

# GRAND OAKS PHASE 2, UNIT 7 42/111

BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 19 EAST  
PASCO COUNTY, FLORIDA

**LEGAL DESCRIPTION AND DEDICATION**

STATE OF FLORIDA }  
COUNTY OF PASCO } SS:

The undersigned owners of the lands shown on this plat to be known as Grand Oaks Phase 2, Unit 7, a subdivision of a portion of Section 15, Township 26 South, Range 19 East, Pasco County, Florida and being further described as follows:

Beginning at the northerly corner of Tract "M", said corner also being the Westerly end of Curve 14 as depicted in Grand Oaks Phase 2, Units 1 and 2, recorded in Plat Book 40, pages 1 through 6, of the public records of Pasco County, Florida, said point being the POINT OF BEGINNING; thence along the boundary of said Tract "M" the following eight (8) courses; (1) S24°03'06"E, a distance of 122.37 feet; (2) S17°20'38"W, a distance of 54.50 feet; (3) 481.51 feet along the arc of a non-tangent curve, concave Westerly, having a radius of 186.40 feet, a central angle of 148°00'23", a chord bearing of S09°03'17"W and a chord distance of 358.36 feet to the curve's end; (4) S52°47'47"W, a distance of 36.70 feet to the beginning of a curve; (5) 386.55 feet along the arc of said curve, concave Northerly, having a radius of 241.00 feet, a central angle of 91°53'58", a chord bearing of N81°15'14"W and a chord distance of 346.43 to the curve's end; (6) thence N35°18'14"W, a distance of 180.62 feet; (7) N54°41'46"E, a distance of 25.00 feet; (8) N35°18'14"W, a distance of 25.00 feet to a point on the southerly boundary of Grand Oaks Phase 2, Unit 4, recorded in Plat Book 40, Pages 118 through 120, of the public records of Pasco County, Florida; thence along said boundary for the following eight (8) courses; (1) N54°41'46"E, a distance of 91.00 feet to the beginning of a curve; (2) 31.42 feet along the arc of said curve, concave Southerly, having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing of S80°18'15"E and a chord distance of 28.28 feet to the curve's end; (3) thence S35°18'14"E, a distance of 25.00 feet; (4) N54°41'46"E, a distance of 50.00 feet; (5) N35°18'14"W, a distance of 20.00 feet to the beginning of a curve; (6) 31.42 feet along the arc of said curve, concave Easterly, having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing of N09°41'46"E and a chord distance of 28.28 feet to the curve's end; (7) N54°41'46"E, a distance of 110.50 feet to the beginning of a curve; (8) 289.14 feet along the arc of said curve, concave Southeasterly, having a radius of 1,345.00 feet, a central angle of 12°19'02", a chord bearing of N60°51'17"E and a chord distance of 288.59 feet, to the POINT OF BEGINNING.

Containing 5.32 acres, more or less.

Have caused said land to be divided and subdivided as shown hereon and does hereby dedicate to the perpetual use of Pasco County, Florida, an easement for ingress and egress over all areas designated on the plat as roadways, utility, drainage, conservation, and any other easement areas for the use of emergency, utility provider and governmental business only. It is expressly not intended that any right, title or interest in any tracts or easements which are identified as such and shown hereon be dedicated, granted, conveyed or assigned, except as specifically set forth herein or in any subsequent instrument that might be properly executed, delivered, and recorded by the undersigned, and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives, the title to any improvements dedicated to the public or to Pasco County, if for any reason such dedication shall be either voluntarily vacated, voided or invalidated.

This the 3<sup>rd</sup> day of December, A.D., 2001.

**LENNAR HOMES, INC. - OWNER**

Robert Ahrens  
Vice President / Lennar Homes, Inc.

Alanna K. Noie  
Witness, Alanna K. Noie

Laura Ceglio  
Witness, Laura Ceglio

**ACKNOWLEDGMENTS:**

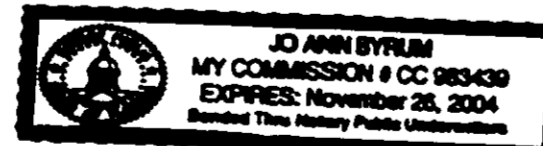
STATE OF FLORIDA }  
COUNTY OF PASCO } SS:

I hereby certify on this 3<sup>rd</sup> day of December, 2001, before me appeared, Robert Ahrens, Vice President of LENNAR HOMES, INC., personally known to me 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 express, and did not take an oath.

WITNESS my hand and official seal, the day and year aforesaid.

John A. Bynum  
Notary Public, State of Florida at Large

My Commission expires:  
Commission Number:



**King**  
ENGINEERING ASSOCIATES, INC.  
4521 MEMORIAL HIGHWAY  
ONE MEMORIAL CENTER, SUITE 300  
TAMPA, FLORIDA 33634

PHONE 813-880-8881  
FAX 813-880-8882  
E-MAIL king@kingengineering.com  
CERTIFICATE OF AUTHORIZATION No. LB 2810

**NOTICE:** 1. 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 form of the plat, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

**CERTIFICATE OF TITLE:**

STATE OF FLORIDA }  
COUNTY OF PASCO } SS:

I, Beverly McReynolds, President of NORTH AMERICAN TITLE COMPANY, 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, I hereby certify that the developer of the platted subdivision has record title to that land. Additionally, I certify that there are no liens and no encumbrances of record against said property, except as shown on said plat; and that the taxes for the year 2001, have been paid.

This 27<sup>th</sup> day of November, A.D., 2001.

NORTH AMERICAN TITLE COMPANY

By: Beverly McReynolds  
President

**CLERK OF THE CIRCUIT COURT:**

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 19<sup>th</sup> day of December, 2001, A.D. in Plat Book 42, Pages 111, 112.

John A. Bynum  
Clerk of the Circuit Court

**BOARD OF COUNTY COMMISSIONERS:**

This is to certify, that on December 18, 2001, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

James Darin O'Neal  
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 3<sup>th</sup> day of December, 2001.

Nellie Mae Robinson  
Nellie Mae Robinson  
Professional Surveyor and Mapper  
State of Florida, No. 3392

**NOTES**

1. The owner of the lands described hereon, will convey Tracts A3, B3 and C3 to the GRAND OAKS MASTER ASSOCIATION.
2. The "10' Utility Easement" across the front of all lots and Tracts is for the restricted purpose of installation, maintenance and operation of electric, telephone and cable television.
3. The coordinate values shown hereon are based upon the Pasco County Primary Horizontal Control Network and were established to third-order class 1 accuracy as defined by the standards and specifications for geodetic control networks, as published by the Federal Geodetic Control Committee, dated September 1984 or the latest edition. Said coordinates are stated in units of U.S. survey feet and are based upon GPS observations originating from National Geodetic Survey control stations "224-090" and "W27-106". And are referenced to the North American datum of 1983 (adjustment of 1990) Florida west - zone 0902 (transverse mercator projection). Bearings shown hereon are grid and are based on the above mentioned control stations.

**SURVEYOR'S CERTIFICATE**

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes, and that P.R.M.'s (Permanent Reference Monuments) as shown hereon have been set, and that P.C.P.'s (Permanent Control Points) and all other corners as shown hereon will be set within the time allotted in 177.091 (8).

12-4-2001  
Date



KING ENGINEERING ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB# 2610

James Darin O'Neal  
Professional Surveyor and Mapper  
State of Florida, No. 5926

3471-004-000

**SHEET 1 OF 2**