DEL WEBB RIVER RESERVE PHASES 1A & 1B

A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

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DESCRIPTION: A parcel of land lying in Section 31, Township 24 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of said Section 31; run thence along the South boundary of the Southeast 1/4 of said Section 31, N.89°47'52"W., a distance of 2470.35 feet to a point on the Easterly maintained right-of-way line of SHADY HILLS ROAD, according to Map Book 3, Pages 374 through 380, inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly maintained right-of-way the following sixteen (16) courses: 1) N.02°12'05"W., a distance of 320.67 feet; 2) N.03°00'06"W., a distance of 530.54 feet; 3) Northerly, 391.66 feet along the arc of a tangent curve to the right having a radius of 4170.00 feet and a central angle of 05°22'53" (chord bearing N.00°18'39"W., 391.51 feet); 4) N.02°22'47"E., a distance of 119.17 feet; 5) N.06°49'44"W., a distance of 24.50 feet; 6) N.03°07'02"E., a distance of 212.09 feet; 7) N.02°34'24"E., a distance of 384.53 feet; 8) N.02°21'19"E., a distance of 250.81 feet; 9) N.02°43'19"E., a distance of 372.87 feet; 10) N.01°06'02"E., a distance of 64.53 feet; 11) N.02°25'35"E., a distance of 103.97 feet; 12) N.02°52'29"E., a distance of 214.45 feet; 13) N.02°41'16"E., a distance of 670.18 feet; 14) N.02°16'34"E., a distance of 169.80 feet; 15) N.00°20'08"E., a distance of 589.90 feet; 16) N.00°47'24"W., a distance of 236.59 feet; 17) Northerly, 40.58 feet along the arc of a tangent curve to the right having a radius of 545.00 feet and a central angle of 04°15'59" (chord bearing N 01°20'35" E, 40.57 feet); thence S 80°30'26" E, a distance of 303.35 feet; thence Easterly, 62.93 feet along the arc of a tangent curve to the right having a radius of 245.00 feet and a central angle of 14°43'01" (chord bearing S 73°08'55" E, 62.76 feet); thence S 65°47'25" E, a distance of 115.13 feet; thence N 24°12'35" E, a distance of 560.52 feet; thence S 65°47'25" E, a distance of 85.00 feet; thence Southerly, 23.56 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing S 20°47'25" E, 21.21 feet); thence S 65°47'25" E, a distance of 98.94 feet; thence Easterly, 133.04 feet along the arc of a tangent curve to the left having a radius of 465.00 feet and a central angle of 16°23'32" (chord bearing S 73°59'11" E, 132.58 feet); thence S 82°10'57" E, a distance of 55.08 feet; thence northeasterly, 22.73 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 86°48'55" (chord bearing N 54°24'36" E, 20.62 feet); thence N 11°21'09" E, a distance of 10.82 feet; thence S 78°17'50" E, a distance of 70.00 feet; thence S 11°21'57" W, a distance of 9.59 feet; thence S 78°58'17" E, a distance of 110.00 feet; thence S 89°43'30" E, a distance of 1187.20 feet; thence S 00°23'38" W, a distance of 2283.56 feet; thence S 00°23'56" W, a distance of 2646.81 feet to the **POINT OF BEGINNING**.

Containing 276.926 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA (THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "DEL WEBB RIVER RESERVE PHASES 1A & 1B" AND AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

1. OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TRACTS B-1 (DRAINAGE, ACCESS EASEMENT, LANDSCAPE & OPEN SPACE), B-2 (DRAINAGE, LANDSCAPE AREA, & OPEN SPACE), B-3 (DRAINAGE, LANDSCAPE AREA, & OPEN SPACE), B-4 (DRAINAGE, LANDSCAPE AREA, & OPEN SPACE), B-5 (DRAINAGE, ACCESS EASEMENT, LANDSCAPE, OPEN SPACE, & WETLAND CONSERVATION AREA), B-6 (DRAINAGE, LANDSCAPE AREA, & OPEN SPACE), B-7 (OPEN SPACE), B-8 (OPEN SPACE) AND E-1 (ECOLOGICAL CORRIDOR & WETLAND CONSERVATION AREA), AS SHOWN AND DEPICTED HEREON TO THE DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT" OR "CDD"). AS EVIDENCED BY ITS EXECUTION OF THIS PLAT. THE DISTRICT ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING TRACTS.

2. OWNER HEREBY RESERVES FEE TITLE TO TRACTS R-1 [INGRESS-EGRESS EASEMENT (HOA), DRAINAGE EASEMENT (CDD) AND UTILITY EASEMENT (PUBLIC)] & P-1 (PARK/AMENITY AREA & DRAINAGE EASEMENT) AS SHOWN HEREON, FOR CONVEYANCE BY THE OWNER TO THE DEL WEBB RIVER RESERVE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "HOA" OR "ASSOCIATION"), BY SEPARATE INSTRUMENT, SUBSEQUENT TO THE RECORDING OF THIS PLAT. TRACTS R-1 [INGRESS-EGRESS EASEMENT (HOA), DRAINAGE EASEMENT (CDD) AND UTILITY EASEMENT (PUBLIC)] & P-1 (PARK/AMENITY AREA & DRAINAGE EASEMENT), SHALL BE MAINTAINED BY THE OWNER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.

3. THE OWNER FURTHER DOES:

   a. OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE PASCO COUNTY, FLORIDA ("THE COUNTY"), A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT R-1. [INGRESS-EGRESS EASEMENT (HOA), DRAINAGE EASEMENT (CDD) AND UTILITY EASEMENT (PUBLIC)], AS SHOWN HEREON, FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.

   b. GRANT, CONVEY, AND DEDICATE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR WATER, SEWER, STREET LIGHTS, FIRE PROTECTION, TELEPHONE, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT", AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL DULY LICENSED PRIVATE UTILITY COMPANIES. IN THE EVENT UTILITY IMPROVEMENTS ARE CONSTRUCTED WITHIN SUCH UTILITY EASEMENT AREAS, IT SHALL BE THE RESPONSIBILITY OF THE UTILITY ENTITIES TO REPAIR OR REPLACE SAID UTILITY IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.

   c. GRANT, CONVEY, AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT TOGETHER WITH ANY NECESSARY EASEMENTS, AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR SUCCESSORS OR ASSIGNS, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES LYING WITHIN THE LANDS DEPICTED ON THIS PLAT UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID UTILITY IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE COUNTY.

   d. GRANT, CONVEY AND DEDICATE TO THE DISTRICT ALL (CDD) DRAINAGE EASEMENTS AND (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENTS, AS SHOWN HEREON FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO.

   e. RESERVE UNTO ITSELF, ITS RESPECTIVE HEIRS, SUCCESSORS OR, ASSIGNS A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF COMMUNICATION LINES INCLUDING BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH S. 177.091(28).

4. OWNER RESERVES UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS, TRACTS F-1, F-2, F-3, F-4 AND F-5FOR FUTURE DEVELOPMENT.

5. OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE COUNTY TRACT "PS-1" (PUBLIC) LIFT STATION SITE, AS SHOWN ON THIS PLAT, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. OWNER HEREBY RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY EASEMENT ON, OVER AND UNDER TRACT "PS-1" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "PS-1" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.

6. OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNER, THE DISTRICT OR THE ASSOCIATION FAILS TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS / FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

7. OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO THE COUNTY, TRACT "R-2" (ADDITIONAL PUBLIC RIGHT-OF-WAY FOR SHADY HILLS ROAD) AS SHOWN AND DEPICTED HEREON FOR ANY AND ALL PURPOSES INCIDENTAL THERETO AND SHALL ALSO BE CONVEYED BY SEPARATE INSTRUMENT TO THE COUNTY, SUBSEQUENT TO THE RECORDING OF THIS PLAT.

OWNER

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

BY: _____
JEFFREY DEASON
VICE PRESIDENT- LAND DEVELOPMENT
(WEST FLORIDA)

(WITNESS SIGNATURE) (WITNESS SIGNATURE)

Brady Lefere (WITNESS NAME-PRINTED) RAY APONTE (WITNESS NAME-PRINTED)

OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF Hillsborough } SS

I HEREBY CERTIFY ON THIS 28th DAY OF April, 2025 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE JEFFREY DEASON, VICE PRESIDENT-LAND DEVELOPMENT (WEST FLORIDA) OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 9/16/2027 COMMISSION NUMBER: HH430026

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Jennifer Lanier Hess
State of Florida
Notary Public
Commission No. HH430026
My Commission Expires 09/16/2027

CERTIFICATE OF ACCEPTANCE

THE DEL WEBB RIVER RESERVE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE PROPOSED CONVEYANCE TO IT AND THE MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

BY: _____
BRADY LEFERE
PRESIDENT

(WITNESS SIGNATURE) (WITNESS SIGNATURE)

Jeffrey Deason (WITNESS NAME-PRINTED) RAY APONTE (WITNESS NAME-PRINTED)

HOMEOWNERS ASSOCIATION ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO } SS

I HEREBY CERTIFY ON THIS 28th DAY OF April, 2025 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE BRADY LEFERE, AS PRESIDENT OF THE DEL WEBB RIVER RESERVE COMMUNITY ASSOCIATION, INC., KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 9/16/2027

Jennifer Lanier Hess
State of Florida
Notary Public
Commission No. HH430026
My Commission Expires 09/16/2027

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF ACCEPTANCE COMMUNITY DEVELOPMENT DISTRICT

THE DEDICATION TO DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, WAS ACCEPTED AT AN OPEN MEETING OF THE COMMUNITY DEVELOPMENT DISTRICT BY THEIR BOARD OF SUPERVISORS THIS 28th DAY OF April, 2025 AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATIONS AND MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

BY: _____
BRADY LEFERE
CHAIRMAN

(WITNESS SIGNATURE) (WITNESS SIGNATURE)

Jeffrey Deason (WITNESS NAME-PRINTED) RAY APONTE (WITNESS NAME-PRINTED)

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF Hillsborough } SS

I HEREBY CERTIFY ON THIS 28th DAY OF April, 2025 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE BRADY LEFERE, AS CHAIRMAN OF THE DEL WEBB RIVER RESERVE COMMUNITY DEVELOPMENT DISTRICT, KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 9/16/2027 COMMISSION NUMBER: HH430026

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Jennifer Lanier Hess
State of Florida
Notary Public
Commission No. HH430026
My Commission Expires 09/16/2027

PROPERTY INFORMATION

STATE OF FLORIDA }
COUNTY OF PINELLAS } SS

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FIRST AMERICAN FILE NO. 110311533 AND BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN ON THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, FIRST AMERICAN FILE NO. 110311533.

THIS THE 29 DAY OF April, 2025

FIRST AMERICAN TITLE INSURANCE COMPANY

~~MICHAEL ABBEY~~ David H. Roberts
~~DIVISION REGION MANAGER~~
Authorized Signatory

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER

STATE OF FLORIDA }
COUNTY OF PASCO } SS

PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, OR A FLORIDA PROFESSIONALLY LICENSED SURVEYOR AND MAPPER DESIGNEE UNDER MY DIRECTION AND SUPERVISION, HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATIONS OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.
SIGNED AND SEALED THIS 30th DAY OF April, 2025

ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131

STATE OF FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER 5131

BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON THIS THE ____ DAY OF _____, 20__, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Kathryn Starkey
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 7th DAY OF May, 2025 IN PLAT BOOK 98, PAGES 77 - 91.

Nikki Alvarez-Sowles
NIKKI ALVAREZ-SOWLES, ESQ.
PASCO COUNTY CLERK & COMPTROLLER

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART I, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) WERE SET ON THE 22ND, DAY OF JULY 2024, AS SHOWN HEREON, AND THAT THE "P.C.P.s" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN 177.091 (8) (9), OR PURSUANT TO TERMS OF BOND.

SIGNED AND SEALED THIS 28th DAY OF April, 2025

CHARLES M. ARNETT
PROFESSIONAL LAND SURVEYOR NO. LS6884
CERTIFICATE OF AUTHORIZATION NO. LB7768

CHARLES M. ARNETT LICENSE NUMBER 6884 STATE OF FLORIDA Professional Surveyor and Mapper

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

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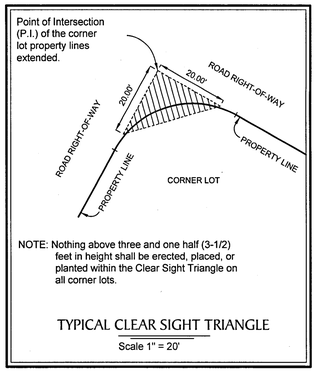
DEL WEBB RIVER RESERVE PHASES 1A & 1B

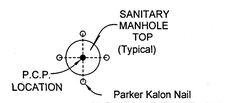
A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18
EAST, PASCO COUNTY, FLORIDA



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE
Scale 1" = 20'

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



P.C.P. REFERENCE DIAGRAM
(NOT TO SCALE)

NOTICE: 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. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

NOTE:
A 1/2 INCH DIAMETER IRON PIPE WITH CAP No. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

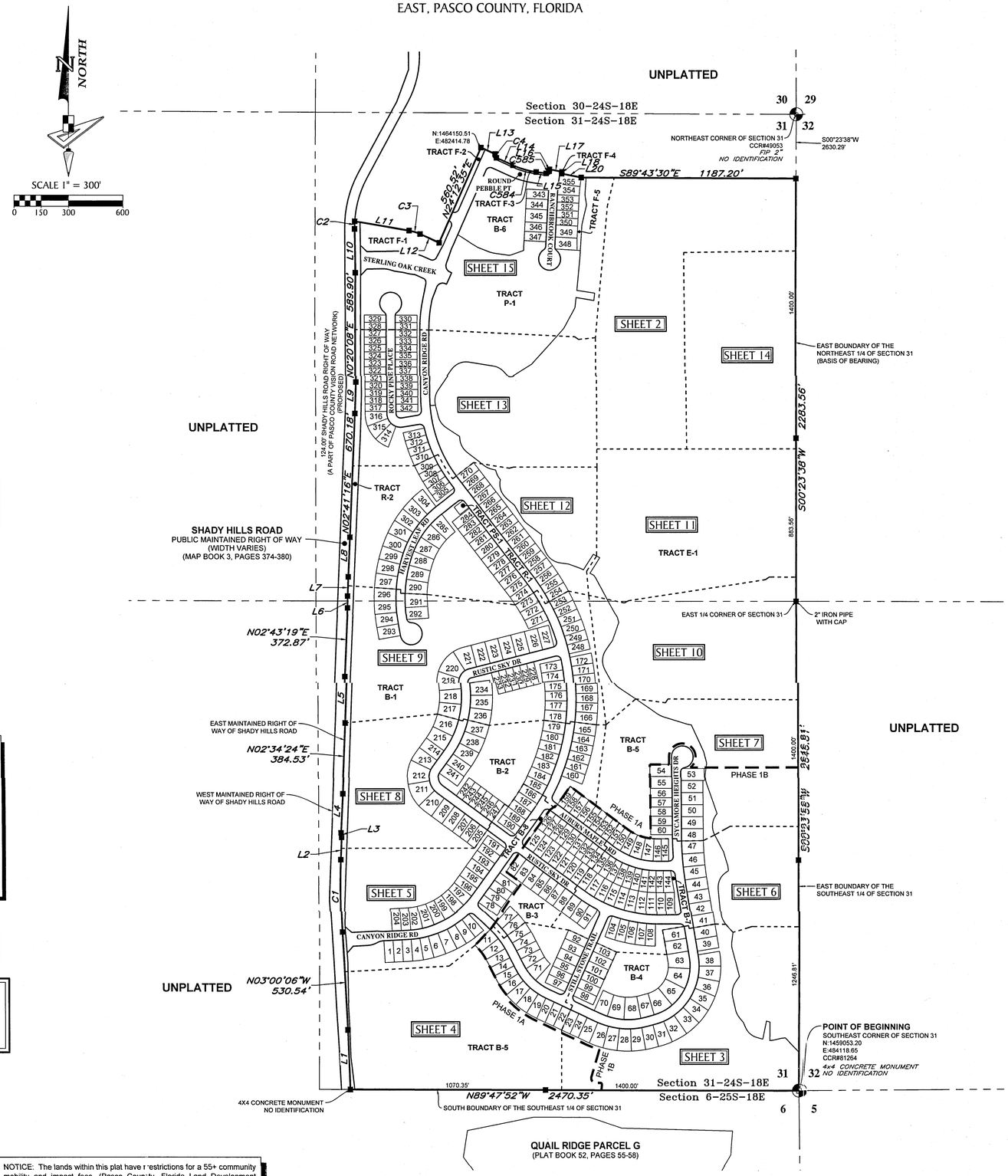
NOTE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with National Electrical Safety Code as adopted by the Florida Public Service Commission.

