

FAIRWAY OAKS UNIT THREE-A

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACTS 51, 52, 53, 54, 56, 57 AND 61 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SAID SECTION 25 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED, OWNERS AND MORTGAGEES OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS FAIRWAY OAKS UNIT THREE-A, A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACTS 51, 52, 53, 54, 56, 57 AND 61 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SAID SECTION 25 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 100 OF FAIRWAY OAKS UNIT ONE-B AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 27, PAGES 95 THROUGH 100, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA FOR A POINT OF BEGINNING, THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID FAIRWAY OAKS UNIT ONE-B THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 83°22'41" WEST, 105.00 FEET, SOUTH 06°37'19" WEST, 9.00 FEET, 43.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 400.52 FEET, A CENTRAL ANGLE OF 08°13'51" AND A CHORD OF 43.63 FEET WHICH BEARS SOUTH 03°30'24" WEST, THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY LINE OF SAID FAIRWAY OAKS UNIT ONE-B AND THE WESTERLY EXTENSION OF THE NORTH BOUNDARY LINE OF LOT 58 OF SAID FAIRWAY OAKS UNIT ONE-B, NORTH 89°36'32" WEST, A DISTANCE OF 183.45 FEET, THENCE NORTH 06°37'19" EAST, A DISTANCE OF 487.58 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 18.12 FEET, SAID CURVE HAVING A RADIUS OF 1298.25 FEET, A CENTRAL ANGLE OF 00°47'59" AND A CHORD OF 18.12 FEET WHICH BEARS NORTH 60°54'54" WEST, THENCE NORTH 60°30'54" WEST, A DISTANCE OF 27.47 FEET, THENCE SOUTH 34°18'54" WEST, A DISTANCE OF 109.68 FEET, THENCE SOUTH 46°37'07" WEST, A DISTANCE OF 51.74 FEET, THENCE SOUTH 23°52'41" WEST, A DISTANCE OF 130.00 FEET, THENCE NORTH 66°07'19" WEST, A DISTANCE OF 5.00 FEET, THENCE SOUTH 23°52'41" WEST, A DISTANCE OF 90.00 FEET, THENCE SOUTH 66°07'19" EAST, A DISTANCE OF 5.00 FEET, THENCE SOUTH 23°52'41" WEST, A DISTANCE OF 132.28 FEET, THENCE SOUTH 25°10'51" WEST, A DISTANCE OF 219.93 FEET, THENCE SOUTH 07°05'19" EAST, A DISTANCE OF 20.00 FEET, THENCE SOUTH 62°54'41" WEST, A DISTANCE OF 77.53 FEET, THENCE NORTH 07°05'19" WEST, A DISTANCE OF 20.00 FEET, THENCE SOUTH 81°58'29" WEST, A DISTANCE OF 294.61 FEET, THENCE NORTH 12°42'48" WEST, A DISTANCE OF 170.92 FEET, THENCE SOUTH 77°17'12" WEST, A DISTANCE OF 18.24 FEET, THENCE NORTH 12°42'48" WEST, A DISTANCE OF 185.00 FEET, THENCE NORTH 62°48'18" WEST, A DISTANCE OF 85.65 FEET, THENCE NORTH 67°12'59" EAST, A DISTANCE OF 83.39 FEET, THENCE NORTH 22°47'01" WEST, A DISTANCE OF 165.00 FEET, THENCE SOUTH 67°12'59" WEST, A DISTANCE OF 21.00 FEET, THENCE NORTH 22°47'01" WEST, A DISTANCE OF 85.00 FEET, THENCE NORTH 41°02'11" WEST, A DISTANCE OF 67.92 FEET, THENCE NORTH 22°47'01" WEST, A DISTANCE OF 243.00 FEET, THENCE NORTH 34°42'37" EAST, A DISTANCE OF 108.65 FEET, THENCE A DISTANCE OF 80.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 371.12 FEET, A CENTRAL ANGLE OF 12°26'55" AND A CHORD OF 80.47 FEET WHICH BEARS NORTH 61°30'50" WEST, THENCE NORTH 34°42'37" EAST, A DISTANCE OF 50.00 FEET, THENCE A DISTANCE OF 80.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 321.12 FEET, A CENTRAL ANGLE OF 14°25'33" AND A CHORD OF 80.64 FEET WHICH BEARS SOUTH 62°30'09" EAST, THENCE NORTH 34°42'37" EAST, A DISTANCE OF 120.35 FEET, THENCE NORTH 88°32'19" EAST, A DISTANCE OF 718.11 FEET, THENCE SOUTH 26°30'52" EAST, A DISTANCE OF 337.64 FEET, THENCE SOUTH 29°29'06" WEST, A DISTANCE OF 74.63 FEET, THENCE SOUTH 60°30'54" EAST, A DISTANCE OF 100.19 FEET, THENCE A DISTANCE OF 209.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1248.25 FEET, A CENTRAL ANGLE OF 09°37'38" AND A CHORD OF 209.49 FEET WHICH BEARS SOUTH 65°19'43" EAST, THENCE A DISTANCE OF 34.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 473.95 FEET, A CENTRAL ANGLE OF 04°07'45" AND A CHORD OF 34.15 FEET WHICH BEARS SOUTH 22°01'38" WEST, THENCE SOUTH 70°02'14" EAST, A DISTANCE OF 105.52 FEET, THENCE SOUTH 14°06'11" WEST, A DISTANCE OF 67.30 FEET, THENCE SOUTH 08°01'30" WEST, A DISTANCE OF 69.31 FEET, THENCE SOUTH 37°58'37" EAST, A DISTANCE OF 98.31 FEET, THENCE SOUTH 39°12'21" WEST, A DISTANCE OF 129.17 FEET, THENCE SOUTH 06°37'19" WEST, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING, CONTAINING 21.974 ACRES FEET 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 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 AND 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 FILED WITH PASCO COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSURED BY PASCO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR 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 OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 9TH DAY OF May, A.D., 1990.

OWNER

REGENCY LINKS, INC.

JOHN E. HUDSON, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Virginia S. Sulo
WITNESS FOR BOTH

Marianne Spozate
MARIANNE SPOZATE, SECRETARY

WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA

SS:
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 9TH DAY OF May, A.D., 1990, BEFORE ME PERSONALLY APPEARED JOHN E. HUDSON AND MARIANNE SPOZATE, PRESIDENT AND SECRETARY RESPECTIVELY OF REGENCY LINKS, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOR GOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: 07/12/92

OWNER

WYNDHAM HOMES, INC.

NICHOLAS G. SIDERIS, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Richard Minieri
WITNESS FOR BOTH

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CARL N. MINIERI, VICE PRESIDENT

WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA

SS:
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 9TH DAY OF May, A.D., 1990, BEFORE ME PERSONALLY APPEARED NICHOLAS G. SIDERIS AND CARL N. MINIERI, VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF WYNDHAM HOMES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOR GOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: 2-22-94

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SHEET 1 OF 6

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