

# QUAIL RIDGE UNIT TWO

A SUBDIVISION IN SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST  
PASCO COUNTY, FLORIDA

## LEGAL DESCRIPTION AND DEDICATION CERTIFICATE

STATE OF FLORIDA } ss:  
COUNTY OF PASCO }

The undersigned, owner of the lands shown on this plat to be known as QUAIL RIDGE UNIT TWO, a subdivision of a portion of Section 6, Township 25 South, Range 18 East, Pasco County, Florida, being further described as follows:

### DESCRIPTION

That portion of Section 6, Township 25 South, Range 18 East, Pasco County, Florida, being described as follows:

Commence at the Northeast corner of Section 6, Township 25 South, Range 18 East, Pasco County, Florida, thence S 00°38'16" E, along the East line of said Section 6, a distance of 874.55 feet for a POINT OF BEGINNING, thence continue S 00°38'16" E, along said East line, a distance of 1662.94 feet, to the North line of that certain parcel described in Official Record Book 1181, Page 586 of the Public Records of Pasco County, Florida, thence the following two courses along the North and West line of said Parcel, thence S 69°33'51" W, a distance of 213.13 feet, thence S 00°47'52" E, a distance of 481.81 feet, to the North line of the South 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 6; thence S 89°28'45" W, along said North line, a distance of 650.01 feet, thence N 00°27'17" W, a distance of 173.88 feet, thence S 89°28'45" W, a distance of 221.04 feet, to the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 6; thence N 00°47'52" W, along said West line, a distance of 156.75 feet to the North line of the Southeast 1/4 of said Section 6; thence S 89°28'45" W, along said North line and its Western extension thereof, a distance of 1912.19 feet, to the Eastern right-of-way line of Shady Hills Road (60 feet right-of-way); thence the following three courses along said right of way line, thence N 00°27'00" E, a distance of 15.37 feet, to the beginning of a curve to the right having a central angle of 19°03'00" and a radius of 1770.00 feet, thence Northerly along the arc of said curve, a distance of 422.26 feet, thence N 20°30'00" E, a distance of 600.00 feet, thence S 69°30'00" E, a distance of 5.00 feet, to a point on a curve of which the radius point lies S 69°30'00" E, a distance of 23.00 feet, to the beginning of a curve to the right having a central angle of 42°07'24" and a radius of 343.44 feet, thence along the arc of said curve a distance of 266.98 feet, to the point of reverse curve of a curve to the left having a central angle of 40°47'08" and a radius of 173.00 feet, thence along the arc of said curve, a distance of 192.23 feet, thence S 69°44'22" E, a distance of 630.00 feet, thence S 89°59'00" E, a distance of 1200.00 feet, to a point on a curve of which the radius point lies N 69°59'00" W, a distance of 800.00 feet, thence Northerly along the arc of said curve through a central angle of 01°45'50", a distance of 26.51 feet, thence N 69°07'04" E, a distance of 680.01 feet, to the POINT OF BEGINNING. Contains 98.639 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 Pasco County, Florida, all easements and rights-of-way as shown and depicted hereon strictly for the purposes herein described, and further do hereby dedicate to the perpetual use of Pasco County, Florida, all lands upon which or within which utility improvements or facilities exist, and further do hereby dedicate to the perpetual use of Pasco County, Florida, all utility improvements and facilities, including, but not limited to, water or sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, buildings, sewage disposal plants, other utility plants and other appurtenant facilities lying within or upon the lands depicted on this plat and shown on as-built plans to be filed with the County for such lands, and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, the right to construct, operate, and maintain all such lands, utility improvements, or utilities, and appurtenances and such time as the operation and maintenance of said lands, improvements, facilities, and appurtenances is assumed by Pasco County, Florida, and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, including, but not limited to, the private utility furnishing water and sewer services and appurtenances, the title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily or involuntarily vacated, voided, or invalidated.

This the 2 day of May, A.D. 1990

OWNER:

JAMES H. MOYER, TRUSTEE

*James H. Moyer*

Signed, Sealed and Delivered in the presence of

*Scott J. Williams*  
WITNESS

### ACKNOWLEDGEMENT

I hereby certify on this 8th day of May, A.D. 1990 before me personally appeared Rudy Moyer, Trustee, to me known to be the person described in and who executed the foregoing certificate and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

Witness my hand and official seal at Spring Hill, Pasco County, Florida, the day and year aforesaid.

My Commission Expires May 31, 1994

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

### MORTGAGEE

CITIZENS AND SOUTHERN MORTGAGE CORPORATION

BY: *Dean Kura*  
DEAN KURA, VICE PRESIDENT

Signed, Sealed and Delivered in the presence of:

*Begin*  
WITNESS

### ACKNOWLEDGEMENT

I hereby certify on this 8th day of May, A.D. 1990 before me personally appeared Dean Kura, Vice President, to me known to be the person described in and who executed the foregoing certificate and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

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

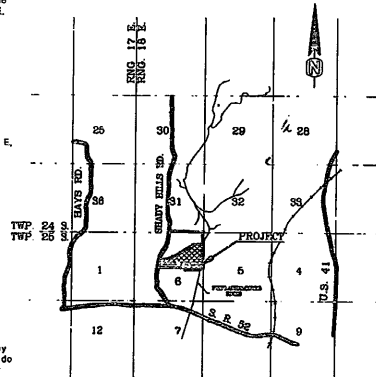
My Commission Expires May 20, 1994  
*Barbara J. Kura*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

### CERTIFICATE OF TITLE

I, Sally A. Morris-Noyes, President, of Executive Title Services of Florida, Inc. do hereby certify that the record title to the land as described and shown on this plat is in the name of the person, persons, corporation, or entity executing the dedication as shown on the plat. In the event the plat does not contain a dedication, I hereby certify that the copyholder of the plat subdivision has record title to the land. Additionally, I certify that there are no liens and/or encumbrances of record against said property, and that the taxes for the year 1989 have been paid.

This the 8 day of May, A.D. 1990

Executive Title Services of Florida, Inc.  
By: *Sally A. Morris-Noyes*  
Sally A. Morris-Noyes



SEC. 6, TWP. 25 S., RNG. 18 E.

### LOCATION MAP

SCALE 1" = 1 MILE

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

#### APPROVED

By the Board of County Commissioners of Pasco County, Florida on this 15th day of May, A.D. 1990.

### CLERK OF THE CIRCUIT COURT CERTIFICATE

#### FILED AND RECORDED

In the Public Records of Pasco County, Florida on this 15th day of May, A.D. 1990, in Plat Book 288, Pages 125-128.

*John P. Pittman*  
CLERK OF THE CIRCUIT COURT  
By: *John P. Pittman*

### SURVEYORS CERTIFICATE

I hereby certify on this 8th day of May, A.D. 1990, that this Plat is a true and accurate representation of the lands surveyed and that the survey was made under my supervision, and that the survey data complies with all requirements in Chapter 177 of the Florida Statutes. I further certify that the Permanent Reference Monuments and Permanent Control Points shown on this plat have been set.

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

FOR THE SURVEYING COMPANY  
*James A. Williams*  
James A. Williams  
Florida-Surveyors, Inc., Inc. 3423

AMERICAN ENGINEERING COMPANY  
CIVIL ENGINEERS - LAND SURVEYORS  
710 MELENDEZ ROAD - P.O. BOX 10349  
BROOKSVILLE, FLORIDA 34601  
804-799-1714 870-847-0475