NOTE:
ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

The coordinate values shown hereon are based on the National Geodetic Survey Control Points 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 or latest edition. "G15 058" and "K16 055"

LEGEND:
- indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument LB7768, unless otherwise noted.
- indicates (P.R.M.) Offset Permanent Reference Monument – 4"x4" Concrete Monument LB7768, unless otherwise noted.
- indicates (P.C.P.) Permanent Control Point LB7768
(TYP.) Typical
NR Non–radial line
P.U.E. Public Utility Easement
D.E. Drainage Easement
O/A Overall Distance
CCR Certified Corner Record
SWFWMD Southwest Florida Water Management District

NOTICE: The lands within this plat have restrictions for a 55+ community mobility and impact fees. (Pasco County, Florida Land Development Code Chapter 1301.1 and FS 163.31801, including Form 1302.1-A/B



Line Data Table		
No.	Bearing	Length
L1	N02°12'05"W	320.67'
L2	N02°22'47"E	119.17'
L3	N06°49'44"W	24.50'
L4	N03°07'02"E	212.09'
L5	N02°21'19"E	250.81'
L6	N01°06'02"E	64.53'
L7	N02°25'35"E	103.97'
L8	N02°52'29"E	214.45'
L9	N02°16'34"E	169.80'
L10	N00°47'24"W	236.59'
L11	S80°30'26"E	303.35'
L12	S65°47'25"E	115.13'
L13	S65°47'25"E	85.00'
L14	S65°47'25"E	98.94'
L15	S82°10'57"E	55.08'
L16	N11°21'09"E	10.82'
L17	S78°17'50"E	70.00'
L18	S11°21'57"W	9.59'
L20	S78°58'17"E	110.00'

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C1	4170.00'	391.66'	5°22'53"	N00°18'39"W	391.51'
C2	545.00'	40.58'	4°15'59"	N01°20'35"E	40.57'
C3	245.00'	62.93'	14°43'01"	S73°08'55"E	62.76'
C4	15.00'	23.56'	90°00'00"	S20°47'25"E	21.21'
C584	465.00'	133.04'	16°23'32"	S73°59'11"E	132.58'
C585	15.00'	22.73'	86°48'55"	N54°24'36"E	20.62'

TRACT DESIGNATIONS

TRACT B-1	DRAINAGE, ACCESS EASEMENT, LANDSCAPE & OPEN SPACE (CDD)	30.11 ACRES
TRACT B-2	DRAINAGE, LANDSCAPE AREA, & OPEN SPACE (CDD)	4.53 ACRES
TRACT B-3	DRAINAGE, LANDSCAPE AREA, & OPEN SPACE (CDD)	2.29 ACRES
TRACT B-4	DRAINAGE, LANDSCAPE AREA, & OPEN SPACE (CDD)	2.43 ACRES
TRACT B-5	DRAINAGE, ACCESS EASEMENT, LANDSCAPE, OPEN SPACE, & WETLAND CONSERVATION AREA (CDD)	38.66 ACRES
TRACT B-6	DRAINAGE, LANDSCAPE AREA, & OPEN SPACE (CDD)	2.98 ACRES
TRACT B-7	OPEN SPACE (CDD)	0.13 ACRES
TRACT B-8	OPEN SPACE (CDD)	0.13 ACRES
TRACT E-1	ECOLOGICAL CORRIDOR & WETLAND CONSERVATION AREA (CDD)	107.12 ACRES
TRACT F-1	FUTURE DEVELOPMENT AREA	1.32 ACRES
TRACT F-2	FUTURE DEVELOPMENT AREA	0.22 ACRES
TRACT F-3	FUTURE DEVELOPMENT AREA	0.08 ACRES
TRACT F-4	FUTURE DEVELOPMENT AREA	0.002 ACRES
TRACT F-5	FUTURE DEVELOPMENT AREA	0.26 ACRES
TRACT P-1	PARK/AMENITY AREA & DRAINAGE EASEMENT (HOA)	10.60 ACRES
TRACT PS-1	PUBLIC LIFT STATION	0.07 ACRES
TRACT R-1	INGRESS-EGRESS EASEMENT (HOA), DRAINAGE EASEMENT (CDD) & UTILITY EASEMENT (PUBLIC)	18.86 ACRES
TRACT R-2	ADDITIONAL PUBLIC RIGHT OF WAY	2.97 ACRES

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

BASIS OF BEARINGS

Bearings shown hereon are based on the East boundary of Northeast 1/4 of Section 31, Township 24 South, Range 18 East, Pasco County, Florida, having a Grid bearing of S.00°23'38"W. The Grid bearings as shown hereon refer to the State Plane Coordinate System , North American Horizontal Datum of 1983(NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

WETLAND CONSERVATION AREA NOTE:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

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DEL WEBB RIVER RESERVE PHASES 1A & 1B

A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18
EAST, PASCO COUNTY, FLORIDA

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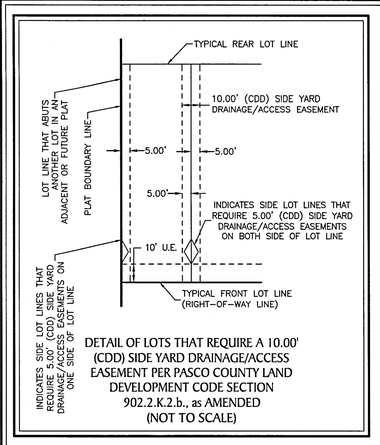
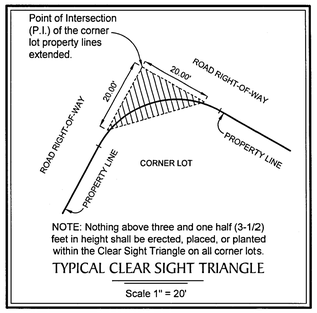


DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)



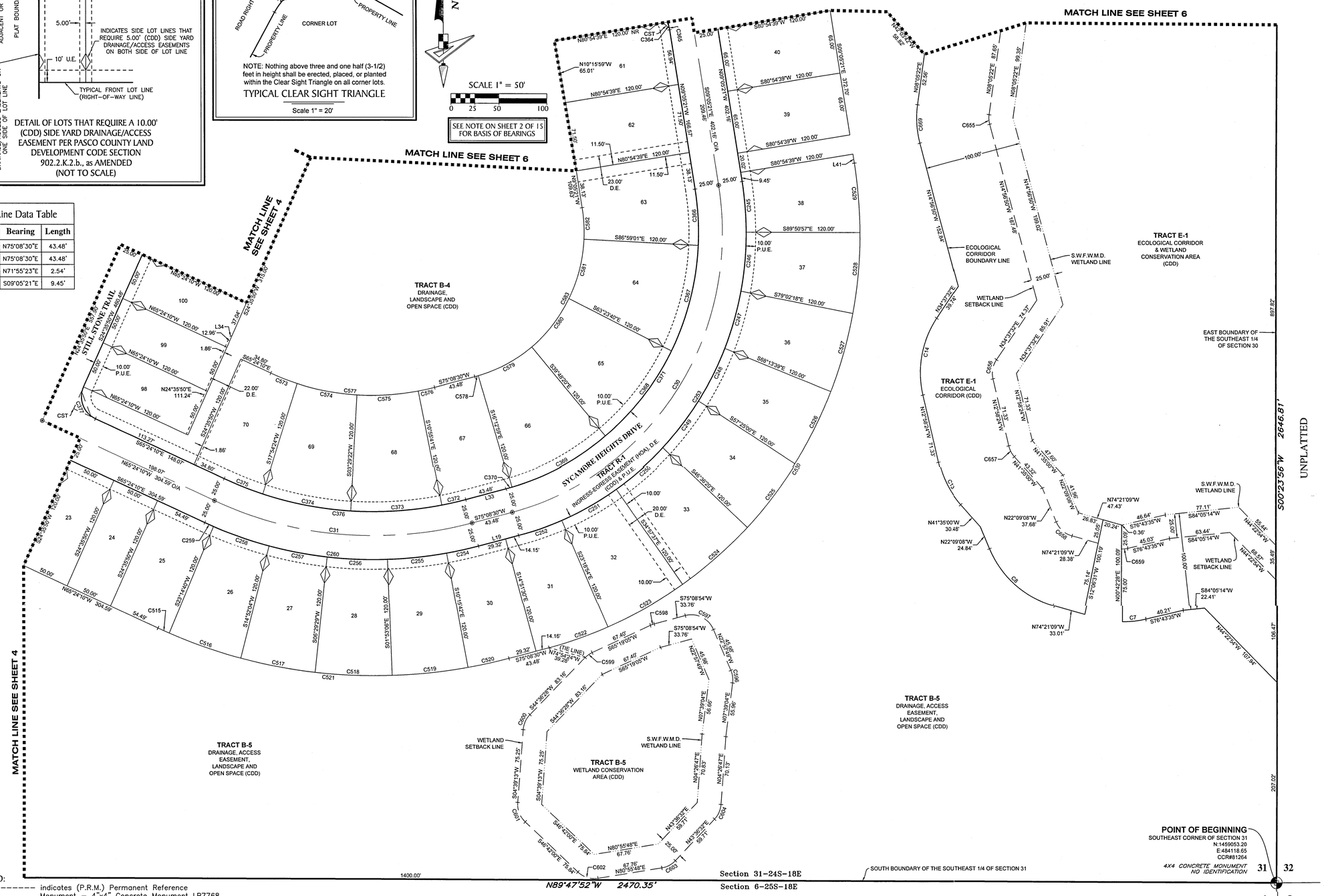
TYPICAL CLEAR SIGHT TRIANGLE
Scale 1" = 20'

SCALE 1" = 50'
0 25 50 100

SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS

Line Data Table		
No.	Bearing	Length
L19	N75°08'30"E	43.48'
L33	N75°08'30"E	43.48'
L34	N71°55'23"E	2.54'
L41	S09°05'21"E	9.45'

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C658	25.00'	22.78'	52°12'01"	N48°15'09"W	22.00'
C659	25.00'	6.45'	14°46'21"	S84°06'46"W	6.43'
C669	100.00'	40.21'	23°02'13"	S03°25'44"E	39.94'



Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C7	100.00'	24.75'	14°10'45"	N83°48'58"E	24.68'
C8	100.00'	91.11'	52°12'01"	S48°15'09"E	87.99'
C13	100.00'	49.93'	28°36'37"	S27°16'42"E	49.42'
C14	100.00'	83.08'	47°35'56"	S10°49'34"W	80.71'
C30	300.00'	441.03'	84°13'51"	N33°01'35"E	402.38'
C31	400.00'	275.45'	39°27'20"	S85°07'50"E	270.04'
C245	325.00'	52.41'	9°14'24"	N04°28'09"W	52.35'
C246	325.00'	61.32'	10°48'39"	N05°33'22"E	61.23'
C247	325.00'	61.32'	10°48'39"	N16°22'02"E	61.23'
C248	325.00'	61.32'	10°48'39"	N27°10'41"E	61.23'
C249	325.00'	61.32'	10°48'39"	N37°59'20"E	61.23'
C250	325.00'	66.06'	11°38'43"	N49°13'01"E	65.94'
C251	325.00'	66.06'	11°38'43"	N60°51'44"E	65.94'
C252	325.00'	47.97'	8°27'25"	N70°54'48"E	47.93'
C253	325.00'	477.78'	84°13'51"	N33°01'35"E	435.91'
C254	425.00'	34.10'	4°35'48"	N77°26'24"E	34.09'
C255	425.00'	62.13'	8°22'35"	N83°55'36"E	62.08'
C256	425.00'	62.13'	8°22'35"	S87°41'49"E	62.08'
C257	425.00'	62.13'	8°22'35"	S79°19'13"E	62.08'
C258	425.00'	62.13'	8°22'35"	S70°56'38"E	62.08'
C259	425.00'	10.04'	1°21'11"	S66°04'45"E	10.04'
C260	425.00'	292.67'	39°27'20"	S85°07'50"E	286.92'
C364	25.00'	8.21'	18°48'50"	N18°29'46"W	8.17'
C365	25.00'	35.45'	81°15'03"	N49°42'52"W	32.56'
C366	275.00'	58.10'	12°06'20"	N03°02'11"W	57.99'
C367	275.00'	113.22'	23°35'21"	N14°48'39"E	112.42'
C368	275.00'	113.22'	23°35'21"	N38°24'00"E	112.42'
C369	275.00'	113.22'	23°35'21"	N61°59'21"E	112.42'
C370	275.00'	6.52'	1°21'30"	N74°27'46"E	6.52'
C371	275.00'	404.28'	84°13'51"	N33°01'35"E	368.84'
C372	375.00'	25.72'	3°55'49"	N77°06'25"E	25.72'
C373	375.00'	94.36'	14°25'02"	N86°16'51"E	94.11'
C374	375.00'	94.36'	14°25'02"	S79°18'07"E	94.11'
C375	375.00'	43.79'	6°41'27"	S68°44'53"E	43.77'
C376	375.00'	258.24'	39°27'20"	S85°07'50"E	253.16'
C377	25.00'	39.27'	90°00'00"	S20°24'10"E	35.36'
C515	545.00'	12.87'	1°21'11"	S66°04'45"E	12.87'
C516	545.00'	79.68'	8°22'35"	S70°56'38"E	79.61'
C517	545.00'	79.68'	8°22'35"	S79°19'13"E	79.61'
C518	545.00'	79.68'	8°22'35"	S87°41'49"E	79.61'
C519	545.00'	79.68'	8°22'35"	N83°55'36"E	79.61'
C520	545.00'	43.72'	4°35'48"	N77°26'24"E	43.71'
C521	545.00'	375.30'	39°27'20"	S85°07'50"E	367.93'
C522	445.00'	65.68'	8°27'25"	N70°54'48"E	65.62'
C523	445.00'	90.45'	11°38'43"	N60°51'44"E	90.29'
C524	445.00'	90.45'	11°38'43"	N49°13'01"E	90.29'
C525	445.00'	83.97'	10°48'39"	N37°59'20"E	83.84'
C526	445.00'	83.97'	10°48'39"	N27°10'41"E	83.84'
C527	445.00'	83.97'	10°48'39"	N16°22'02"E	83.84'
C528	445.00'	83.97'	10°48'39"	N05°33'22"E	83.84'
C529	445.00'	71.76'	9°14'24"	N04°28'09"W	71.69'
C530	445.00'	584.20'	84°13'51"	N33°01'35"E	532.86'
C573	255.00'	29.78'	6°41'27"	S68°44'53"E	29.76'
C574	255.00'	64.17'	14°25'02"	S79°18'07"E	64.00'
C575	255.00'	64.17'	14°25'02"	N86°16'51"E	64.00'
C576	255.00'	17.49'	3°55'49"	N77°06'25"E	17.49'
C577	255.00'	175.60'	39°27'20"	S85°07'50"E	172.15'
C578	155.00'	3.67'	1°21'30"	N74°27'46"E	3.67'
C579	155.00'	63.81'	23°35'21"	N61°59'21"E	63.36'
C580	155.00'	63.81'	23°35'21"	N38°24'00"E	63.36'
C581	155.00'	63.81'	23°35'21"	N14°48'39"E	63.36'
C582	155.00'	32.75'	12°06'20"	N03°02'11"W	32.69'
C583	155.00'	227.87'	84°13'51"	N33°01'35"E	207.89'
C596	25.00'	13.36'	30°36'52"	N07°39'23"W	13.20'
C597	25.00'	35.73'	81°53'17"	N63°54'27"W	32.77'
C598	25.00'	4.29'	9°49'50"	S70°13'59"W	4.28'
C599	25.00'	9.04'	20°42'36"	S54°57'46"W	8.99'
C600	25.00'	17.43'	39°57'16"	S24°37'50"W	17.08'
C601	25.00'	22.41'	51°21'13"	S21°01'24"E	21.66'
C602	25.00'	22.85'	52°22'12"	S72°53'06"E	22.06'
C603	25.00'	16.28'	37°19'16"	N62°16'10"E	16.00'
C604	25.00'	17.09'	39°09'45"	N24°01'39"E	16.76'
C655	25.00'	10.05'	23°02'13"	N03°25'44"W	9.98'
C656	25.00'	20.77'	47°35'56"	N10°49'34"E	20.18'
C657	25.00'	12.48'	28°36'37"	N27°16'42"W	12.35'

LEGEND:

- indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument LB7768, unless otherwise noted.
- indicates (P.R.M.) Offset Permanent Reference Monument – 4"x4" Concrete Monument LB7768, unless otherwise noted.
- indicates (P.C.P.) Permanent Control Point LB7768
- (TYP.) Typical
- NR Non-radial line
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DEL WEBB RIVER RESERVE PHASES 1A & 1B

A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

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NORTH

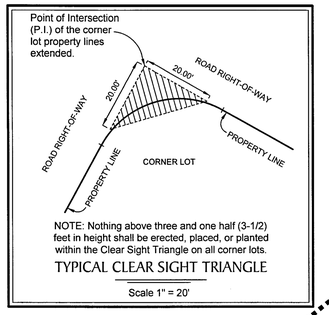
SCALE 1" = 50'

