

# WOODGATE SUBDIVISION PHASE TWO

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 28 BEING IN TOWNSHIP  
26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA) S.S.  
COUNTY OF PASCO )

THE UNDERSIGNED OWNERS  
OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS WOODGATE SUBDIVISION PHASE TWO, A SUBDIVISION OF A PORTION OF  
THE NORTHEAST 1/4 OF SECTION 28, ALL BEING IN TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING  
FURTHER DESCRIBED AS FOLLOWS: A PORTION OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 16 EAST,  
PASCO COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 21, THE SAME BEING THE SOUTHWEST CORNER OF SECTION 22, THE  
SAME BEING THE NORTHWEST CORNER OF SECTION 27, THE SAME BEING THE NORTHEAST CORNER OF SECTION 28, ALL BEING IN  
TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE BOUNDARY LINE BETWEEN SAID  
SECTION 21 AND 22, NORTH 0°22'34" EAST, A DISTANCE OF 436.02 FEET TO THE NORTH BOUNDARY LINE OF THE FLORIDA  
POWER CORPORATION RIGHTS-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 357, PAGE 603 OF THE PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH BOUNDARY LINE OF SAID FLORIDA POWER CORPORATION RIGHTS-OF-WAY,  
SOUTH 89°31'00" EAST, A DISTANCE OF 1,486.16 FEET TO THE WESTERLY BOUNDARY LINE OF SEVEN SPRINGS BOULEVARD AS IT  
IS NOW ESTABLISHED; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID SEVEN SPRINGS BOULEVARD, SOUTH 0°28'27" WEST,  
A DISTANCE OF 49.48 FEET; THENCE CONTINUE ALONG THE WESTERLY BOUNDARY LINE OF SAID SEVEN SPRINGS BOULEVARD, A  
DISTANCE OF 454.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 715.68 FEET AND A  
CHORD OF 446.58 FEET WHICH BEARS SOUTH 18°39'14" WEST; THENCE CONTINUE ALONG THE WESTERLY BOUNDARY LINE OF SAID  
SEVEN SPRINGS BOULEVARD, SOUTH 36°50'00" WEST, A DISTANCE OF 1,688.44 FEET; THENCE CONTINUE ALONG THE WESTERLY  
BOUNDARY LINE OF SAID SEVEN SPRINGS BOULEVARD, A DISTANCE OF 693.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT  
TO THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY LINE OF THE TAHITIAN DEVELOPMENT, INC., PARCEL AS DESCRIBED IN  
OFFICIAL RECORD BOOK 679, PAGE 469 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID CURVE HAVING A RADIUS  
OF 2,050.00 FEET AND A CHORD OF 690.62 FEET WHICH BEARS SOUTH 27°08'10" WEST; THENCE ALONG THE WESTERLY EXTENSION  
OF THE SOUTH BOUNDARY LINE OF SAID TAHITIAN DEVELOPMENT, INC., PARCEL NORTH 89°31'33" WEST, A DISTANCE OF 644.21  
FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°31'33" WEST ALONG THE NORTHERLY BOUNDARY LINE AND THE  
EASTERLY EXTENSION OF OAK RIDGE UNIT ONE AS SHOWN ON PLAT RECORDED IN PLAT BOOK 14, PAGES 78 THRU 82 INCLUSIVE OF  
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, 603.44 FEET; THENCE ALONG THE EASTERLY BOUNDARY LINE OF MEADOWOOD AS  
SHOWN ON PLAT RECORDED IN PLAT BOOK 15, PAGES 3, 4 AND 5 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, 446.50  
FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1450.00 FEET AND A CHORD OF 438.81 FEET  
WHICH BEARS NORTH 08°09'07" WEST; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY LINE OF MEADOWOOD NORTH 73°02'42"  
EAST, 121.39 FEET; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY LINE OF MEADOWOOD NORTH 00°26'56" EAST, 350.71  
FEET; THENCE SOUTH 89°51'00" EAST ALONG THE SOUTHERLY BOUNDARY LINE OF HILLS OF SAN JOSE UNIT TWO AS SHOWN ON  
PLAT RECORDED IN PLAT BOOK 16, PAGES 31, 34 AND 35 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, 655.00 FEET;  
THENCE SOUTH 25°29'39" EAST, 179.52 FEET; THENCE NORTH 62°11'37" EAST, 103.08 FEET; THENCE ALONG THE WESTERLY  
BOUNDARY LINE OF WOODGATE SUBDIVISION PHASE ONE AS SHOWN ON PLAT RECORDED IN PLAT BOOK 18, PAGES 146, 147 AND  
148 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA SOUTH 27°48'23" EAST, 150.00 FEET TO THE NORTH RIGHT-OF-WAY  
LINE OF WOODGATE CIRCLE AS NOW ESTABLISHED; THENCE SOUTH 46°20'14" EAST, 53.98 FEET TO THE SOUTH RIGHT-OF-WAY  
LINE OF SAID WOODGATE CIRCLE; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY LINE OF WOODGATE SUBDIVISION  
PHASE ONE, SOUTH 09°42'47" EAST, 125.33 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY LINE OF WOODGATE SUBDIVISION  
PHASE ONE, SOUTH 58°17'25" WEST, 203.68 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY LINE OF WOODGATE  
SUBDIVISION PHASE ONE 128.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00  
FEET AND A CHORD OF 126.76 FEET WHICH BEARS SOUTH 76°45'55" WEST; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY  
LINE OF WOODGATE SUBDIVISION PHASE ONE, NORTH 84°45'35" WEST, 92.39 FEET; THENCE CONTINUE ALONG SAID WESTERLY  
BOUNDARY LINE OF WOODGATE SUBDIVISION PHASE ONE 47.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE  
HAVING A RADIUS OF 1,205.11 FEET AND A CHORD OF 47.70 FEET WHICH BEARS NORTH 85°53'37.5" WEST; THENCE CONTINUE  
ALONG SAID WESTERLY BOUNDARY LINE OF WOODGATE SUBDIVISION PHASE ONE, SOUTH 02°58'20" WEST, 150.00 FEET TO A  
POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODGATE COURT AS NOW ESTABLISHED; THENCE ALONG THE SOUTHERLY  
RIGHT-OF-WAY LINE OF SAID WOODGATE COURT, 41.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING  
A CHORD OF 41.76 FEET WHICH BEARS SOUTH 89°31'47.5" EAST; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY  
LINE OF WOODGATE SUBDIVISION PHASE ONE, 138.95 FEET TO THE POINT OF BEGINNING, CONTAINING 14.640 ACRES MORE  
OR LESS.

