

OAK GROVE PHASE 4A

A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO) SS

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS OAK GROVE PHASE 4A, A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 147 OF OAK GROVE PHASE 3 AS RECORDED IN PLAT BOOK 40, PAGES 111 THROUGH 117 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OAK GROVE BOULEVARD AS SHOWN ON SAID OAK GROVE PHASE 3, S.00°30'13"E., 548.71 FEET; THENCE S.45°41'29"W., 13.28 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD AS RECORDED IN O.R. 1242, PAGE 685 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S.89°29'47"W., 262.31 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE NORTH-SOUTH CENTERLINE OF SAID SECTION 33; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S.89°51'40"W., 1317.82 FEET TO THE EASTERLY BOUNDARY OF TURTLE LAKES UNIT 3 PHASE 2 AS RECORDED IN PLAT BOOK 25, PAGE 113 THROUGH 115 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY N.00°03'33"E., 210.95 FEET TO THE SOUTHEASTERLY BOUNDARY OF OAK GROVE PHASE 2 AS RECORDED IN PLAT BOOK 39, PAGES 10 THROUGH 16 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY BY THE FOLLOWING THREE (3) COURSES: 1 - THENCE N.69°36'11"E., 300.44 FEET; 2 - THENCE N.00°00'00"E., 211.52 FEET; 3 - THENCE N.57°21'42"E., 280.92 FEET TO THE SOUTHERLY BOUNDARY OF SAID OAK GROVE PHASE 3; THENCE ALONG SAID SOUTHERLY BOUNDARY BY THE FOLLOWING FOUR (4) COURSES: 1 - S.15°13'15"E., 98.73 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 154.32 FEET; 2 - THENCE SOUTHEASTERLY ALONG SAID CURVE 90.52 FEET THROUGH A CENTRAL ANGLE OF 33°36'28" (CHORD BEARING S.61°59'09"E., 89.23 FEET) 3 - THENCE N.89°51'40"E., 766.09 FEET; 4 - THENCE N.84°42'54"E., 196.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.355 ACRES, MORE OR LESS.

HAVE CAUSED THE AFOREDESCRIBED 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 SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF MAD HATTER UTILITY, INC., 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 UTILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES, AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA, OR MAD HATTER UTILITY, INC., AS THE CASE MAY BE; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, 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 18 DAY OF November, 2002

FREEMARR DEVELOPMENT, INC. - OWNER

MICHAEL MARRA
PRESIDENT

WITNESS

WITNESS

JOHN T FREEMAN
WITNESS NAME PRINTED

Robert E. Riggs
WITNESS NAME PRINTED

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)
COUNTY OF PASCO) SS

I HEREBY CERTIFY ON THIS 18th DAY OF November A.D., 2002 A.D., BEFORE ME PERSONALLY APPEARED AS OF FREEMARR DEVELOPMENT, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON(S) 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 AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Sheila H. Charles
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Sheila H. Charles
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES:



CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) SS

I, H. CLYDE HOBBY, AS PARTNER OF HOBBY, GREY & REEVES, ATTORNEYS AT LAW 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 2001 HAVE BEEN PAID.

THIS THE 19th DAY OF November, 2002 A.D.

HOBBY, GREY & REEVES

BY: H. Clyde Hobby NAME PRINTED H. Clyde Hobby

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 17 DAY OF Dec, 2002 A.D., THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

Charles E. Smith
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 23 DAY OF Dec, 2002 A.D.

IN PLAT BOOK 45 PAGES 16 THROUGH 18

Ed. Brown
CLERK OF THE CIRCUIT COURT

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 26 DAY OF December, 2002.

Hardaway Singh
SIGNATURE

Hardaway Singh
PRINTED NAME
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # 4575

SURVEYORS' CERTIFICATE

I, JOHN O. DIEHL, UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT ON THIS 21st DAY OF July, 2002, THE AFOREDESCRIBED 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) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION AND PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATION. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

John O. Diehl
JOHN O. DIEHL
FLORIDA REGISTERED SURVEYOR
REGISTRATION NO. 4053

