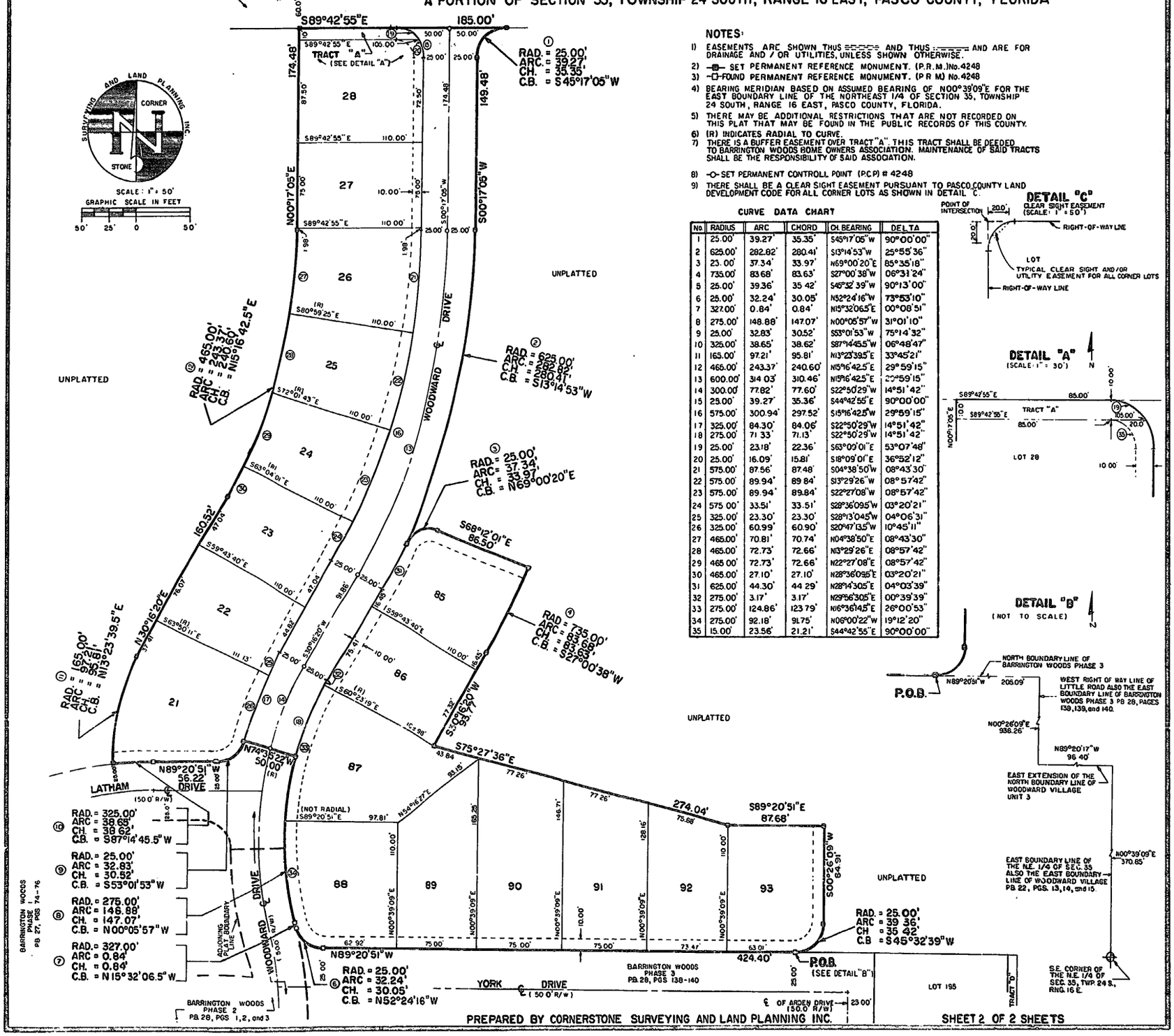
BARRINGTON WOODS PHASE 4

A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA



NOTES:

1) EASEMENTS ARE SHOWN THUS ==== AND THUS ..... AND ARE FOR DRAINAGE AND / OR UTILITIES, UNLESS SHOWN OTHERWISE.
2) —⊕— SET PERMANENT REFERENCE MONUMENT. (P.R.M.) No. 4248
3) —□— FOUND PERMANENT REFERENCE MONUMENT. (P.R.M.) No. 4248
4) BEARING MERIDIAN BASED ON ASSUMED BEARING OF N00°39'09"E FOR THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.
5) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6) (R) INDICATES RADIAL TO CURVE.
7) THERE IS A BUFFER EASEMENT OVER TRACT "A". THIS TRACT SHALL BE DEEDED TO BARRINGTON WOODS HOME OWNERS ASSOCIATION. MAINTENANCE OF SAID TRACTS SHALL BE THE RESPONSIBILITY OF SAID ASSOCIATION.
8) —O— SET PERMANENT CONTROLL POINT (P.C.P) # 4248
9) THERE SHALL BE A CLEAR SIGHT EASEMENT PURSUANT TO PASCO COUNTY LAND DEVELOPMENT CODE FOR ALL CORNER LOTS AS SHOWN IN DETAIL C.

