

PLANTATION PALMS PHASE THREE-D

41/72

A PORTION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS PLANTATION PALMS PHASE THREE-D, A SUBDIVISION A PORTION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, SOUTH 89°26'54" EAST, A DISTANCE OF 869.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF COLLIER PARKWAY (PARCEL NO. 117) AS DESCRIBED IN OFFICIAL RECORD BOOK 1824, PAGES 1234 THROUGH 1236 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 05°08'38" EAST, A DISTANCE OF 1,061.02 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE (PARCEL NO. 807), THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 89°25'36" EAST, 30.10 FEET; (2) NORTH 05°08'38" EAST, 889.91 FEET; (3) 760.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT FOR A POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 17°49'09" AND A CHORD OF 757.34 FEET WHICH BEARS NORTH 03°46'02" WEST; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE (PARCEL NO. 807) THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) 670.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 15°42'30" AND A CHORD OF 668.23 FEET WHICH BEARS NORTH 20°31'52" WEST; (2) SOUTH 61°36'59" WEST, 10.00 FEET; (3) 163.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,435.00 FEET, A CENTRAL ANGLE OF 3°50'44" AND A CHORD OF 163.40 FEET WHICH BEARS NORTH 30°18'23" WEST; (4) SOUTH 57°46'15" WEST, 20.00 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE (PARCEL NO. 117), A DISTANCE OF 293.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,415.00 FEET, A CENTRAL ANGLE OF 06°58'09" AND A CHORD OF 293.57 FEET WHICH BEARS NORTH 35°42'45" WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE (PARCEL NO. 813), THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 00°41'15" EAST, 96.20 FEET; (2) NORTH 89°18'44" WEST, 30.00 FEET; THENCE NORTH 00°41'15" EAST, A DISTANCE OF 138.58 FEET; THENCE SOUTH 89°27'03" EAST, A DISTANCE OF 317.38 FEET; THENCE SOUTH 24°07'40" WEST, A DISTANCE OF 30.51 FEET; THENCE A DISTANCE OF 100.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 32°50'46" AND A CHORD OF 98.95 FEET WHICH BEARS SOUTH 49°26'57" EAST; THENCE SOUTH 33°01'34" EAST, A DISTANCE OF 405.82 FEET; THENCE A DISTANCE OF 215.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,860.00 FEET, A CENTRAL ANGLE OF 6°37'23" AND A CHORD OF 214.89 FEET WHICH BEARS SOUTH 29°42'52" EAST; THENCE SOUTH 26°24'11" EAST, A DISTANCE OF 418.30 FEET; THENCE A DISTANCE OF 245.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT TO THE NORTHERLY BOUNDARY LINE OF PLANTATION PALMS PHASE ONE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 39, PAGES 66 THROUGH 72 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 35°09'15" AND A CHORD OF 241.59 FEET WHICH BEARS SOUTH 08°49'33" EAST; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PLANTATION PALMS PHASE ONE, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: (1) 107.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 17°36'20" AND A CHORD OF 107.12 FEET WHICH BEARS NORTH 69°34'07" WEST; (2) 34.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°10'33" AND A CHORD OF 31.53 FEET WHICH BEARS NORTH 39°17'01" WEST; (3) 95.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 19°56'14" AND A CHORD OF 95.21 FEET WHICH BEARS NORTH 10°09'51" WEST; (4) SOUTH 69°52'02" WEST, 50.00 FEET; (5) 70.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17°51'53" AND A CHORD OF 69.87 FEET WHICH BEARS SOUTH 11°12'02" EAST; (6) 38.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°30'43" AND A CHORD OF 34.89 FEET WHICH BEARS SOUTH 41°59'16" WEST; (7) 39.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 6°31'51" AND A CHORD OF 39.87 FEET WHICH BEARS SOUTH 82°58'42" WEST; (8) SOUTH 79°42'47" WEST, 158.88 FEET TO THE POINT OF BEGINNING, CONTAINING 11.93 ACRES, MORE OR LESS,

HAS CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND FURTHER DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA (THE COUNTY), ALL UTILITY IMPROVEMENTS AND FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, CABLE TELEVISION FACILITIES AND OTHER APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON THE AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DOES HEREBY DEDICATE TO THE COUNTY A PERPETUAL EASEMENT OVER AND ACROSS ALL STREET RIGHTS-OF-WAY, UTILITY AND OTHER EASEMENTS AS SHOWN AND DEPICTED HEREON FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, MAINTAINING OR OPERATING THE FOREGOING UTILITY IMPROVEMENTS AND FACILITIES; AND FURTHER DOES HEREBY DEDICATE TO THE COUNTY, A PERPETUAL EASEMENT OVER AND ACROSS THE DRAINAGE EASEMENTS FOR THE PURPOSE OF MAINTAINING OR OPERATING THE DRAINAGE FACILITIES SITUATED THEREON; AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH 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 THE PLANTATION PALMS HOMEOWNERS ASSOCIATION (H.O.A.) OR THE COUNTY; AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC, TO THE H.O.A. OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED OR INVALIDATED.

