

# MEADOW OAKS UNIT TWO

PLAT BOOK 25 PAGE 121  
SHEET 1 OF 8

A SUBDIVISION  
IN  
SECTION 34, TOWNSHIP 24 SOUTH, RANGE 17 EAST  
PASCO COUNTY, FLORIDA

## DESCRIPTION AND DEDICATION

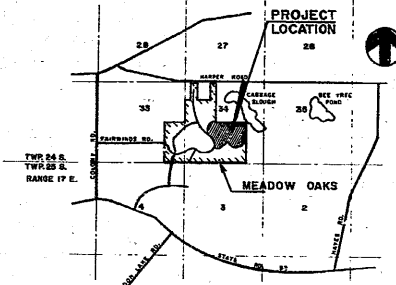
STATE OF FLORIDA ) SS  
COUNTY OF PASCO )

The undersigned Owner of the lands shown on this Plat to be known as Meadow Oaks Unit Two, a subdivision of a portion of the Southeast 1/4 of Section 34, Township 24 South, Range 17 East, Pasco County, Florida, being described as follows:

That portion of the South 1/2 of Section 34, Township 24 South, Range 17 East, Pasco County, Florida being described as follows:

Begin at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 24 South, Range 17 East; thence S89°39'46"W along the North line of the South 1/2 of Section 34 a distance of 1655.00 feet; thence S20°20'14"W a distance of 120.00 feet; thence S89°28'46"E a distance of 56.24 feet; thence S20°20'14"W a distance of 72.73 feet; thence S20°29'00"W a distance of 94.54 feet; thence S22°04'02"W a distance of 164.12 feet; thence S23°13'19"W a distance of 247.21 feet; thence S22°39'15"E a distance of 322.40 feet; thence S20°29'14"W a distance of 118.31 feet; thence S23°45'28"W a distance of 366.60 feet; thence S23°58'20"W a distance of 274.20 feet; thence S24°34'30"W a distance of 50.47 feet; thence S20°45'36"W a distance of 94.57 feet; thence S27°35'16"W a distance of 419.66 feet; thence S49°17'32"W a distance of 232.64 feet; thence S44°46'32"W a distance of 46.33 feet; thence S60°09'00"W a distance of 223.42 feet to a point on the Easely line of Road View at Meadow Oaks, Plat Book 24, Pages 3, 4 and 5 of the Public Records of Pasco County, Florida; thence S10°09'00"W a distance of 108.37 feet to the P.C. of a curve to the left having a central angle of 110°04'00" and a radius of 715.00 feet; thence Northerly along the arc of said curve a distance of 126.10 feet; thence S65°05'00"W a distance of 70.00 feet to a point on the Easely line of Cypress Run at Meadow Oaks, Plat Book 24, Pages 26 and 28 of the Public Records of Pasco County, Florida; thence the following three (3) calls along said Easely line; thence S20°55'00"W a distance of 104.61 feet to the P.C. of a curve to the right having a central angle of 08°00'00" and a radius of 765.00 feet; thence Northerly along the arc of said curve a distance of 106.91 feet; thence S20°55'00"W a distance of 127.00 feet to the P.C. of a curve to the left having a central angle of 26°05'00" and a radius of 46.55 feet; thence Northerly along the arc of said curve a distance of 21.19 feet; thence S28°00'00"W a distance of 348.11 feet to the P.C. of a curve to the left having a central angle of 16°29'34" and a radius of 935.00 feet; thence Northerly along the arc of said curve a distance of 269.14 feet; thence S28°30'26"W a distance of 88.00 feet; thence S21°29'14"W a distance of 151.35 feet; thence S27°44'13"E a distance of 110.05 feet; thence S25°28'27"E a distance of 116.13 feet; thence S27°22'43"E a distance of 127.04 feet; thence S28°53'46"W a distance of 115.24 feet; thence S25°53'10"E a distance of 126.42 feet; thence S28°44'31"W a distance of 153.67 feet; thence S21°04'36"W a distance of 42.97 feet; thence S28°53'32"E a distance of 160.45 feet; thence S20°22'14"W a distance of 35.00 feet to the point of Beginning. Contains 65.069 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 easements, rights and facilities, and all improvements to the land, and the improvements to the public and Pasco County, Florida, all lands upon which or within which utility improvements 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 lines or pipes, fire hydrants, living within or upon the land located on this Plat and shown, as-built plans filed with the County for such land, and shown, 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 facilities 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, the right to include 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 lands shall be voluntarily or involuntarily vacated, voided or invalidated.