CURVE DATA CHART

No	RADIUS	ARC	CHORD	CH. BEARING	DELTA
1	25.00'	39.27'	35.35'	S45°17'05"W	90°00'00"
2	625.00'	282.82'	280.41'	S13°14'53"W	25°55'36"
3	23.00'	37.34'	33.97'	N69°00'20"E	85°35'18"
4	735.00'	83.68'	83.63'	S27°00'38"W	06°31'24"
5	25.00'	39.36'	35.42'	S45°32'39"W	90°13'00"
6	25.00'	32.24'	30.05'	N52°24'16"W	73°53'10"
7	327.00'	0.84'	0.84'	N15°32'06.5"E	00°08'51"
8	275.00'	148.88'	147.07'	N00°05'57"W	31°01'10"
9	25.00'	32.83'	30.52'	S53°01'53"W	75°14'32"
10	325.00'	38.65'	38.62'	S87°14'45.5"W	06°48'47"
11	165.00'	97.21'	95.81'	N13°23'39.5"E	33°45'21"
12	465.00'	243.37'	240.60'	N15°16'42.5"E	29°59'15"
13	600.00'	314.03'	310.46'	N15°16'42.5"E	29°59'15"
14	300.00'	77.82'	77.60'	S22°50'29"W	14°51'42"
15	25.00'	39.27'	35.36'	S44°42'55"E	90°00'00"
16	575.00'	300.94'	297.52'	S15°16'42.5"W	29°59'15"
17	325.00'	84.30'	84.06'	S22°50'29"W	14°51'42"
18	275.00'	71.33'	71.13'	S22°50'29"W	14°51'42"
19	25.00'	23.18'	22.36'	S63°09'01"E	53°07'48"
20	25.00'	16.09'	15.81'	S18°09'01"E	36°52'12"
21	575.00'	87.56'	87.48'	S04°38'50"W	08°43'30"
22	575.00'	89.94'	89.84'	S13°29'26"W	08°57'42"
23	575.00'	89.94'	89.84'	S22°27'08"W	08°57'42"
24	575.00'	33.51'	33.51'	S28°36'09.5"W	03°20'21"
25	325.00'	23.30'	23.30'	S28°13'04.5"W	04°06'31"
26	325.00'	60.99'	60.90'	S20°47'13.5"W	10°45'11"
27	465.00'	70.81'	70.74'	N04°38'50"E	08°43'30"
28	465.00'	72.73'	72.66'	N13°29'26"E	08°57'42"
29	465.00'	72.73'	72.66'	N22°27'08"E	08°57'42"
30	465.00'	27.10'	27.10'	N28°36'09.5"E	03°20'21"
31	625.00'	44.30'	44.29'	N28°14'30.5"E	04°03'39"
32	275.00'	3.17'	3.17'	N29°56'30.5"E	00°39'39"
33	275.00'	124.86'	123.79'	N16°36'14.5"E	26°00'53"
34	275.00'	92.18'	91.75'	N06°00'22"W	19°12'20"
35	15.00'	23.56'	21.21'	S44°42'55"E	90°00'00"

DETAIL "C"

CLEAR SIGHT EASEMENT (SCALE: 1" = 50')

POINT OF INTERSECTION — 20.0' — RIGHT-OF-WAY LINE — LOT — TYPICAL CLEAR SIGHT AND/OR UTILITY EASEMENT FOR ALL CORNER LOTS — RIGHT-OF-WAY LINE

DETAIL "A"

(SCALE: 1" = 30')

S89°42'55"E 85.00' — TRACT "A" — S89°42'55"E 85.00' — N00°17'05"E 10.00' — 25.00' — 20.0' — LOT 28 — 10.00'

DETAIL "B"

(NOT TO SCALE)

P.O.B. — N89°20'51"W

PREPARED BY CORNERSTONE SURVEYING AND LAND PLANNING INC.

SHEET 2 OF 2 SHEETS