0 25 50 100

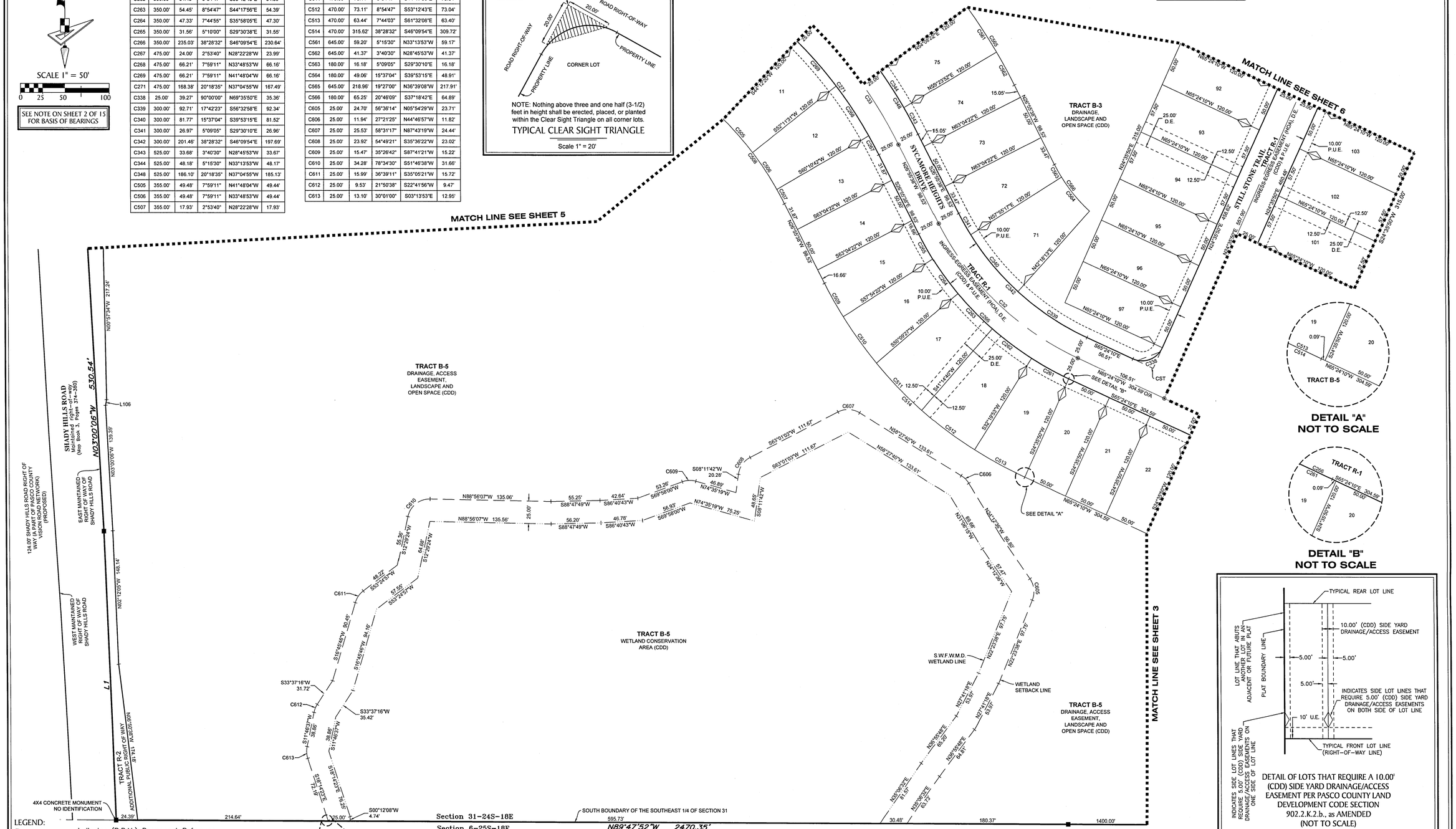
SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C32	325.00'	218.25'	38°28'32"	S46°09'54"E	214.17'
C33	500.00'	177.24'	20°18'35"	N37°04'55"W	176.31'
C261	350.00'	47.25'	7°44'03"	S61°32'08"E	47.21'
C262	350.00'	54.45'	8°54'47"	S53°12'43"E	54.39'
C263	350.00'	54.45'	8°54'47"	S44°17'56"E	54.39'
C264	350.00'	47.33'	7°44'55"	S35°58'05"E	47.30'
C265	350.00'	31.56'	5°10'00"	S29°30'38"E	31.55'
C266	350.00'	235.03'	38°28'32"	S46°09'54"E	230.64'
C267	475.00'	24.00'	2°53'40"	N28°22'28"W	23.99'
C268	475.00'	66.21'	7°59'11"	N33°48'53"W	66.16'
C269	475.00'	66.21'	7°59'11"	N41°48'04"W	66.16'
C271	475.00'	168.38'	20°18'35"	N37°04'55"W	167.49'
C338	25.00'	39.27'	90°00'00"	N69°35'50"E	35.36'
C339	300.00'	92.71'	17°42'23"	S56°32'58"E	92.34'
C340	300.00'	81.77'	15°37'04"	S39°53'15"E	81.52'
C341	300.00'	26.97'	5°09'05"	S29°30'10"E	26.96'
C342	300.00'	201.46'	38°28'32"	S46°09'54"E	197.69'
C343	525.00'	33.68'	3°40'30"	N28°45'53"W	33.67'
C344	525.00'	48.18'	5°15'30"	N33°13'53"W	48.17'
C348	525.00'	186.10'	20°18'35"	N37°04'55"W	185.13'
C505	355.00'	49.48'	7°59'11"	N41°48'04"W	49.44'
C506	355.00'	49.48'	7°59'11"	N33°48'53"W	49.44'
C507	355.00'	17.93'	2°53'40"	N28°22'28"W	17.93'

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C508	355.00'	116.90'	18°52'02"	N36°21'39"W	116.37'
C509	470.00'	42.38'	5°10'00"	S29°30'38"E	42.37'
C510	470.00'	63.56'	7°44'55"	S35°58'05"E	63.51'
C511	470.00'	73.11'	8°54'47"	S44°17'56"E	73.04'
C512	470.00'	73.11'	8°54'47"	S53°12'43"E	73.04'
C513	470.00'	63.44'	7°44'03"	S61°32'08"E	63.40'
C514	470.00'	315.62'	38°28'32"	S46°09'54"E	309.72'
C561	645.00'	59.20'	5°15'30"	N33°13'53"W	59.17'
C562	645.00'	41.37'	3°40'30"	N28°45'53"W	41.37'
C563	180.00'	16.18'	5°09'05"	S29°30'10"E	16.18'
C564	180.00'	49.06'	15°37'04"	S39°53'15"E	48.91'
C565	645.00'	218.96'	19°27'00"	N36°39'08"W	217.91'
C566	180.00'	65.25'	20°46'09"	S37°18'42"E	64.89'
C605	25.00'	24.70'	56°36'14"	N05°54'29"W	23.71'
C606	25.00'	11.94'	27°21'25"	N44°46'57"W	11.82'
C607	25.00'	25.53'	58°31'17"	N87°43'19"W	24.44'
C608	25.00'	23.92'	54°49'21"	S35°36'22"W	23.02'
C609	25.00'	15.47'	35°26'42"	S87°41'21"W	15.22'
C610	25.00'	34.28'	78°34'30"	S51°46'38"W	31.66'
C611	25.00'	15.99'	36°39'11"	S35°05'21"W	15.72'
C612	25.00'	9.53'	21°50'38"	S22°41'56"W	9.47'
C613	25.00'	13.10'	30°01'00"	S03°13'53"E	12.95'



Line Data Table		
No.	Bearing	Length
L1	N02°12'05"W	320.67'
L106	N11°19'06"E	6.35'



DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)

LEGEND:

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DEL WEBB RIVER RESERVE PHASES 1A & 1B

A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18
EAST, PASCO COUNTY, FLORIDA

NORTH

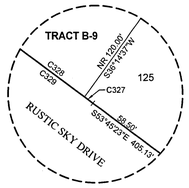
SCALE 1" = 50'

0 25 50 100

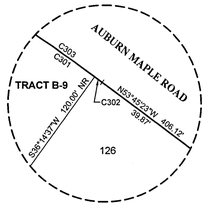
SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C1	4170.00'	391.66'	5°22'53"	N00°18'39"W	391.51'
C24	1075.00'	97.20'	5°10'51"	N33°39'12"E	97.17'
C33	500.00'	177.24'	20°18'35"	N37°04'55"W	176.31'
C34	500.00'	56.89'	6°31'10"	N39°30'12"E	56.86'
C35	500.00'	386.03'	44°14'07"	N64°52'51"E	376.51'
C206	25.00'	34.23'	78°27'16"	N87°00'59"E	31.62'
C207	25.00'	5.04'	11°32'44"	N42°00'59"E	5.03'
C208	25.00'	39.27'	90°00'00"	N81°14'37"E	35.36'
C209	1050.00'	2.32'	0°07'36"	N36°10'49"E	2.32'
C210	1050.00'	56.22'	3°04'03"	N34°35'00"E	56.21'
C211	1050.00'	56.22'	3°04'03"	N31°30'56"E	56.21'
C225	1050.00'	873.25'	47°39'05"	N12°25'05"E	848.30'
C270	475.00'	11.96'	1°26'33"	N46°30'56"W	11.96'
C271	475.00'	168.38'	20°18'35"	N37°04'55"W	167.49'
C272	25.00'	32.14'	73°39'18"	N84°03'52"W	29.97'
C273	25.00'	4.86'	11°07'45"	S53°32'37"W	4.85'
C274	25.00'	36.99'	84°47'03"	N89°37'44"W	33.71'
C275	525.00'	43.36'	4°43'56"	N50°20'42"E	43.35'
C276	525.00'	48.18'	5°15'30"	N55°20'25"E	48.17'
C277	525.00'	48.18'	5°15'30"	N60°35'55"E	48.17'
C278	525.00'	55.42'	6°02'52"	N66°15'06"E	55.39'
C279	525.00'	55.42'	6°02'52"	N72°17'58"E	55.39'
C280	525.00'	48.18'	5°15'30"	N77°57'09"E	48.17'
C281	525.00'	48.18'	5°15'30"	N83°12'39"E	48.17'
C282	525.00'	10.61'	1°09'30"	N86°25'09"E	10.61'

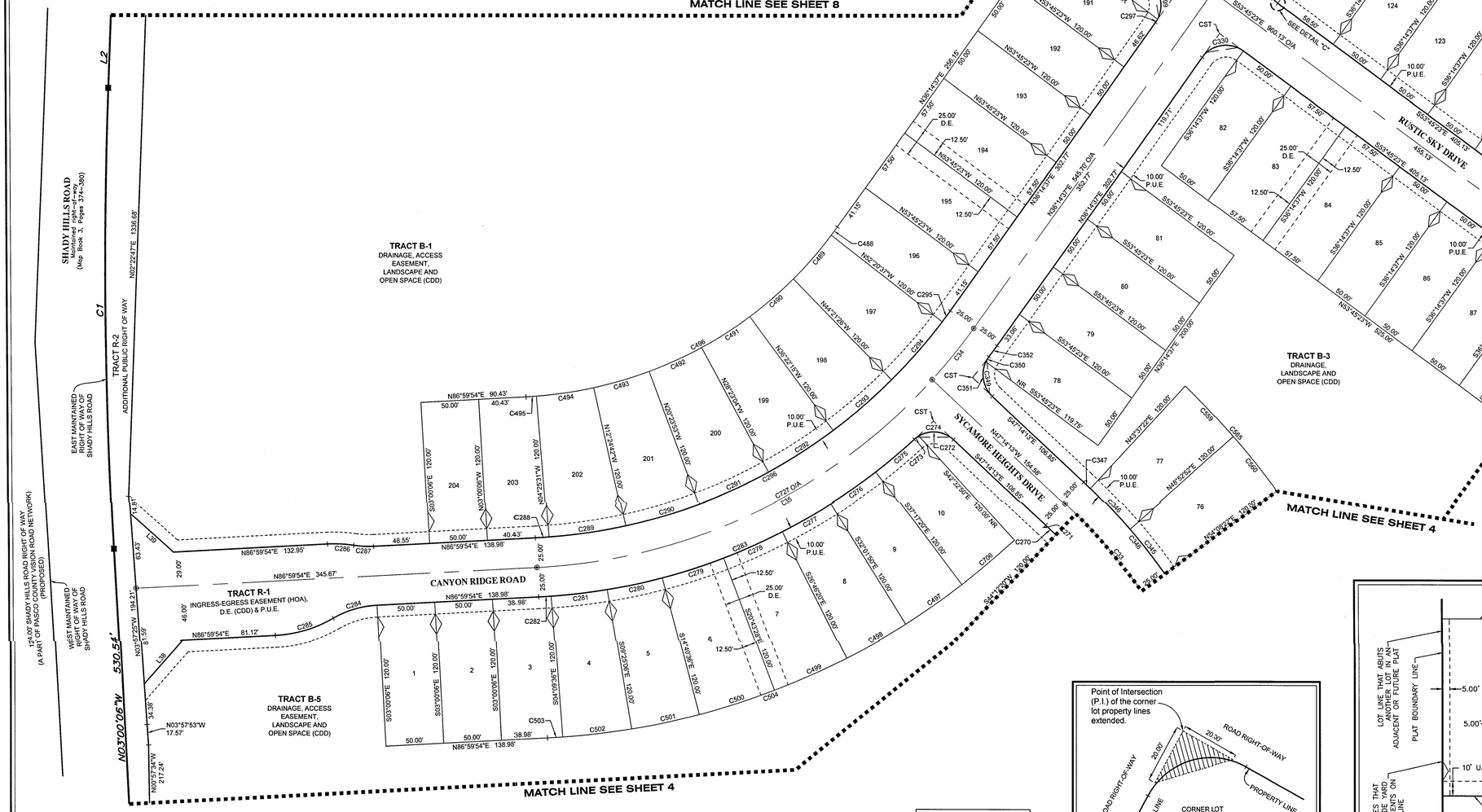
Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C283	525.00'	357.53'	39°01'10"	N67°29'19"E	350.67'
C284	86.00'	39.76'	26°29'30"	S73°45'10"W	39.41'
C285	114.00'	52.71'	26°29'30"	N73°45'10"E	52.24'
C286	114.00'	22.84'	11°28'42"	N87°15'45"W	22.80'
C287	86.00'	17.23'	11°28'42"	S87°15'45"E	17.20'
C288	475.00'	11.80'	1°25'26"	N86°17'12"E	11.80'
C289	475.00'	66.21'	7°59'11"	N81°34'53"E	66.16'
C290	475.00'	66.21'	7°59'11"	N73°35'42"E	66.16'
C291	475.00'	66.21'	7°59'11"	N65°36'31"E	66.16'
C292	475.00'	66.21'	7°59'11"	N57°37'20"E	66.16'
C293	475.00'	66.21'	7°59'11"	N49°38'09"E	66.16'
C294	475.00'	66.21'	7°59'11"	N41°38'58"E	66.16'
C295	475.00'	11.71'	1°24'46"	N36°57'00"E	11.71'
C296	475.00'	420.77'	50°45'17"	N61°37'16"E	407.15'
C297	25.00'	3.39'	7°46'39"	N32°21'18"E	3.39'
C298	25.00'	35.88'	82°13'21"	N12°38'42"W	32.88'
C299	25.00'	39.27'	90°00'00"	N08°45'23"W	35.36'
C300	1100.00'	46.04'	2°23'53"	N35°02'41"E	46.03'
C301	25.00'	40.19'	92°06'08"	S79°53'49"W	36.00'
C302	25.00'	0.13'	0°17'44"	N53°54'15"W	0.13'
C303	25.00'	40.32'	92°23'53"	S80°02'41"W	36.09'
C327	25.00'	0.00'	0°00'30"	S53°45'07"E	0.00'
C328	25.00'	39.27'	89°59'30"	S08°45'07"E	35.35'
C329	25.00'	39.27'	90°00'00"	S08°45'23"E	35.36'
C345	525.00'	48.18'	5°15'30"	N38°29'23"W	48.17'



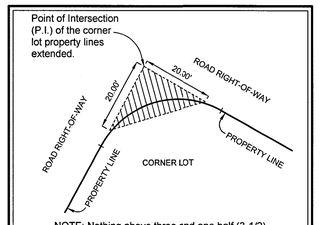
DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE



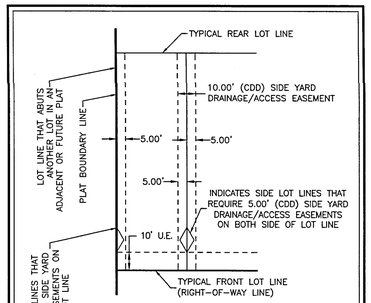
Line Data Table		
No.	Bearing	Length
L2	N02°22'47"E	119.17'
L38	N41°31'15"E	49.91'
L39	S48°28'45"E	49.08'



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'



DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED
(NOT TO SCALE)

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C349	25.00'	31.97'	73°16'15"	S10°36'05"E	29.84'
C350	25.00'	5.02'	11°30'48"	S31°47'26"W	5.02'
C351	25.00'	36.99'	84°47'03"	S04°50'42"E	33.71'
C352	525.00'	11.94'	1°18'12"	N36°53'44"E	11.94'
C484	930.00'	49.79'	3°04'03"	N31°30'56"E	49.79'
C485	930.00'	49.79'	3°04'03"	N34°35'00"E	49.79'
C486	930.00'	2.06'	0°07'36"	N36°10'49"E	2.06'
C487	930.00'	773.84'	47°40'29"	N12°24'23"E	751.71'
C488	355.00'	8.75'	1°24'46"	N36°57'00"E	8.75'
C489	355.00'	49.48'	7°59'11"	N41°38'58"E	49.44'
C490	355.00'	49.48'	7°59'11"	N49°38'09"E	49.44'
C491	355.00'	49.48'	7°59'11"	N57°37'20"E	49.44'
C492	355.00'	49.48'	7°59'11"	N65°36'31"E	49.44'
C493	355.00'	49.48'	7°59'11"	N73°35'42"E	49.44'
C494	355.00'	49.48'	7°59'11"	N81°34'53"E	49.44'
C496	355.00'	314.47'	50°45'17"	N51°37'16"E	304.29'
C497	645.00'	59.20'	5°15'30"	N55°20'25"E	59.17'
C498	645.00'	59.20'	5°15'30"	N60°35'55"E	59.17'
C499	645.00'	68.08'	6°02'52"	N66°15'06"E	68.05'
C500	645.00'	68.08'	6°02'52"	N72°17'58"E	68.05'
C501	645.00'	59.20'	5°15'30"	N77°57'09"E	59.17'
C502	645.00'	59.20'	5°15'30"	N83°12'39"E	59.17'
C503	645.00'	13.04'	1°09'30"	N86°25'09"E	13.04'
C504	645.00'	385.98'	34°17'14"	N69°51'17"E	380.25'
C559	645.00'	59.20'	5°15'30"	N43°44'53"W	59.17'
C560	645.00'	59.20'	5°15'30"	N38°29'23"W	59.17'
C565	645.00'	218.96'	19°27'00"	N36°39'08"W	217.91'
C706	1011.56'	59.21'	3°21'13"	N50°33'29"E	59.20'
C726	1075.00'	1385.74'	73°51'28"	N00°41'07"W	1291.77'
C727	500.00'	442.92'	50°45'17"	N61°37'16"E	428.58'

LEGEND:

- ■ --------- indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ⊖ --------- indicates (P.R.M.) Offset Permanent Reference Monument – 4"x4" Concrete Monument LB7768, *unless otherwise noted.*
- ◉ --------- indicates (P.C.P.) Permanent Control Point LB7768
- (TYP.) -------- Typical
- NR -------- Non-radial line
- U.E. -------- Utility Easement
- D.E. -------- Drainage Easement
- O/A -------- Overall Distance
- CCR -------- Certified Corner Record
- SWFWMD ---- Southwest Florida Water Management District

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DEL WEBB RIVER RESERVE PHASES 1A & 1B

A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18
EAST, PASCO COUNTY, FLORIDA

NORTH

SCALE 1" = 50'