## LOCATION MAP

This the 21<sup>st</sup> day of August A.D. 1987

OWNER:

DOA OF MEADOW OAKS, INC.

VICE PRESIDENT

Signed, Sealed and Delivered in the Presence of:

James A. Pickett William A. Danche  
WITNESS WITNESS

OWNER:

MEADOW OAKS LANDSCAPING, INC. AS TRUSTEE FOR MEADOW OAKS GOLF AND COUNTRY CLUB TRUST

PRESIDENT - MEADOW OAKS LANDSCAPING, INC.

Signed, Sealed and Delivered in the Presence of:

James A. Pickett William A. Danche  
WITNESS WITNESS

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PASCO )

I hereby certify on this 24 day of August A.D. 1987 before me personally appeared Sherman J. Kravitz, Vice-President of DOA of Meadow Oaks, Inc. and Henry Stephenson, President of Meadow Oaks Landscaping, Inc. Florida corporations, 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 thereon expressed.

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

My Commission Expires September 1, 1990  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



## TITLE CERTIFICATE

I, Sally C. Crane, of Stewart Title of Tampa, hereby certify that the Owners and Mortgagees of Record of the property lying within the parcel described on this Plat are as shown on said Plat and that there are no liens and/or encumbrances of record in the Official Records of Pasco County, Florida against said property, except as shown on said Plat, and the taxes for the year 1986 have been paid.

This the 30<sup>th</sup> day of September A.D. 1987.

STEWART TITLE OF TAMPA

BY: Sally C. Crane  
SENIOR VICE PRESIDENT

## MORTGAGEE

PARK REAL PROPERTY, INC.

A. J. Felton  
A. J. FELTON, PRESIDENT

Signed, Sealed, and Delivered in the presence of:

James A. Pickett William A. Danche  
WITNESS WITNESS

## ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
COUNTY OF PINELLAS )

I hereby certify on this 28<sup>th</sup> day of September 1987 before me personally appeared A. J. Felton, President of Park Real Property, Inc., a Florida corporation, to me known to be the person described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes thereon expressed.

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

My Commission Expires November 1, 1990

NOTARY PUBLIC, STATE OF FLORIDA

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

### APPROVED

By the Board of County Commissioners of Pasco County, Florida, on this 27<sup>th</sup> day of October A.D. 1987.

Tom Shubert Chairman

## CLERK OF THE CIRCUIT COURT CERTIFICATE

### FILED AND RECORDED

In the Public Records of Pasco County, Florida, on this 27<sup>th</sup> day of October A.D. 1987, in Plat Book 25, Page(s) 121, 122, 123, 124, 125.

Ad Pickett  
CLERK OF THE CIRCUIT COURT  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

## SURVEYORS CERTIFICATE

I hereby certify on this the 13<sup>th</sup> day of October A.D. 1987, that this Plat is a true and accurate representation of the lands surveyed and that the survey was made under supervision, and that the survey data complies with the requirements of Chapter 177 of the Florida Statutes.

FOR ADAMS ENGINEERING ASSOC.

Adams A. H.  
ADAMS ENGINEERING ASSOC., INC.

CHIEF ENGINEER - LAND PLANNERS

- LAND SURVEYORS -

9428 Jefferson Street Brooksville, Fla. 33512

904-799-1574 913-847-0493