

ROSEWOOD AT RIVER RIDGE PHASE 7

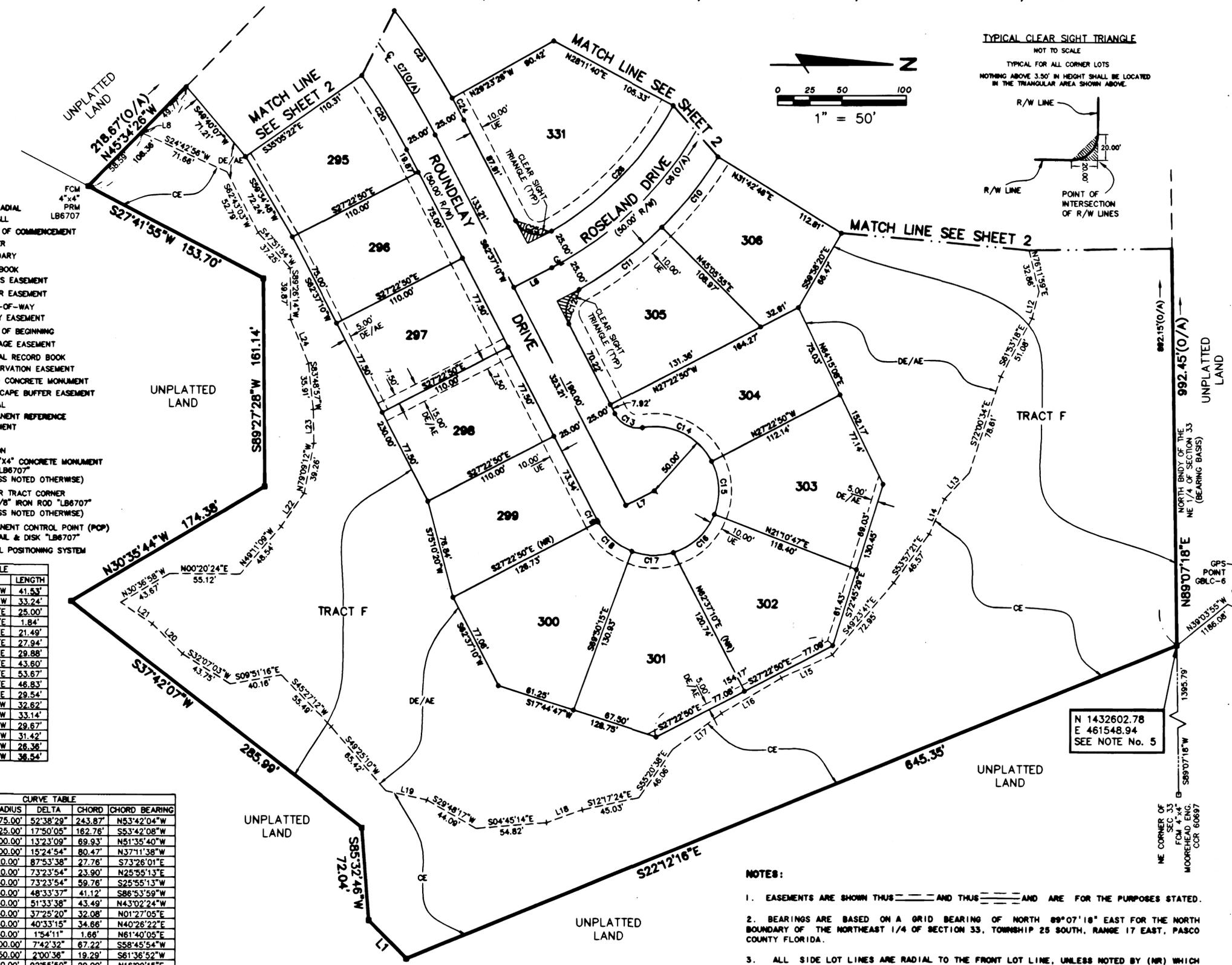
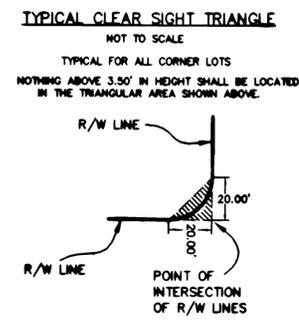
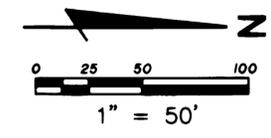
A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGEND

