

35/113

LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS WILLOW BEND UNIT J, A SUBDIVISION OF A PORTION OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

[illegible]

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC 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 OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST, OTHER UTILITY PLANTS, OTHER UTILITY LINES AND OTHER APPURTENANT FACILITIES Lying WITHIN OR ADJACENT TO SAID DEDICATED LANDS, STREETS, UTILITY AND SHOWN ON AS-RECORDED PLANS FILED WITH PASCO COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE TO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, ALL RIGHTS OF RESERVE TO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING, BUT NOT LIMITED TO, THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA, AND FURTHER DO HEREBY TO THE COUNTY IF ANY HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING, BUT NOT LIMITED TO, THE OPERATION AND MAINTENANCE OF SAID LANDS AND SEWER SERVICES AND APPURTENANCES PERTAINING, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY IS EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VENDED OR REVOLVATED.

THIS THE 13 DAY OF FEBRUARY 1998 A.D.

## OWNER

SCARBOROUGH/SEMBLER JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, COMPRISED OF SCARBOROUGH CONSTRUCTORS, INC., A FLORIDA CORPORATION, AND WYERHAEUSER REAL ESTATE COMPANY, A WASHINGTON CORPORATION.

BY: SCARBOROUGH CONSTRUCTORS, INC., A FLORIDA CORPORATION


Frederick H. Burcau  
FREDERICK H. BURCAU, AS PRESIDENT

AUTHORIZED AGENT PURSUANT TO POWER OF ATTORNEY AND AUTHORITY TO ACT RECORDED IN  
OFFICIAL RECORD BOOK 3132, PAGE 1428, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

MORTGAGEES CONSENT TO DEDICATION

WEYERHAEUSER REAL ESTATE COMPANY, A WASHINGTON CORPORATION

  
FREDERICK H. BURCAW

AUTHORIZED AGENT PURSUANT TO POWER OF ATTORNEY AND AUTHORITY TO ACT RECORDED IN  
OFFICIAL RECORD BOOK 3102, PAGE 91C, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS DeLia

ACKNOWLEDGEMENT OF OWNER

STATE OF FLORIDA }  
COUNTY OF PASCO }SS

I HEREBY CERTIFY ON THIS 13<sup>th</sup> DAY OF February A.D. 1998, BEFORE ME PERSONALLY APPEARED FREDERICK H. BURCAW, AS PRESIDENT, OF SCARBOROUGH CONSTRUCTORS, INC., A FLORIDA CORPORATION, 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 Wesley Chapel PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED IS:  
PERSONALLY KNOWN \_\_\_\_\_  
PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mary Jean Taylor  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MARY JEAN TAYLOR  
PRINTED NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES: May 22, 2001  
SERIAL No. \_\_\_\_\_

CERTIFICATE OF TITLE

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss.

I, GARY N. STROHAUER, OF BAXTER & STROHAUER, P.A., 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 THIS DEDICATION AS SHOWN ON THIS PLAT, IN THE EVENT THAT THIS PLAT DOES NOT QUALIFY FOR DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECEIVED 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 1992, HAVE BEEN PAID.

THIS THE 13<sup>th</sup> DAY OF February 1998 A.D.

BY: GARY N. STROHAUER

SURVEYOR'S CERTIFICATE

DENNIS J. DEHOFF, THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT ON February 10, 2015, THE ABOVE-DESCRIBED 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. THE PERMANENT CONTROL POINTS (P.C.P.'S) HAVE NOT 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.

ACKNOWLEDGEMENT OF MORTGAGEE

STATE OF FLORIDA }  
COUNTY OF PASCO } ss:

I HEREBY CERTIFY ON THIS 13<sup>th</sup> DAY OF February, A.D., 1998, BEFORE ME PERSONALLY APPEARED FREDERICK H. BURCAW, AUTHORIZED AGENT OF MEYERHAUSER REAL ESTATE COMPANY, A WASHINGTON CORPORATION, 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 Wesley Chapel PASCO COUNTY, FLORIDA, THE  
DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED IS  
PERSONALLY KNOWN ✓  
PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

PRINTED NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES: May 22, 2001  
SERIAL No.

Mary Jean Taylor  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MARY JEAN TAYLOR  
PRINTED NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES: May 22, 2001  
SERIAL No.

CASSON ENGINEERING COMPANY  
6321 GRAND BOULEVARD  
NEW PORT RICHEY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 10<sup>th</sup> DAY OF 1. 1996, 1996 A.D.,  
THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD  
OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 16 DAY OF MAY, 1998 A.D., IN PLAT BOOK 3 PAGES 13, 14, 15 AND 16.

CLERK OF CIRCUIT COURT

PREPARED BY:  
**CASSON ENGINEERING COMPANY**  
SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NUMBER LB-731  
6321 GRAND BOULEVARD, NEW PORT RICHEY, FLORIDA  
(813) 849-7588