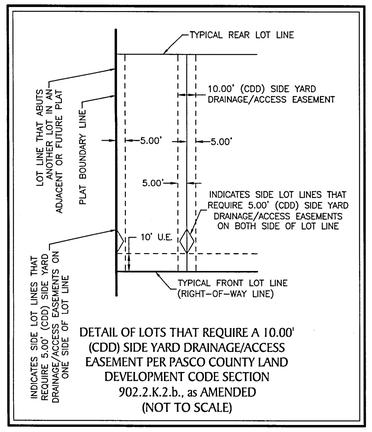
0 25 50 100

SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS

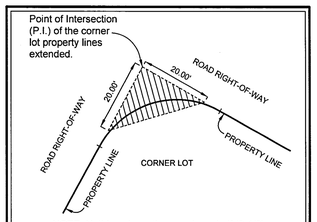
Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C25	415.00'	264.98'	36°35'01"	N72°02'53"W	260.50'
C26	1645.00'	260.26'	9°03'54"	S04°33'24"E	259.99'
C27	1645.00'	159.96'	5°34'17"	S02°48'35"E	159.90'
C28	1645.00'	100.30'	3°29'37"	S07°20'32"E	100.29'
C36	705.00'	450.15'	36°35'01"	S72°02'53"E	442.54'
C37	705.00'	157.32'	12°47'08"	S60°08'57"E	157.00'
C38	705.00'	292.83'	23°47'53"	S78°26'27"E	290.73'
C227	390.00'	35.14'	5°09'44"	S56°20'15"E	35.13'
C228	390.00'	56.98'	8°22'18"	S63°06'16"E	56.93'
C229	390.00'	67.69'	9°56'43"	S72°15'46"E	67.61'
C230	390.00'	67.69'	9°56'43"	S82°12'29"E	67.61'
C231	390.00'	21.51'	3°09'34"	S88°45'37"E	21.50'
C232	25.00'	40.76'	93°24'19"	N42°57'27"E	36.39'
C233	390.00'	249.02'	36°35'01"	S72°02'53"E	244.81'
C234	1670.00'	108.46'	3°43'16"	S01°53'05"E	108.44'
C240	1620.00'	70.02'	2°28'35"	S02°14'20"E	70.01'
C241	1620.00'	70.02'	2°28'35"	S04°42'55"E	70.01'
C242	1620.00'	70.02'	2°28'35"	S07°11'30"E	70.01'
C243	1620.00'	18.64'	0°39'33"	S08°45'34"E	18.64'
C244	1620.00'	256.31'	9°03'54"	S04°33'24"E	256.04'
C304	440.00'	7.13'	0°55'41"	S54°13'13"E	7.13'
C305	440.00'	38.27'	4°59'02"	S57°10'34"E	38.26'
C306	440.00'	38.27'	4°59'02"	S62°09'36"E	38.26'
C307	440.00'	38.27'	4°59'02"	S67°08'37"E	38.26'
C308	440.00'	38.27'	4°59'02"	S72°07'39"E	38.26'
C309	440.00'	38.27'	4°59'02"	S77°06'41"E	38.26'
C310	440.00'	38.27'	4°59'02"	S82°05'43"E	38.26'
C311	440.00'	38.27'	4°59'02"	S87°04'44"E	38.26'
C312	440.00'	5.91'	0°46'09"	S89°57'20"E	5.91'
C313	440.00'	280.94'	36°35'01"	S72°02'53"E	276.19'
C314	25.00'	36.30'	83°12'02"	N48°44'23"W	33.20'
C315	1670.00'	56.83'	1°56'59"	S08°06'51"E	56.82'
C316	25.00'	43.09'	98°44'57"	N40°17'08"E	37.95'
C317	680.00'	8.00'	0°40'27"	N89°59'50"E	8.00'
C318	680.00'	60.30'	5°04'52"	S87°07'31"E	60.28'
C319	680.00'	60.30'	5°04'52"	S82°02'39"E	60.28'
C320	680.00'	60.30'	5°04'52"	S76°57'47"E	60.28'
C321	680.00'	60.30'	5°04'52"	S71°52'55"E	60.28'
C322	680.00'	60.30'	5°04'52"	S66°48'03"E	60.28'
C323	680.00'	60.30'	5°04'52"	S61°43'11"E	60.28'
C324	680.00'	60.30'	5°04'52"	S56°38'19"E	60.28'
C325	680.00'	4.06'	0°20'31"	S53°55'38"E	4.06'
C326	680.00'	434.18'	36°35'01"	S72°02'53"E	426.85'
C331	730.00'	19.87'	1°33'35"	S54°32'10"E	19.87'
C332	730.00'	50.10'	3°55'57"	S57°16'56"E	50.09'
C333	730.00'	43.60'	3°25'21"	S60°57'35"E	43.60'
C334	730.00'	113.58'	8°54'53"	S58°12'49"E	113.47'
C335	25.00'	6.77'	15°30'44"	N54°54'53"W	6.75'
C336	25.00'	31.31'	71°45'22"	N11°16'50"W	29.30'
C337	25.00'	38.08'	87°16'06"	N19°02'12"W	34.50'
C353	25.00'	32.24'	73°53'51"	S61°32'46"W	30.05'
C354	25.00'	4.90'	11°14'19"	N75°53'09"W	4.90'
C355	25.00'	37.15'	85°08'10"	S67°09'55"W	33.82'
C356	730.00'	43.81'	3°26'18"	S71°59'09"E	43.80'
C357	730.00'	48.68'	3°49'14"	S75°36'54"E	48.67'
C358	730.00'	48.68'	3°49'14"	S79°26'08"E	48.67'
C359	730.00'	48.68'	3°49'14"	S83°15'21"E	48.67'
C360	730.00'	48.68'	3°49'14"	S87°04'35"E	48.67'
C361	730.00'	17.24'	1°21'12"	S89°39'48"E	17.24'
C362	730.00'	255.75'	20°04'24"	S80°18'12"E	254.45'
C363	25.00'	27.24'	62°26'13"	N59°07'18"W	25.92'
C365	25.00'	35.45'	81°15'03"	N49°42'52"W	32.56'

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C531	1500.00'	17.26'	0°39'33"	S08°45'34"E	17.26'
C532	1500.00'	64.83'	2°28'35"	S07°11'30"E	64.83'
C533	1500.00'	64.83'	2°28'35"	S04°42'55"E	64.83'
C534	1500.00'	64.83'	2°28'35"	S02°14'20"E	64.83'
C536	1500.00'	237.32'	9°03'54"	S04°33'24"E	237.07'
C537	270.00'	24.33'	5°09'44"	S56°20'15"E	24.32'
C538	270.00'	39.45'	8°22'18"	S63°06'16"E	39.42'
C539	270.00'	46.87'	9°56'43"	S72°15'46"E	46.81'
C540	270.00'	29.01'	6°09'24"	S84°06'08"E	29.00'
C541	270.00'	14.89'	3°09'34"	S88°45'37"E	14.89'
C542	270.00'	172.40'	36°35'01"	S72°02'53"E	169.48'
C543	560.00'	3.34'	0°20'31"	S53°55'38"E	3.34'
C544	560.00'	5.73'	0°35'10"	S54°23'28"E	5.73'
C545	560.00'	48.71'	4°59'02"	S57°10'34"E	48.70'
C546	560.00'	49.66'	5°04'52"	S56°38'19"E	49.65'
C547	560.00'	48.71'	4°59'02"	S62°09'36"E	48.70'
C548	560.00'	49.66'	5°04'52"	S61°43'11"E	49.65'
C549	560.00'	48.71'	4°59'02"	S67°08'37"E	48.70'
C550	560.00'	49.66'	5°04'52"	S66°48'03"E	49.65'
C551	560.00'	48.71'	4°59'02"	S72°07'39"E	48.70'
C552	560.00'	49.66'	5°04'52"	S71°52'55"E	49.65'
C553	560.00'	48.71'	4°59'02"	S77°06'41"E	48.70'
C554	560.00'	49.66'	5°04'52"	S76°57'47"E	49.65'
C555	560.00'	48.69'	4°58'53"	S82°05'38"E	48.67'
C556	560.00'	49.66'	5°04'52"	S82°02'39"E	49.65'
C557	560.00'	48.71'	4°59'02"	S87°04'44"E	48.70'
C558	560.00'	49.66'	5°04'52"	S87°07'31"E	49.65'
C567	850.00'	56.68'	3°49'14"	S71°47'41"E	56.67'
C568	850.00'	56.68'	3°49'14"	S75°36'54"E	56.67'
C569	850.00'	56.68'	3°49'14"	S79°26'08"E	56.67'
C570	850.00'	56.68'	3°49'14"	S83°15'21"E	56.67'
C571	850.00'	56.68'	3°49'14"	S87°04'35"E	56.67'
C572	850.00'	283.39'	19°06'08"	S79°26'08"E	282.08'
C653	25.00'	27.99'	64°09'17"	N27°07'19"E	26.55'
C654	25.00'	16.19'	37°06'23"	N23°30'31"W	15.91'
C670	100.00'	64.76'	37°06'23"	S23°30'31"E	63.64'
C671	100.00'	111.97'	64°09'17"	S27°07'19"W	106.21'
C684	560.00'	350.05'	35°48'53"	S71°39'49"E	344.38'
C686	270.00'	17.85'	3°47'18"	S79°07'47"E	17.85'
C705	560.00'	7.52'	0°46'09"	S89°57'20"E	7.52'

Line Data Table		
No.	Bearing	Length
L50	S87°24'06"E	5.42'



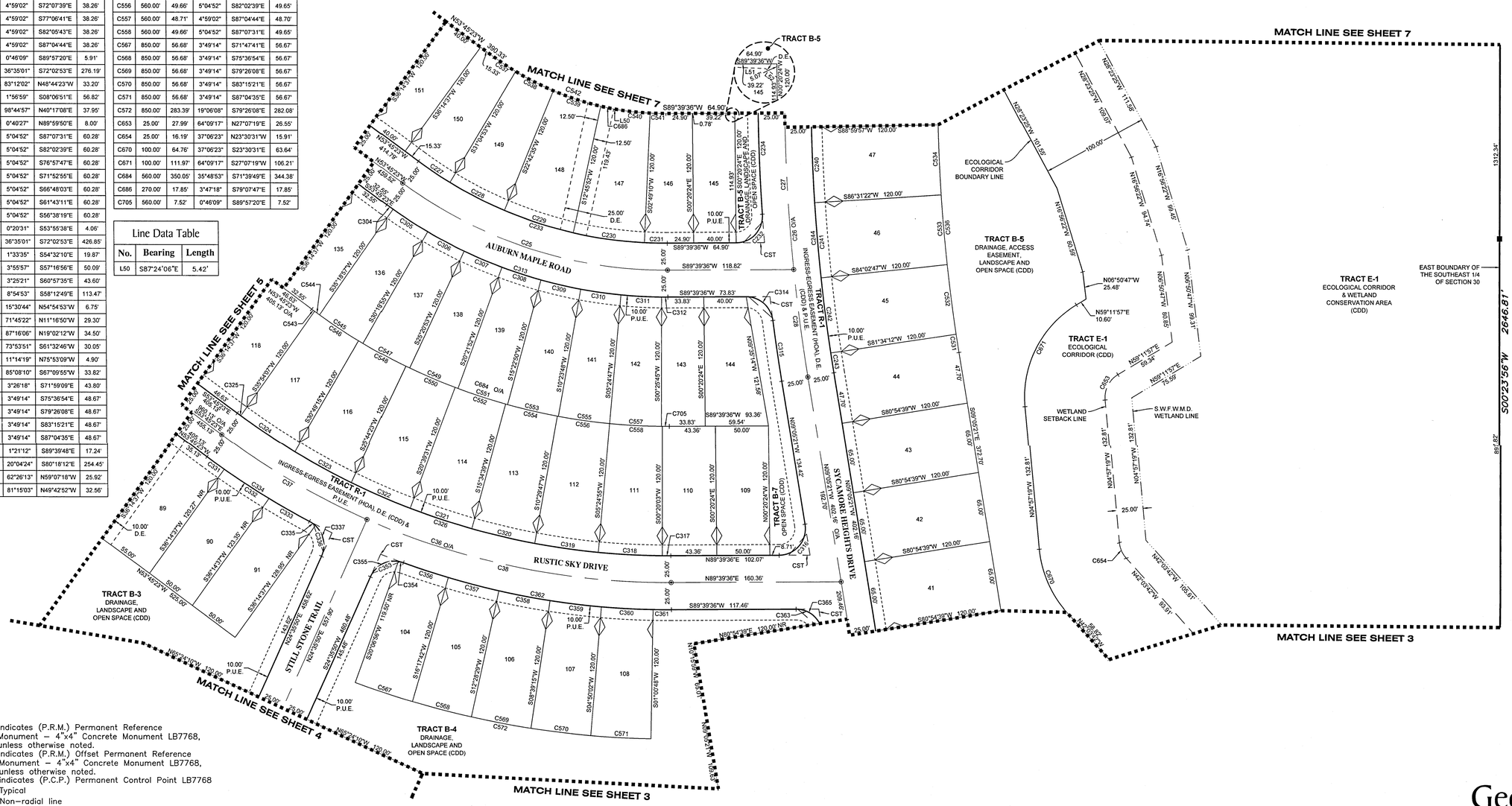
DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'



LEGEND:

- indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument LB7768, unless otherwise noted.
- indicates (P.R.M.) Offset Permanent Reference Monument – 4"x4" Concrete Monument LB7768, unless otherwise noted.
- indicates (P.C.P.) Permanent Control Point LB7768
- (TYP.) Typical
- NR Non-radial line
- P.U.E. Public Utility Easement
- D.E. Drainage Easement
- O/A Overall Distance
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DEL WEBB RIVER RESERVE PHASES 1A & 1B

A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18
EAST, PASCO COUNTY, FLORIDA

NORTH

SCALE 1" = 50'

0 25 50 100

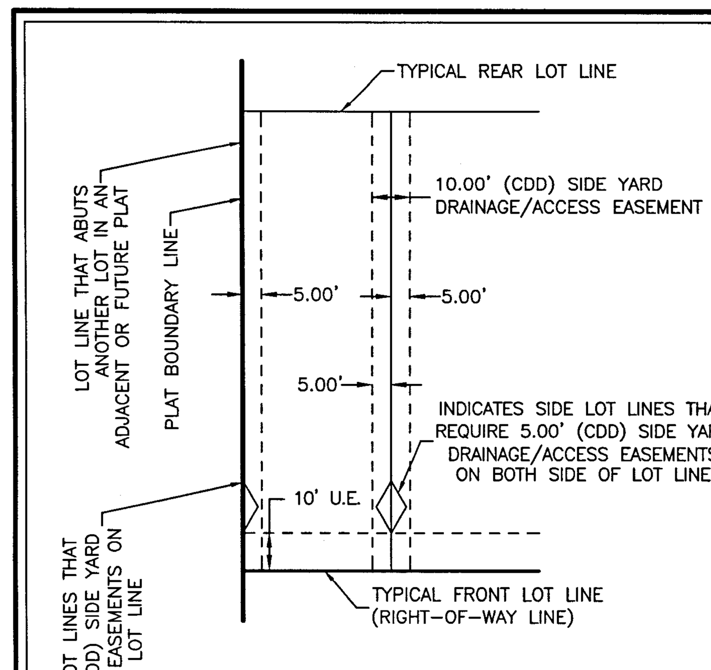
SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS

Line Data Table

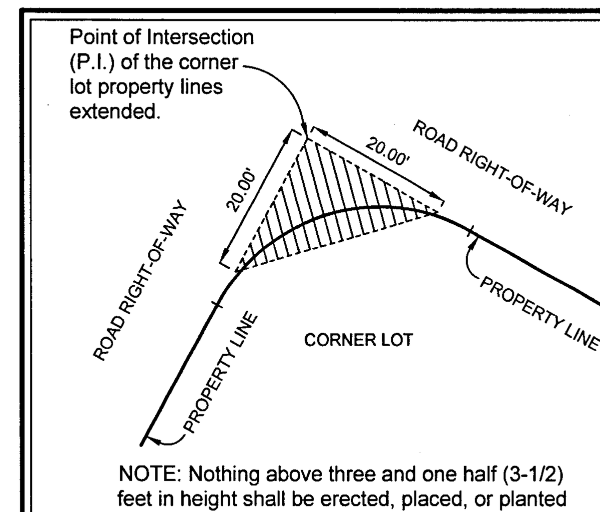
No.	Bearing	Length
L21	S52°53'25"E	0.27'

Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C26	1645.00'	260.26'	9°03'54"	S04°33'24"E	259.99'
C27	1645.00'	260.26'	9°03'54"	S04°33'24"E	259.99'
C29	75.00'	46.53'	35°32'35"	S17°44'51"W	45.78'
C234	1670.00'	108.46'	3°43'16"	S01°53'05"E	108.44'
C235	60.00'	272.10'	259°50'09"	N50°06'22"W	92.04'
C236	25.00'	11.65'	26°42'40"	S66°27'22"W	11.55'
C237	25.00'	23.18'	53°07'28"	S26°32'18"W	22.36'
C238	25.00'	34.83'	79°50'09"	S39°53'38"W	32.08'
C239	1620.00'	27.61'	0°58'36"	S00°30'45"E	27.61'
C244	1620.00'	256.31'	9°03'54"	S04°33'24"E	256.04'
C535	1500.00'	25.57'	0°58'36"	S00°30'45"E	25.57'
C536	1500.00'	237.32'	9°03'54"	S04°33'24"E	237.07'
C542	270.00'	172.40'	36°35'01"	S72°02'53"E	169.48'
C648	25.00'	7.64'	17°30'21"	N64°28'20"W	7.61'
C649	25.00'	6.84'	15°41'15"	N81°04'08"W	6.82'
C650	25.00'	5.22'	11°57'25"	N19°00'52"W	5.21'
C651	25.00'	12.08'	27°40'32"	N05°49'15"W	11.96'
C652	25.00'	33.55'	76°53'52"	N10°03'32"E	31.09'
C672	100.00'	123.58'	70°48'30"	S07°00'50"W	115.87'
C673	100.00'	48.30'	27°40'32"	S05°49'15"E	47.83'
C674	100.00'	23.14'	13°15'39"	S79°51'21"E	23.09'
C675	100.00'	30.55'	17°30'21"	S64°28'20"E	30.43'



