39.39'	38.34'	N. $46^{\circ}43'41''$ W.
C19	$24^{\circ}46'21''$	49.00'	21.19'	21.02'	S. $82^{\circ}08'41''$ E.
C20	$48^{\circ}33'51''$	49.00'	41.53'	40.30'	S. $61^{\circ}11'13''$ W.
C21	$74^{\circ}17'37''$	49.00'	63.54'	59.18'	S. $00^{\circ}14'31''$ E.
C22	$14^{\circ}55'32''$	49.00'	12.76'	12.73'	N. $44^{\circ}51'05''$ W.

LINE NUMBER	LINE BEARING	LINE DISTANCE
L1	N. $23^{\circ}41'51''$ W.	20.79'
L14	N. $37^{\circ}41'08''$ E.	12.00'
L15	N. $37^{\circ}41'08''$ E.	12.00'
L19	S. $86^{\circ}18'09''$ W.	24.00'
L20	N. $66^{\circ}18'09''$ E.	12.00'
L21	S. $66^{\circ}18'09''$ W.	12.00'
L22	N. $66^{\circ}18'09''$ E.	12.00'
L23	N. $66^{\circ}18'09''$ E.	12.00'
L24	N. $66^{\circ}18'09''$ E.	32.91'
L25	N. $23^{\circ}41'51''$ W.	37.57'
L26	S. $36^{\circ}54'17''$ W.	29.39'
L28	S. $37^{\circ}41'08''$ W.	39.31'



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

SHEET 2 OF 2

RUXTON VILLAGE UNIT 23

PLAT BOOK PAGE