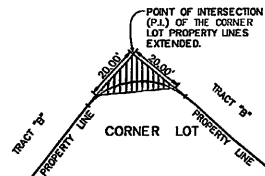


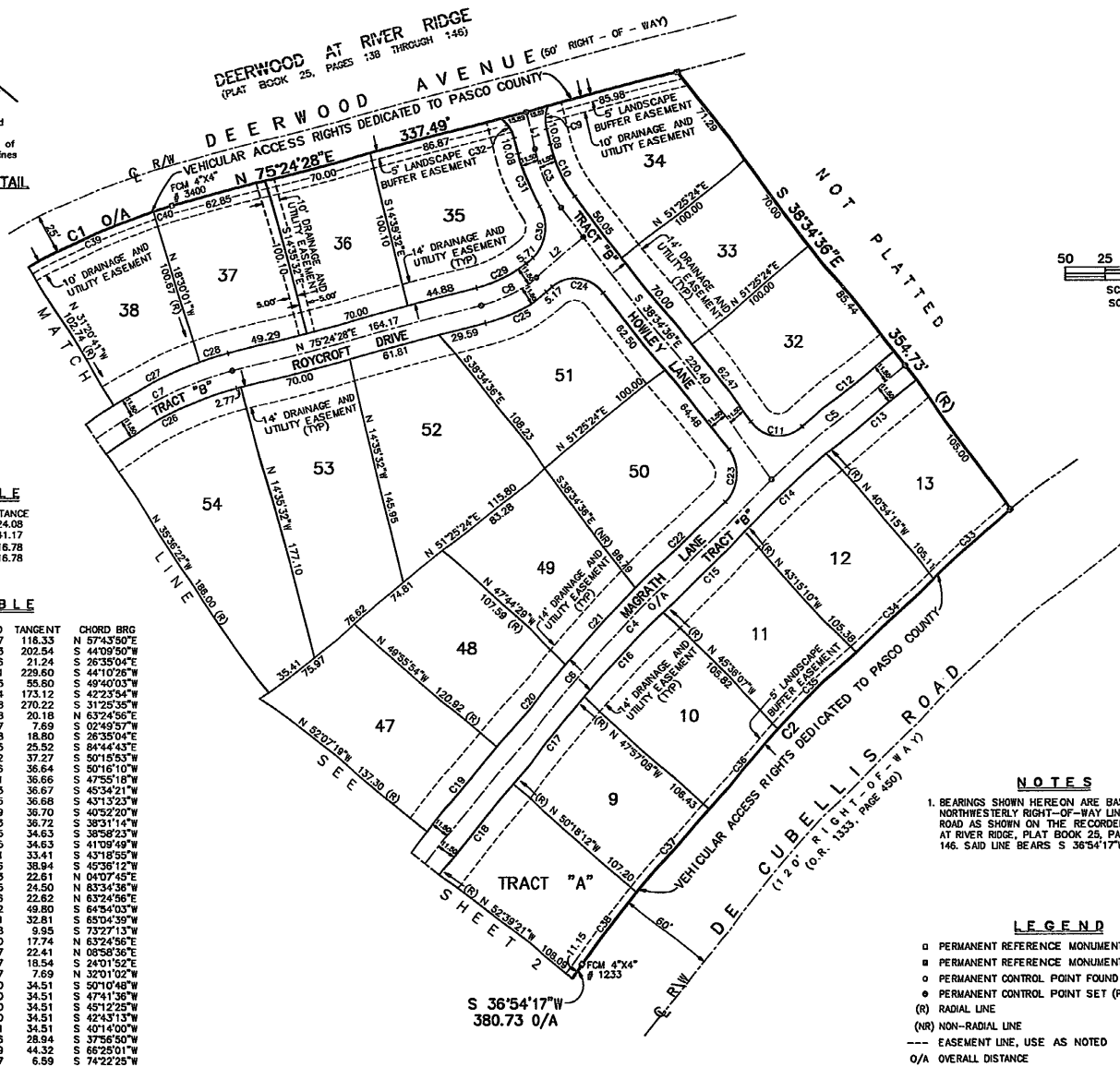
DEER RIDGE AT RIVER RIDGE PHASE 1

BEING A SUBDIVISION OF LAND LYING WITHIN
SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



NOTE: On all corner lots, nothing will be erected placed, or planted in such a manner as to impede vision within twenty (20) feet of the intersection of the road right-of-way lines in both directions.

CLEAR SIGHT TRIANGLE DETAIL
N.T.S.



