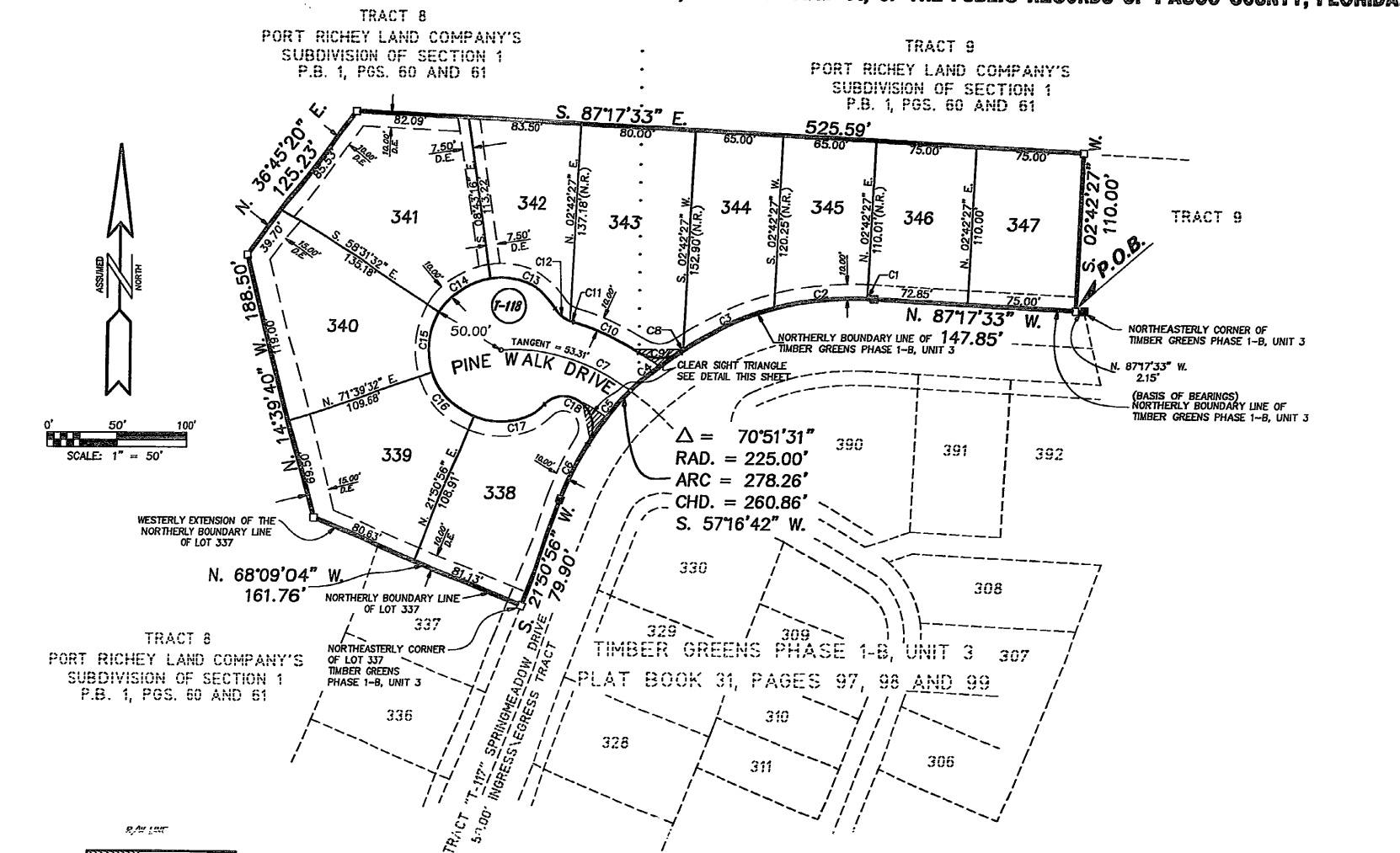


# TIMBER GREENS PHASE 2-A, UNIT 12

A REPLAT OF A PORTION OF TRACTS 8 AND 9, OF PORT RICHEY LAND COMPANY'S SUBDIVISION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.



