

PINE RIDGE

SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

P.B. PG.
SHEET 1 OF 4**LEGAL DESCRIPTION AND DEDICATION:**

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
SS.
COUNTY OF PASCO)

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS PINE RIDGE, A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT N.E. CORNER OF THE N.W. 1/4 OF SAID SECTION 9; THENCE N 88°56'54" W, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 545.00 FEET; THENCE S 00°01'00" W, A DISTANCE OF 424.94 FEET; THENCE S 44°59'00" E, A DISTANCE OF 154.92 FEET; THENCE S 89°59'00" E, A DISTANCE OF 124.60 FEET; THENCE S 00°01'00" W, A DISTANCE OF 565.47 FEET; THENCE S 30°31'40" E, A DISTANCE OF 6.60 FEET; THENCE N 59°28'20" E, PARALLEL WITH AND 77.00 FEET NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 577, A DISTANCE OF 509.71 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE TO THE NORTHEAST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.87 FEET THROUGH A CENTRAL ANGLE OF 44°58'20" TO THE P.T. OF SAID CURVE; THENCE N 14°30'00" E, A DISTANCE OF 74.33 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET; THENCE TO THE NORTHEAST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.17 FEET THROUGH A CENTRAL ANGLE OF 45°00'00" TO THE P.T. OF SAID CURVE; THENCE N 59°30'00" E, A DISTANCE OF 45.00 FEET; THENCE S 30°30'00" E, A DISTANCE OF 50.00 FEET; THENCE S 59°30'00" W, A DISTANCE OF 45.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE TO THE SOUTHWEST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.90 FEET THROUGH A CENTRAL ANGLE OF 45°00'00" TO THE P.T. OF SAID CURVE; THENCE S 14°30'00" W, A DISTANCE OF 74.33 FEET; THENCE S 30°30'00" E, A DISTANCE OF 63.57 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 577; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES; N 59°28'20" E, A DISTANCE OF 623.61 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 603.62 FEET; THENCE TO THE NORTHEAST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 235.81 FEET THROUGH A CENTRAL ANGLE OF 22°23'00" TO THE P.T. OF SAID CURVE; THENCE N 37°05'20" E, A DISTANCE OF 482.12 FEET TO THE NORTH LINE OF SAID SECTION 9; THENCE N 89°57'20" W, A DISTANCE OF 1,249.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.30 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 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; 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, 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 THE COUNTY FOR SUCH LANDS; AND FURTHER 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 UTILITIES AND APPURTENANCES, EXCLUDING ANY OR ALL SIDEWALKS, 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, 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 VACATED, VOIDED, OR INVALIDATED. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THIS THE 21 DAY OF April, A.D., 2000.OWNER: PINE RIDGE PARTNERS, A FLORIDA GENERAL PARTNERSHIP
BY: PINE RIDGE OF PASCO COUNTY, INC., A FLORIDA CORPORATIONROBERT W. BYRD
ITS: PRESIDENT

WITNESSES:

Heather Marisette
PRINT NAME
Rose Mursale
PRINT NAME

BY: RT&D OF PINE RIDGE, INC., A FLORIDA CORPORATION

JOHN RYAN
ITS: PRESIDENT

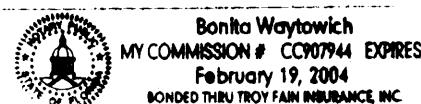
WITNESSES:

Heather Marisette
PRINT NAME
Rose Mursale
PRINT NAME**ACKNOWLEDGMENT:**STATE OF FLORIDA
COUNTY OF Pasco

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF April, 2000 A.D. BY ROBERT W. BYRD, PRESIDENT OF PINE RIDGE OF PASCO COUNTY, INC., A FLORIDA CORPORATION WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC

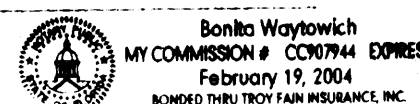
NAME OF NOTARY PRINTED OR STAMPED

**ACKNOWLEDGMENT:**STATE OF FLORIDA
COUNTY OF Pasco

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF April, 2000 A.D. BY JOHN RYAN, PRESIDENT OF RT&D OF PINE RIDGE, INC., A FLORIDA CORPORATION WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC

NAME OF NOTARY PRINTED OR STAMPED

**MORTGAGEE: CONSENT TO DEDICATION**

FIRST NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION

GARY S. GRAY
ITS: EXECUTIVE VICE PRESIDENT

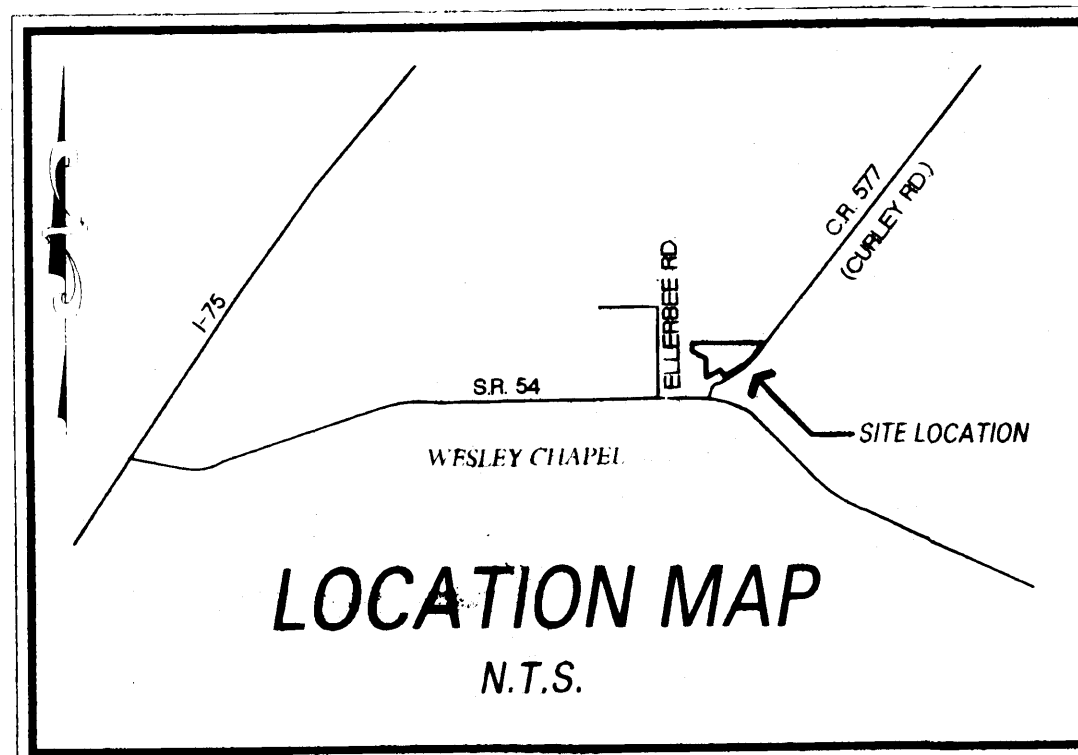
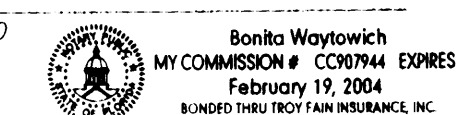
WITNESSES:

Heather Marisette
PRINT NAME
Rose Mursale
PRINT NAME**ACKNOWLEDGMENT:**STATE OF FLORIDA
COUNTY OF Pasco

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF April, 2000 A.D. BY OF FIRST NATIONAL BANK OF FLORIDA WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC

NAME OF NOTARY PRINTED OR STAMPED

**CERTIFICATE OF TITLE:**STATE OF FLORIDA)
SS.
COUNTY OF PASCO)

I, DONNA J. FELDMAN, VICE PRESIDENT OF PINELLAS TITLE SERVICES, INC., A FLORIDA CORPORATION, A TITLE AGENT LICENSED IN THE STATE OF FLORIDA, 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. ADDITIONALLY, I CERTIFY THAT THERE ARE NO MORTGAGES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; AND THAT THE TAXES FOR THE YEAR 1999 HAVE BEEN PAID.

THIS THE 24 DAY OF April, 2000 A.D.PINELLAS TITLE SERVICES, INC.,
A FLORIDA CORPORATIONBY: Donna J. Feldman
ITS: VICE PRESIDENT**SURVEYOR'S CERTIFICATE:**

I, THOMAS S. CLANCEY, THE UNDERSIGNED, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON OCTOBER 7, 1999, 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) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

BURCAW & ASSOCIATES ENGINEERING, INC. LB No. 0390

April 24, 2000
DATETHOMAS S. CLANCEY
FLORIDA PROFESSIONAL LAND SURVEYOR NO. 400**CLERK OF THE CIRCUIT COURT:**

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 24 DAY OF April, 2000 A.D. IN PLAT BOOK 332, PAGE 1.

CLERK OF THE CIRCUIT COURT**BOARD OF COUNTY COMMISSIONERS:**

THIS IS TO CERTIFY ON April 24, 2000, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS**REVIEW OF PLAT BY REGISTERED SURVEYOR**

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS THE 24 DAY OF April, 2000 A.D.

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # 3321

NOTICE: this plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. there may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

PREPARED BY
Burcaw & Associates Engineering, Inc.
ENGINEERING - PLANNING - SURVEYING
6015 BENJAMIN RD., SUITE 320 TAMPA, FL 33634
813 882-4815
LB 6890