AND WHERE SAID LAND TO BE DEVISED AND HEREBY TO BE GIVEN WITHIN THE LIMITS OF THE PUBLIC RECORDS TO THE TOWNSHIP  
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 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 FACILITIES AND APPURTENANCES UNTIL SUCH  
TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSIGNED  
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 THEREAT, 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 28<sup>TH</sup> DAY OF DECEMBER, A.D., 1981

## FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 12<sup>TH</sup> DAY OF January  
A.D., 1982, IN PLAT BOOK 20, PAGE 12342.

*Fred R. Dyer*  
CLERK OF CIRCUIT COURT

OWNER RYAN CONSTRUCTION AND ENGINEERING INC. AND JIM DREHER INC.  
(JOINT VENTURE)

MICHAEL J. RYAN, PRESIDENT  
RYAN CONSTRUCTION AND ENGINEERING INC.

JIM DREHER, PRESIDENT  
JIM DREHER INC.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

*Harvey V. Delzer*  
WITNESS FOR BOTH  
STATE OF FLORIDA) S.S.  
COUNTY OF PASCO )

*Marie Martine*  
WITNESS FOR BOTH

THIS IS TO CERTIFY, THAT ON Dec 28 1981 BEFORE ME, AN OFFICER DULY AUTHORIZED  
TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED  
MICHAEL J. RYAN, PRESIDENT OF RYAN CONSTRUCTION AND ENGINEERING INC. & JIM DREHER, PRESIDENT OF  
JIM DREHER, INC. (JOINT VENTURE) A CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE  
OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND WHO  
EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF  
TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED, THAT THE  
OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THERETO, AND THAT THE DEDICATION  
IS THE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES Jan 10, 1983

*Louise S. Kuzner*  
NOTARY PUBLIC, STATE OF FLORIDA

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONER

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

*Randy M. Dole*

## TITLE CERTIFICATE

I, HARVEY V. DELZER, EDWARDS, COULTER AND PARKER ATTORNEYS, HEREBY CERTIFY  
THAT THE OWNERS AND MORTGAGEES OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED  
ON THIS PLAT ARE AS SHOWN ON SAID PLAT. 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 1980 HAVE BEEN PAID.  
FLZER EDWARDS COULTER AND PARKER ATTORNEYS

*Harvey V. Delzer*  
ATTORNEY