

OAK GROVE PHASES 5A, 6A AND 6B

A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO)

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS OAK GROVE PHASES 5A, 6A AND 6B A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

PHASE 5A

A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 86 OF OAK GROVE PHASE 3 AS RECORDED IN PLAT BOOK 40, PAGES 111 THROUGH 117 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 335.00 FEET, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID OAK GROVE PHASE 3, 20.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°26'20" (CHORD BEARING N 77°28'05"E., 20.10 FEET) TO THE POINT OF BEGINNING, THENCE ALONG SAID SOUTHERLY BOUNDARY BY THE FOLLOWING THREE (3) COURSES: 1 - EASTERLY 128.98 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'32" (CHORD BEARING N 64°43'09"E., 128.18 FEET) TO A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 262.00 FEET, 2 - THENCE EASTERLY 78.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°09'45" (CHORD BEARING N 62°16'15"E., 78.19 FEET), 3 - THENCE ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OR BOOK 3735, PAGE 18 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, N 70°51'08"E., 257.56 FEET TO A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 835.00 FEET, THENCE ALONG SAID SOUTHERLY LINE BY THE FOLLOWING FOUR (4) COURSES: 1 - EASTERLY 437.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'57" (CHORD BEARING N 85°51'37"E., 432.45 FEET) 2 - THENCE S 79°07'55"E., 96.99 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 565.00 FEET, 3 - THENCE EASTERLY 112.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°22'18" (CHORD BEARING S 84°49'04"E., 111.95 FEET, 4 - THENCE N 89°29'47"E., 281.79 FEET, THENCE S 00°18'04"E., 270.00 FEET, THENCE S 89°29'47"W., 17.51 FEET; THENCE S 00°30'13"E., 110.00 FEET, THENCE S 06°55'11"W., 50.42 FEET; THENCE S 00°30'13"E., 110.00 FEET, THENCE S 89°29'47"W., 366.82 FEET, THENCE ALONG THE NORTHERLY BOUNDARY OF TRACT 150 OF OAK GROVE PHASE 3 BY THE FOLLOWING SIX (6) COURSES: 1 - N 79°07'55"W., 207.01 FEET TO A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 295.00 FEET, 2 - THENCE WESTERLY 154.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'57" (CHORD BEARING S 85°51'36"W., 152.78 FEET), 3 - THENCE S 70°51'08"W., 259.28 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1405.00 FEET, 4 - THENCE WESTERLY 139.89 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°42'17" (CHORD BEARING S 73°42'16"W., 139.83 FEET TO A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 385.00 FEET, 5 - THENCE WESTERLY 86.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°56'22" (CHORD BEARING S 83°01'36"W., 86.76 FEET), 6 - THENCE S 89°29'47"W., 147.00 FEET, THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF OAK GROVE BOULEVARD OF SAID OAK GROVE PHASE 3, N 00°30'13"W., 303.77 FEET TO A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1505.10 FEET, THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTHERLY 132.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°03'23" (CHORD BEARING N 03°01'54"W., 132.78 FEET, THENCE N 77°59'35"E., 20.13 FEET, THENCE N 06°12'48"W., 30.27 FEET TO THE POINT OF BEGINNING

CONTAINING 16.896 ACRES, MORE OR LESS

TOGETHER WITH

PHASE 6A

A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 150 OF OAK GROVE PHASE 3 AS RECORDED IN PLAT BOOK 40, PAGES 111 THROUGH 117 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 150 AND THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, S 89°29'47"W., 197.82 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S 89°29'47"W., 756.57 FEET, THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF OAK GROVE BOULEVARD OF SAID OAK GROVE PHASE 3 BY THE FOLLOWING TWO (2) COURSES: 1 - N 44°54'36"W., 10.37 FEET, 2 - THENCE N 00°30'13"W., 535.68 FEET, THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARIES OF SAID TRACT 150 BY THE FOLLOWING ELEVEN (11) COURSES: 1 - THENCE N 89°29'47"E., 77.20 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 265.00 FEET, 2 - EASTERLY 45.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°53'42" (CHORD BEARING N 84°32'56"E., 45.71 FEET), 3 - THENCE N 79°36'05"E., 68.61 FEET TO A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 435.00 FEET, 4 - THENCE EASTERLY 60.48 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°57'57" (CHORD BEARING N 83°35'03"E., 60.43 FEET) TO A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 496.31 FEET, 5 - THENCE EASTERLY 125.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°32'05" (CHORD BEARING S 85°09'56"E., 125.57 FEET TO A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 102.00 FEET, 6 - THENCE EASTERLY 29.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°49'32" (CHORD BEARING S 86°18'39"E., 29.85 FEET), 7 - THENCE N 85°16'35"E., 114.90 FEET TO A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 155.33 FEET, 8 - THENCE SOUTHEASTERLY 599.60 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 221°10'18" (CHORD BEARING S 30°27'47"E., 290.82 FEET) 9 - THENCE N 84°58'57"E., 87.07 FEET TO A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 155.00 FEET, 10 - THENCE SOUTHEASTERLY 499.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 184°35'48" (CHORD BEARING S 02°43'09"E., 309.75 FEET), 11 - THENCE S 00°30'13"E., 5.00 FEET TO THE POINT OF BEGINNING

