

MILLPOND ESTATES SECTION SEVEN

A PORTION OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION & DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO)

THE UNDERSIGNED, OWNERS OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS MILLPOND ESTATES SECTION SEVEN, A PORTION OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 16 EAST PASCO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

MILLPOND ESTATES SECTION SEVEN

A PORTION OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 16 EAST PASCO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF DRAINAGE EASEMENT TRACT B, MILLPOND ESTATES SECTION FOUR AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 31, PAGES 118 THROUGH 122 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 15; THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 15, N 00° 13' 40" E, FOR 509.14 FEET TO THE EAST LINE OF THE ROWAN ROAD ADDITIONAL RIGHT-OF-WAY PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1985, PAGES 1285, 1286 AND 1287 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALSO BEING THE NON-TANGENT INTERSECTION OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY 186.91 FEET ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 12° 18' 33", AND A CHORD OF 186.55 FEET, BEARING N 06° 22' 56" E; THENCE CONTINUE ALONG THE EAST LINE OF SAID ROWAN ROAD ADDITIONAL RIGHT-OF-WAY PARCEL, N 00° 13' 40" E, FOR 1367.99 FEET; THENCE N 89° 46' 20" W, FOR 10.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID ROWAN ROAD, AS IT IS NOW ESTABLISHED; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROWAN ROAD, N 00° 13' 40" E, FOR 28.50 FEET; THENCE ALONG THE WEST LINE OF A 33 FOOT INGRESS/EGRESS AND WATER DRAINAGE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1825, PAGES 559 THROUGH 567 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THE FOLLOWING FOUR COURSES AND DISTANCES 89° 46' 20" E, FOR 153.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; EASTERLY 26.73 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61° 15' 12", AND A CHORD OF 25.47 FEET, BEARING N 59° 38' 04" E, N 28° 58' 28" E, FOR 169.40 FEET; N 0° 13' 40" E, FOR 92.00 FEET TO THE SOUTH LINE OF A 120 FOOT WIDE RIGHT-OF-WAY FOR TROUBLE CREEK ROAD EXTENSION AS IT IS NOW ESTABLISHED; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S 89° 46' 20" E, FOR 43.50 FEET; THENCE S 00° 13' 40" W, FOR 909.02 FEET; THENCE WEST, FOR 19.99 FEET; THENCE S 0° 13' 40" W, FOR 1236.77 FEET; THENCE N 89° 31' 23" W, FOR 290.00 FEET TO THE POINT OF BEGINNING SUBJECT TO EASEMENTS AND AGREEMENTS OF RECORD AND CONTAINING 12.628 ACRES OF LAND MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS THAT MILLPOND INVESTORS, A FLORIDA GENERAL PARTNERSHIP, AS OWNERS OF THE LAND SHOWN HEREON HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED 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:

THIS THE 27th DAY OF October, A.D., 1994

OWNER: MILLPOND INVESTORS, A FLORIDA GENERAL PARTNERSHIP

BY: PALM REALTY OF PASCO, INC.
MANAGING PARTNER

John Frank
JOHN FRANK, PRESIDENT

WITNESS

WITNESS

JAMES F. JULIAN
PROFESSIONAL LAND SURVEYOR

5526 PALMETTO ROAD
NEW PORT RICHEY
FLORIDA 34652-1709
(813) 842-6478

ACKNOWLEDGEMENT:

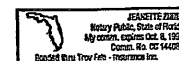
STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 27th DAY OF October, A.D., 1994, BEFORE ME PERSONALLY APPEARED JOHN FRANK, PRESIDENT OF PALM REALTY OF PASCO, INC., MANAGING PARTNER OF MILLPOND INVESTORS, A FLORIDA GENERAL PARTNERSHIP, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

Janette Zinn
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: Oct 8, 1995



CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO)

I, WILLIAM J. KIMPTON, OF KIMPTON, BURKE, & WHITE, 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 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 1993 HAVE BEEN PAID.

THIS THE 24 DAY OF October, 1994.

KIMPTON, BURKE, & WHITE

William J. Kimpton
WILLIAM J. KIMPTON
ATTORNEY AT LAW

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 27th DAY OF October, 1994 IN PLAT BOOK 32 PAGES 44-45.

Ed Rothman
CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON 11/04/94 THE FOREGOING PLAT OR PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

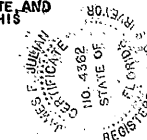
James F. Julian
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, JAMES F. JULIAN, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON July 21, 1994 THE AFORESAID PROPERTY WAS SURVEYED, 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 AND THE PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

JAMES F. JULIAN
5526 PALMETTO ROAD
NEW PORT RICHEY, FLORIDA 34652-1709

James F. Julian
JAMES F. JULIAN
FLORIDA REGISTERED L.S. NO. 4362



SHEET 1 OF 3

MILLPOND ESTATES SECTION SEVEN
PLAT BOOK 32 PAGE 44