

THE PLANTATION PHASE 2

36/92

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 21, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 16 EAST, 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 THE PLANTATION PHASE 2, A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 21, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID SOUTHEAST 1/4, NORTH 07°25'52" EAST, 1398.18 FEET; THENCE SOUTH 89°41'14" EAST, 840.00 FEET; THENCE NORTH 07°25'52" EAST, 233.10 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD DAD STREET AS NOW ESTABLISHED, SOUTH 89°34'37" EAST, 250.00 FEET; THENCE ALONG THE WESTERLY BOUNDARY LINE OF THE PLANTATION PHASE-1, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 26, PAGES 105 THRU 107 INCLUSIVE OF THE PLAT RECORDS OF PASCO COUNTY, FLORIDA, THE FOLLOWING (8) COURSES: SOUTH 07°25'52" WEST, 475.00 FEET; 07°25'52" WEST, 235.00 FEET; SOUTH 20°54'16" WEST, 53.47 FEET; SOUTH 02°23'52" WEST, 279.00 FEET; SOUTH 89°56'50" EAST, 158.99 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY LINE, 289.97 FEET ALONG THE ARC OF A 605.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SUBTENDED BY A CHORD DISTANCE OF 294.90 FEET WHICH BEARS SOUTH 29°36'52" WEST; THENCE 186.76 FEET ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SUBTENDED BY A CHORD DISTANCE OF 186.48 FEET WHICH BEARS SOUTH 10°03'37" WEST; THENCE NORTH 89°34'29" WEST, 545.44 FEET; THENCE ALONG THE WESTERLY BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, NORTH 07°25'52" EAST, 170.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.9705 ACRES MORE OR LESS

CERTIFICATE OF TITLE

STATE OF FLORIDA) SS
COUNTY OF PASCO)

I, Harvey Lieber, of Volusia County, Florida, 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 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 PLAT; AND THAT THE TAXES FOR THE YEAR 1997 HAVE BEEN PAID. THIS THE 28th DAY OF August, A.D. 1998 BY: 16/28

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND EASEMENTS OTHER THAN DEVELOP WATER UTILITY EASEMENTS AS SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE NON-EXCLUSIVE PERPETUAL USE OF THE AUTHORIZED PRIVATE UTILITY ALL LANDS WHICH OR WITHIN WHICH SENIOR AUTHORIZED PRIVATE UTILITY ALL WATER AND SEWER IMPROVEMENTS AND FACILITIES INCLUDING BUT NOT LIMITED TO WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, AND OTHER ON AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO MYSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES THE RIGHT TO CONTROL, OPERATE AND MAINTAIN ALL SUCH DEDICATED BY PASCO COUNTY, FLORIDA.

THIS THE 21st DAY OF August, A.D. 1998.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON SEPT 29, 1998, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Julia Wang
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 7th DAY OF SEP, A.D. 1998 IN PLAT BOOK 36, PAGES 92-93-94

Johnathan
CLERK OF CIRCUIT COURT

OWNERS: MICHAEL J. RYAN AND JACQUELINE C. RYAN

Michael J. Ryan
Jacqueline C. Ryan
Brenda Henderson
WITNESS FOR BOTH

ACKNOWLEDGEMENT OF OWNER

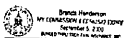
STATE OF FLORIDA) SS
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 31st DAY OF August, A.D. 1998 BEFORE ME PERSONALLY APPEARED MICHAEL J. RYAN AND JACQUELINE C. RYAN, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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 OF PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Brenda Henderson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:



SURVEYOR'S CERTIFICATE

I, DENNIS J. LEEK, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY ON THIS 21st DAY OF SEPTEMBER, A.D. 1998, 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 (P.R.M.'S) AND PERMANENT CONTROL POINTS (C.P.'S) 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.

D.J.L. SURVEYING COMPANY, INC.
8324 CORPORATE WAY (P.O. BOX 791)
NEW PORT RICHEY, FLORIDA 34656

Dennis J. Leek
DENNIS J. LEEK
PROFESSIONAL SURVEYOR MAPPER NO. 2689

PREPARED BY: DJL SURVEYING CO., INC.

SHEET 1 OF 3 SHEETS