## NOTES

- EASEMENTS ARE SHOWN THIS AND THIS AND ARE FOR DRAINAGE AND/OR UTILITIES, UNLESS OTHERWISE SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°17'33\"/>
- INDICATES SET PERMANENT REFERENCE MONUMENT MARKED: \"PRM 4289\"
- INDICATES FOUND PERMANENT REFERENCE MONUMENT MARKED: \"PRM 4865\"
- INDICATES PERMANENT CONTROL POINT.
- INDICATES REFERENCE POINT.
- ALL SIDE LOT LINES ARE RADIAL TO THE FRONT AND/OR THE REAR LOT LINE, UNLESS NOTED BY (N.R.) WHICH INDICATES A SIDE LOT LINE BEING NON-RADIAL.
- TRACT \"T-118\" IS HEREBY DESIGNATED AS AN INGRESS AND EGRESS TRACT, FOR THE USE AND BENEFIT OF THE RESIDENTS OF TIMBER GREENS AND THEIR ASSIGNS, SAID TRACT SHALL BE CONVEYED TO A HOMEOWNER'S ASSOCIATION. THIS PLAT SHALL NOT CONSTITUTE, IN ANY WAY, A DEDICATION OF THIS TRACT TO THE GENERAL PUBLIC FOR INGRESS AND EGRESS.
- THERE IS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND/OR DRAINAGE FACILITIES OVER ALL OF TRACT \"T-118\".
- NOTICE: NOTHING ABOVE THREE AND ONE HALF (3 1/2) FEET IN HEIGHT SHALL BE LOCATED WITHIN THE CLEAR SITE TRIANGLES SHOWN HEREON.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## ABBREVIATIONS

P.O.B. = POINT OF BEGINNING  
 RAD. = RADIUS  
 CHD. = CHORD  
 $\Delta$  = CENTRAL ANGLE  
 = TRACT NUMBER  
 D.E. = DRAINAGE EASEMENT  
 R/W = RIGHT-OF-WAY  
 P.B. = PLAT BOOK  
 PGS. = PAGES

CURVE NUMBER	CENTRAL ANGLE	CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	00°32'51"	225.00'	2.15'	2.15'	N. 87°33'58" W.
C2	16°49'00"	225.00'	66.04'	65.80'	S. 83°45'06" W.
C3	18°36'14"	225.00'	73.06'	72.74'	N. 66°02'29" E.
C4	10°48'30"	225.00'	42.44'	42.38'	S. 50°39'08" W.
C5	12°21'59"	225.00'	48.56'	48.47'	N. 39°03'53" E.
C6	11°01'58"	225.00'	43.33'	43.26'	N. 27°21'55" E.
C7	40°04'09"	146.20'	102.24'	100.17'	S. 74°04'53" E.
C8	00°41'00"	225.00'	2.58'	2.58'	S. 56°23'53" W.
C9	66°10'44"	25.00'	28.88'	27.30'	S. 69°08'45" W.
C10	17°21'10"	171.20'	51.85'	51.65'	S. 65°26'28" E.
C11	05°30'51"	25.00'	2.41'	2.41'	N. 72°21'38" W.
C12	33°52'31"	25.00'	14.78'	14.57'	S. 52°39'57" E.
C13	62°59'35"	50.00'	54.97'	52.24'	N. 67°13'29" W.
C14	48°48'16"	50.00'	42.11'	42.11'	S. 56°22'36" W.
C15	48°48'56"	50.00'	43.47'	42.12'	N. 06°34'00" E.
C16	49°48'36"	50.00'	43.47'	42.11'	N. 43°14'46" W.
C17	63°36'22"	50.00'	55.51'	52.70'	S. 60°02'45" W.
C18	164°38'19"	21.58'	62.00'	42.76'	N. 49°26'16" W.