CONTAINING 10.888 ACRES, MORE OR LESS

TOGETHER WITH

PHASE 6B

A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT 20 OF OAK GROVE PHASE 1B AS RECORDED IN PLAT BOOK 35, PAGES 18 THROUGH 26 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 20 AND TRACT 10 OF SAID OAK GROVE PHASE 1B BY THE FOLLOWING FIVE (5) COURSES: 1 - THENCE S 69°41'53"W., 484.72 FEET, 2 - THENCE N 89°59'49"W., 511.46 FEET, 3 - THENCE S 45°00'00"W., 85.38 FEET, 4 - THENCE N 90°00'00"W., 120.63 FEET, 5 - THENCE N 44°26'22"W., 324.24 FEET, TO THE EASTERLY BOUNDARY OF TURTLE LAKES UNIT 4 AS RECORDED IN PLAT BOOK 20, PAGES 83 THROUGH 85 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG SAID EASTERLY BOUNDARY N 00°07'07"E., 108.89 FEET, THENCE S 89°59'49"E., 1332.62 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF OAK GROVE BOULEVARD OF OAK GROVE PHASE 1B AS RECORDED IN PLAT BOOK 35, PAGES 18 THROUGH 26 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 660.00 FEET, THENCE SOUTHEASTERLY 11.63 FEET ALONG SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°00'34" (CHORD BEARING S 19°47'51"E., 11.63 FEET), THENCE S 20°18'07"E., 107.53 FEET TO THE POINT OF BEGINNING

CONTAINING 7.822 ACRES, MORE OR LESS.

CONTAINING A TOTAL NET ACREAGE OF 35.606 ACRES, MORE OR LESS

HAVE CAUSED THE AFORESAIDED 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 SHOWN AND DEPICTED HEREON, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF MAD HATTER UTILITY, INC., 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 APPURTENANCE 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 UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES, AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA, OR MAD HATTER UTILITY, INC., AS THE CASE MAY BE, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, 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 46 DAY OF November, 2003

FREEMARR DEVELOPMENT, INC. - OWNER

Michael Marra Judith Serrapica
MICHAEL MARRA JUDITH SERRAPICA
PRESIDENT WITNESS WITNESS NAME PRINTED
Mary L. Freeman MARY L. FREEMAN
WITNESS WITNESS NAME PRINTED

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 4th DAY OF November, 2003 A.D., BEFORE ME PERSONALLY APPEARED MICHAEL MARRA, AS PRESIDENT OF FREEMARR DEVELOPMENT, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID

Susan J. Brown Susan J. Brown
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES



CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO)

President Hobby, P.A.
I, H. CLYDE HOBBY, AS PARTNER OF HOBBY, GREY & REEVES, ATTORNEYS AT LAW 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 2002 HAVE BEEN PAID

THIS THE 24 DAY OF November, 2003

HOBBY, GREY & REEVES/Hobby, P.A.

BY H. Clyde Hobby NAME PRINTED H. Clyde Hobby

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 16 DAY OF December, 2003, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

Chairman of the Board
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 22 DAY OF December, 2003
IN PLAT BOOK 47 PAGES 72 THROUGH 77

Clerk of the Circuit Court
CLERK OF THE CIRCUIT COURT

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 21st DAY OF NOVEMBER, 2003

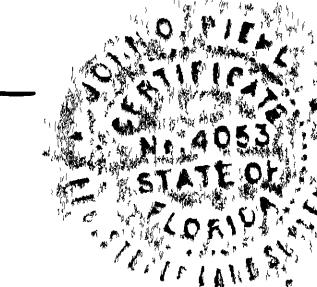
Hardowar Singh
SIGNATURE

HARDOWAR SINGH
PRINTED NAME
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER 14875

SURVEYORS' CERTIFICATE

I, JOHN O. DIEHL, UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT ON THIS 22nd DAY OF NOVEMBER, 2003, THE AFORESAIDED 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 CERTIFICATION AND PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATION. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

John O. Diehl
JOHN O. DIEHL
FLORIDA REGISTERED SURVEYOR
REGISTRATION NO 4053



POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING
2015 S.R. 580 SUITE 17
CLEARWATER, FLORIDA 33750
727 660 0322
LB # 6113