

SUMMERTREE PARCEL 1A, PHASE 1

BEING A SUBDIVISION OF A PORTION OF SECTIONS 5 AND 8,
TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

34/127

LEGAL DESCRIPTION:

STATE OF FLORIDA
COUNTY OF PASCO

THE UNDERSIGNED, OWNERS OF THE LANDS SHOWN ON THIS PLAN TO BE KNOWN AS SUMMERTREE PARCEL 1A, PHASE 1, A SUBDIVISION OF A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1A, A PARCEL OF LAND LOCATED IN SECTION 5 AND 8, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEIGIN AT THE NORTHEAST CORNER OF THE PLAT OF ARROWPOW AT SUMMERTREE, AS RECORDED ON PLAT BOOK 22, PAGES 50 THROUGH 63, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF SAID PLAT THE FOLLOWING: 507.92' N 0° 00' 00" E 1110.00 FEET; THENCE N07°17'17" E 620.00 FEET; THENCE LEAVING SAID PLAT BOUNDARY N78°45'19" E 221.32 FEET; THENCE S40°25'45" E 37.01 FEET; 137.17 FEET; THENCE S47°25'53" E 111.11 FEET; THENCE N47°42'57" E 363.89 FEET; THENCE N42°30'57" E 40.40 FEET; THENCE N48°45'47" W 50.66 FEET; THENCE N48°25'26" W 39.32 FEET; THENCE S75°55'04" W 31.31 FEET; THENCE S48°10'35" W 35.43 FEET; THENCE S04°44'09" W 201.60 FEET; THENCE S66°43'36" W 525.76 FEET; THENCE S70°44'45" W 194.94 FEET; THENCE N48°50'10" W 250.12 FEET; THENCE N33°30'57" E 32.04 FEET; THENCE N10°26'50" W 97.03 FEET; THENCE N31°24'12" E 240.27 FEET; THENCE N02°32'57" E 267.28 FEET; THENCE S40°25'25" E 176.55 FEET; THENCE N48°50'10" W 69.17 FEET; THENCE N02°47'37" E 28.15 FEET; THENCE N09°45'47" E 24.84 FEET; THENCE S05°20'35" E 141.75 FEET; THENCE S90°00'00" E 88.84 FEET TO A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 255.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 18.52 FEET THROUGH A CENTRAL ANGLE OF 64°42'57" (OR 58°26'32" E 18.51 FEET) TO A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 32.04 FEET THROUGH A CENTRAL ANGLE OF 72°25'37" (OR N07°00'00" W 28.89 FEET) TO A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 225.00 FEET, THENCE N07°00'00" W 28.89 FEET TO A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 175.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 32.08 FEET THROUGH A CENTRAL ANGLE OF 42°52'57" (OR S74°54'10" W 12.70 FEET); THENCE N07°00'00" W 253.91 FEET; THENCE S02°46'40" W 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.42 ACRES, MORE OR LESS.

DEDICATION:

TAM BAY DEVELOPERS, INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER IN FEE SIMPLE OF THE LAND DESCRIBED ON THIS PLAN AND THAT THERE ARE NO OTHER OUTSTANDING INTERESTS IN SAID LANDS SAID LANDS ARE HEREBY PLATTED AS SUMMERTREE PARCEL 1A, PHASE 1.

