

DRIFTWOOD PHASE IV-A

BEING A SUBDIVISION OF A PORTION OF SECTION 2,
TOWNSHIP 26 SOUTH, RANGE 21 EAST
CITY OF ZEPHYRHILLS, PASCO COUNTY, FLORIDA

AS S 89°48'52" W.

SURVEYORS NOTES:

- PRM -- PERMANENT REFERENCE MONUMENT -- SET 4"X4" CONCRETE MONUMENT ~ " PRM PLS-5130 "
- PRM -- PERMANENT REFERENCE MONUMENT -- FOUND 4"X4" CONCRETE MONUMENT ~ " PRM PLS-4003 "

BEARINGS BASED ON NORTHERLY BOUNDARY LINE,
DRIFTWOOD SUBDIVISION III (PLAT BOOK 27, PAGE 15),
AS S 89°48'52" W.

NOTICE:

• THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT
RECORDED ON THIS PLAT THAT MAY BE FOUND IN
THE PUBLIC RECORDS OF THIS COUNTY.

• LANDS IN THE VICINITY OF THE DRAINAGE / RETENTION AREAS
AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER
WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION
AND DRAINAGE RUNOFF.

• DRIFTWOOD HOMEOWNERS ASSOCIATION RESPONSIBLE FOR MAIN-
TENANCE OF VEGETATION IN THE RETENTION AREAS AND DRAINAGE
SWALES AND THE DESIGN IS TO BE LEFT UNCHANGED.

• BLANKET EASEMENTS FOR THIS PROPERTY GO TO:
FLORIDA POWER / CABLE T.V. / RADIO
GENERAL TELEPHONE
CITY OF ZEPHYRHILLS (FIRE, POLICE, WATER, SEWER, GARBAGE)

• COMMON AREA IS FOR THE USE OF THE DRIFTWOOD
HOMEOWNERS ASSOCIATION, FOR PARKING, FOR INGRESS
AND EGRESS, FOR DRAINAGE / RETENTION PURPOSES,
AND FOR PUBLIC UTILITIES. COMMON AREAS IS TO BE
OWNED AND MAINTAINED BY DRIFTWOOD HOMEOWNERS
ASSOCIATION.

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 26
SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA AND RUN THENCE
S-89°48'52"-W ALONG THE NORTH BOUNDARY THEREOF, 30.00 FEET TO
THE WESTERLY RIGHT OF WAY OF OLD WIRE ROAD; THENCE
N-00°16'26"-E ALONG SAID RIGHT OF WAY, ALSO BEING THE
BOUNDARY FOR DRIFTWOOD SUBDIVISION III, AS RECORDED IN PLAT
BOOK 27, PAGE 15 OF PUBLIC RECORDS OF PASCO COUNTY, FLORIDA,
404.67 FEET; THENCE S-89°48'52"-W, 81.00 FEET; THENCE
N-00°16'26"-E, 190.17 FEET; THENCE S-89°48'52"-W, 550.26
FEET TO THE POINT OF BEGINNING; RUN THENCE S-00°11'08"-E,
222.83 FEET; THENCE ALONG A RADIAL CURVE HAVING A RADIUS OF
140.00 FEET THROUGH A CENTRAL ANGLE OF 53°24'39", A TANGENT
OF 70.43 FEET, A CHORD OF 125.83 FEET, A CHORD BEARING OF
S-63°08'33"-W, FOR AN ARC DISTANCE OF 130.51 FEET; THENCE
ALONG A TANGENT LINE N-53°35'47"-W, 66.74 FEET; THENCE
S-89°48'52"-W, 70.00 FEET; THENCE N-00°11'08"-W, 182.00
FEET; THENCE S-89°48'52"-W, 168.40 FEET; THENCE
N-00°04'15"-W, 125.00 FEET; THENCE N-89°48'59"-E, 404.15
FEET; THENCE S-00°11'08"-E, 67.62 FEET TO THE POINT OF
BEGINNING. CONTAINING 2.17 ACRES.

PLAT BOOK 32 PAGE 98
PAGE 1 OF 2

TITLE CERTIFICATE

STATE OF FLORIDA, COUNTY OF PASCO
I, THOMAS E. SMITH
HEREBY CERTIFY THAT THE OWNERS AND MORTGAGEES OF
RECORD OF THE PROPERTY LYING WITHIN THE PARCEL
DESCRIBED ON THIS PLAT ARE AS SHOWN ON SAID PLAT,
THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF
RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON
PLAT, AND THAT THE TAXES FOR THE YEAR 1995
HAVE BEEN PAID.
THIS THE 10th DAY OF JULY, 1995.