LINE TABLE

LINE	BEARING	DISTANCE
1	S 14°35'32"E	24.08
2	N 51°25'24"E	41.17
3	S 48°02'01"E	16.78
4	N 18°50'56"E	16.78

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	35°21'15"	365.00	225.22	221.67	118.33	N 57°43'50"E
2	14°31'07"	1590.00	402.90	401.83	202.54	S 44°09'50"W
3	23°59'04"	100.00	41.86	41.56	21.24	S 26°35'04"E
4	14°32'18"	1800.00	456.74	455.51	229.60	S 44°10'28"W
5	31°33'05"	1800.00	111.57	111.55	55.60	S 49°40'03"W
6	10°59'13"	1800.00	345.17	344.64	173.12	S 42°23'54"W
7	87°57'45"	280.00	429.87	388.88	270.22	S 31°25'35"W
8	23°59'04"	95.00	39.77	39.48	20.18	N 63°24'56"E
9	34°51'00"	24.50	14.90	14.67	7.69	S 02°49'57"W
10	23°59'04"	88.50	37.05	36.78	18.80	S 26°35'04"E
11	92°20'14"	24.50	39.48	35.35	25.52	S 84°44'43"E
12	22°12'28"	1811.50	74.53	74.52	37.27	S 50°18'53"W
13	22°50'50"	1788.50	73.27	73.26	36.64	S 50°16'10"W
14	22°55'57"	1788.50	73.31	73.31	36.66	S 47°55'18"W
15	22°57'57"	1788.50	73.33	73.33	36.67	S 45°34'21"W
16	22°10'07"	1788.50	73.36	73.35	36.68	S 43°13'23"W
17	22°10'47"	1788.50	73.39	73.39	36.70	S 40°52'20"W
18	22°10'59"	1788.50	73.43	73.43	36.72	S 38°31'14"W
19	21°11'25"	1811.50	69.25	69.25	34.63	S 38°58'23"W
20	21°11'25"	1811.50	69.25	69.25	34.63	S 41°09'49"W
21	20°48'48"	1811.50	66.82	66.81	33.41	S 43°18'55"W
22	22°46'46"	1811.50	77.87	77.86	38.94	S 45°38'12"W
23	85°24'42"	24.50	36.52	33.23	22.61	N 04°07'45"E
24	90°00'00"	24.50	38.48	34.65	24.50	N 63°34'36"W
25	23°59'04"	106.50	44.58	44.28	22.62	N 63°24'56"E
26	21°00'50"	268.50	98.47	97.92	49.80	S 64°54'03"W
27	12°50'40"	291.50	65.35	65.21	32.81	S 65°04'39"W
28	35°42'29"	291.50	19.68	19.68	9.95	S 73°27'13"W
29	23°59'04"	83.50	34.95	34.70	17.74	N 63°24'56"E
30	84°53'36"	24.50	36.30	33.07	22.41	N 08°58'36"E
31	18°52'40"	111.50	36.74	36.57	18.54	S 24°01'52"E
32	34°51'00"	24.50	14.90	14.67	7.69	N 32°01'02"W
33	22°12'12"	1590.00	69.01	69.00	34.51	S 50°10'48"W
34	22°11'11"	1590.00	69.00	69.00	34.51	S 47°41'36"W
35	22°12'12"	1590.00	69.01	69.00	34.51	S 45°12'25"W
36	22°12'12"	1590.00	69.01	69.00	34.51	S 42°43'13"W
37	22°13'13"	1590.00	69.01	69.01	34.51	S 40°14'00"W
38	20°57'07"	1590.00	57.86	57.88	28.94	S 37°56'50"W
39	13°50'44"	365.00	85.20	87.98	44.32	S 68°25'01"W
40	20°40'05"	365.00	13.17	13.17	6.59	S 74°22'25"W

NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DE CUBELLIS ROAD AS SHOWN ON THE RECORDED PLAT OF DEERWOOD AT RIVER RIDGE, PLAT BOOK 25, PAGES 138 THROUGH 146. SAID LINE BEARS S 36°54'17"W.

LEGEND

- PERMANENT REFERENCE MONUMENT FOUND (MARKED AS SHOWN)
- PERMANENT REFERENCE MONUMENT SET (PLS 5246)
- PERMANENT CONTROL POINT FOUND (MARKED AS SHOWN)
- PERMANENT CONTROL POINT SET (PLS 5246)
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- EASEMENT LINE, USE AS NOTED
- Q/A OVERALL DISTANCE

NOTE

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.



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SHEET 3 OF 3