

THOUSAND OAKS PHASES 2-5

A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA

DESCRIPTION AND DEDICATION:

STATE OF FLORIDA }
COUNTY OF PASCO } SS

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS THOUSAND OAKS PHASES 2-5, A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTH 1/4 CORNER OF SAID SECTION 35; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 35, ALSO BEING THE EAST BOUNDARY OF TRINITY OAKS SOUTH AS RECORDED IN PLAT BOOK 30, PAGE 89 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, N.00°43'07"E., 92.55 FEET; THENCE LEAVING SAID LINE, N.50°31'47"E., 79.39 FEET; THENCE N.38°41'39"W., 93.55 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 35; THENCE ALONG SAID LINE, N.00°43'07"E., 1050.90 FEET; THENCE LEAVING SAID LINE, N.87°10'08"E., 284.84 FEET; THENCE N.82°14'02"E., 460.93 FEET; THENCE N.74°09'05"E., 111.27 FEET; THENCE N.54°25'40"E., 232.17 FEET; THENCE N.25°10'38"W., 111.84 FEET; THENCE S.54°25'40"W., 100.70 FEET; THENCE N.29°22'26"W., 149.74 FEET; THENCE N.24°33'28"W., 70.00 FEET; THENCE N.21°44'35"W., 112.21 FEET; THENCE N.24°18'18"W., 92.09 FEET; THENCE N.87°05'44"E., 95.98 FEET; THENCE N.81°28'57"E., 95.82 FEET; THENCE N.42°33'47"E., 210.01 FEET; THENCE N.47°41'30"E., 91.82 FEET; THENCE N.81°59'28"E., 183.33 FEET; THENCE S.38°00'16"E., 21.09 FEET TO A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, 23.89 FEET THROUGH A CENTRAL ANGLE OF 20°52'52" (CHORD BEARING S.27°33'50"E., A CHORD DISTANCE OF 23.56 FEET); THENCE S.17°07'25"E., 71.82 FEET; THENCE N.72°43'44"E., 270.11 FEET; THENCE N.17°21'31"W., 83.86 FEET TO A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 335.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, 26.22 FEET THROUGH A CENTRAL ANGLE OF 04°29'03" (CHORD BEARING N.21°31'24"W., A CHORD DISTANCE OF 26.21 FEET); THENCE N.37°40'49"E., 398.48 FEET; THENCE N.09°51'08"W., 280.02 FEET; THENCE N.11°58'59"E., 47.55 FEET; THENCE N.41°35'13"E., 69.99 FEET; THENCE N.47°28'30"E., 68.91 FEET; THENCE N.55°19'05"E., 221.98 FEET; THENCE N.71°07'37"E., 51.58 FEET; THENCE N.56°33'30"E., 110.00 FEET; THENCE N.87°33'14"E., 78.87 FEET; THENCE S.89°30'10"E., 98.25 FEET; THENCE S.86°03'16"E., 80.13 FEET; THENCE S.89°59'51"E., 19.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF LITTLE ROAD (200 FOOT RIGHT-OF-WAY LINE); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S.00°39'19"W., 389.23 FEET TO A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2500.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, 475.51 FEET THROUGH A CENTRAL ANGLE OF 10°53'52" (CHORD BEARING S.04°47'40"E., A CHORD DISTANCE OF 474.79 FEET); THENCE LEAVING SAID RIGHT-OF-WAY LINE, S.66°32'03"W., 745.00 FEET; THENCE S.23°27'57"E., 456.88 FEET; THENCE S.28°24'21"W., 115.72 FEET; THENCE S.66°30'47"W., 298.49 FEET; THENCE S.54°02'01"W., 461.68 FEET; THENCE S.37°04'49"E., 558.72 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TRINITY BOULEVARD BEING A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 5100.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, 80.01 FEET THROUGH A CENTRAL ANGLE OF 00°53'56" (CHORD BEARING S.53°38'48"W., A CHORD DISTANCE OF 80.01 FEET); THENCE LEAVING SAID NORTH-RIGHT-OF-WAY LINE, NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 5100.00 FEET AND THE NORTH RIGHT-OF-WAY OF TRINITY BOULEVARD; THENCE SOUTHWESTERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE, 183.61 FEET THROUGH A CENTRAL ANGLE OF 02°03'54" (CHORD BEARING S.47°32'36"W., A CHORD DISTANCE OF 183.60 FEET); THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, S.46°30'39"W., 579.58 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4, N.89°38'02"W., 663.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 63.96 ACRES MORE OR LESS.

