

# WILDERNESS PARK

BEING A REPLAT OF A PORTION OF TRACT 13 OF PORT RICHEY LAND COMPANY'S SUBDIVISION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACTS 33 AND 34 OF TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SAID SECTION 1, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
 )ss:  
COUNTY OF PASCO )

The undersigned owner of the lands shown on this plat to be known as WILDERNESS PARK, a replat of a portion of PORT RICHEY LAND COMPANY'S SUBDIVISION and TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION of Section 1, Township 26 South, Range 16 East, as shown on the plat recorded in Plat Book 1, pages 60 and 61 and Plat Book 1, pages 68 through 70, respectively, of the Public Records of Pasco County, Florida, being further described as follows:

A portion of Tract 13 of Port Richey Land Company's Subdivision of Section 1, Township 26 South, Range 16 East, as shown on the plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida, and a portion of Tracts 33 and 34 of Tampa and Tarpon Springs Land Company's Subdivision of said Section 1, as shown on the plat recorded in Plat Book 1, pages 68, 69 and 70 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 East boundary line of the Northeast 1/4 of said Section 1, South 00°14' 27" West, a distance of 1462.92 feet, for a POINT OF BEGINNING; thence continue along the East boundary line of the Northeast 1/4 of said Section 1, South 00°14' 27" West, a distance of 490.52 feet to the Northeast corner of the Southeast 1/4 of said Section 1; thence along the East boundary line of the Southeast 1/4 of said Section 1, South 00° 02' 58" West, a distance of 397.75 feet to the Northerly right-of-way line of Wilderness Road, as described in Official Record Book 3260, pages 1796 through 1798, inclusive, of the Public Records of Pasco County, Florida; thence along the Northerly right-of-way line of said Wilderness Road the following three courses and distances: North 09°52' 09" West, 132.17 feet; 157.51 feet along the arc of a curve to the right, said curve having a radius of 225.00 feet, a central angle of 40°08' 36" and a chord of 164.31 feet which bears North 69°48' 51" West; North 49°45' 33" West, 221.22 feet to the Easterly right-of-way line of Starkey Boulevard as described in Official Record Book 3260, pages 1796 through 1798, inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly right-of-way line of said Starkey Boulevard the following two courses and distances: 637.86 feet along the arc of a curve to the left, said curve having a radius of 1065.00 feet, a central angle of 34°18' 58" and a chord of 629.37 feet which bears North 17°23' 55" East; North 00°14' 27" East, 64.54 feet; thence North 68°15' 02" East, a distance of 44.71 feet; thence North 73°22' 39" East, a distance of 101.35 feet; thence South 60°59' 19" East, a distance of 123.60 feet, to the POINT OF BEGINNING.

The above described parcel contains 6.438 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, FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, STORM SEWERS AND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, TELEPHONE, ELECTRICITY, CABLE TELEVISION AND COLLECTION OF TRASH AND PURPOSES INCIDENTAL THERETO, AS WELL AS FOR INGRESS, EGRESS AND REGRESS FOR THE PURPOSE OF PROVIDING EMERGENCY FIRE, MEDICAL AND SIMILAR SERVICES; AND THAT IT GRANTS TO ANY POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR CORPORATE SOVEREIGN HAVING JURISDICTION FROM TIME TO TIME OVER WILDERNESS PARK, AND PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES THE NONEXCLUSIVE RIGHT TO USE THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON, BUT ONLY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, AND PURPOSES INCIDENTAL THERETO; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO WILDERNESS PARK, 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 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 UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES, AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; 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 THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARY OR INVOLUNTARY VACATED, VOIDED, OR INVALIDATED.

THIS THE 6<sup>th</sup> DAY OF December, 2002 A.D.

## OWNER

ALICO ESTATES DEVELOPMENT ASSOCIATES BY IT'S GENERAL PARTNER DEMETREE-PASCO PROPERTIES, INC.

J.C. Demetree, Jr.  
J.C. DEMETREE, JR., PRESIDENT

WITNESS

WITNESS

DATE: December 6, 2002

## ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA  
COUNTY OF ~~PASCO~~ DUVAL

I HEREBY CERTIFY ON THIS 06 DAY OF DECEMBER, A.D., 2002, BEFORE ME PERSONALLY APPEARED J.C. Demetree, Jr. AS ~~VICE~~ PRESIDENT OF DEMETREE-PASCO PROPERTIES, INC., GENERAL PARTNER, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY 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 DUVAL COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

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

Harvey K. Warnock  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 12-14-04

HARVEY K. WARNOCK  
PRINTED NAME OF NOTARY PUBLIC

SERIAL NUMBER: CC988154

## CERTIFICATE OF TITLE

STATE OF FLORIDA )  
 )ss:  
COUNTY OF PASCO )

I, STEPHEN C. BOOTH, ATTORNEY AT LAW, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND 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 TAXES FOR THE YEAR 2002 HAVE BEEN PAID.

THIS THE 16 DAY OF DEC., 2002 A.D.

BY: Stephen C. Booth  
STEPHEN C. BOOTH  
ATTORNEY AT LAW

## CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 3<sup>rd</sup> DAY OF February, 2003, IN PLAT BOOK 45, PAGES 32 THROUGH 35.

John A. Booth  
CLERK OF THE CIRCUIT COURT



FLORIDA DESIGN CONSULTANTS, INC.

ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

6321 Grand Boulevard, New Port Richey FL 34652  
Tel: (727) 849-7588 - Fax: (727) 848-3648

Certificate of Authorization: LB 6707  
State of Florida

JULY, 2002

500-05

## NOTICE

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 GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## OWNER

ALICO ESTATES DEVELOPMENT ASSOCIATES BY IT'S GENERAL PARTNER DEMETREE-PASCO PROPERTIES, INC.

M. Harris Dunn  
M. HARRIS DUNN, VICE PRESIDENT

WITNESS

WITNESS

DATE: December 6, 2002

## ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA  
COUNTY OF ~~PASCO~~ DUVAL

I HEREBY CERTIFY ON THIS 06 DAY OF DECEMBER, A.D., 2002, BEFORE ME PERSONALLY APPEARED M. HARRIS DUNN, AS VICE PRESIDENT OF DEMETREE-PASCO PROPERTIES, INC., GENERAL PARTNER, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY 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 DUVAL COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

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

Harvey K. Warnock  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 12-14-04

HARVEY K. WARNOCK  
PRINTED NAME OF NOTARY PUBLIC

SERIAL NUMBER: CC988154

## CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 28<sup>th</sup> DAY OF January, 2003, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, 2003.

Charles E. Schaefer  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

## SURVEYOR AND MAPPER'S CERTIFICATE

I, GREGORY D. WHITE, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY ON THIS 30<sup>th</sup> DAY OF December, 2002, 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 (PRM'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THAT THE PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNER MONUMENTATION HAVE 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.

FLORIDA DESIGN CONSULTANTS, INC.  
6321 GRAND BOULEVARD  
NEW PORT RICHEY, FLORIDA

Gregory D. White  
GREGORY D. WHITE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 4486

## REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 24<sup>th</sup> DAY OF January, 2003.

Nellie Mae Robinson (SIGNATURE)  
Nellie Mae Robinson (PRINT NAME)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #1312

SEE SHEET 2 FOR NOTES,  
LEGEND AND CLEAR SIGHT  
TRIANGLE DETAIL.

SHEET 1 OF 4

WILDERNESS PARK