

THE EMERALD PONTE RY RESORT PHASE TWO

PLAT BOOK 35 PAGE 127

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 24,
TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA
COUNTY OF PASCO } 55

I, HOW ALL MEN BY THESE PRESENTS THAT "THE EMERALD PONTE CORPORATION" A FLORIDA CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA - OWNERS OF LAND SHOWN ON THIS PLAT TO BE DEDICATED AS "THE EMERALD FOUNTAIN RESORT, PHASE TWO" BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA - BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, THENCE N. 01°19'33" E. ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 388.00 FEET, THENCE S. 89°43'07" E. PARALLEL WITH THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 108.20 FEET, THENCE N. 00°19'33" E. A DISTANCE OF 433.63 FEET FOR A POINT OF BEGINNING, THENCE S. 89°42'27" E. A DISTANCE OF 137.59 FEET, THENCE N. 08°07'53" W. A DISTANCE OF 254.05 FEET, THENCE N. 81°52'07" E. A DISTANCE OF 48.00 FEET, THENCE N. 74°38'17" E. A DISTANCE OF 24.19 FEET, THENCE S. 02°17'12" E. ALONG THE ARC OF A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 32.00 FEET, DELTA OF 90°00'00", CHORD BEARING AND DISTANCE OF S. 53°07'53" E. 45.08 FEET, THENCE N. 81°52'07" E. A DISTANCE OF 128.42 FEET, THENCE N. 71°52'07" E. A DISTANCE OF 68.62 FEET, THENCE N. 00°07'53" W. A DISTANCE OF 582.63 FEET, THENCE N. 30°58'54" W. A DISTANCE OF 29.81 FEET, THENCE N. 08°07'53" W. A DISTANCE OF 93.02 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ZEPHYRILLS BY-PASS EAST, THENCE 108.68 FEET ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 113.99 FEET, DELTA OF 90°56'54", CHORD BEARING AND DISTANCE OF S. 89°05'16" W. 108.68 FEET), THENCE COLLECTING ALONG SAID RIGHT-OF-WAY LINE, S. 10°10'11" E. A DISTANCE OF 20.00 FEET, THENCE S. 79°30'49" W. A DISTANCE OF 56.58 FEET, THENCE N. 10°38'17" E. A DISTANCE OF 20.00 FEET, THENCE 64.38 FEET ALONG THE ARC OF CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 113.99 FEET, DELTA OF 90°19'25", CHORD BEARING AND DISTANCE OF S. 79°12'07" W. 64.38 FEET), THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S. 00°19'33" W. A DISTANCE OF 915.03 FEET TO THE POINT OF BEGINNING, CONTAINING 0.54 ACRES MORE OR LESS.

DULS HEREBY DEDICATE ALL DRAINAGE FACILITIES AND/OR "ASSEMENTS, COMMON AREAS AND STREET RIGHTS-OF-WAY FOR THE PRIVATE USE AND MAINTENANCE OF "THE EMERALD PONTE PROPERTY OWNERS' ASSOCIATION, INC.

AND DOES HEREBY FURTHER DEDICATE TO THE CITY OF ZEPHYRILLS, A MUNICIPAL CORPORATION, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE CONSTITUTION OF THE STATE OF FLORIDA, A BLANKET EASEMENT OVER, UNDER, ACROSS, AND THROUGH THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS "THE EMERALD FOUNTAIN RESORT, PHASE TWO" IN PERMITTING FOR THE PURCHASE, MAINTAINING, TESTING, INSPECTING AND REPAIRING THE MASTER WATER METER, FIRE HYDRANTS AND SANITARY SEWER LIFT STATION

THIS IS THE 22ND DAY OF JUNE, 1998
OWNER OF THE EMERALD PONTE CORPORATION.

