

DEER RIDGE AT RIVER RIDGE PHASE 1

BEING A SUBDIVISION OF LAND LYING WITHIN
SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

NOTES

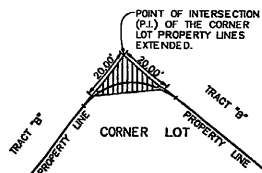
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DE CUBELLIS ROAD AS SHOWN ON THE RECORDED PLAT OF DEERWOOD AT RIVER RIDGE, PLAT BOOK 25, PAGES 138 THROUGH 146. SAID LINE BEARS S 36°54'17"W.

LEGEND

- PERMANENT REFERENCE MONUMENT FOUND (MARKED AS SHOWN)
- PERMANENT REFERENCE MONUMENT SET (PLS 5246)
- PERMANENT CONTROL POINT FOUND (MARKED AS SHOWN)
- PERMANENT CONTROL POINT SET (PLS 5246)
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- EASEMENT LINE, USE AS NOTED
- O/A OVERALL DISTANCE

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	90°38'42"	400.00	632.82	568.85	404.63	N 05°10'00"W
2	35°21'15"	365.00	225.22	221.67	116.33	N 57°43'50"E
3A	02°05'30"	280.00	10.22	10.22	5.11	S 11°30'32"E
3	87°57'43"	280.00	429.87	388.88	270.22	S 31°25'35"W
4	1°32'18"	1800.00	456.74	455.51	229.60	S 41°02'26"W
5	10°59'13"	1800.00	345.17	344.64	173.12	S 42°23'54"W
6	90°00'00"	50.00	78.54	70.71	50.00	N 81°54'17"E
7	40°32'25"	180.00	127.36	124.72	66.48	S 32°49'30"E
8	38°03'08"	24.50	16.27	15.97	8.45	S 20°13'37"E
9	84°32'12"	24.50	36.15	32.96	22.27	N 38°26'44"E
10	11°04'00"	291.50	65.35	65.21	32.81	S 13°41'56"W
11	12°50'40"	291.50	65.35	65.21	32.81	S 26°32'36"W
12	12°50'40"	291.50	65.35	65.21	32.81	S 39°23'16"W
13	12°50'40"	291.50	65.35	65.21	32.81	S 52°13'59"W
14	12°50'40"	291.50	65.35	65.21	32.81	S 65°04'30"E
15	21°51'46"	268.50	102.45	101.83	51.86	S 32°42'45"W
16	21°51'46"	268.50	102.45	101.83	51.86	S 21°35'58"W
17	21°51'46"	268.50	102.45	101.83	51.86	S 00°15'48"E
18	12°13'36"	268.50	6.37	6.37	3.19	S 11°52'30"E
19	40°32'25"	168.50	119.22	116.75	62.23	S 29°49'30"E
20	90°00'00"	38.50	60.48	54.45	38.50	N 81°54'17"E
21	0°58'24"	1811.50	30.77	30.77	15.39	S 37°23'29"W
22	0°26'22"	1788.50	13.72	13.72	6.86	S 37°07'28"W
23	14°24'04"	46.50	12.44	12.41	6.25	S 29°42'15"W
24	41°16'55"	50.50	3.77	3.77	1.89	N 24°38'41"E
25	58°08'29"	50.50	51.25	49.07	28.07	N 55°51'23"E
26	58°22'43"	50.50	49.89	47.71	27.07	S 65°33'01"E
27	41°17'58"	49.50	3.71	3.71	1.86	N 40°50'37"W
28	10°06'08"	49.50	8.73	8.72	4.38	N 48°02'39"W
29	17°56'57"	191.50	59.99	59.75	30.24	S 44°07'14"E
30	16°15'28"	191.50	54.34	54.16	27.35	S 27°01'02"E
31	80°21'52"	24.50	34.36	31.62	20.69	N 58°14'14"W
32	39°23'37"	24.50	16.84	16.52	8.77	S 61°03'01"W
33	6°29'51"	400.00	45.32	45.30	22.69	S 47°20'43"E
34	15°04'43"	400.00	105.27	104.98	52.94	S 63°33'36"E
35	16°40'38"	400.00	116.43	116.02	58.63	S 20°40'56"E
36	22°26'46"	400.00	17.08	17.08	8.54	S 11°07'14"E
37	22°33'56"	400.00	16.71	16.71	8.36	S 08°42'03"E
38	14°41'46"	400.00	102.60	102.32	51.58	S 00°09'22"E
39	12°38'23"	400.00	88.14	87.96	44.25	S 13°30'15"W
40	12°38'23"	400.00	88.24	88.06	44.30	S 26°08'11"W
41	7°55'50"	400.00	53.04	53.00	26.56	S 36°15'18"W
42	5°33'11"	365.00	35.38	35.36	17.70	S 42°49'49"W
43	13°53'15"	365.00	88.47	88.25	44.45	S 52°33'01"W



NOTE: On all corner lots, nothing will be erected, placed, or planted in such a manner as to impede vision within twenty (20) feet of the intersection of the road right-of-way lines in both directions.

CLEAR SIGHT TRIANGLE DETAIL
N.T.S.



KING ENGINEERING ASSOCIATES, INC.

Engineers · Planners · Surveyors · Scientists · Landscape Architects

24045 U.S. 9 N. Suite 200
Gainesville, FL 34623
(813) 791-4441

5010 West Kennedy Blvd.
Suite 200
Tampa, FL 33609
(813) 282-08

8406 Massachusetts Ave.
Suite A-2
New Port Richey, FL 34653
(813) 846-0904

NOTE: There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this County.

APRIL 1995

3276-000-000

SHEET 2 OF 3