

TIMBER OAKS · TRACT 16 · UNIT 3A

BEING A REPLAT OF PORTIONS OF TRACTS 2, 4 AND 9, PORT RICHEY LAND COMPANY SUBDIVISION,
PLAT BOOK 1, PAGE 61, SECTION 14, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA } SS
COUNTY OF PASCO }

The undersigned, owner of the land shown on this plat to be known as TIMBER OAKS - TRACT 16 - UNIT 3A, a subdivision of a portion of Section 14, Township 25 South, Range 16 East, Pasco County, Florida, and being a replat of portions of Tracts 2, 4 and 9 of PORT RICHEY LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Page 61 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Northwest corner of Section 14, Township 25 South, Range 16 East; thence S 0° 42' 12" W, along the East line of said Section 14, for 453.72 Feet thence N 8° 11' 00" W, for 150.00 Feet thence S 0° 42' 12" W, for 42.60 feet to a point on the South right-of-way line of Ponderosa Avenue (an 80.00 foot wide right-of-way) as defined in the plat of DUFFWOOD VILLAGE, as recorded in Plat Book 12, Pages 99 through 181 of the Public Records of Pasco County, Florida, said point being the POINT OF BEGINNING; thence S 86° 01' 00" E, along said South right-of-way line, for 214.00 feet thence S 0° 42' 12" W, for 347.83 feet thence S 12° 25' 44" E, for 50.00 feet thence S 21° 40' 25" E, for 160.00 feet thence S 8° 13' 30" W, for 285.49 feet to a point being the Southeast corner of the plat of TIMBER OAKS - TRACT 16 - UNIT 3, as recorded in Plat Book 22, Pages 122 and 123, and along the East line of said plat the following three (3) courses: (1) thence N 18° 11' 11" W, for 100.24 feet; (2) thence N 30° 00' 15" W, for 32.62 feet; (3) thence S 0° 42' 12" W, for 451.23 feet, to the POINT OF BEGINNING, and containing 3.29 acres, more or less.

Have caused said land to be divided and subdivided as shown hereon and do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all street rights-of-way and easements as shown and depicted hereon and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all lands upon which or within which utility improvements or facilities exist and further do hereby dedicate to the personal use of the public and Pasco County, Florida, all utility improvements and facilities including but not limited to water and sewer lines or pipes, fire hydrants, wells, lift stations, power stations, buildings, sewage disposal plants, other utility plants and other appurtenant facilities, lying within or upon the land depicted on this plat and shown on at least three (3) courses: (1) thence N 18° 11' 11" W, for 100.24 feet; (2) thence N 30° 00' 15" W, for 32.62 feet; (3) thence S 0° 42' 12" W, for 451.23 feet, to the POINT OF BEGINNING, and containing 3.29 acres, more or less.

This is the 25th day of June, 1987.

Sigatures continued above right.

Filed and Recorded:

In the Public Records of Pasco County, Florida, on this 11th day of August, A.D. 1987, in Plat Book 25, Pages 12-14.

COUNTY COMMISSIONER APPROVAL:

Approved by the Board of County Commissioners of Pasco County, Florida, this 11th day of August, 1987.

Maintenance of any retention lakes and associated drainage system is hereby assigned to the Homeowners Association.

LEGAL DESCRIPTION AND DEDICATION CONTINUED:

OWNER:

U.S. HOME CORPORATION, A DELAWARE CORPORATION

Andrew G. Irick, II
Division President

Robert L. Friedman
Division Assistant Secretary

Signed, Sealed and Delivered in the Presence of:

Chris J. Morgan
Witness for Both

RM. Nangle
Witness for Both

ACKNOWLEDGMENT:

STATE OF FLORIDA } SS
COUNTY OF HILLSBOROUGH }

I hereby certify that on this 27th day of August, A.D. 1987, before me personally appeared Andrew G. Irick, II, and Robert L. Friedman, Division President and Division Assistant Secretary, respectively, of U.S. Home Corporation, a Delaware Corporation, to me known to be the persons described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to their free act and deed for the uses and purposes therein expressed.

Witness my hand and official seal at Tampa, Florida, the day and year aforesaid.

My Commission Expires:

4/16/88

Chris J. Morgan
Notary Public State of Florida at Large

CERTIFICATE OF TITLE

STATE OF FLORIDA } SS
COUNTY OF PASCO }

I hereby certify that the owners and mortgages 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 said Plat; and that the taxes for the year 1986 have been paid.

This is the 16th day of May, 1987.

SURVEYOR'S CERTIFICATE

I, the undersigned Professional Land Surveyor, do hereby certify: That the attached plat entitled "TIMBER OAKS - TRACT 16 - UNIT 3A" is a true and correct representation of the lands as recently surveyed and platted under my direction; that the survey data shown on this plat complies with the requirements of Chapter 177, Part 1, Florida Statutes as amended, and that the Permanent Reference Monuments have been set.

POST, BUCKLEY, SCHUH & JERNIGAN, INC.

John U. Diani
Professional Land Surveyor No. 6053
State of Florida

Post, Buckley, Schuh & Jernigan, Inc.
CONSULTING ENGINEERS AND ARCHITECTS
2621 ENTERPRISE ROAD, CLEARWATER, FLORIDA 34625 A-1

TIMBER OAKS
TRACT 16
UNIT 3A

SHEET 1 OF 2