DAVID PETERSON
PRESIDENT

WITNESS

WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PASCO } 55

I HEREBY CERTIFY ON THIS 22ND DAY OF JUNE, 1998, BEFORE ME, AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED DAVID PETERSON, PRESIDENT OF "THE EMERALD PONTE CORPORATION", TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID

NOTARY PUBLIC
STATE OF FLORIDA, AT LARGE
MY COMMISSION EXPIRES
11/16/19, 2001



NOTICE

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

JOINER AND CONSENT TO DEDICATE

STATE OF FLORIDA
COUNTY OF PASCO } 55

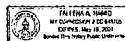
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED HEREON BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

ROBERT F. BISHOP
WITNESS

I HEREBY CERTIFY ON THIS 22ND DAY OF JUNE, 1998, BEFORE ME, AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED ROBERT F. BISHOP, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

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

NOTARY PUBLIC
STATE OF FLORIDA, AT LARGE
MY COMMISSION EXPIRES
11/16/19, 2001



JOINER AND CONSENT TO DEDICATE

STATE OF FLORIDA
COUNTY OF PASCO } 55

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ALAN R. WALLACE
WITNESS

I HEREBY CERTIFY ON THIS 22ND DAY OF JUNE, 1998, BEFORE ME, AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED ALAN R. WALLACE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID

NOTARY PUBLIC
STATE OF FLORIDA, AT LARGE
MY COMMISSION EXPIRES
11/16/19, 2001



JOINER AND CONSENT TO DEDICATE

STATE OF FLORIDA
COUNTY OF PASCO } 55

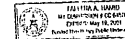
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THOMAS G. WOLSKI
WITNESS

I HEREBY CERTIFY ON THIS 22ND DAY OF JUNE, 1998, BEFORE ME, AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED THOMAS G. WOLSKI, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

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MY COMMISSION EXPIRES
11/16/19, 2001



JOINER AND CONSENT TO DEDICATE

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COUNTY OF PASCO } 55

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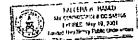
DAVID PETERSON
PRESIDENT

WITNESS

I HEREBY CERTIFY ON THIS 22ND DAY OF JUNE, 1998, BEFORE ME, AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED DAVID PETERSON, PRESIDENT OF "THE EMERALD FOUNTAIN RESORT, PHASE TWO", A DELAWARE CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

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

NOTARY PUBLIC
STATE OF FLORIDA, AT LARGE
MY COMMISSION EXPIRES
11/16/19, 2001



CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 30TH DAY OF APRIL, 1998 A.D. IN PLAT BOOK 35, PAGE 127, THROUGHOUT.

CLERK OF CIRCUIT COURT

By Susan Hatfield, DC

CERTIFICATE OF APPROVAL BY CITY COUNCIL

THIS IS TO CERTIFY THAT ON APRIL 24, 1998, THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ZEPHYRILLS, FLORIDA.

PRESIDENT OF COUNCIL

ATTEST:

CITY MANAGER

CERTIFICATE OF APPROVAL BY CITY OF ZEPHYRILLS PLANNING COMMISSION

THIS IS TO CERTIFY THAT ON APRIL 24, 1998, THE CITY OF ZEPHYRILLS PLANNING COMMISSION REVIEWED THIS PLAT AND RECOMMENDS THAT THE ZEPHYRILLS CITY COUNCIL APPROVE THE PROPOSED SUBDIVISION OF LANDS AS INDICATED HEREON.

PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO } 55

I, John H. Wood, OF John H. Wood & Associates, Inc., HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION AS SHOWN HEREON.

THIS IS THE 22ND DAY OF JUNE, 1998

SURVEYOR'S CERTIFICATE

I, RONALD LEE GOODMAN, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON APRIL 24, 1998, THE AFORESAID 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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THAT CERTIFICATE A-4 THAT PERTAINS TO THIS CERTIFICATE AND WILL BE SET WITH, THE YEAR OF THE DATE OF THIS CERTIFICATE AND THAT THIS PLAT COMPLIES WITH ALL APPLICABLE PLATTING REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

RONALD LEE GOODMAN
FLORIDA REGISTERED LAND SURVEYOR
NUMBER 4542

Goodman & Associates, Inc.
Surveying and Mapping
17921 Crooked Lane
Lutz, Florida 33549
(813) 909-9600

SHEET 1 OF 2