

THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB, PHASE 5

PLAT BOOK 30 PAGE 105

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 26,
TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

GULF COAST ACRES-UNIT 4
PLAT BOOK 5, PAGE 87

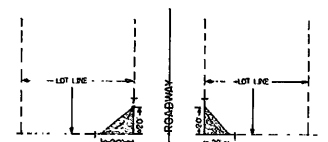
10.00' BUFFER EASEMENT

NORTH BOUNDARY OF SOUTH 1/2
OF SECTION 26

P.O.B.
NW CORNER
PHASE 4

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft



CORNER LOT
CLEAR SIGHT TRIANGLE EASEMENT
DETAIL
NOT TO SCALE

SHADED AREA ABOVE DEMOTES TYPICAL CLEAR SIGHT TRIANGLE
EASEMENT (C.S.T.E.) AFFECTING THE FOLLOWING LOTS - 33, 38, 40,
57, 67, 68, 76, 82, 89, 95, 118 & 119
NOTHING ABOVE THREE AND ONE HALF (3 1/2) FEET IN HEIGHT
SHALL BE LOCATED IN THE TRIANGULAR AREA AS SHOWN ABOVE

NOTES

1. BEARINGS SHOWN HEREON BASED ON THE ESTATES OF
OF BEACON WOODS, GOLF & COUNTRY CLUB, PHASE 4 AS
RECORDED IN PLAT BOOK 29, PAGES 113 THRU 114.
2. DRAINAGE AREAS, RETENTION & DETENTION PONDS, &
BUFFER AREAS SHALL BE CONVEYED TO THE HOMEOWNERS'
ASSOCIATION WITH MAINTENANCE RESPONSIBILITY.

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

- D.E. - DENOTES DRAINAGE EASEMENT
D.&U. - DENOTES DRAINAGE & UTILITY EASEMENT
C10 - DENOTES CURVE DATA DESIGNATION NUMBER
L10 - DENOTES LINE DATA DESIGNATION NUMBER
(R) - DENOTES RADIAL LINE
P.O.B. - DENOTES POINT OF BEGINNING
D - DENOTES DELTA
L - DENOTES LENGTH
R - DENOTES RADIUS
T - DENOTES TANGENT
C - DENOTES CHORD LENGTH
CB - DENOTES CHORD BEARING
—○— DENOTES A PERMANENT REFERENCE MONUMENT (PRM)
—●— DENOTES A PERMANENT CONTROL POINT (PCP)
DISK NUMBER 4281
DISK NUMBER 4281
C.S.T.E. - DENOTES CLEAR SIGHT TRIANGLE EASEMENT

UNPLATTED LAND

SHEET 2 OF 3

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