SUMMERTREE VILLAS HOMEOWNERS ASSOCIATION, INC. JOINS IN THIS DEDICATION FOR THE PURPOSE OF WARRANTING THAT IT WILL MAINTAIN THE PRIVATE RIGHTS OF WAY, DRAINAGE SYSTEMS AND APPURTENANCES SITUATED WITHIN THIS PLAN. THE PRIVATE RIGHTS OF WAY ARE TO BE OWNED AND MAINTAINED BY SUMMERTREE VILLAS HOMEOWNERS ASSOCIATION, INC. THE PRIVATE RIGHTS OF WAY OF SUMMERTREE VILLAS, THE DIMENSIONS OF WHICH ARE SHOWN ON THIS PLAN, TOGETHER WITH THE PRIVATE EASEMENTS SHOWN ON THIS PLAN ARE NOT DEDICATED TO THE USE OF THE PUBLIC IN GENERAL, EXCEPT AS NOTED HEREINAFTER, BUT ARE RESERVED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAN, THEIR SUCCESSORS AND ASSIGNS. THE PRIVATE RIGHTS OF WAY AND PRIVATE EASEMENTS AS SHOWN ON THIS PLAN ARE FOR ACCESS, INGRESS, EGRESS, MIGRATION AND INCLUDING, BUT NOT LIMITED TO, PUBLIC AND PRIVATE UTILITIES AS NOTED HEREINAFTER, DRAINAGE SYSTEMS AND APPURTENANCES, POWER, TELEPHONE, POTABLE WATER DISTRIBUTION, POLICE AND THE PROTECTION, SANITARY REMEDY, FLOOD AND CABLE TELEVISION PURPOSES AND ARE CREATED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AND TRACTS SHOWN HEREON, THEIR SUCCESSORS AND/OR ASSIGNS AND NO RIGHTS ARE GRANTED TO THE PUBLIC IN GENERAL, WITH REGARD HERETO EXCEPT AS NOTED HEREINAFTER. THE OWNERSHIP APPURTENANCES AND APPURTENANCES OF THE FACILITIES WITHIN THE PRIVATE RIGHTS OF WAY, DRAINAGE SYSTEMS, WATER SYSTEMS AND PRIVATE EASEMENTS EXCEPT AS NOTED HEREINAFTER SHALL BE THE RESPONSIBILITY OF SUMMERTREE VILLAS HOMEOWNERS ASSOCIATION, INC. AND THE OWNERS OF THE LOTS SHOWN HEREON, THEIR SUCCESSORS AND/OR ASSIGNS. THE USE AND BENEFIT OF THESE PRIVATE RIGHTS OF WAY AND PRIVATE EASEMENTS SHALL EXTEND AND INURE TO THE BENEFIT OF ALL LOCAL, STATE AND FEDERAL GOVERNMENTS, THEIR AGENCIES AND THEIR DEPARTMENTS AND SHALL ALSO EXTEND AND INURE TO ALL ALLY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES AND/OR ENTITIES, FOR THEIR USE IN PERFORMING AND DISCHARGING THEIR OFFICIAL DUTIES AND OBLIGATIONS TO PRIVATE, GOVERNMENTAL AND UTILITY SERVICES INCLUDING, BUT NOT LIMITED TO ACCESS, INGRESS, EGRESS, CONVEYANCE, MAINTENANCE, OPERATION AND OPERATION OF THEIR FACILITIES FOR THE LOTS SHOWN ON THIS PLAN. THIS GRANT OF EASEMENT SHALL IN NO MANNER BE CONSTRUED AS PERMITTING ANY PERSON ON THE PROPERTY OTHER THAN FOR PURPOSES OF MAINTENANCE AND OPERATION OF FACILITIES, OR AS PROVIDED HEREON.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 16th DAY OF APRIL, 1997, BEFORE ME APPEARED, SHELDON L. ROTHMAN, PRESIDENT OF TAM BAY DEVELOPERS, 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 EXPRESSED, AND DID NOT TAKE AN OATH.

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

Daniel H. Burnett
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES
COMMISSION NUMBER

ACKNOWLEDGEMENT:

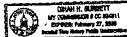
STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 16th DAY OF APRIL, 1997, BEFORE ME APPEARED, GERALD J. LEACH, SENIOR VICE PRESIDENT OF TAM BAY DEVELOPERS, 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 EXPRESSED, AND DID NOT TAKE AN OATH.

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

Daniel H. Burnett
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES
COMMISSION NUMBER



CERTIFICATE OF TITLE:

STATE OF FLORIDA
COUNTY OF PASCO

I, PETER T. HOFSTRA, PRESIDENT OF SHIMPLE TITLE COMPANY, DO HEREBY CERTIFY THAT THE RECORDS TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAN 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 RECORDED TITLE TO THAT LAND. ADDITIONALLY, I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAN, AND THAT THE TAXES FOR THE YEAR 1996 HAVE BEEN PAID.

THIS 16th DAY OF APRIL, A.D. 1997

SHIMPLE TITLE
BY *Peter T. Hofstra*
PETER T. HOFSTRA, PRESIDENT

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPILES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF FLORIDA STATUTES, AND THAT THIS PLAN'S PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON HAVE BEEN SET, AND THAT P.C.P.'S (PERMANENT CONTROL POINTS) AS SHOWN HEREON WILL BE SET WITHIN THE TIME ALLOTTED IN 177.091 (6).

GEORGE A. SHIMP II & ASSOCIATES, INC.

George A. Shimp II
GEORGE A. SHIMP II
FLA. REGISTERED LAND SURVEYOR NO. 2512

4/17/1997
DATE

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FOREGOING PLAN HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 9 DAY OF MAY, 1997 AS IN PLAT BOOK 34 PAGE 127, 128, 129, 130, 131

CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON 5-6-97, THE FOREGOING PLAN OR PLANS WERE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Stanley H. Clark
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

THIS THE 16th DAY OF APRIL, A.D. 1997

TAM BAY DEVELOPERS, INC. - OWNER

Sheldon L. Rothman
SHELTON L. ROTHMAN,
PRESIDENT

Gerald J. Leach
GERALD J. LEACH,
SENIOR VICE PRESIDENT

Daniel H. Burnett *Joni Dea*
WITNESS WITNESS

Daniel H. Burnett *George A. Shimp II*
WITNESS WITNESS

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GEORGE A. SHIMP II
AND ASSOCIATES, INC.
LAND SURVEYING AND PLANNING
3211 U.S. HWY. 19 N. SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (813) 784-5400 FAX (813) 786-1256
SHEET 1 OF 5