

WYNDTREE PHASE 2 REPLAT

BEING A REPLAT OF WYNDTREE PHASE 2 AS RECORDED IN PLAT BOOK 27, PAGES 103 THROUGH 108
OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. SECTION 34, TOWNSHIP 26 SOUTH, RANGE 16 EAST.

DEDICATION

STATE OF FLORIDA SS
COUNTY OF PASCO

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS WYNDTREE PHASE 2 REPLAT BEING A REPLAT OF WYNDTREE PHASE 2 AS RECORDED IN PLAT BOOK 27, PAGES 103 THROUGH 108 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. SECTION 34, TOWNSHIP 26 SOUTH, RANGE 16 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

A PORTION OF LAND LYING IN SECTION 34, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
BEGIN AT THE SOUTH 1/4 CORNER OF SAID SECTION 34, THENCE N89°45'17"W ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1793.30 FEET, THENCE N00°14'41"E, 57.02 FEET, THENCE S89°45'19"E, 28.98 FEET, THENCE N40°23'40"E, 689.91 FEET, THENCE N75°07'24"E, 609.32 FEET, THENCE N00°22'29"E, 459.98 FEET, THENCE S89°36'22"E, 652.38 FEET, THENCE N00°23'36"E, 428.90 FEET, THENCE S89°21'01"E, 356.98 FEET, THENCE S15°56'14"E, 450.12 FEET, THENCE S30°53'38"W, 203.19 FEET, THENCE S80°30'10"W, 245.55 FEET, THENCE S00°14'41"W, 121.49 FEET, THENCE N88°16'38"W, 206.90 FEET, THENCE S01°56'04"E, 80.39 FEET, THENCE S88°16'38"E, 203.86 FEET, THENCE S00°14'41"W, 209.20 FEET, THENCE S85°04'23"E, 338.92 FEET, THENCE S00°14'41"W, 275.40 FEET, THENCE N89°41'45"W ALONG THE SOUTH LINE OF SECTION 34, 208.59 FEET TO THE POINT OF BEGINNING.
CONTAINING 39.935 ACRES, MORE OR LESS.

HAVE CAUSED SAID PLAT 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 AS SHOWN AND DEPICTED HEREON, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND AUTHORIZED PRIVATE UTILITY ALL LANDS WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE AUTHORIZED PRIVATE UTILITY ALL UTILITY 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 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 AND STREETS UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS AND IMPROVEMENTS IS ASSUMED BY PASCO COUNTY, FLORIDA.

OWNER

WYNDTREE PHASE 2 REPLAT
A FLORIDA GENERAL PARTNERSHIP

Paul K. Hammer
FRED HAMMER AS EXECUTIVE VICE PRESIDENT OF
RUTENBERG CORPORATION, PARTNER OF
CHARLES RUTENBERG LAND LTD. WHICH IS A GENERAL
PARTNER OF THIRTEEN FIFTY PARTNERS

William C. Hammer
WITNESS

Paul K. Hammer
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PASCO

I HEREBY CERTIFY THAT ON THIS 2nd DAY OF April, A.D. 1989, BEFORE ME PERSONALLY APPEARED FRED HAMMER, EXECUTIVE VICE PRESIDENT OF RUTENBERG CORPORATION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID

MY COMMISSION EXPIRES April 30, 1991

John A. Huppel
NOTARY PUBLIC
STATE OF FLORIDA, AT LARGE

MORTGAGEE

FIRST FLORIDA BANK, N.A.

Scott J. Peck, Jr.
SCOTT J. PECK, JR., VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Paul K. Hammer *Charles K. Hammer*
WITNESS WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
COUNTY OF PASCO

I HEREBY CERTIFY THAT ON THIS 10 DAY OF April, A.D. 1989, BEFORE ME PERSONALLY APPEARED SCOTT J. PECK, JR., VICE PRESIDENT OF FIRST FLORIDA BANK, N.A. TO BE KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID

MY COMMISSION EXPIRES

Paul K. Hammer
NOTARY PUBLIC
STATE OF FLORIDA, AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PASCO

I, B. PAULDICK, OF RUTENBERG TITLE CORPORATION, DO HEREBY CERTIFY THAT THE APPARENT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THIRTEEN FIFTY PARTNERS, A FLORIDA GENERAL PARTNERSHIP AS IT IS 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 APPARENT 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 1988 HAVE BEEN PAID.

THIS THE 3rd DAY OF October, A.D. 1989

RUTENBERG TITLE CORPORATION

BY: *B. Pauldick*
B. PAULDICK, VICE PRESIDENT

COUNTY COMMISSION APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA THIS _____ DAY OF _____, A.D. 19__

John A. Huppel
CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS DAY OF _____, A.D. 19__ PLAT BOOK _____ PAGES _____

CLERK OF CIRCUIT COURT

SURVEYOR'S CERTIFICATE

I, JOHN O. DEHL, THE SURVEYOR MAKING THIS PLAT, HEREBY CERTIFY THAT IT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND I FURTHER CERTIFY THAT THE PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY FLORIDA STATUTE 177.091

SIGNED AND SEALED THIS 10 DAY OF April, 1989

John O. Dehl
JOHN O. DEHL, S.T.S.
FLORIDA REG. NO. 4053

KEA King Engineering Associates, Inc.
0400 MASSACHUSETTS AVE.
SUITE 4-B
NEW PORT RICHEY, FL. 34653