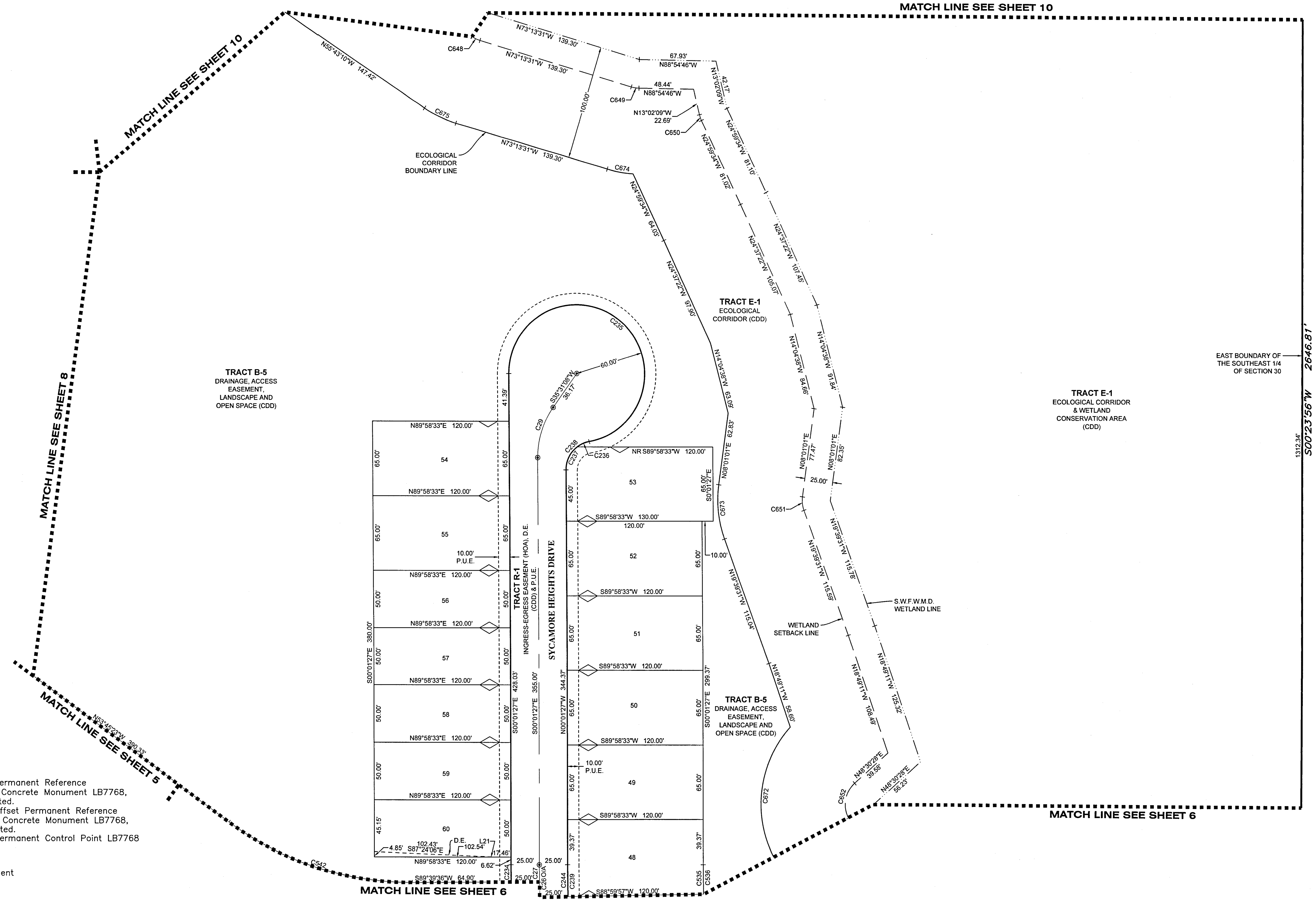
DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'



LEGEND:

- ■ ---------- indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ⊟ ---------- indicates (P.R.M.) Offset Permanent Reference Monument – 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ◉ ---------- indicates (P.C.P.) Permanent Control Point LB7768
- (TYP.) -------- Typical
- NR -------- Non-radial line
- P.U.E. ------ Public Utility Easement
- D.E. ------- Drainage Easement
- O/A ------ Overall Distance
- CCR ------ Certified Corner Record
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DEL WEBB RIVER RESERVE PHASES 1A & 1B

A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18
EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 98 PAGE NO. 84

NORTH

SCALE 1" = 50'
0 25 50 100

SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C16	525.00'	399.51'	43°36'00"	N14°26'38"E	389.94'
C17	75.00'	117.81'	90°00'00"	S08°45'23"E	106.07'
C23	1075.00'	849.30'	45°16'00"	N08°25'47"E	827.39'
C167	1100.00'	56.48'	2°56'31"	N08°13'35"E	56.47'
C168	1100.00'	49.11'	2°33'29"	N10°58'35"E	49.11'
C169	1100.00'	49.11'	2°33'29"	N13°32'04"E	49.11'
C170	1100.00'	49.11'	2°33'29"	N16°05'33"E	49.11'
C171	1100.00'	49.11'	2°33'29"	N18°39'02"E	49.11'
C172	1100.00'	49.11'	2°33'29"	N21°12'31"E	49.11'
C173	1100.00'	119.88'	6°14'40"	N25°36'35"E	119.83'
C174	1100.00'	1273.75'	66°20'46"	N04°26'28"W	1203.77'
C186	500.00'	94.54'	10°50'01"	N20°19'20"E	94.40'
C187	500.00'	91.67'	10°30'17"	N30°59'29"E	91.54'
C188	500.00'	380.48'	43°36'00"	N14°26'38"E	371.37'
C193	550.00'	62.75'	6°32'14"	N16°57'24"E	62.72'
C194	550.00'	70.00'	7°17'33"	N23°52'18"E	69.96'
C195	550.00'	70.00'	7°17'33"	N31°09'51"E	69.96'
C196	550.00'	13.76'	1°26'00"	N35°31'38"E	13.76'
C197	550.00'	418.53'	43°36'00"	N14°26'38"E	408.50'
C198	100.00'	17.96'	10°17'20"	S31°05'57"W	17.93'
C199	100.00'	61.49'	35°13'44"	S08°20'25"W	60.52'
C200	100.00'	60.07'	34°24'54"	S26°28'54"E	59.17'

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C201	100.00'	17.57'	10°04'01"	S48°43'22"E	17.55'
C202	50.00'	5.01'	5°44'21"	S33°22'27"W	5.01'
C203	50.00'	73.53'	84°15'39"	S11°37'33"E	67.08'
C204	50.00'	78.54'	90°00'00"	S08°45'23"E	70.71'
C205	100.00'	157.08'	90°00'00"	S08°45'23"E	141.42'
C212	1050.00'	56.22'	3°04'03"	N28°26'53"E	56.21'
C213	1050.00'	62.96'	3°26'09"	N25°11'47"E	62.96'
C214	1050.00'	62.96'	3°26'09"	N21°45'38"E	62.96'
C215	1050.00'	56.22'	3°04'03"	N18°30'32"E	56.21'
C216	1050.00'	56.22'	3°04'03"	N15°26'28"E	56.21'
C217	1050.00'	56.22'	3°04'03"	N12°22'25"E	56.21'
C218	1050.00'	63.53'	3°27'59"	N09°06'24"E	63.52'
C225	1050.00'	873.25'	47°39'05"	N12°25'05"E	848.30'
C226	25.00'	35.99'	82°29'18"	S12°30'44"E	32.96'
C441	1220.00'	62.64'	2°56'31"	N08°13'35"E	62.63'
C442	1220.00'	54.47'	2°33'29"	N10°58'35"E	54.46'
C443	1220.00'	54.47'	2°33'29"	N13°32'04"E	54.46'
C444	1220.00'	54.47'	2°33'29"	N16°05'33"E	54.46'
C445	1220.00'	54.47'	2°33'29"	N18°39'02"E	54.46'
C446	1220.00'	54.47'	2°33'29"	N21°12'31"E	54.46'
C447	1220.00'	724.44'	34°01'20"	N05°28'35"E	713.84'
C454	380.00'	71.85'	10°50'01"	N20°19'20"E	71.74'

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C455	380.00'	69.67'	10°30'17"	N30°59'29"E	69.57'
C457	380.00'	289.17'	43°36'00"	N14°26'38"E	282.24'
C458	220.00'	39.51'	10°17'20"	S31°05'57"W	39.45'
C459	220.00'	135.27'	35°13'44"	S08°20'25"W	133.15'
C460	220.00'	132.14'	34°24'54"	S26°28'54"E	130.17'
C461	220.00'	38.65'	10°04'01"	S48°43'22"E	38.60'
C462	220.00'	345.58'	90°00'00"	S08°45'23"E	311.13'
C466	670.00'	76.44'	6°32'14"	N16°57'24"E	76.40'
C467	670.00'	85.28'	7°17'33"	N23°52'18"E	85.22'
C468	670.00'	85.28'	7°17'33"	N31°09'51"E	85.22'
C469	670.00'	16.76'	1°26'00"	N35°31'38"E	16.76'
C470	670.00'	508.82'	43°30'45"	N14°29'15"E	496.68'
C477	930.00'	56.27'	3°27'59"	N09°06'24"E	56.26'
C478	930.00'	49.79'	3°04'03"	N12°22'25"E	49.79'
C479	930.00'	49.79'	3°04'03"	N15°26'28"E	49.79'
C480	930.00'	49.79'	3°04'03"	N18°30'32"E	49.79'
C481	930.00'	55.77'	3°26'09"	N21°45'38"E	55.76'
C482	930.00'	55.77'	3°26'09"	N25°11'47"E	55.76'
C483	930.00'	49.79'	3°04'03"	N28°26'53"E	49.79'
C487	930.00'	773.84'	47°40'29"	N12°24'23"E	751.71'

Line Data Table		
No.	Bearing	Length
L2	N02°22'47"E	119.17'
L3	N06°49'44"W	24.50'
L4	N03°07'02"E	212.09'

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Scale 1" = 20'

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EAST, PASCO COUNTY, FLORIDA

PLAT BOOK	PAGE NO.
98	85

Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C11	750.00'	379.14'	28°57'51"	N04°38'43"E	375.12'
C12	50.00'	34.76'	39°49'59"	N29°45'12"W	34.07'
C15	50.00'	72.56'	83°09'10"	S34°13'12"W	66.36'
C16	525.00'	399.51'	43°36'00"	N14°26'38"E	389.94'
C22	1075.00'	439.23'	23°24'38"	N25°54'32"W	436.19'
C23	1075.00'	849.30'	45°16'00"	N08°25'47"E	827.39'
C116	775.00'	63.38'	4°41'09"	S01°52'40"W	63.36'
C117	775.00'	63.38'	4°41'09"	S02°48'29"E	63.36'
C118	775.00'	63.38'	4°41'09"	S07°29'38"E	63.36'
C120	775.00'	391.78'	28°57'51"	S04°38'43"W	387.62'
C121	60.00'	271.92'	259°39'58"	N40°19'49"E	92.15'
C122	25.00'	31.87'	73°02'35"	S52°58'53"E	29.76'
C123	25.00'	3.55'	8°08'50"	S12°23'10"E	3.55'
C124	25.00'	35.43'	81°11'25"	S48°54'28"E	32.54'
C125	725.00'	61.57'	4°51'55"	S05°52'47"E	61.55'
C126	725.00'	77.42'	6°07'06"	S00°23'17"E	77.38'
C134	725.00'	347.21'	27°26'24"	S05°24'27"W	343.91'
C141	1050.00'	56.22'	3°04'03"	N31°24'04"W	56.21'
C142	1050.00'	56.22'	3°04'03"	N28°20'01"W	56.21'

Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C143	1050.00'	56.22'	3°04'03"	N25°15'57"W	56.21'
C144	1050.00'	123.38'	6°43'57"	N20°21'57"W	123.31'
C145	25.00'	35.46'	81°15'33"	N23°37'48"E	32.56'
C146	25.00'	5.03'	11°32'13"	N70°01'41"E	5.03'
C147	1050.00'	377.78'	20°36'52"	N27°18'25"W	375.75'
C148	25.00'	40.49'	92°47'46"	N29°23'54"E	36.21'
C153	1100.00'	49.11'	2°33'29"	N27°08'20"W	49.11'
C154	1100.00'	49.11'	2°33'29"	N24°34'51"W	49.11'
C155	1100.00'	54.02'	2°48'50"	N21°53'42"W	54.02'
C156	1100.00'	54.02'	2°48'50"	N19°04'51"W	54.02'
C157	1100.00'	49.11'	2°33'29"	N16°23'42"W	49.11'
C158	1100.00'	49.11'	2°33'29"	N13°50'13"W	49.11'
C159	1100.00'	19.64'	1°01'23"	N12°02'47"W	19.64'
C160	1100.00'	49.11'	2°33'29"	N10°15'21"W	49.11'
C161	1100.00'	49.11'	2°33'29"	N07°41'51"W	49.11'
C162	1100.00'	49.11'	2°33'29"	N05°08'22"W	49.11'
C163	1100.00'	49.11'	2°33'29"	N02°34'53"W	49.11'
C164	1100.00'	49.11'	2°33'29"	N00°01'24"W	49.11'
C165	1100.00'	49.11'	2°33'29"	N02°32'05"E	49.11'

Curve Data Table

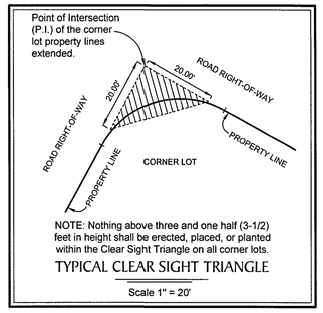
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C166	1100.00'	56.48'	2°56'31"	N05°17'04"E	56.47'
C174	1100.00'	1273.75'	66°20'46"	N04°26'28"W	1203.77'
C175	25.00'	40.06'	91°48'20"	N58°18'03"W	35.91'
C176	25.00'	0.43'	0°59'25"	N11°54'10"W	0.43'
C177	25.00'	40.49'	92°47'46"	N57°48'20"W	36.21'
C178	25.00'	36.28'	83°09'10"	S34°13'12"W	33.18'
C179	75.00'	23.45'	17°55'04"	S66°50'15"W	23.36'
C180	75.00'	52.37'	40°00'37"	S37°52'24"W	51.32'
C181	75.00'	33.02'	25°13'28"	S05°15'22"W	32.75'
C182	500.00'	24.80'	2°50'29"	N05°56'08"W	24.79'
C183	75.00'	108.85'	83°09'10"	S34°13'12"W	99.54'
C184	500.00'	84.74'	9°42'36"	N00°20'25"E	84.64'
C185	500.00'	84.74'	9°42'36"	N10°03'01"E	84.64'
C188	500.00'	380.48'	43°36'00"	N14°26'38"E	371.37'
C189	550.00'	0.84'	0°05'15"	N07°18'45"W	0.84'
C190	550.00'	66.01'	6°52'35"	N03°49'50"W	65.97'
C191	550.00'	67.59'	7°02'27"	N03°07'40"E	67.54'
C192	550.00'	67.58'	7°02'24"	N10°10'05"E	67.54'
C197	550.00'	418.53'	43°36'00"	N14°26'38"E	408.50'

Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C219	1050.00'	63.53'	3°27'59"	N05°38'24"E	63.52'
C220	1050.00'	56.22'	3°04'03"	N02°22'23"E	56.21'
C221	1050.00'	56.22'	3°04'03"	N00°41'40"W	56.21'
C222	1050.00'	56.22'	3°04'03"	N03°45'44"W	56.21'
C223	1050.00'	56.22'	3°04'03"	N06°49'47"W	56.21'
C224	1050.00'	55.78'	3°02'38"	N09°53'08"W	55.78'
C225	1050.00'	873.25'	47°39'05"	N12°25'05"E	848.30'
C403	895.00'	73.20'	4°41'09"	S01°52'40"W	73.18'
C404	895.00'	73.20'	4°41'09"	S02°48'29"E	73.18'
C405	895.00'	73.20'	4°41'09"	S07°29'38"E	73.18'
C407	895.00'	452.44'	28°57'51"	S04°38'43"W	447.64'
C419	930.00'	49.79'	3°04'03"	N31°24'04"W	49.79'
C420	930.00'	49.79'	3°04'03"	N28°20'01"W	49.79'
C421	930.00'	49.79'	3°04'03"	N25°15'57"W	49.79'
C422	930.00'	225.33'	13°52'55"	N30°40'23"W	224.77'
C427	1220.00'	54.47'	2°33'29"	N27°08'20"W	54.46'
C428	1220.00'	54.47'	2°33'29"	N24°34'51"W	54.46'
C429	1220.00'	59.92'	2°48'50"	N21°53'42"W	59.91'
C430	1220.00'	59.92'	2°48'50"	N19°04'51"W	59.91'

Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C431	1220.00'	54.47'	2°33'29"	N16°23'42"W	54.46'
C432	1220.00'	54.47'	2°33'29"	N13°50'13"W	54.46'
C433	1220.00'	533.52'	25°03'22"	N25°05'09"W	529.28'
C434	1220.00'	54.47'	2°33'29"	N10°15'21"W	54.46'
C435	1220.00'	54.47'	2°33'29"	N07°41'51"W	54.46'
C436	1220.00'	54.47'	2°33'29"	N05°08'22"W	54.46'
C437	1220.00'	54.47'	2°33'29"	N02°34'53"W	54.46'
C438	1220.00'	54.47'	2°33'29"	N00°01'24"W	54.46'
C439	1220.00'	54.47'	2°33'29"	N02°32'05"E	54.46'
C440	1220.00'	62.64'	2°56'31"	N05°17'04"E	62.63'
C447	1220.00'	724.44'	34°01'20"	N05°28'35"E	713.84'
C448	195.00'	60.98'	17°55'04"	S66°50'15"W	60.73'
C449	195.00'	136.17'	40°00'37"	S37°52'24"W	133.42'
C450	195.00'	85.85'	25°13'28"	S05°15'22"W	85.16'
C451	380.00'	18.84'	2°50'29"	N05°56'08"W	18.84'
C452	380.00'	64.40'	9°42'35"	N00°20'25"E	64.32'
C453	380.00'	64.40'	9°42'35"	N10°03'01"E	64.32'
C456	195.00'	283.00'	83°09'10"	S34°13'12"W	258.81'
C457	380.00'	289.17'	43°36'00"	N14°26'38"E	282.24'



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TYPICAL CLEAR SIGHT TRIANGLE

