

TIMBER GREENS PHASE 1-B, UNIT 4

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AND A REPLAT OF A PORTION OF TRACT 31 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SAID SECTION 1, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO }

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS TIMBER GREENS PHASE 1-B, UNIT 4, A SUBDIVISION OF A PORTION NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AND A REPLAT OF A PORTION OF TRACT 31 OF PORT RICHEY LAND COMPANY SUBDIVISION OF SAID SECTION 1, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 1, SOUTH 89°56'08" WEST, A DISTANCE OF 470.01 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF STARKEY BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 3869, PAGES 1786 THROUGH 1792, INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STARKEY BOULEVARD THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 00°14'27" WEST, 1543.69 FEET; 491.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 855.00 FEET; A CENTRAL ANGLE OF 32°54'49" AND A CHORD OF 484.43 FEET WHICH BEARS SOUTH 16°41'51" WEST; THENCE NORTH 49°45'33" WEST, A DISTANCE OF 521.32 FEET; THENCE A DISTANCE OF 214.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 32°45'05" AND A CHORD OF 211.45 FEET WHICH BEARS NORTH 66°08'08" WEST; THENCE NORTH 82°30'38" WEST, A DISTANCE OF 387.51 FEET; THENCE A DISTANCE OF 85.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 04°40'54" AND A CHORD OF 85.52 FEET WHICH BEARS NORTH 84°54'09" WEST; THENCE NORTH 87°17'33" WEST, A DISTANCE OF 381.05 FEET; THENCE A DISTANCE OF 278.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 70°51'31" AND A CHORD OF 260.86 FEET WHICH BEARS SOUTH 57°16'42" WEST; THENCE SOUTH 21°50'56" WEST, A DISTANCE OF 331.81 FEET; THENCE A DISTANCE OF 277.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 45°21'51" AND A CHORD OF 268.93 FEET WHICH BEARS SOUTH 44°31'51" WEST; THENCE A DISTANCE OF 327.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT FOR A POINT OF BEGINNING; SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 125°02'16" AND A CHORD OF 266.15 FEET WHICH BEARS NORTH 88°08'42" WEST; THENCE A DISTANCE OF 50.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1924.13" AND A CHORD OF 50.56 FEET WHICH BEARS SOUTH 21°38'03" WEST; THENCE A DISTANCE OF 217.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 26°12'36" AND A CHORD OF 518.52 FEET; THENCE A DISTANCE OF 612.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 62°34'02" AND A CHORD OF 560.82 FEET WHICH BEARS SOUTH 35°11'34" WEST; THENCE SOUTH 83°54'32" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 79°57'23" WEST, A DISTANCE OF 125.03 FEET; THENCE NORTH 10°02'37" EAST, A DISTANCE OF 24.00 FEET; THENCE NORTH 79°57'23" WEST, A DISTANCE OF 190.00 FEET; THENCE NORTH 10°02'37" EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 11°02'13" WEST, A DISTANCE OF 123.30 FEET; THENCE NORTH 48°57'47" EAST, A DISTANCE OF 597.52 FEET; THENCE SOUTH 74°15'56" EAST, A DISTANCE OF 172.60 FEET; THENCE SOUTH 40°39'28" EAST, A DISTANCE OF 14.05 FEET; THENCE NORTH 76°28'35" EAST, A DISTANCE OF 600.74 FEET; THENCE A DISTANCE OF 299.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 635.00 FEET, A CENTRAL ANGLE OF 27°04'08" AND A CHORD OF 297.21 FEET WHICH BEARS SOUTH 89°59'22" EAST; THENCE SOUTH 13°32'40" WEST, A DISTANCE OF 110.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 8.436 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 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 LINE OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWER 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 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 OR INVOLUNTARILY VACATED, VOIDED, OR INVALIDATED.

THIS THE 1ST DAY OF MARCH, A.D., 1994.

OWNERS

ALICO ESTATES DEVELOPMENT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP
BY: DEMETREE-PASCO PROPERTIES, INC., ITS GENERAL PARTNER

CHRISTOPHER C. DEMETREE, AS VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

MORTGAGEES CONSENT TO DEDICATION

NICK V. CHRISTOPOLIS, AS VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

MARJORIE H. COLGAN, AS ASSISTANT SECRETARY

WITNESS FOR BOTH

ACKNOWLEDGEMENT OF OWNERS

STATE OF FLORIDA }
COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 1ST DAY OF MARCH, A.D., 1994, BEFORE ME PERSONALLY APPEARED CHRISTOPHER C. DEMETREE AND MARJORIE H. COLGAN, AS VICE PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY OF DEMETREE-PASCO PROPERTIES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AS GENERAL PARTNER OF ALICO ESTATES DEVELOPMENT ASSOCIATION, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOR GOING 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 NEWPORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUALS WHO SIGNED ARE:
PERSONALLY KNOWN
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED:

Thomas J. Adell
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Thomas F. Gilliam
PRINTED NAME OF NOTARY PUBLIC

OFFICIAL NOTARY SEAL
Thomas F. Gilliam
Notary Public State of Florida
Commission No. CC204295
My Commission Exp. May 20, 1995

MY COMMISSION EXPIRES: May 20, 1996
SERIAL No. CC 204295

ACKNOWLEDGEMENT OF MORTGAGEES

STATE OF FLORIDA }
COUNTY OF DUVAL }

THIS IS TO CERTIFY, THAT ON THIS 25th DAY OF February, A.D., 1994, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED NICK V. CHRISTOPOLIS AS VICE PRESIDENT OF FIRST UNION NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND HE 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 Jacksonville, DUVAL COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED IS:
PERSONALLY KNOWN
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED:

George T. Morrison
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
George T. Morrison
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: October 16, 1994
SERIAL No. CC 050865

CERTIFICATE OF TITLE

STATE OF FLORIDA }
COUNTY OF DUVAL }

George T. Morrison
MY COMMISSION 4 CC-050865 EXPIRES
October 16, 1994
EXCERPT FROM FLORIDA STATUTES, ETC.

I, ROBERT O. MICKLER, OF MARTIN, ADE, BIRCHFIELD & MICKLER P.A. DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSONS, PERSONS, CORPORATION, OR ENTITY EXECUTING THIS DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THAT THIS 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 1993 HAVE BEEN PAID.

THIS 25th DAY OF February, A.D., 1994.

MARTIN, ADE, BIRCHFIELD & MICKLER P.A.

BY: Robert O. Mickler
ROBERT O. MICKLER

SURVEYOR'S CERTIFICATE

I, CLIFFORD G. SECHSER, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY ON THIS 11th DAY OF March, A.D., 1994, 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. THE PERMANENT CONTROL POINTS (P.C.P.'S) HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

CASSON ENGINEERING COMPANY
6321 GRAND BOULEVARD
NEW PORT RICHEY, FLORIDA

CLIFFORD G. SECHSER
FLORIDA SURVEYOR'S REG'N. NO. 4865

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 22nd DAY OF March, A.D., 1994, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

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 22nd DAY OF March, 1994 AD, IN PLAT BOOK 31, PAGES 100, 101 AND 102.

Joe Pittman
CLERK OF CIRCUIT COURT
Joe Pittman, Jr.
SHEET 1 OF 3