

# AUTUMN OAKS UNIT FOUR-C

A PORTION OF THE WEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AND A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA 1  
155  
COUNTY OF PASCO 1

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS AUTUMN OAKS UNIT FOUR-C, A PORTION OF THE WEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AND A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 2, SOUTH 00°40'03" EAST, A DISTANCE OF 50.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 570 (COUNTY LINE ROAD), AS DESCRIBED IN OFFICIAL RECORD BOOK 1066, PAGE 952 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD, SOUTH 89°41'29" EAST, A DISTANCE OF 271.49 FEET, THENCE SOUTH 00°19'36" WEST, A DISTANCE OF 353.23 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF AUTUMN OAKS UNIT FOUR-B AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 30, PAGES 12 AND 13 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF SAID AUTUMN OAKS UNIT FOUR-B, AND THE NORTHERLY BOUNDARY LINE OF SAID AUTUMN OAKS UNIT FOUR-B, NORTH 89°40'24" WEST, A DISTANCE OF 280.00 FEET; THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY LINE OF SAID AUTUMN OAKS UNIT FOUR-B, THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 00°19'36" EAST, 50.00 FEET; NORTH 89°40'24" WEST, 133.94 FEET; 342.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 37°22'33" AND A CHORD OF 336.44 FEET BEARS SOUTH 71°38'10" WEST, SOUTH 82°57'01" WEST, A DISTANCE OF 50.91 FEET TO THE NORTHERLY BOUNDARY LINE OF AUTUMN OAKS UNIT ONE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 26, PAGES 30, 31, 32 AND 33 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID AUTUMN OAKS UNIT ONE, THE FOLLOWING THREE COURSES AND DISTANCES: 212.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 37°29'31" AND A CHORD OF 408.89 FEET BEARS SOUTH 71°41'42" WEST, NORTH 89°33'48" WEST, 145.91 FEET, NORTH 00°24'32" EAST, 509.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD, THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD, SOUTH 89°35'38" EAST, A DISTANCE OF 844.43 FEET, TO THE POINT OF BEGINNING, CONTAINING 9.991 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 STREET RIGHTS-OF-WAY AND 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 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 PASCO 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 2nd DAY OF November, A.D., 1992

## OWNER

AUTUMN OAKS INVESTMENT CORPORATION

JOHN E. HUDSON, PRESIDENT  
CARL MINIERI, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

WITNESS FOR BOTH

## ACKNOWLEDGEMENT OF OWNERS

STATE OF FLORIDA 1  
155  
COUNTY OF PASCO 1

I HEREBY CERTIFY ON THIS 2nd DAY OF November, A.D., 1992, BEFORE ME PERSONALLY APPEARED JOHN E. HUDSON AND CARL MINIERI, PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF AUTUMN OAKS INVESTMENT CORPORATION, A FLORIDA CORPORATION, TO BE KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOR GOING CERTIFICATE AND DEDICATION AND SEVERALLY 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 NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID

Virginia S. Sulo  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES 07/12/96

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

OATH WAS ☒ OR WAS NOT ☐ TAKEN.

## MORTGAGEES

WYNDHAM INVESTMENT CORPORATION

CARL MINIERI, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

JEH, INC

JOHN E. HUDSON, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

## ACKNOWLEDGEMENT OF MORTGAGEES

STATE OF FLORIDA 1  
155  
COUNTY OF PASCO 1

I HEREBY CERTIFY ON THIS 2nd DAY OF November, A.D., 1992, BEFORE ME PERSONALLY APPEARED CARL MINIERI, PRESIDENT OF WYNDHAM INVESTMENT CORPORATION AND JOHN E. HUDSON PRESIDENT OF JEK, INC., TO BE KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY 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 NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID

Virginia S. Sulo  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES 07/12/96

Virginia S. Sulo  
Notary Public, State of Florida  
My Comm. Exp. July 12, 1996  
PA CC 007881

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

OATH WAS ☒ OR WAS NOT ☐ TAKEN

## CERTIFICATE OF TITLE

STATE OF FLORIDA 1  
155  
COUNTY OF PASCO 1

I, DANIEL N. MARTIN, OF MARTIN, FIGURSKI AND MARRILL, 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 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 1991 HAVE BEEN PAID.

THIS 2nd DAY OF November, A.D., 1992

MARTIN, FIGURSKI AND MARRILL

BY: Daniel N. Martin  
DANIEL N. MARTIN

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 2nd DAY OF November, A.D., 1992, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. THE PERMANENT REFERENCE MONUMENTS (IP C P 51) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. PERMANENT CONTROL POINTS (IP C P 51) HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE.

CASSON ENGINEERING COMPANY  
6321 GRAND BOULEVARD  
NEW PORT RICHEY, FLORIDA

CLIFFORD G. SECHSER  
FLORIDA SURVEYOR'S REG. NO. 4065

## BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 15 DAY OF Dec, A.D., 1992, 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 16 DAY OF Dec, 1992 AD, IN PLAT BOOK 30, PAGES 66 AND 67.

Jed. Dittman  
CLERK OF CIRCUIT COURT  
By: J. Dittman, DC

SHEET 1 OF 2

AUTUMN OAKS UNIT FOUR-C  
PLAT BOOK 30, PAGE 66

DR. CK.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				</
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