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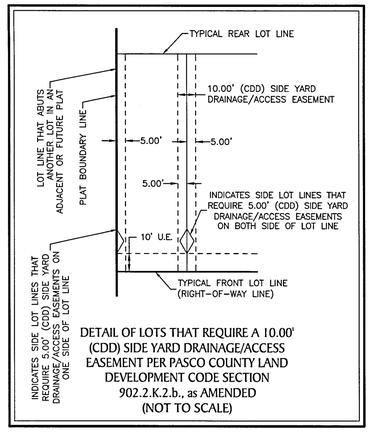

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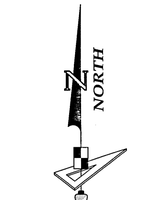
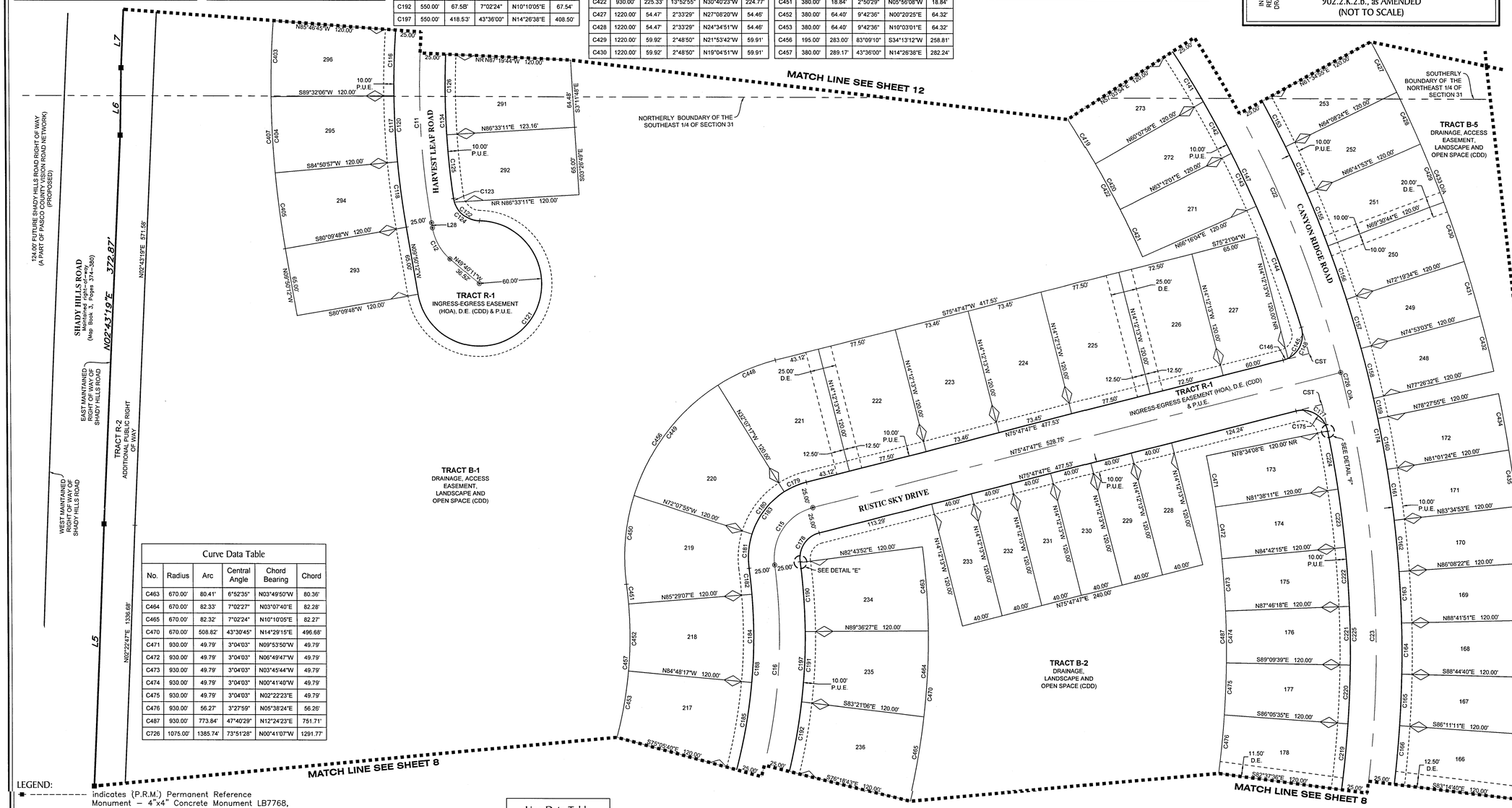
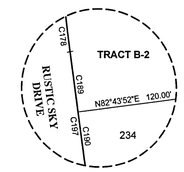


SCALE 1" = 50'

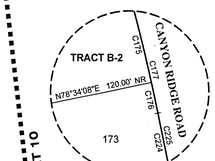
0 25 50 100

SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS





DETAIL "E"
NOT TO SCALE



DETAIL "F"
NOT TO SCALE

Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C463	670.00'	80.41'	6°52'35"	N03°49'50"W	80.36'
C464	670.00'	82.33'	7°02'27"	N03°07'40"E	82.28'
C465	670.00'	82.32'	7°02'24"	N10°10'05"E	82.27'
C470	670.00'	508.82'	43°30'45"	N14°29'15"E	496.68'
C471	930.00'	49.79'	3°04'03"	N09°53'50"W	49.79'
C472	930.00'	49.79'	3°04'03"	N06°49'47"W	49.79'
C473	930.00'	49.79'	3°04'03"	N03°45'44"W	49.79'
C474	930.00'	49.79'	3°04'03"	N00°41'40"W	49.79'
C475	930.00'	49.79'	3°04'03"	N02°22'23"E	49.79'
C476	930.00'	56.27'	3°27'59"	N05°38'24"E	56.26'
C487	930.00'	773.84'	47°40'29"	N12°24'23"E	751.71'
C726	1075.00'	1385.74'	73°51'28"	N00°41'07"W	1291.77'

Line Data Table

No.	Bearing	Length
L5	N02°21'19"E	250.81'
L6	N01°06'02"E	64.53'
L7	N02°25'35"E	103.97'
L28	N09°50'12"W	4.92'

LEGEND:

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- (TYP.) ------- Typical
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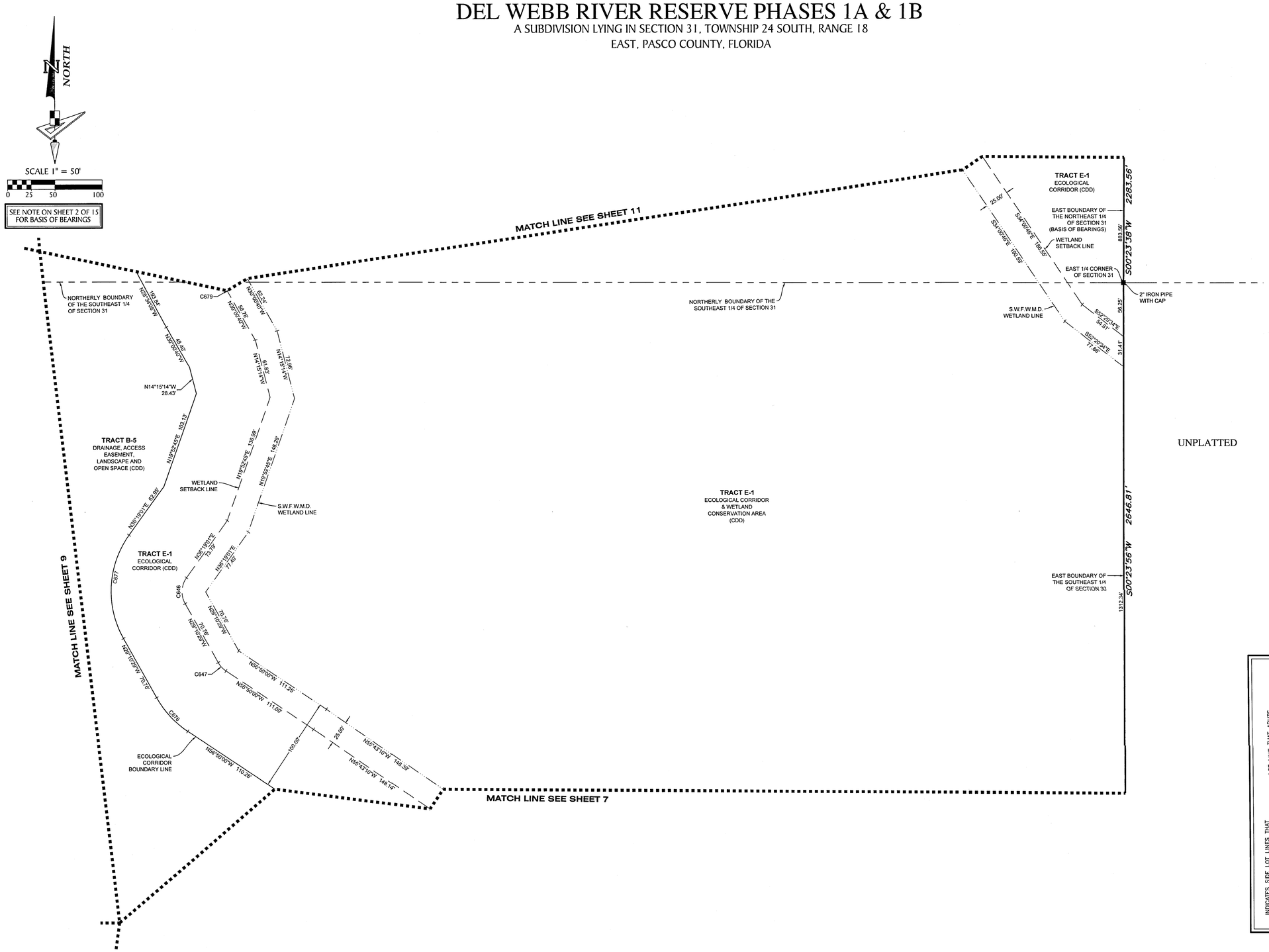
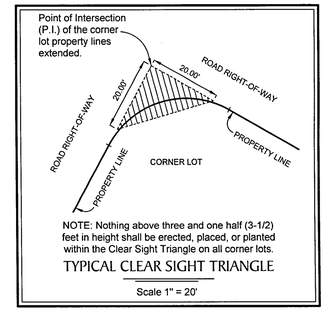
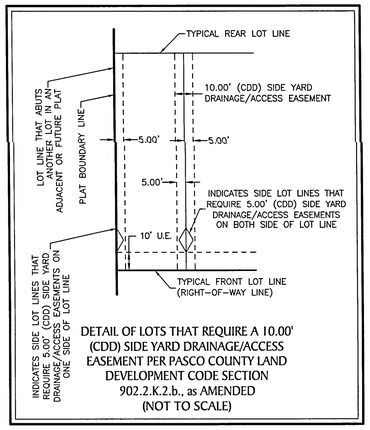
DEL WEBB RIVER RESERVE PHASES 1A & 1B

A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18
EAST, PASCO COUNTY, FLORIDA





Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C646	25.00'	28.58'	65°29'30"	N03°34'16"E	27.05'
C647	25.00'	12.07'	27°39'31"	N43°00'15"W	11.95'
C676	100.00'	48.27'	27°39'31"	S43°00'15"E	47.81'
C677	100.00'	114.30'	65°29'30"	S03°34'16"W	108.18'
C679	25.00'	0.63'	1°26'32"	N29°17'24"W	0.63'



DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED
(NOT TO SCALE)

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- P.U.E. Public Utility Easement
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DEL WEBB RIVER RESERVE PHASES 1A & 1B

A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18
EAST, PASCO COUNTY, FLORIDA

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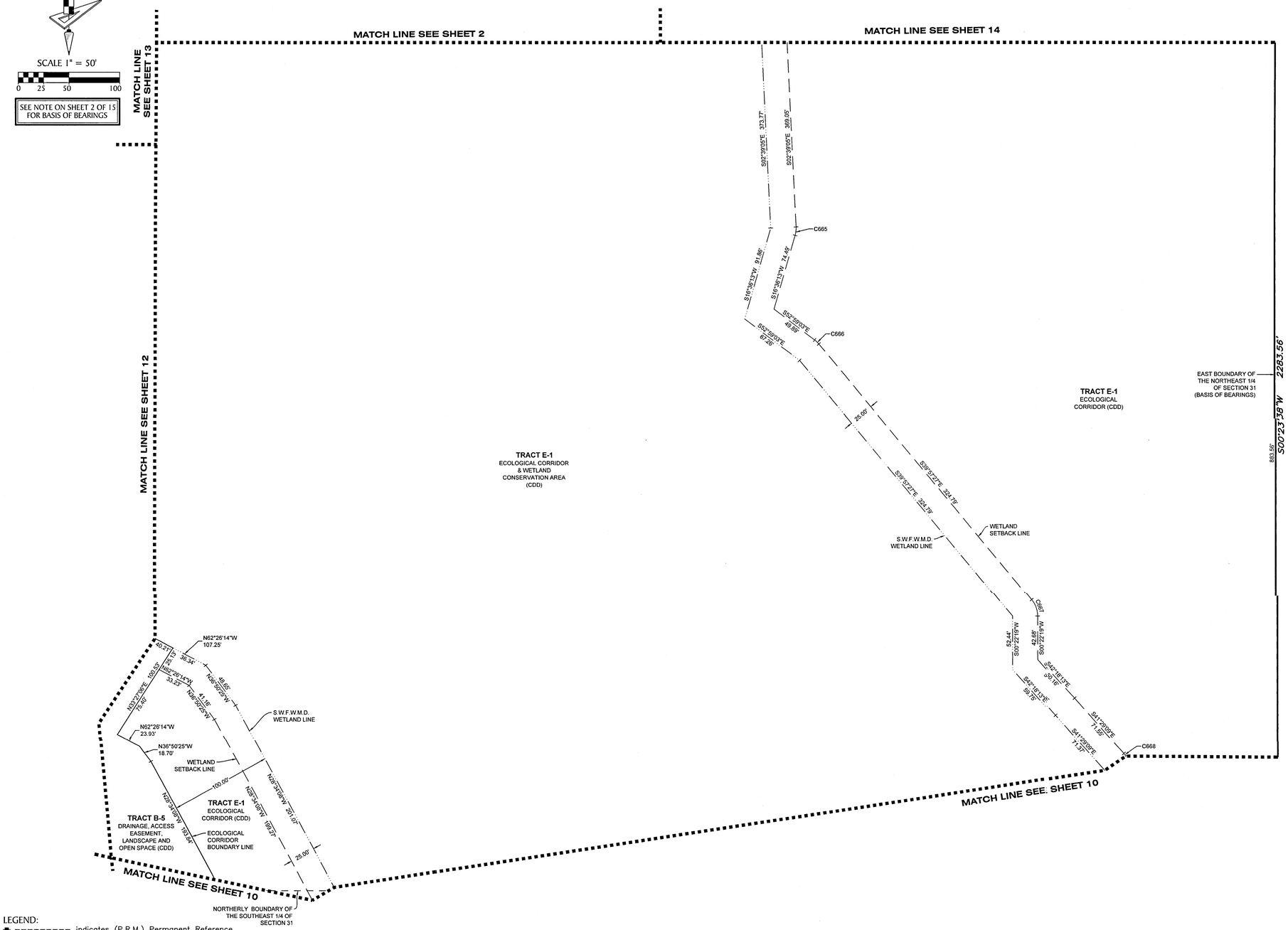
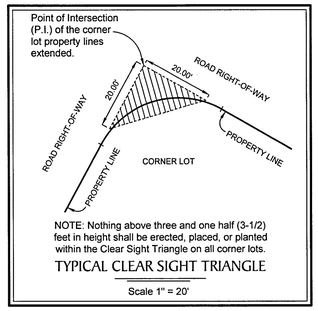
NORTH

SCALE 1" = 50'

0 25 50 100

SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS



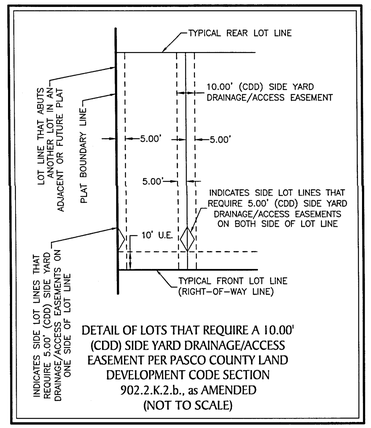


NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C665	25.00'	8.40'	19°15'18"	S06°58'34"W	8.36'
C666	25.00'	5.68'	13°01'35"	S46°28'15"E	5.67'
C667	25.00'	17.60'	40°19'47"	S19°47'34"E	17.24'
C668	25.00'	3.26'	7°28'23"	S37°44'57"E	3.26'



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A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18

EAST, PASCO COUNTY, FLORIDA

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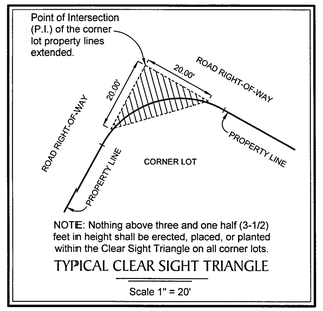
Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C10	500.00'	290.24'	33°15'31"	N35°45'24"E	286.18'
C11	750.00'	379.14'	28°57'51"	N04°38'43"E	375.12'
C21	750.00'	371.56'	28°23'08"	N23°25'17"W	367.78'
C22	1075.00'	439.23'	23°24'38"	N25°54'32"W	436.19'
C91	725.00'	12.33'	0°58'29"	S37°07'36"E	12.33'
C92	725.00'	480.20'	37°56'59"	S18°38'21"E	471.47'
C97	775.00'	46.31'	3°25'26"	S26°37'03"E	46.31'
C98	775.00'	39.00'	2°52'59"	S29°46'15"E	38.99'
C99	775.00'	39.00'	2°52'59"	S32°39'14"E	38.99'
C100	775.00'	38.78'	2°52'00"	S35°31'44"E	38.77'
C101	775.00'	8.82'	0°39'07"	S37°17'17"E	8.82'
C103	775.00'	335.48'	24°48'08"	S25°12'47"E	332.87'
C104	25.00'	5.04'	11°33'41"	N31°50'00"W	5.04'
C105	25.00'	34.23'	78°26'19"	N13°10'00"E	31.61'
C106	25.00'	39.27'	90°00'00"	N07°23'09"E	35.36'
C107	525.00'	55.85'	6°05'41"	S49°20'19"W	55.82'
C108	525.00'	62.65'	6°50'15"	S42°52'21"W	62.61'
C109	525.00'	62.65'	6°50'15"	S36°02'06"W	62.61'
C110	525.00'	62.65'	6°50'15"	S29°11'51"W	62.61'
C111	525.00'	60.95'	6°39'04"	S22°27'11"W	60.91'
C112	775.00'	1.73'	0°07'40"	S19°03'49"W	1.73'
C113	775.00'	63.38'	4°41'09"	S16°39'25"W	63.36'
C114	775.00'	68.26'	5°02'48"	S11°47'26"W	68.24'
C115	775.00'	68.26'	5°02'48"	S06°44'39"W	68.24'
C119	525.00'	304.75'	33°15'31"	S35°45'24"W	300.49'

