

GOLF CLUB VILLAGE BEACON WOODS VILLAGE 12-B

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

CURVE DATA

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARINGS
1	350.00'	67°25'44"	176.53'	166.52'	N86°37'02"E
2	165.00'	189°46'58"	54.08'	53.81'	N62°17'39"E
3	410.27'	07°27'25"	53.40'	53.36'	N26°36'11"E
4	410.27'	07°27'25"	53.40'	53.36'	N34°03'36"E
5	25.00'	97°27'25"	42.52'	37.58'	S10°56'24"E
6	125.00'	61°50'25"	134.92'	128.46'	N89°24'42"E
7	125.00'	09°35'19"	12.19'	12.18'	N55°41'56"E
8	290.00'	11°16'52"	37.41'	37.35'	N58°12'36"E
9	190.00'	07°30'06"	24.29'	24.85'	N67°56'05"E
10	25.00'	55°01'01"	24.02'	22.09'	N64°10'37"E
11	50.00'	42°40'35"	37.24'	36.39'	N38°00'24"E
12	50.00'	55°21'26"	48.31'	45.45'	N87°01'23"E
13	50.00'	48°59'00"	41.00'	38.68'	S11°48'22"E
14	50.00'	15°02'37"	13.13'	13.09'	S10°47'14"E
15	50.00'	36°33'54"	31.81'	31.37'	S15°00'42"W
16	50.00'	34°22'39"	30.00'	29.55'	S50°28'58"W
17	50.00'	54°22'11"	47.45'	45.69'	N85°08'37"W
18	50.00'	60°44'40"	53.01'	50.55'	N27°35'11"W
19	50.00'	49°25'43"	43.13'	41.81'	N27°30'00"E
20	25.00'	70°31'44"	30.77'	28.87'	N16°57'00"E
21	25.00'	30°00'00"	39.27'	35.34'	N63°18'52"W
22	140.00'	06°05'05"	14.87'	14.86'	S68°38'36"W
23	140.00'	12°41'53"	31.03'	30.96'	S59°15'07"W
24	175.00'	05°41'11"	17.33'	17.35'	S55°44'45"W
25	175.00'	21°58'43"	67.13'	66.72'	S69°34'42"W
26	175.00'	22°00'26"	67.22'	66.80'	N88°25'43"W
27	175.00'	17°45'24"	54.23'	54.02'	N68°32'48"W
28	25.00'	97°27'25"	42.52'	37.58'	S71°36'11"W
29	410.27'	13°29'51"	96.65'	96.43'	N16°07'34"E
30	410.27'	04°24'57"	31.62'	31.61'	N39°59'47"E
31	410.27'	11°37'37"	83.25'	83.11'	N48°01'04"E
32	410.27'	09°00'06"	35.81'	35.80'	N60°19'50"E
33	1725.70'	01°36'07"	48.25'	48.23'	N59°38'03"E
34	1725.70'	02°33'44"	77.13'	77.17'	N61°42'58"E
35	1725.70'	05°53'55"	176.65'	176.58'	N63°15'48"E
36	125.00'	67°25'44"	147.11'	138.76'	N86°37'02"E
37	190.00'	18°46'58"	62.29'	62.01'	N63°17'39"E
38	50.00'	145°02'01"	128.55'	95.30'	N89°10'37"E
39	50.00'	250°31'44"	218.63'	81.65'	N73°03'09"W
40	160.00'	18°46'58"	45.80'	45.69'	S62°17'39"E
41	175.00'	67°25'44"	205.95'	194.27'	S86°37'02"W
42	410.27'	14°54'50"	106.80'	106.69'	N30°19'54"E

LEGEND

- 1) —○— INDICATES PERMANENT CONTROL POINT (P.C.P.)
- 2) —○— INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) SET
- 3) —■— INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND L.S. #1233
- 4) (D) DENOTES CURVE NUMBER
- 5) (R) DENOTES RADIAL LOT LINE

EASEMENT NOTES

EASEMENTS SHOWN ——— & THIS ———

ARE FOR * DRAINAGE EASEMENT

** DENOTES UTILITY EASEMENT

*** DENOTES DRAINAGE & UTILITY EASEMENT

**** DENOTES LANDSCAPE & BUFFER EASEMENT

SIZES AS NOTED.

THERE IS TO BE A 10.00' DRAINAGE & UTILITY EASEMENT

ADJACENT TO ALL STREET RIGHT-OF-WAYS.

NOTES

1. BEARINGS BASED ON THE SOUTH LINE OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 16 EAST, HAVING AN ASSUMED BEARING OF S89°29'04"E.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
3. TRACT "A" IS ENCUMBERED BY A UTILITY AND SIGN EASEMENT.
4. EASEMENT "B" IS A DRAINAGE AND UTILITY EASEMENT.
5. TRACT "A" WILL BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION ALONG WITH MAINTENANCE RESPONSIBILITIES.
6. EASEMENT "B" WILL BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION ALONG WITH MAINTENANCE RESPONSIBILITIES.
7. VEHICULAR ACCESS RIGHTS FROM CLOCKTOWER PARKWAY ARE HEREBY DEDICATED TO PASCO COUNTY.

KING ENGINEERING ASSOCIATES, INC.

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