AND:

HAS CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN HEREON FOR DRAINAGE AND UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO, WITH RESPECT TO THE AREAS SHOWN ON THIS PLAT TO BE USED AS UTILITY EASEMENTS, THE UNDERSIGNED HEREBY DEDICATES TO ANY UTILITY PROVIDER SUBSEQUENTLY AUTHORIZED BY THE UNDERSIGNED A NON-EXCLUSIVE UTILITY EASEMENT OVER AND ACROSS SUCH AREAS FOR THE SOLE AND EXCLUSIVE PURPOSE OF THE INSTALLATION, OPERATION AND MAINTENANCE OF THE UTILITY FACILITIES THEREIN; PROVIDED, HOWEVER THAT SAID OWNERS SHALL HAVE THE RIGHT TO RETAIN THE USE OF SAID UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING UTILITY FACILITIES AND MAY GRANT SUCH ADDITIONAL EASEMENTS, LICENSES OR USE AGREEMENTS AS OWNERS MAY DEEM NECESSARY, AND PROVIDED, FURTHER THAT THIS DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION BY THE OWNERS FOR THE PROVIDING OF SUCH SERVICES BY UTILITY PROVIDER TO THE PROPERTY, WHICH SHALL BE AUTHORIZED ONLY UPON TERMS AND CONDITIONS, ACCEPTABLE TO THE UNDERSIGNED. NONE OF THE STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER AREAS SHOWN ON THIS PLAT ARE TO BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC. APPROVAL TO ACCESS UTILITY LINES AND EASEMENTS IN THE EVENT OF AN EMERGENCY IS HEREBY GRANTED TO PASCO COUNTY, EXCEPT TO THE EXTENT THAT SUCH APPROVAL CONFLICTS WITH THE UTILITY SERVICE AGREEMENT BETWEEN OWNER AND ALOMA UTILITIES, INC.

AND:

PER FLORIDA STATUTES 177.91 (28), "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 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 ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION."

THIS THE 30 DAY OF October, 2000 A.D.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

OWNER: AS TO LOT 190

IH MODEL HOMES, INC.

Jack D. Suarez
JACK D. SUAREZ

Dominic D. Schumacher Elizabeth M. Vaughn
WITNESS WITNESS

Dominic D. Schumacher Elizabeth M. Vaughn
PRINTED NAME OF WITNESS PRINTED NAME OF WITNESS

ACKNOWLEDGMENT OF OWNERS

STATE OF FLORIDA }
COUNTY OF PASCO } SS

I HEREBY CERTIFY ON THIS 30th DAY OF October, A.D., 2000 A.D., BEFORE ME PERSONALLY APPEARED Jack D. Suarez 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.

Elizabeth M. Vaughn
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Elizabeth M. Vaughn
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/5/03

OWNER: AS TO REMAINDER

SUNFIELD HOMES, INC.

Patricia Orsi
PATRICIA ORSI, VICE PRESIDENT

Dustin Weelchens
WITNESS

DUSTIN WEELECHENS
PRINTED NAME OF WITNESS

Vickie Hackett
WITNESS

Vickie Hackett
PRINTED NAME OF WITNESS

ACKNOWLEDGMENT OF OWNERS

STATE OF FLORIDA }
COUNTY OF PASCO } SS

I HEREBY CERTIFY ON THIS 1st DAY OF November, A.D., 2000 A.D., BEFORE ME PERSONALLY APPEARED PATRICIA ORSI, 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.

Sheila H. Charles
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Sheila H. Charles
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

CERTIFICATE OF TITLE

STATE OF FLORIDA }
COUNTY OF PASCO } SS

I, H. Clyde Hobby, of Hobby, Gray & Reeves 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 1999 HAVE BEEN PAID.

THIS THE 1st DAY OF November, 2000 A.D.

BY: *H. Clyde Hobby* NAME PRINTED H. Clyde Hobby

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF February, 2001 A.D., THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

Sheila H. Charles
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 7th DAY OF February, 2001 A.D. IN PLAT BOOK 40, PAGES 92 THROUGH 93
Sheila H. Charles
CLERK OF THE CIRCUIT COURT

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 19th DAY OF January, 2001.

Nellie Mae Robinson
SIGNATURE

Nellie Mae Robinson
PRINTED NAME
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # 3392

SURVEYORS' CERTIFICATE

I, JOHN O. DIEHL, UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT ON THIS 24th DAY OF January, 2000, 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) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION, AND ALL OTHER CORNERS HAVE BEEN OR WILL BE SET. 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