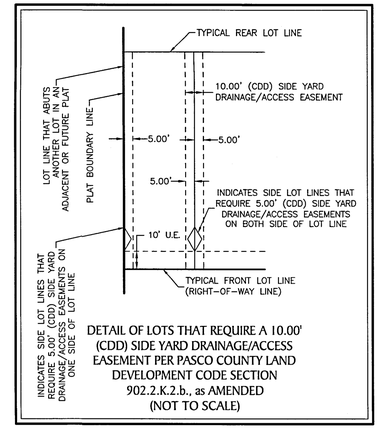
Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C120	775.00'	391.78'	28°57'51"	S04°38'43"W	387.62'
C127	725.00'	77.42'	6°07'06"	S05°43'49"W	77.38'
C128	725.00'	77.42'	6°07'06"	S11°50'55"W	77.38'
C129	725.00'	53.40'	4°13'11"	S17°01'03"W	53.38'
C130	475.00'	26.71'	3°13'20"	S20°44'19"W	26.71'
C131	475.00'	86.12'	10°23'17"	S27°32'37"W	86.00'
C132	475.00'	86.12'	10°23'17"	S37°55'55"W	86.00'
C133	475.00'	76.77'	9°15'36"	S47°45'21"W	76.69'
C134	725.00'	347.21'	27°26'24"	S05°24'27"W	343.91'
C135	475.00'	275.72'	33°15'31"	S35°45'24"W	271.87'
C136	25.00'	26.76'	61°19'17"	S83°02'46"W	25.50'
C137	25.00'	12.51'	28°40'43"	N51°57'12"W	12.38'
C138	25.00'	39.27'	90°00'00"	N82°36'51"W	35.36'
C139	1050.00'	29.53'	1°36'42"	N36°48'30"W	29.53'
C140	1050.00'	56.22'	3°04'03"	N34°28'07"W	56.21'
C147	1050.00'	377.78'	20°36'52"	N27°18'25"W	375.75'
C149	1100.00'	29.22'	1°31'19"	N36°51'11"W	29.22'
C150	1100.00'	49.11'	2°33'29"	N34°48'47"W	49.11'
C151	1100.00'	49.11'	2°33'29"	N32°15'18"W	49.11'
C152	1100.00'	49.11'	2°33'29"	N29°41'49"W	49.11'
C174	1100.00'	1273.75'	66°20'46"	N04°26'28"W	1203.77'
C389	895.00'	53.48'	3°25'26"	S26°37'03"E	53.47'
C390	895.00'	45.04'	2°52'59"	S29°46'15"E	45.03'
C391	895.00'	45.04'	2°52'59"	S32°39'14"E	45.03'
C392	895.00'	46.15'	2°57'15"	S35°34'21"E	46.14'



Curve Data Table

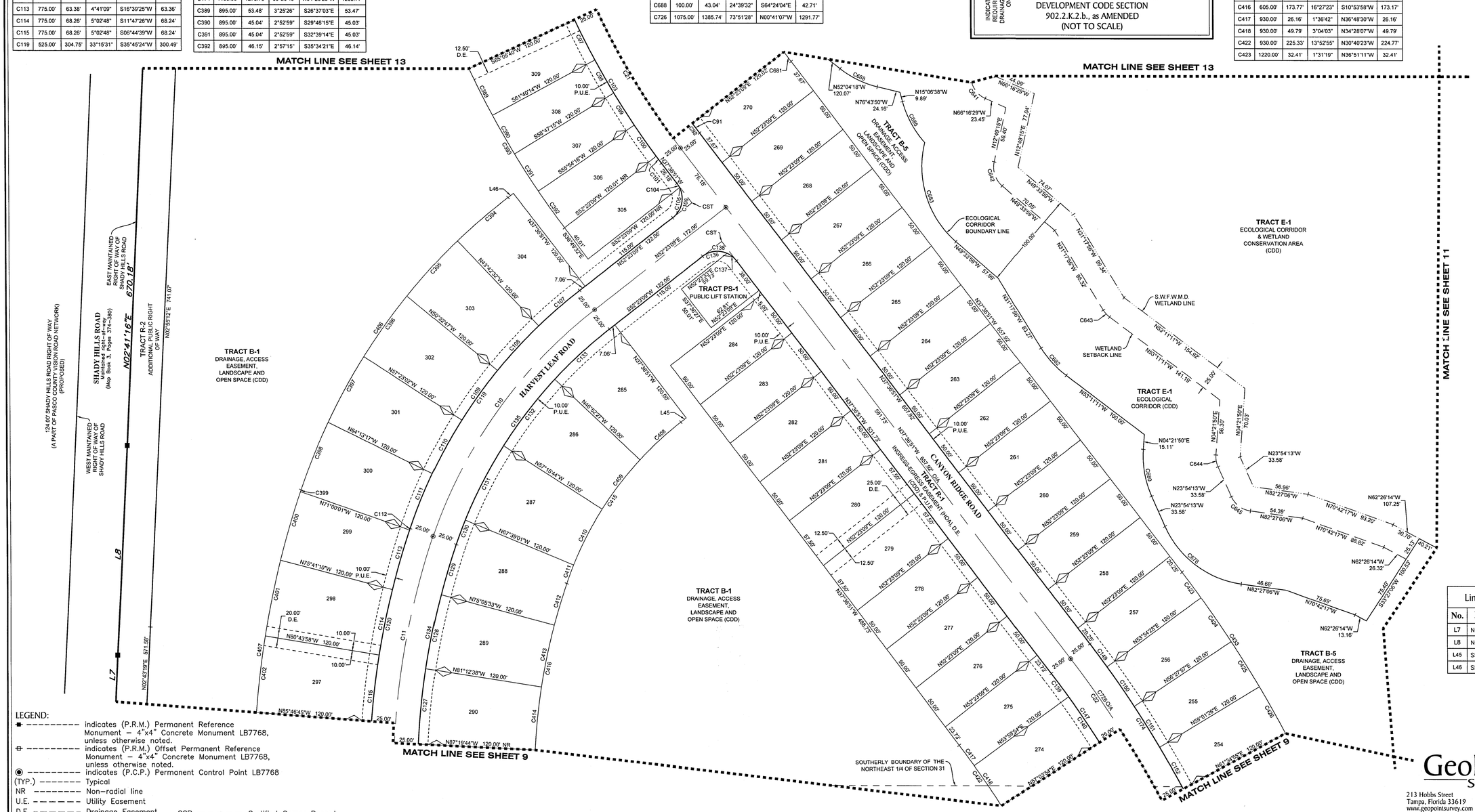
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C424	1220.00'	54.47'	2°33'29"	N34°48'47"W	54.46'
C425	1220.00'	54.47'	2°33'29"	N32°15'18"W	54.46'
C426	1220.00'	54.47'	2°33'29"	N29°41'49"W	54.46'
C433	1220.00'	533.52'	25°03'22"	N25°05'09"W	529.28'
C641	25.00'	22.32'	51°09'51"	N40°41'34"W	21.59'
C642	25.00'	27.22'	62°23'13"	N18°22'22"W	25.90'
C643	25.00'	9.55'	21°53'15"	N42°14'34"W	9.49'
C644	25.00'	12.33'	28°16'03"	N09°46'11"W	12.21'
C645	25.00'	25.55'	58°32'53"	N53°10'39"W	24.45'
C678	100.00'	102.19'	58°32'53"	S53°10'39"E	97.80'
C680	100.00'	49.34'	28°16'03"	S09°46'11"E	48.84'
C681	605.00'	12.33'	1°10'05"	S37°01'48"E	12.33'
C682	100.00'	38.20'	21°53'15"	S42°14'34"E	37.97'
C683	100.00'	108.89'	62°23'13"	S18°22'22"E	103.59'
C685	100.00'	48.04'	27°31'25"	S28°52'21"E	47.58'
C688	100.00'	43.04'	24°39'32"	S64°24'04"E	42.71'
C726	1075.00'	1385.74'	73°51'28"	N00°41'07"W	1291.77'



Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C393	895.00'	378.29'	24°13'02"	S24°56'28"E	375.48'
C394	645.00'	68.61'	6°05'41"	S49°20'19"W	68.58'
C395	645.00'	76.97'	6°50'15"	S42°52'21"W	76.93'
C396	645.00'	76.97'	6°50'15"	S36°02'06"W	76.93'
C397	645.00'	76.97'	6°50'15"	S29°11'51"W	76.93'
C398	645.00'	74.88'	6°39'04"	S22°27'11"W	74.83'
C399	895.00'	1.99'	0°07'40"	S19°03'49"W	1.99'
C400	895.00'	73.20'	4°41'09"	S16°39'25"W	73.18'
C401	895.00'	78.83'	5°02'48"	S11°47'26"W	78.81'
C402	895.00'	78.83'	5°02'48"	S06°44'39"W	78.81'
C406	645.00'	374.40'	33°15'31"	S35°45'24"W	369.17'
C407	895.00'	452.44'	28°57'51"	S04°38'43"W	447.64'
C408	355.00'	57.37'	9°15'36"	S47°45'21"W	57.31'
C409	355.00'	64.36'	10°23'17"	S37°55'55"W	64.28'
C410	355.00'	64.36'	10°23'17"	S27°32'37"W	64.28'
C411	355.00'	19.96'	3°13'20"	S20°44'19"W	19.96'
C412	605.00'	44.56'	4°13'11"	S17°01'03"W	44.55'
C413	605.00'	64.60'	6°07'06"	S11°50'55"W	64.57'
C414	605.00'	64.60'	6°07'06"	S05°43'49"W	64.57'
C415	355.00'	206.07'	33°15'31"	S35°45'24"W	203.19'
C416	605.00'	173.77'	16°27'23"	S10°53'58"W	173.17'
C417	930.00'	26.16'	1°36'42"	N36°48'30"W	26.16'
C418	930.00'	49.79'	3°04'03"	N34°28'07"W	49.79'
C422	930.00'	225.33'	13°52'55"	N30°40'23"W	224.77'
C423	1220.00'	32.41'	1°31'19"	N36°51'11"W	32.41'

SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS



Line Data Table

No.	Bearing	Length
L7	N02°25'35"E	103.97'
L8	N02°52'29"E	214.45'
L45	S52°23'09"W	7.06'
L46	S52°23'09"W	7.06'

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NORTH

SCALE 1" = 50'

0 25 50 100

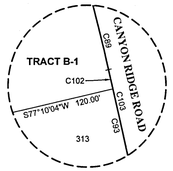
SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C9	50.00'	86.89'	99°33'51"	S49°26'48"E	76.36'
C20	750.00'	125.20'	9°33'51"	N04°26'48"W	125.05'
C21	750.00'	371.56'	28°23'08"	N23°25'17"W	367.78'
C74	775.00'	80.90'	5°58'51"	S02°39'18"E	80.86'
C75	25.00'	37.71'	86°25'00"	N37°33'47"E	34.23'
C76	25.00'	43.44'	99°33'51"	S49°26'48"E	38.18'
C84	75.00'	27.75'	21°12'03"	S10°15'54"E	27.59'
C85	75.00'	31.82'	24°18'23"	S33°01'07"E	31.58'
C86	75.00'	31.82'	24°18'23"	S57°19'30"E	31.58'
C87	75.00'	38.94'	29°45'02"	S84°21'12"E	38.51'
C88	75.00'	130.33'	99°33'51"	S49°26'48"E	114.54'
C89	25.00'	37.71'	86°25'00"	N56°01'13"W	34.23'
C90	725.00'	412.87'	32°37'42"	S20°19'30"E	407.31'
C92	725.00'	480.20'	37°56'59"	S18°38'21"E	471.47'
C93	775.00'	39.00'	2°52'59"	S14°16'26"E	38.99'
C94	775.00'	39.00'	2°52'59"	S17°09'25"E	38.99'
C95	775.00'	39.00'	2°52'59"	S20°02'24"E	38.99'
C96	775.00'	46.31'	3°25'26"	S23°11'37"E	46.31'
C102	775.00'	0.28'	0°01'13"	S12°49'20"E	0.28'

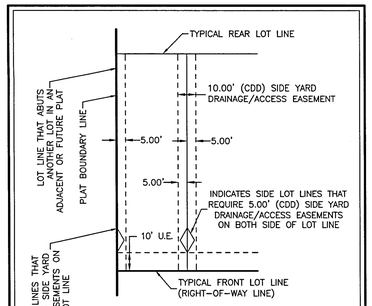
Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C103	775.00'	335.48'	24°48'08"	S25°12'47"E	332.87'
C381	195.00'	72.15'	21°12'03"	S10°15'54"E	71.74'
C382	195.00'	82.72'	24°18'23"	S33°01'07"E	82.11'
C383	195.00'	82.72'	24°18'23"	S57°19'30"E	82.11'
C384	195.00'	237.60'	69°48'49"	S34°34'17"E	223.17'
C385	895.00'	45.04'	2°52'59"	S14°16'26"E	45.03'
C386	895.00'	45.04'	2°52'59"	S17°09'25"E	45.03'
C387	895.00'	45.04'	2°52'59"	S20°02'24"E	45.03'
C388	895.00'	53.48'	3°25'26"	S23°11'37"E	53.47'
C393	895.00'	378.29'	24°13'02"	S24°56'28"E	375.46'
C633	25.00'	0.29'	0°39'35"	N42°39'19"E	0.29'
C634	25.00'	16.68'	38°13'21"	S62°08'28"E	16.37'
C635	25.00'	27.71'	63°30'51"	N66°59'25"E	26.32'
C636	25.00'	21.44'	49°07'48"	N10°40'06"E	20.79'
C637	25.00'	18.61'	42°39'35"	N35°13'36"W	18.19'
C638	25.00'	6.77'	15°30'46"	N65°21'13"W	6.75'
C639	25.00'	21.39'	49°01'36"	N27°33'30"W	20.75'
C640	25.00'	10.76'	24°39'32"	N64°24'04"W	10.68'
C690	100.00'	85.57'	49°01'36"	S27°33'30"E	82.98'

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C691	100.00'	74.46'	42°39'35"	S35°13'36"E	72.75'
C692	100.00'	85.75'	49°07'48"	S10°40'06"W	83.15'
C693	100.00'	110.85'	63°30'51"	S66°59'25"W	105.26'
C694	100.00'	66.71'	38°13'21"	N62°08'28"W	65.48'
C725	725.00'	55.00'	4°20'48"	S01°50'16"E	54.99'

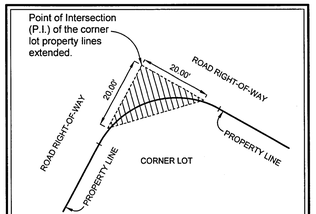
Line Data Table		
No.	Bearing	Length
L9	N02°16'34"E	169.80'



DETAIL "G"
NOT TO SCALE



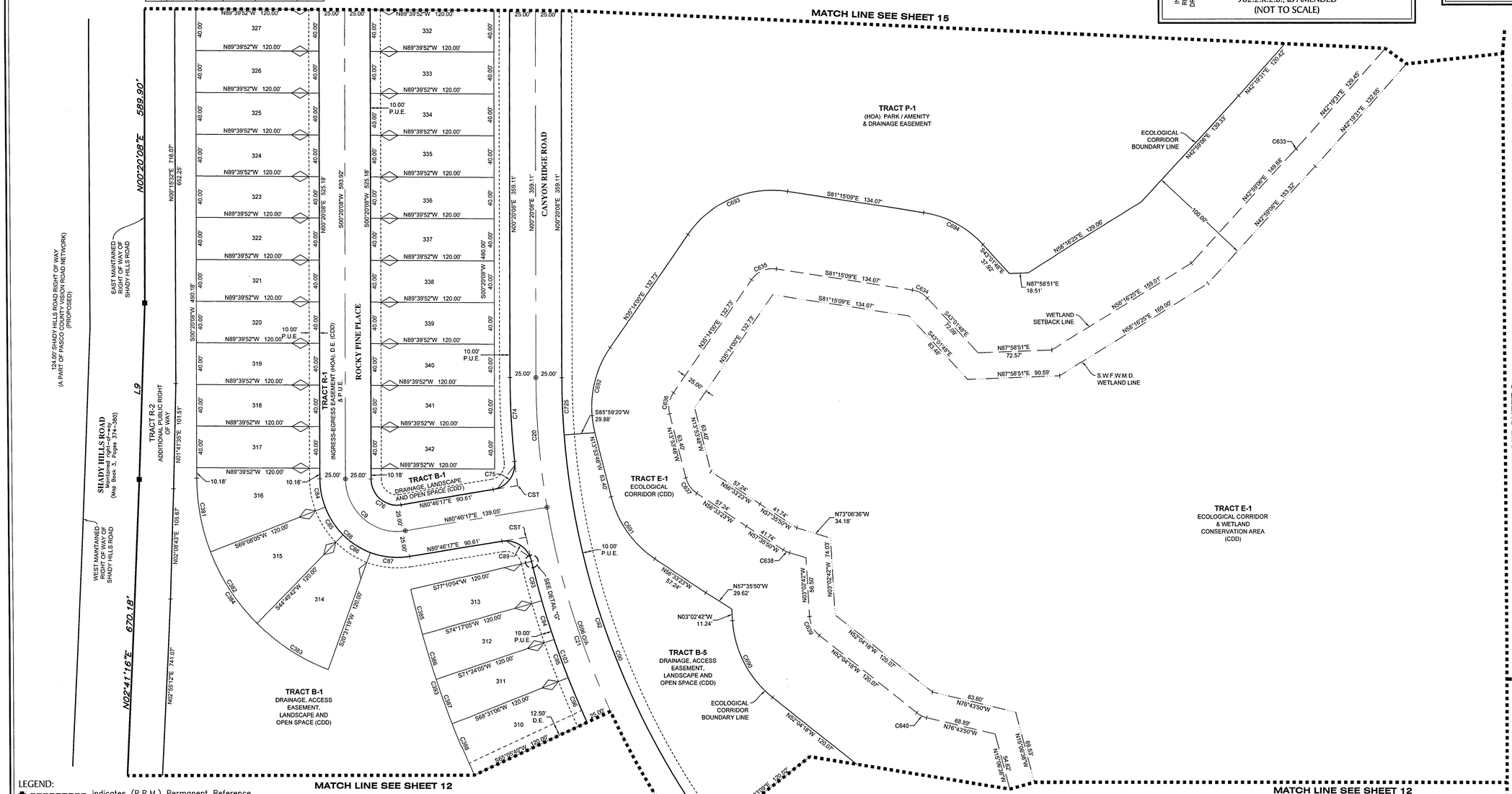
DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED
(NOT TO SCALE)



