

29/76

# AUTUMN OAKS UNIT FOUR-A

A PORTION OF THE WEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS AUTUMN OAKS UNIT FOUR-A, A PORTION OF THE WEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 111, AUTUMN OAKS UNIT TWO AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 27, PAGES 33 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID AUTUMN OAKS UNIT TWO THE FOLLOWING 10 COURSES AND DISTANCES: NORTH 81°45'08" WEST, 229.47 FEET; NORTH 34°27'54" WEST, 75.14 FEET; NORTH 83°45'33" WEST, 175.00 FEET; NORTH 00°57'24" EAST, 257.85 FEET; NORTH 09°36'38" WEST, 332.31 FEET; NORTH 59°00'00" WEST, 137.87 FEET; NORTH 31°00'00" EAST, 54.08 FEET; 80.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 11°27'33" AND A CHORD OF 79.87 FEET WHICH BEARS NORTH 36°43'46" EAST; NORTH 47°32'27" WEST, 90.00 FEET; NORTH 23°00'00" WEST, 192.86 FEET; THENCE NORTH 67°00'00" EAST, A DISTANCE OF 223.64 FEET; THENCE NORTH 23°00'00" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 67°00'00" EAST, A DISTANCE OF 230.00 FEET; THENCE SOUTH 23°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 67°00'00" EAST, A DISTANCE OF 81.38 FEET; THENCE NORTH 89°42'00" EAST, A DISTANCE OF 156.14 FEET TO THE WEST BOUNDARY LINE OF THE UNRECORDED PLAT OF SUNCOAST HIGHLANDS, UNIT 7; THENCE ALONG THE WEST BOUNDARY LINE OF SAID UNRECORDED PLAT OF SUNCOAST HIGHLANDS, UNIT 7 SOUTH 00°18'00" EAST, A DISTANCE OF 1273.33 FEET, TO THE POINT OF BEGINNING, CONTAINING 14.453 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 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 AND 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 PASCO COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR 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 SUCH LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR 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 OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 24th DAY OF Jan., A.D., 1991.

## OWNER

AUTUMN OAKS INVESTMENT CORPORATION

JOHN E. HUDSON, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

## ACKNOWLEDGEMENT

STATE OF FLORIDA

SS.

COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 24th DAY OF Jan., A.D., 1991, BEFORE ME PERSONALLY APPEARED JOHN E. HUDSON AND MARIANNE SPOZATE, PRESIDENT AND SECRETARY RESPECTIVELY, OF THE AUTUMN OAKS INVESTMENT CORPORATION, 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 OFFICIAL SEAL AT NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES:

CLIFFORD G. SECHSER  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
My Commission Expires April 26, 1993  
Renewed May 1st, 1991

## MORTGAGEE

CHARLES F. BARBER, TRUSTEE

CHARLES F. BARBER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

## ACKNOWLEDGEMENT

STATE OF FLORIDA

SS.

COUNTY OF PINELLAS

I HEREBY CERTIFY ON THIS 29th DAY OF May, A.D., 1991, BEFORE ME PERSONALLY APPEARED CHARLES F. BARBER, TRUSTEE, 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 THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT CLEARWATER, PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES:

AMELIA E. LISATA  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

## CERTIFICATE

STATE OF FLORIDA

SS.

COUNTY OF PASCO

I, DANIEL H. MARTIN, OF MARTIN AND FIGURSKI, 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 1990 HAVE BEEN PAID.

THIS 7th DAY OF Feb., A.D., 1991.

MARTIN AND FIGURSKI

DANIEL H. MARTIN

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 10th DAY OF March, A.D., 1991, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN THEREON AND THAT THE SURVEY WAS MADE ACCORDING TO THE REQUIREMENTS OF THE FLORIDA STATUTES; THE PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THE PERMANENT CONTROL POINTS (P.C.P.) HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE.

CASSON ENGINEERING COMPANY  
6321 GRAND BOULEVARD  
NEW PORT RICHEY, FLORIDA

CLIFFORD G. SECHSER  
FLORIDA SURVEYOR'S REG. NO. 4885

## APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA ON THIS 29th DAY OF May, A.D., 1991.

## FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THE 30th DAY OF May, A.D., 1991, IN PLAT BOOK 29, PAGES 76 AND 77.

J. S. CRAWFORD, JR.  
CLERK OF PASCO COUNTY

SHEET 1 OF 2

AUTUMN OAKS UNIT FOUR-A  
PLAT BOOK 29, PAGE 76