

EMERALD POINTE

42 / 1

A SUBDIVISION OF A PORTION OF SECTION 20, AND REPLAT OF TRACTS 1 AND 11, PORT RICHEY LAND COMPANY
SUBDIVISION OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED
IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS EMERALD POINTE, A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 20, AND REPLAT OF TRACTS 1 AND 11, PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LOT 4, WEST PORT SUBDIVISION, UNIT SIX-A, AS RECORDED IN PLAT BOOK 17, PAGE 44 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN NORTH 00°45'44" EAST, 230.00 FEET ALONG THE NORTH EXTENSION OF THE WEST BOUNDARY LINE OF SAID WEST PORT SUBDIVISION UNIT SIX-A; THENCE 157.08 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, SUBTENDED BY A CHORD DISTANCE OF 141.42 FEET, BEARING NORTH 45°45'44" EAST; THENCE SOUTH 89°14'16" EAST, A DISTANCE OF 90.00 FEET; THENCE 157.08 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, SUBTENDED BY A CHORD DISTANCE OF 141.42 FEET, BEARING NORTH 45°45'44" EAST; THENCE NORTH 00°45'44" EAST, A DISTANCE OF 210.00 FEET; THENCE NORTH 89°57'42" WEST, A DISTANCE OF 1126.53 FEET; THENCE 934.89 FEET ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, SUBTENDED BY A CHORD DISTANCE OF 843.15 FEET, BEARING SOUTH 45°24'01" WEST; THENCE SOUTH 00°45'44" WEST, 531.66 FEET TO THE SOUTH BOUNDARY LINE OF TRACT 11, PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE EASTERLY, 2036.5 FEET MORE OR LESS (DESCRIBED) SOUTH 89°29'41" EAST, 2036.57 FEET (CALCULATED) ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 11 AND THE AND THE SOUTH BOUNDARY LINE OF THE NORTH 1/4 OF THE EAST 1/2 OF SAID SECTION 20, TO THE SOUTHWEST CORNER OF WEST PORT SUBDIVISION UNIT SIX AS SHOWN ON PLAT RECORDED IN PLAT BOOK 16, PAGES 124 AND 125 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 00°45'44" EAST, 235.00 FEET ALONG THE WEST BOUNDARY LINE OF SAID WEST PORT SUBDIVISION UNIT SIX TO THE SOUTHEAST CORNER OF LOT 100 OF SAID WEST PORT SUBDIVISION UNIT SIX; THENCE NORTH 89°14'16" WEST, 215.23 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID WEST PORT SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 98 OF SAID WEST PORT SUBDIVISION UNIT SIX; THENCE SOUTH 75°45'44" WEST, 294.01 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF WEST PORT SUBDIVISION UNIT SIX-A AS SHOWN ON PLAT RECORDED IN PLAT BOOK 17, PAGE 44 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 59°47'54" WEST, 126.49 FEET ALONG SAID SOUTH BOUNDARY LINE OF WEST PORT SUBDIVISION UNIT SIX-A; THENCE NORTH 00°45'44" EAST, 402.89 FEET ALONG THE WEST BOUNDARY LINE OF SAID WEST PORT SUBDIVISION UNIT SIX-A TO THE POINT OF BEGINNING.

CONTAINING 40.1732 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 PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES, INCLUDING, BUT NOT LIMITED TO WATER OR SEWER 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 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 DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES UNTIL 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 THERETO, 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 VACATED, VOIDED, OR INVALIDATED.

THIS 20TH DAY OF August, A.D. 2001.

OWNER: SURETY BANK

Karen Justin
KAREN JUSTIN PRESIDENT

Kathleen R. Purcell
WITNESS

Shazette A. Williams
WITNESS

Gary Babcock
GARY BABCOCK EXECUTIVE VICE PRESIDENT

Kathleen R. Purcell
WITNESS

Shazette A. Williams
WITNESS

ACKNOWLEDGEMENT OF OWNER

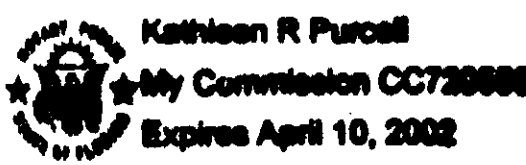
STATE OF FLORIDA)
COUNTY OF VOLUSIA) SS:

I HEREBY CERTIFY ON THIS 20TH DAY OF August, A.D. 2001, BEFORE ME PERSONALLY APPEARED KAREN JUSTIN, PRESIDENT, AND GARY BABCOCK, EXECUTIVE VICE PRESIDENT, FOR SURETY BANK, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL IN VOLUSIA COUNTY, FLORIDA, THE DAY AND YEAR AFORESIAD.

Kathleen R. Purcell
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:



CERTIFICATE OF TITLE

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

I, DAVID R. CARTER P.A. OF FIRST AMERICAN TITLE INSURANCE COMPANY, 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 THAT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. ADDITIONALLY, I CERTIFY 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 2000 HAVE BEEN PAID.
THIS 28th DAY OF August, A.D. 2001.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: David R. Carter
DAVID R. CARTER P.A.

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 11 DAY OF SEPTEMBER, A.D. 2001, IN PLAT BOOK 42, PAGES 1, 2, 3

[Signature]
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON SEPTEMBER 5, 2001, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

[Signature]
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 24th DAY OF August, A.D. 2001.

Nellie Mae Robinson
Nellie Mae Robinson
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 3392

SURVEYOR'S CERTIFICATE

I, DENNIS J. LEEK, THE UNDERSIGNED REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON THIS 22nd DAY OF August, A.D. 2001, THE AFOREDESCRIBED PROPERTY WAS SURVEYED, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE, AND THE PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

Dennis J. Leek
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 2689
(L.B. 5789)

DJL SURVEYING COMPANY, INC.
8324 CORPORATE WAY (P.O. BOX 791)
NEW PORT RICHEY, FLORIDA 34656