

# 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

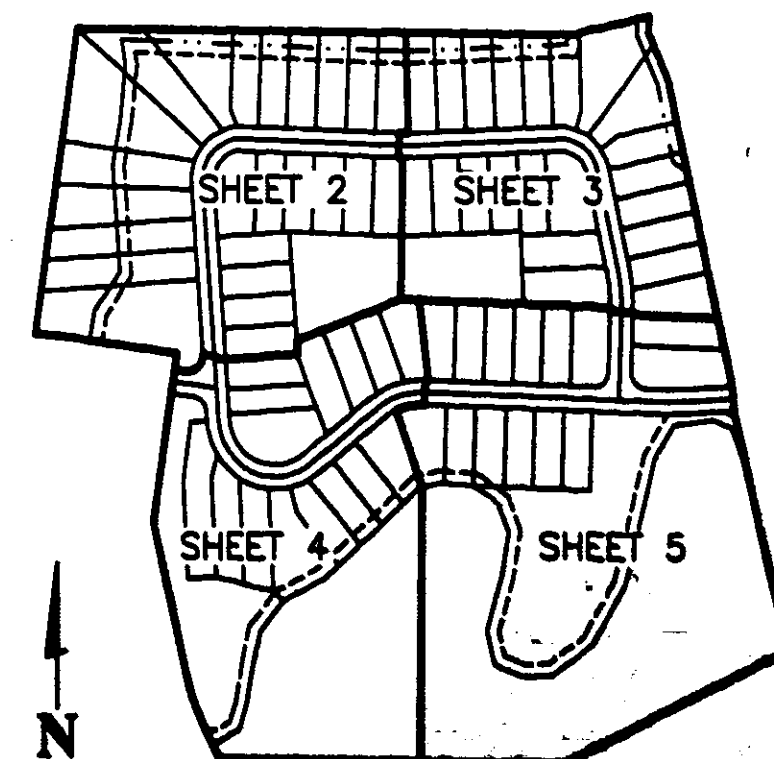
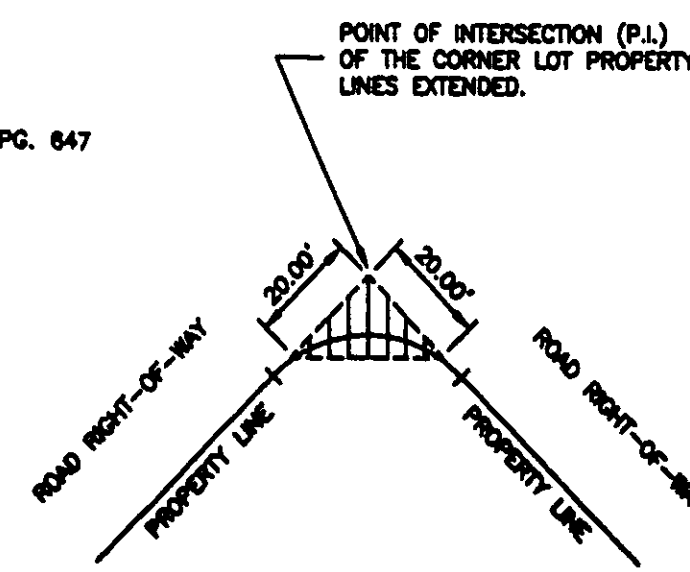
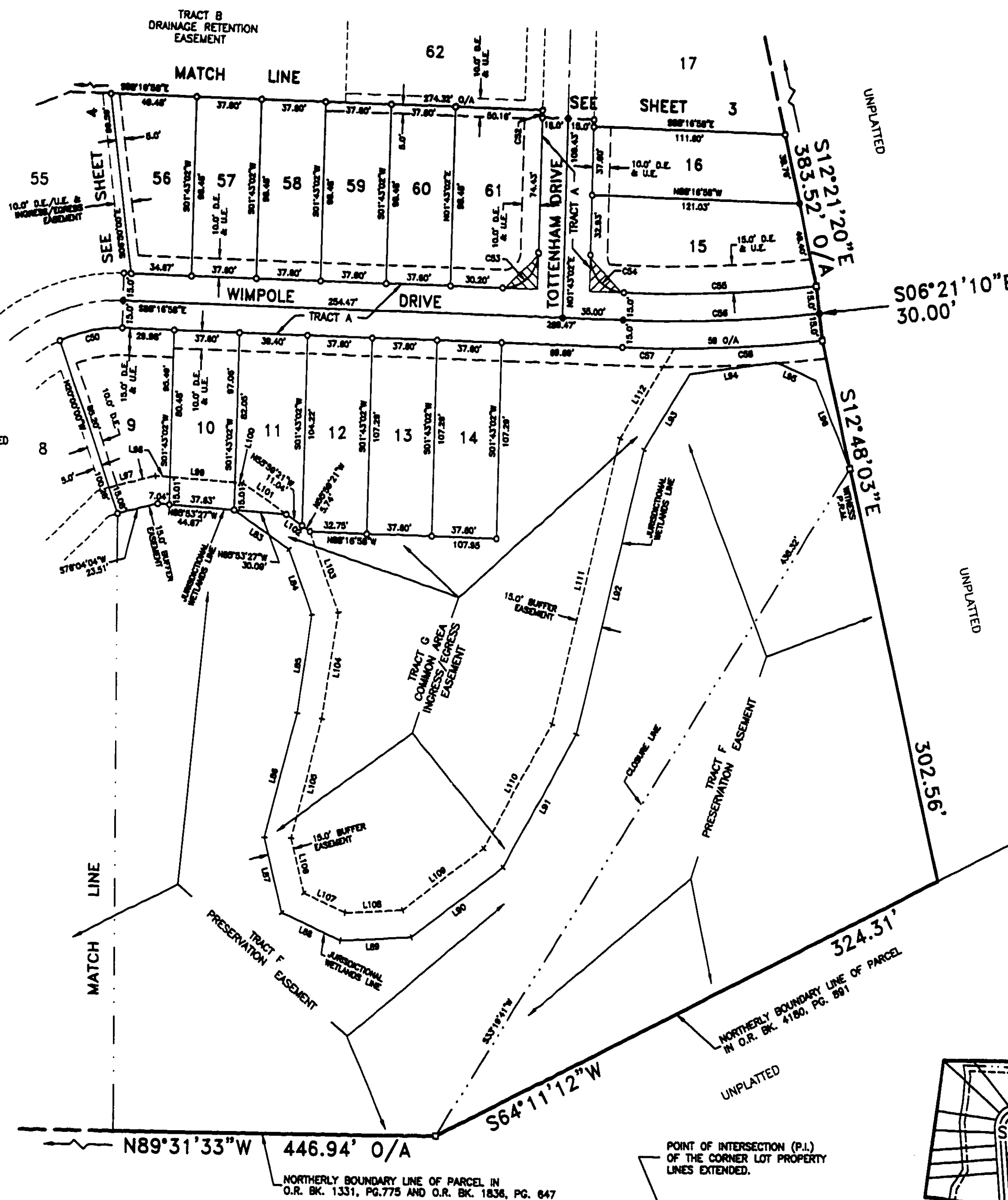
P.B. = PLAT BOOK  
 NO. = NUMBER  
 N/A = NO NUMBER  
 (R) = RADIAL  
 (NR) = NOT RADIAL  
 O/A = OVERALL  
 W/C = WITNESS CORNER  
 D.E. = DRAINAGE EASEMENT  
 U.E. = UTILITY EASEMENT  
 P.O.B. = POINT OF BEGINNING  
 O.R. BK. = OFFICIAL RECORD BOOK  
 P.R.M. = PERMANENT REFERENCE MONUMENT  
 P.S.M.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

