

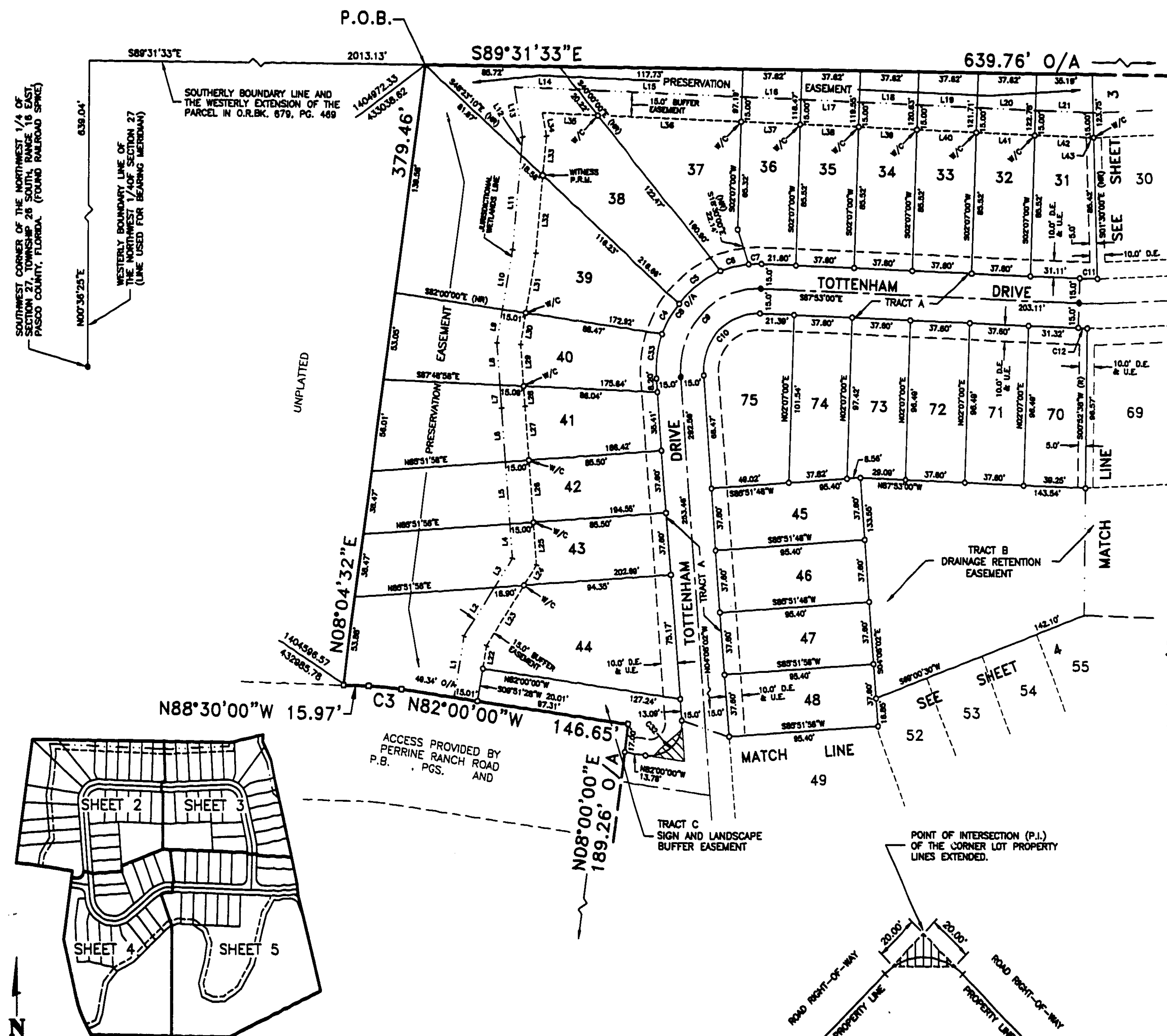
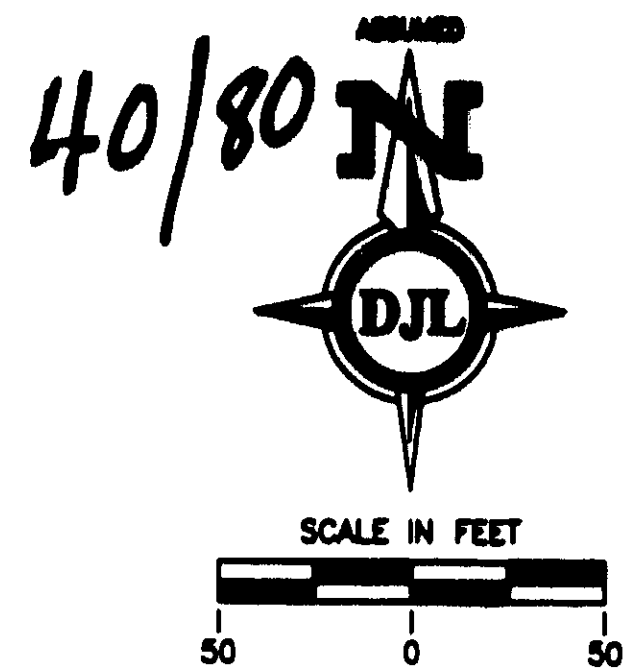
BRIAR PATCH VILLAGE OF SEVEN SPRINGS PHASE 1