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or planted within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'



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- indicates (P.C.P.) Permanent Control Point LB7768
- (TYP.) Typical
- NR Non-radial line
- U.E. Utility Easement
- D.E. Drainage Easement
- O/A Overall Distance
- CCR Certified Corner Record
- SWFWMD Southwest Florida Water Management District

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

DEL WEBB RIVER RESERVE PHASES 1A & 1B

A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18
EAST, PASCO COUNTY, FLORIDA

PLAT BOOK	PAGE NO.
98	90

NORTH

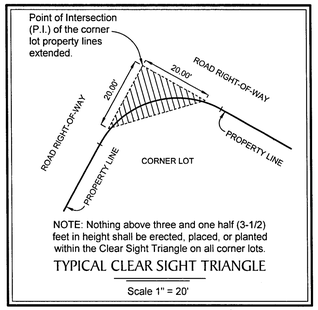
SCALE 1" = 50'

0 25 50 100

SEE NOTE ON SHEET 2 OF 15 FOR BASIS OF BEARINGS

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C660	25.00'	3.47'	7°57'50"	S56°26'38"W	3.47'
C661	25.00'	15.10'	34°36'32"	S77°43'49"W	14.87'
C662	25.00'	24.59'	56°20'44"	N85°14'23"W	23.61'
C663	25.00'	35.63'	81°40'07"	S11°20'02"E	32.69'
C664	25.00'	16.22'	37°09'57"	S28°43'42"W	15.93'
C715	25.00'	23.83'	54°37'30"	S20°41'43"E	22.94'

Line Data Table		
No.	Bearing	Length
L37	S48°00'29"E	0.95'
L47	S06°37'02"W	16.08'
L48	S48°00'29"E	21.02'
L49	S06°37'02"W	15.31'



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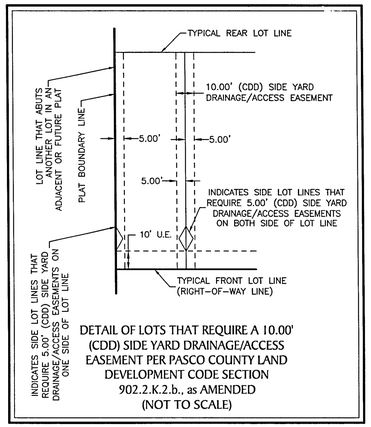
TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'



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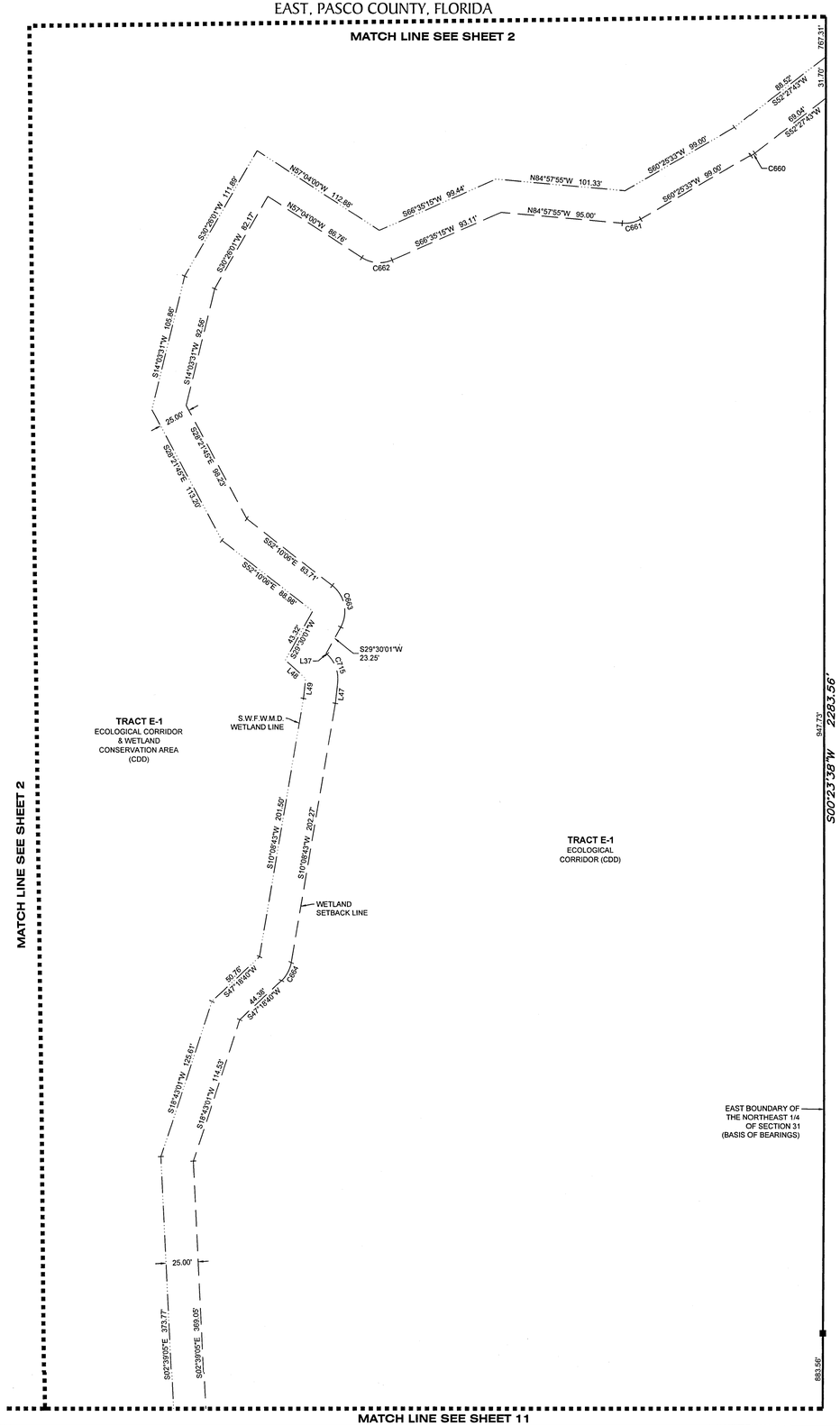

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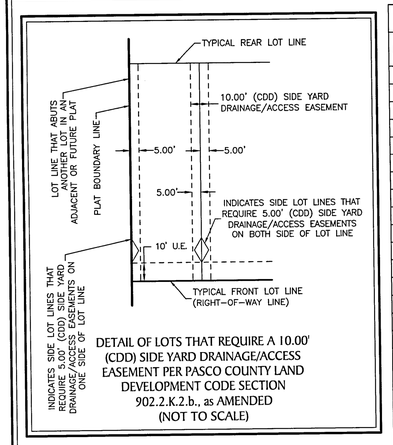
A SUBDIVISION LYING IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 18

EAST, PASCO COUNTY, FLORIDA



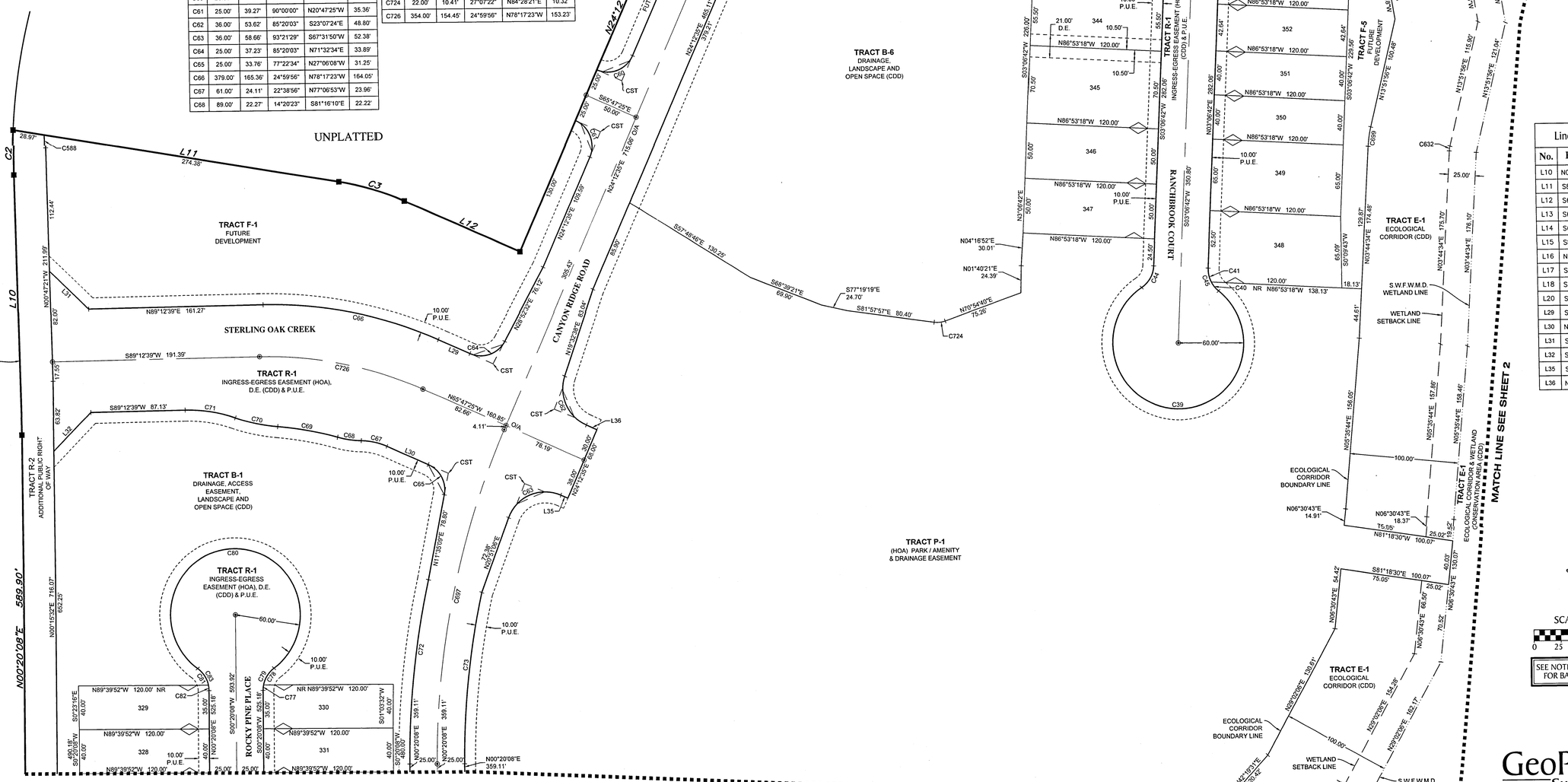
DETAIL OF LOTS THAT REQUIRE A 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED (NOT TO SCALE)

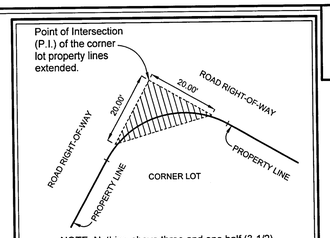
Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C2	545.00'	40.58'	4°15'59"	N01°20'35"E	40.57'
C3	245.00'	62.93'	14°43'01"	S73°08'55"E	62.76'
C4	15.00'	23.56'	90°00'00"	S20°47'25"E	21.21'
C5	850.00'	127.45'	8°35'28"	S07°24'26"W	127.33'
C6	500.00'	143.05'	16°23'32"	S73°59'11"E	142.56'
C18	850.00'	69.81'	4°42'21"	S05°27'52"W	69.79'
C19	850.00'	57.64'	3°53'07"	S09°45'37"W	57.63'
C39	60.00'	301.53'	287°56'10"	S86°53'18"E	70.59'
C40	25.00'	10.46'	23°58'05"	S38°52'21"E	10.38'
C41	25.00'	13.09'	30°00'00"	S11°53'18"E	12.94'
C44	25.00'	23.55'	53°58'05"	N30°05'44"E	22.69'
C45	25.00'	23.55'	53°58'05"	S23°52'21"E	22.69'
C46	825.00'	55.89'	3°52'53"	S05°03'08"W	55.88'
C47	825.00'	58.11'	4°02'09"	S09°00'39"W	58.10'
C48	825.00'	9.71'	0°40'27"	S11°21'57"W	9.71'
C49	825.00'	123.71'	8°35'28"	S07°24'26"W	123.59'
C50	875.00'	10.70'	0°42'02"	S11°21'09"W	10.70'
C51	25.00'	37.88'	86°48'55"	N54°24'36"E	34.36'
C52	875.00'	18.44'	1°12'28"	S03°42'56"W	18.44'
C53	875.00'	4.79'	0°18'48"	S04°28'34"W	4.79'
C54	875.00'	23.23'	1°31'16"	S03°52'20"W	23.23'
C55	25.00'	37.88'	86°48'55"	N38°46'29"W	34.36'
C56	525.00'	150.20'	16°23'32"	S73°59'11"E	149.69'
C57	475.00'	135.90'	16°23'32"	S73°59'11"E	135.43'
C58	25.00'	39.27'	90°00'00"	S20°47'25"E	35.36'
C59	25.00'	39.27'	90°00'00"	S69°12'35"W	35.36'
C60	25.00'	39.27'	90°00'00"	N69°12'35"E	35.36'
C61	25.00'	39.27'	90°00'00"	N20°47'25"W	35.36'
C62	36.00'	53.62'	85°20'03"	S23°07'24"E	48.80'
C63	36.00'	58.66'	93°21'29"	S67°31'50"W	52.38'
C64	25.00'	37.23'	85°20'03"	N71°32'34"E	33.89'
C65	25.00'	33.76'	77°22'34"	N27°06'08"W	31.25'
C66	379.00'	165.36'	24°59'56"	N78°17'23"W	164.05'
C67	61.00'	24.11'	22°38'56"	N77°06'53"W	23.96'
C68	89.00'	22.27'	14°20'23"	S81°16'10"E	22.22'

Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord
C69	298.50'	56.22'	10°47'26"	N79°29'42"W	56.14'
C70	164.00'	40.13'	14°01'16"	S77°52'48"E	40.03'
C71	136.00'	47.28'	19°55'11"	N80°49'45"W	47.04'
C72	775.00'	168.59'	12°27'49"	S06°34'03"W	168.26'
C73	725.00'	156.87'	12°23'51"	S06°32'03"W	156.57'
C77	25.00'	5.03'	11°32'13"	S06°06'15"W	5.03'
C78	25.00'	18.51'	42°25'52"	S33°05'17"W	18.09'
C79	25.00'	23.55'	53°58'05"	S27°19'11"W	22.69'
C80	60.00'	301.53'	287°56'10"	N89°39'52"W	70.59'
C81	25.00'	18.51'	42°25'52"	N32°25'01"W	18.09'
C82	25.00'	5.03'	11°32'13"	N05°25'59"W	5.03'
C83	25.00'	23.55'	53°58'05"	N26°38'55"W	22.69'
C378	705.00'	47.76'	3°52'53"	S05°03'08"W	47.75'
C379	705.00'	49.66'	4°02'09"	S09°00'39"W	49.65'
C380	705.00'	97.42'	7°55'02"	S07°04'13"W	97.34'
C584	465.00'	133.04'	16°23'32"	S73°59'11"E	132.58'
C585	15.00'	22.73'	86°48'55"	N54°24'36"E	20.62'
C588	1849.86'	11.57'	0°21'30"	N00°36'36"W	11.57'
C631	25.00'	5.94'	13°36'19"	N02°34'08"W	5.92'
C632	25.00'	4.42'	10°07'22"	N08°48'15"E	4.41'
C697	750.00'	312.51'	23°52'27"	S12°16'22"W	310.26'
C699	100.00'	17.67'	10°07'22"	S08°48'15"W	17.64'
C700	100.00'	23.75'	13°36'19"	S02°34'08"E	23.69'
C724	22.00'	10.41'	27°07'22"	N84°28'21"E	10.32'
C726	354.00'	154.45'	24°59'56"	N78°17'23"W	153.23'





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TYPICAL CLEAR SIGHT TRIANGLE

Scale 1" = 20'

Line Data Table

No.	Bearing	Length
L10	N00°47'24"W	236.59'
L11	S80°30'26"E	303.35'
L12	S65°47'25"E	115.13'
L13	S65°47'25"E	85.00'
L14	S65°47'25"E	98.94'
L15	S82°10'57"E	55.08'
L16	N11°21'09"E	10.82'
L17	S78°17'50"E	70.00'
L18	S11°21'57"W	9.59'
L20	S78°58'17"E	110.00'
L29	S65°47'25"E	31.42'
L30	N65°47'25"W	40.91'
L31	S45°47'21"E	49.50'
L32	S44°44'06"W	49.04'
L35	S65°47'25"E	7.00'
L36	N65°47'25"W	10.56'

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