BY: Thomas E. Smith
PRINTED NAME: THOMAS E. SMITH
PRINTED TITLE: PRESIDENT

CERTIFICATE OF APPROVAL BY MUNICIPALITY

STATE OF FLORIDA, COUNTY OF PASCO
THIS IS TO CERTIFY THAT ON THIS 10th DAY OF
July, 1995, THE CITY OF ZEPHYRHILLS,
PASCO COUNTY, FLORIDA, APPROVED THE FOREGOING PLAT.
BY: James H. Barber
MAYOR
BY: Charles H. Hester
PRESIDENT, CITY COUNCIL
BY: 4 Paula Mahler
CITY MANAGER

DEDICATION

STATE OF FLORIDA, COUNTY OF PASCO
KNOW ALL MEN BY THESE PRESENTS THAT GENERAL HOME
DEVELOPMENT, CORPORATION, A FLORIDA CORPORATION, OWNERS
OF THE LANDS SHOWN HEREON, HAS CAUSED THIS PLAT
OF DRIFTWOOD PHASE IV-A TO BE MADE AND DOES
HEREBY DEDICATE TO THE USE OF THE DRIFTWOOD HOMEOWNERS
ASSOCIATION FOREVER ALL EASEMENTS, COMMON AREAS,
PARKING AND INGRESS AND EGRESS AREAS AS SHOWN
HEREON THIS THE 10th DAY OF July, 1995
SIGNED, SEALED AND DELIVERED IN THE PRESENCE
OF:

WITNESS
Don Williams
PRINTED NAME: Don Williams
Cindy G. Brown
PRINTED NAME: Cindy G. Brown
GENERAL HOME
DEVELOPMENT, CORP.
BY: Thomas E. Smith
THOMAS E. SMITH
PRESIDENT

WITNESS
Don Williams
PRINTED NAME: Don Williams
Cindy G. Brown
PRINTED NAME: Cindy G. Brown
BY: Kevin T. Roberts
KEVIN T. ROBERTS
SECRETARY - TREASURER

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF PASCO
THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED
BEFORE ME THIS 10th DAY OF July, 1995
PERSONALLY APPEARED THOMAS E. SMITH PRESIDENT, AND
KEVIN T. ROBERTS, SECRETARY - TREASURER, GENERAL HOME
DEVELOPMENT, A FLORIDA CORPORATION, PERSONALLY KNOWN TO ME
TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING
CERTIFICATE AND DEDICATION AND THEY ACKNOWLEDGED THE EXECUTION
THERE OF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS, FOR
THE USES AND PURPOSES THEREIN EXPRESSED.
WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY,
FLORIDA, THIS THE 10th DAY OF July, 1995.

Janet K. Blackwell
NOTARY PUBLIC
PRINTED NAME: Janet K. Blackwell
Notary Public, State of Florida
My Comm. Exp. 01-23-99
Comm. No. 0022545

MY COMMISSION EXPIRES:

MORTGAGEE APPROVAL

STATE OF FLORIDA, COUNTY OF MADISON
KNOW ALL MEN BY THESE PRESENTS THAT BANK OF
MADISON COUNTY, A FLORIDA BANKING CORPORATION,
MORTGAGEE OF THE LANDS DESCRIBED HEREON
DOES HEREBY CONSENT TO THE DEDICATION TO THE USE OF
THE DRIFTWOOD HOMEOWNERS ASSOCIATION FOREVER ALL
EASEMENTS, COMMON AREAS, PARKING AND INGRESS AND
EGRESS AREAS AS SHOWN HEREON.

IN WITNESS WHERE OF I HAVE CAUSED
MY HAND AND SEAL THIS 10th DAY
OF July, 1995, SIGNED,
SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS
Shirley D. Harris
PRINTED NAME: Shirley D. Harris
Peggy H. Harris
PRINTED NAME: Peggy H. Harris
BANK OF
MADISON COUNTY
BY: O. Wayne Clark
O. WAYNE CLARK
PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF MADISON
THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED
BEFORE ME THIS 10th DAY OF July, 1995
PERSONALLY APPEARED O. WAYNE CLARK, PRESIDENT,
BANK OF MADISON COUNTY, A FLORIDA BANKING
CORPORATION, WHO EXECUTED THE FOREGOING AS AGENT
FOR AND IN BEHALF OF BANK OF MADISON COUNTY, KNOWN
TO ME TO BE THE INDIVIDUALS EXECUTING THE FOREGOING AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE
PURPOSES SET OUT THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL AT Madison COUNTY,
FLORIDA, THIS THE 10th DAY OF July, 1995.

Lee Anne Hall
NOTARY PUBLIC
PRINTED NAME: Lee Anne Hall
Notary Public, State of Florida
My Comm. Exp. Dec-27-1997
Comm. No. 0027250

MY COMMISSION EXPIRES:

SURVEYORS CERTIFICATE

STATE OF FLORIDA, COUNTY OF POLK

I HEREBY CERTIFY THAT THIS PLAT OF
DRIFTWOOD PHASE IV-A IS A
TRUE AND CORRECT REPRESENTATION OF A RECENT
SURVEY MADE UNDER MY RESPONSIBLE DIRECTION
AND SUPERVISION AND THAT THE SAME COMPLIES
WITH PROVISIONS OF CHAPTER 177, FLORIDA
STATUTES, RELATING TO THE MAKING OF MAPS
AND PLATS AND THAT ALL P.R.M.'S AND P.C.P.'S
HAVE BEEN SET AS SHOWN.

Patrick J. O'Leary 6-28-95
PATRICK J. O'LEARY P.L.S. #19130 DATE

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA,
ON THIS 11th DAY OF July, 1995.
IN PLAT BOOK 32, PAGES 98-99.



TAYLOR-McVAY INC.
1026 U.S. HWY. 98 SOUTH
LAKELAND, FLORIDA 33801
(813)-688-0544
FAX (813) 680-1436

Jud Pittman
CLERK OF CIRCUIT COURT
By: Jaqueline Rinehart, DC