A SUBDIVISION OF A PORTION OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

ABBREVIATIONS

P.B. = PLAT BOOK
P.C. = PLAT CORNER
NO. = NUMBER
N/A = NO NUMBER
(R) = RADIAL
(NR) = NOT RADIAL
O/A = OVERALL
W/C = WITNESS CORNER
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
P.O.B. = POINT OF BEGINNING
O.R. BK. = OFFICIAL RECORD BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C3	185.00'	20.98'	08°30'00"	10.51'	20.88'	N88°15'00"W
C4	65.00'	21.18'	18°40'20"	10.88'	21.08'	S29°23'10"W
C5	65.00'	34.07'	30°01'44"	17.43'	33.88'	S53°44'12"W
C6	65.00'	18.28'	18°08'48"	9.20'	18.22'	S78°48'28"W
C7	65.00'	8.23'	07°15'08"	4.12'	8.22'	S88°29'28"W
C8	65.00'	108.19'	98°15'02"	72.51'	98.80'	S43°58'28"W
C9	50.00'	83.99'	98°15'02"	55.78'	74.44'	N43°58'28"E
C10	35.00'	56.80'	98°15'02"	38.04'	52.12'	N43°58'28"E
C11	240.00'	11.88'	02°50'08"	5.84'	11.88'	N88°18'04"W
C12	270.00'	5.84'	01°14'22"	2.92'	5.84'	S88°30'11"E
C32	20.00'	35.85'	102°08'02"	24.78'	31.12'	S46°56'58"W
C33	65.00'	27.44'	24°11'02"	13.93'	27.23'	S07°57'28"W



LINE	BEARING	DISTANCE
L1	N08°51'28"E	37.71'
L2	N33°20'35"E	35.41'
L3	N33°20'35"E	20.85'
L4	N04°08'02"W	20.87'
L5	N04°08'02"W	37.80'
L6	N04°08'02"W	32.57'
L7	N04°12'08"W	13.97'
L8	N04°12'08"W	25.54'
L9	N10°11'17"E	20.58'
L10	N10°11'17"E	36.84'
L11	N05°32'11"E	57.70'
L12	N05°32'11"E	10.85'
L13	N08°56'08"W	30.77'
L14	S87°53'01"E	40.48'
L15	S87°53'01"E	105.47'
L16	S87°53'01"E	37.80'
L17	S87°53'01"E	37.80'
L18	S87°53'01"E	37.80'
L19	S87°53'01"E	37.80'
L20	S87°53'01"E	37.80'
L21	S87°53'01"E	36.85'
L22	N08°51'28"E	14.08'
L23	N33°20'35"E	43.79'
L24	N33°20'35"E	14.54'
L25	N04°08'02"W	26.08'
L26	N04°08'02"W	37.80'
L27	N04°08'02"W	32.58'
L28	N04°12'08"W	12.30'
L29	N04°12'08"W	25.33'
L30	N10°11'17"E	19.23'
L31	N10°11'17"E	36.88'
L32	N05°32'11"E	47.38'
L33	N05°32'11"E	23.92'
L34	N08°56'08"W	14.27'
L35	S87°53'01"E	35.51'
L36	S87°53'01"E	91.91'
L37	S87°53'01"E	37.80'
L38	S87°53'01"E	37.80'
L39	S87°53'01"E	37.80'
L40	S87°53'01"E	37.80'
L41	S87°53'01"E	37.80'
L42	S87°53'01"E	37.28'
L43	N87°18'41"E	0.32'

GENERAL NOTES

- INDICATES FOUND PERMANENT REFERENCE MONUMENT (P.S.M. NO. 2688) UNLESS OTHERWISE NOTED.
- INDICATES SET PERMANENT REFERENCE MONUMENT (P.S.M. NO. 2688)
- INDICATES SET PERMANENT CONTROL POINT (P.S.M. NO. 2688)
- INDICATES SET 1/2" IRON ROD (L.B. NO. 5789)
- INDICATES EASEMENTS WITH SIZE AND TYPE AS NOTED.
- ALL MEASUREMENTS ARE MADE TO THE NEAREST 100TH OF A FOOT.
- TRACT A (PRIVATE ROAD RIGHT-OF-WAY), ALL DRAINAGE AREAS, RETENTION PONDS, SIGN AND LANDSCAPE BUFFER AREAS AND PRESERVATION AREAS ARE TO BE CONVEYED TO THE BRIAR PATCH VILLAGE OF SEVEN SPRINGS HOMEOWNERS ASSOCIATION FOR ALL MAINTENANCE RESPONSIBILITIES.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- WITHIN THE PRESERVATION AREAS, THERE SHALL BE NO CONSTRUCTION, CLEARING, FILLING OR IMPROVEMENTS OF ANY KIND UNLESS APPROPRIATE PERMITS HAVE BEEN OBTAINED TO ALLOW FOR WETLAND ENCROACHMENT.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N00°36'25"E, BEING THE WESTERLY BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND DIFFER FROM THE BEARING MERIDIAN OF PASCO GLOBAL POSITIONING CONTROL STATIONS 206-007 AND 206-008 BY 0°04'15".
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION (FGLC 306.10).
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

DJL SURVEYING COMPANY, INC. (NO. L.B. 5789)
8324 CORPORATE WAY (P.O. BOX 791) • NEW PORT RICHEY, FLORIDA 34656

SHEET 2 OF 5 SHEETS