## GENERAL NOTES

- INDICATES FOUND PERMANENT REFERENCE MONUMENT (P.S.M. NO. 2689) UNLESS OTHERWISE NOTED.
- INDICATES SET PERMANENT REFERENCE MONUMENT (P.S.M. NO. 2689)
- INDICATES SET PERMANENT CONTROL POINT (P.S.M. NO. 2689)
- 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 Z06-007 AND Z06-008 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 (PGLDC 306.10).
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

LINE	BEARING	DISTANCE
L83	S55°56'21"E	38.08'
L84	S20°32'54"E	38.19'
L85	S09°18'02"W	54.10'
L86	S15°36'35"W	70.73'
L87	S13°48'02"E	42.14'
L88	S66°14'00"E	37.36'
L89	N87°18'24"E	41.00'
L90	N54°13'22"E	85.86'
L91	N30°03'56"E	84.21'
L92	N14°10'04"E	160.61'
L93	N32°33'22"E	48.36'
L94	N62°08'20"E	51.20'
L95	S66°28'33"E	25.20'
L96	S22°15'54"E	51.80'
L97	N76°04'04"E	27.49'
L98	S85°53'27"E	8.80'
L99	S85°53'27"E	37.63'
L100	S85°53'27"E	4.63'
L101	S55°56'21"E	30.09'
L102	S55°56'21"E	16.78'
L103	S20°32'54"E	48.98'
L104	S09°18'02"W	58.92'
L105	S15°36'35"W	67.62'
L106	S13°48'02"E	30.82'
L107	S66°14'00"E	28.45'
L108	N87°18'24"E	33.02'
L109	N54°13'22"E	56.19'
L110	N30°03'56"E	78.91'
L111	N14°10'04"E	160.94'
L112	N32°33'22"E	58.74'

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
C80	85.00'	38.06'	25°39'18"	19.35'	37.74'	N78°53'24"E
C82	200.00'	4.08'	01°09'42"	2.03'	4.06'	S01°08'11"W
C83	20.00'	31.42'	90°00'00"	20.00'	28.28'	S46°43'02"W
C84	20.00'	31.42'	90°00'00"	20.00'	28.28'	N43°16'58"W
C85	600.00'	112.68'	08°04'12"	56.43'	112.59'	S87°40'56"W
C86	615.00'	114.79'	08°04'12"	57.49'	114.70'	S89°19'42"E
C87	630.00'	30.29'	02°06'28"	15.14'	30.29'	N89°38'12"E
C88	630.00'	86.61'	08°04'12"	43.38'	86.57'	N87°40'56"E
C89	630.00'	116.80'	08°04'12"	56.55'	116.81'	N87°40'56"E



SHEET 5 OF 5 SHEETS

DJL SURVEYING COMPANY, INC. (NO. L.B. 5789)  
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