

## 33/128

PLAT BOOK
PAGE
SHEET 1 OF 6

[illegible]

A portion of the West 1/2 of Section 15 Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commencing at the Southwest corner of the Northwest 1/4 of S4 of S20 Section 15, thence S08°16'W along the West boundary of said Section 15, a distance of 1000 feet to a point of tangency, thence S08°16'W along the arc of curvature and parallel to the West boundary of said Section 15, thence S69°31'30"E along the arc of curvature and parallel to the Southwest corner of that certain parcel of land being the first described in Official Records of the County of Garfield, State of Colorado, to a point of tangency, thence S69°31'30"E along the Western boundary of said certain parcel, a distance of 350.37 feet, thence departing said Western boundary N00°13'40"E, a distance of 153.15 feet to a point of curvature, thence N00°13'40"E along the arc of curvature and parallel to the Western boundary of said certain parcel, a central angle of 38°13'31", and a chord bearing and distance of N18°52'56"E, 166.97 feet to a point of tangency, thence N37°59'13"W, a distance of 240.84 feet, thence N37°59'13"W along the arc of curvature and parallel to the Western boundary of said certain parcel, a central angle of 37°59'13", and a chord bearing and distance of N24°03'58"E, 200.00 feet to a point of tangency, thence S08°16'W along the arc of curvature and parallel to the Western boundary of said certain parcel, a central angle of 37°59'13", and a chord bearing and distance of N24°03'58"E, a distance of 166.83 feet, thence S23°24'28"E, a distance of 419.09 feet to the POINT OF BEGINNING.

Containing 100.00 Acres, more or less.

Have caused said land to be divided and subdivided as shown herein, and do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all street rights-of-way and easements, and all other dedicated lands, and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all improvements, including but not limited to, sewer improvements or facilities exist, and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all improvements, including but not limited to, water or sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, buildings, sewage disposal plants, street utility plants and other appurtenant facilities lying within the boundaries of the property hereby dedicated to the public and Pasco County, Florida, for such lands, and further do hereby reserve unto itself, it's heirs, successors, assigns, or legal representatives, the right to construct, operate, and maintain all such improvements, and the right to use, occupy, and control all utility easements and rights-of-way as the operation and maintenance of said lands is assumed by Pasco County, Florida, and further do hereby reserve unto itself, it's heirs, successors, assigns, or legal representatives, the right to use, occupy, and control all utility easements and rights-of-way, and all other 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, or abandoned, or otherwise terminated.

This the 21st day of JUNE A.D. 1996

Assistant Secretary

Signed, sealed and delivered in the presence of

Yanet A. Lopez

STATE OF FLORIDA )  
COUNTY OF DADE ) ss

I hereby certify on this 21st day of JUNE A.D. 1996, before me personally appeared ME Soleda and Morris J. Watsky, Vice President and Assistant Secretary respectively of Lennar Homes, Inc., a Florida 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 be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Miami DADE County, Florida, the day and  
year aforesaid.

My commission expires 8-10-96

12 + 19 = 31

Notes: Public State of Florida at Large

Notary Public, State of Florida at Large

Developer's Declaration I, WELLS FARGO BANK, N.A., of Universal Life Insurers, Inc., do hereby certify that the record title to the and 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 developer of the platted subdivision do record title to the and. Additionally, I certify that there are no liens and/or encumbrances of record against said property except as shown or said plat and that the taxes for the year 1985 have been paid.

was the 1<sup>st</sup> day of July 1999

— "Yrsgo" — i.e. "youthful", "young"

3. Normal

By the Board of County Commissioners of Pecos County Tex. on this 27th day of AUGUST A.D. 1996

- The Public Records of Pasco County, Florida on the 39th day of August, 1996, a Public Book 33 Pages 188 through 188.  
[Signature]  
 Clerk of the Circuit Court

1. Bearings shown hereon are based upon assumed datum. The West boundary of the Section 15-26-16 bears S 00°19'16" W.
2. Tract A through E shall be "Common Area" for the use of the lot owners, and shall be maintained by the "Homeowners Association".
3. Vehicular access to this dedicated to Pasco County.

THERE MAY BE ADDITIONAL RESTRICTIONS. "A" ARE NOT RECORDED ON THIS PLAT. "A" MAY BE FOUND IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Genn A. Price of D.C. Johnson & Associates, Inc. the undersigned Registered Land Surveyor hereby certifies that on 24 April 1996 the aforescribed property was surveyed, that this plot is a true and correct representation of said survey made under my reasonable direction and supervision. Further certify that Permanent Reference Monuments (PRM's) were in place, as shown hereon, and Permanent Control Points (P.C.P.'s) will be placed within one year as required by law, and that this plot complies with all requirements of chapter 177 of the Florida Statutes and Amendments thereon.

D E Johnson and Associates, Inc.

*Genn A. Price*  
Genn A. Price  
Florida Professional Land Surveyor No. 4936