OWNER:

PERFECTION PARTNERS LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP BY SKYLAND DEVELOPMENT, INC. A NEVADA CORPORATION, ITS GENERAL PARTNER.

Ronald L. Edwards
RONALD L. EDWARDS
PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Diana L. Wilk
WITNESS

Benjamin G. Nemi
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF INDIAN RIVER) SS:

I HEREBY CERTIFY ON THIS 4th DAY OF June, 2001, BEFORE ME PERSONALLY APPEARED RONALD L. EDWARDS, PRESIDENT OF SKYLAND DEVELOPMENT, INC., A NEVADA CORPORATION, GENERAL PARTNER OF PERFECTION PARTNERS LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, TO ME KNOWN 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. WITNESS MY HAND AND OFFICIAL SEAL AT INDIAN RIVER COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Diana L. Wilk
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

DEBRA T. WILSON
Notary Public, State of Florida
My comm. exp. Dec. 28, 2008
Comm. No. CC087754

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
COUNTY OF PASCO)

I, STEPHEN C. BOOTH, OF BOOTH & COOK, P.A., 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 SAID PLAT AND THAT THE TAXES FOR THE YEAR 2000 HAVE BEEN PAID.

THIS THE 7 DAY OF JUNE, 2001.

BOOTH & COOK, P.A. ATTORNEYS AT LAW

BY: Stephen C. Booth
STEPHEN C. BOOTH

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON June 14, 2001, 2001, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Steve Sloan
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 27 DAY OF June, 2001, IN PLAT BOOK 41, PAGES 7A THROUGH 75 INCLUSIVE.

John E. Wilson
CLERK OF THE CIRCUIT COURT

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 12th DAY OF June, 2001.

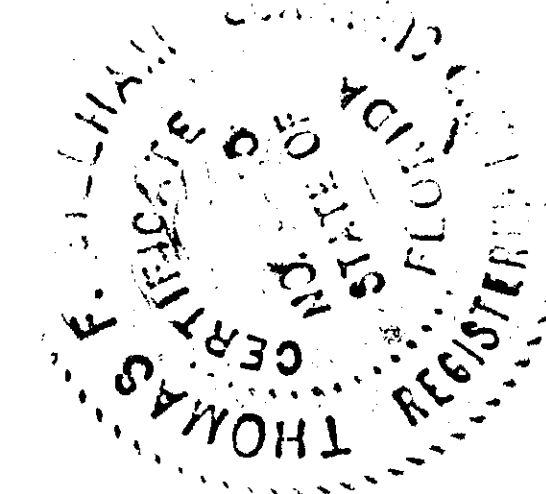
BY: Nellie Mae Robinson
Nellie Mae Robinson
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3392

SURVEYOR'S CERTIFICATE

I, THOMAS F. GILLHAM, OF PRECISION SURVEYING & MAPPING, INC., THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON APRIL 6, 2001, THE AFOREMENTIONED PROPERTY WAS SURVEYED AND 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) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE PLACED AS SHOWN HEREON WITHIN THE TIME ALLOTTED IN CHAPTER 177.091(8); THAT MONUMENTS WILL BE SET AT ALL LOT CORNERS AND AT ALL P.C.'S, P.T.'S AND CHANGE IN DIRECTIONS ON SAID LOTS WITHIN THE TIME ALLOTTED IN CHAPTER 177.091(9); AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

PRECISION SURVEYING & MAPPING, INC.
8606 LITTLE ROAD, NEW PORT RICHEY, FLORIDA 34654
CERTIFICATE OF AUTHORIZATION NO. LB-6734

Thomas F. Gillham 6-08-01
THOMAS F. GILLHAM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4415



PRECISION SURVEYING & MAPPING, INC.
8606 LITTLE ROAD, NEW PORT RICHEY, FLORIDA 34654
PHONE 727-841-8414 FAX 727-841-9295
LB NO. 6734