- (NR) = NOT RADIAL
- O/A = OVERALL
- POC = POINT OF COMMENCEMENT
- COR = CORNER
- BNDY = BOUNDARY
- PB = PLAT BOOK
- AE = ACCESS EASEMENT
- BE = BUFFER EASEMENT
- R/W = RIGHT-OF-WAY
- UE = UTILITY EASEMENT
- POB = POINT OF BEGINNING
- DE = DRAINAGE EASEMENT
- OR = OFFICIAL RECORD BOOK
- CE = CONSERVATION EASEMENT
- FCM = FOUND CONCRETE MONUMENT
- LBE = LANDSCAPE BUFFER EASEMENT
- (TYP) = TYPICAL
- PRM = PERMANENT REFERENCE MONUMENT
- PGS = PAGES
- SEC = SECTION
- = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS NOTED OTHERWISE)
- = LOT OR TRACT CORNER SET 5/8" IRON ROD "LB6707" (UNLESS NOTED OTHERWISE)
- = PERMANENT CONTROL POINT (PCP) SET NAIL & DISK "LB6707"
- GPS = GLOBAL POSITIONING SYSTEM

LINE	BEARING	LENGTH
L1	S45°17'44"W	41.53'
L6	N27°22'50"W	33.24'
L7	S27°22'50"E	25.00'
L8	N26°20'49"E	1.84'
L12	S75°31'48"E	21.49'
L13	S46°38'39"E	27.94'
L14	S66°29'13"E	29.88'
L15	S24°24'37"E	43.60'
L16	S30°30'27"E	53.67'
L17	S36°25'24"E	46.83'
L18	S19°45'54"E	29.54'
L19	S12°36'30"W	32.62'
L20	S44°31'09"W	33.14'
L21	S33°50'43"W	29.67'
L22	N55°29'48"W	31.42'
L23	S88°57'43"W	28.38'
L24	S67°33'27"W	38.54'

CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C6	252.86'	275.00'	52°38'29"	243.87'	N53°42'04"W
C7	163.42'	525.00'	17°50'05"	162.76'	S53°42'08"W
C10	70.09'	300.00'	13°23'09"	69.93'	N51°35'40"W
C11	80.71'	300.00'	15°24'54"	80.47'	N37°11'38"W
C12	30.68'	20.00'	87°53'38"	27.76'	S73°26'01"E
C13	25.62'	20.00'	73°23'54"	23.90'	N25°55'13"E
C14	64.05'	50.00'	73°23'54"	59.76'	S25°55'13"W
C15	42.38'	50.00'	48°33'37"	41.12'	S86°53'59"W
C16	45.00'	50.00'	51°33'38"	43.49'	N43°02'24"W
C17	32.66'	50.00'	37°25'20"	32.08'	N01°27'05"E
C18	35.39'	50.00'	40°33'15"	34.86'	N40°28'22"E
C19	1.66'	50.00'	1°54'11"	1.66'	N61°40'05"E
C20	67.27'	500.00'	7°42'32"	67.22'	S58°45'54"W
C24	19.29'	550.00'	2°00'36"	19.29'	S61°36'52"W
C25	32.44'	20.00'	92°55'50"	29.00'	N16°09'15"E
C26	137.42'	250.00'	31°29'39"	135.70'	N46°03'30"W



- NOTES:**
1. EASEMENTS ARE SHOWN THUS AND THUS AND ARE FOR THE PURPOSES STATED.
 2. BEARINGS ARE BASED ON A GRID BEARING OF NORTH 89°07'18" EAST FOR THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY FLORIDA.
 3. ALL SIDE LOT LINES ARE RADIAL TO THE FRONT LOT LINE, UNLESS NOTED BY (NR) WHICH INDICATES A SIDE LOT LINE BEING NON-RADIAL.
 4. TRACT "F" AND "M" IS FOR THE PURPOSES SHOWN HEREON; SAID TRACT SHALL BE CONVEYED TO THE ROSEWOOD AT RIVER RIDGE HOMEOWNER'S ASSOCIATION, INC. AND SHALL BE MAINTAINED BY SAID HOMEOWNER'S ASSOCIATION.
 5. THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-1990 READJUSTMENT) AND WERE ESTABLISHED TO THIRD-ORDER CLASS I ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984.

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 State of Florida

NOTICE:
 This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstance be supplanted in authority by any other graphic or digital form of the plat.
 There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.