

39/100 original

COUNTY LINE TRADE CENTER PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA
COUNTY OF PASCO

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS "COUNTY LINE TRADE CENTER - PHASE TWO", A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°15'40" EAST, ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 A DISTANCE OF 392.50 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING A POINT ON THE WEST BOUNDARY OF ROLLING OAKS ESTATES, UNIT ONE ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 23-32 INCLUSIVE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 00°15'40" EAST, ALONG SAID WEST BOUNDARY, A DISTANCE OF 946.35 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE SOUTH 89°46'53" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 637.10 FEET; THENCE NORTH 00°12'37" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°46'53" WEST, A DISTANCE OF 4.67 FEET, TO THE SOUTHEAST CORNER OF LOT 26 OF COUNTY LINE TRADE CENTER, PHASE THREE, AS RECORDED IN PLAT BOOK 27, PAGE 10, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE NORTH 00°33'06" WEST, ALONG THE EAST BOUNDARY OF SAID COUNTY LINE TRADE CENTER, PHASE THREE, AND THE EAST BOUNDARY OF LOTS 21-23 OF COUNTY LINE TRADE CENTER, PHASE ONE, AS RECORDED IN PLAT BOOK 23, PAGES 87-88, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, A DISTANCE OF 702.61 FEET TO THE SOUTHWEST CORNER OF LOT 19, SAID COUNTY LINE TRADE CENTER, PHASE ONE; THENCE NORTH 89°26'54" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°33'06" WEST, A DISTANCE OF 135.00 FEET TO THE POINT OF CURVE FOR A CURVE CONCAVE TO THE WEST AND HAVING THE FOLLOWING ELEMENTS, CENTRAL ANGLE 90°00'00", RADIUS 25.00 FEET, CHORD AND BEARING NORTH 45°33'06" WEST, 35.36 FEET, THENCE 39.27 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 89°26'54" WEST, A DISTANCE OF 145.00 FEET; THENCE NORTH 00°33'06" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°26'54" EAST ALONG THE SOUTH LINE OF LOT 4, OF SAID COUNTY LINE TRADE CENTER, PHASE ONE, A DISTANCE OF 359.25 FEET TO THE NORTHWEST CORNER OF THE CELLULAR TOWER SITE; THENCE SOUTH 00°11'29" EAST, A DISTANCE OF 171.96 FEET TO THE SOUTHWEST CORNER OF SAID CELLULAR TOWER SITE; THENCE SOUTH 89°21'20" WEST, A DISTANCE OF 138.21 FEET; THENCE SOUTH 00°33'06" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°21'20" EAST, A DISTANCE OF 329.02 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LOT 7A (DRAINAGE EASEMENTS) OF SAID COUNTY LINE TRADE CENTER, PHASE ONE; THENCE NORTH 11°04'38" EAST, A DISTANCE OF 72.49 FEET, THENCE NORTH 89°48'45" EAST, A DISTANCE OF 36.35 FEET; THENCE NORTH 00°11'02" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 89°45'57" WEST, A DISTANCE OF 25.20 FEET; THENCE NORTH 00°13'10" WEST, A DISTANCE OF 47.13 FEET; THENCE SOUTH 89°21'20" WEST, A DISTANCE OF 48.93 FEET TO THE SOUTHEAST CORNER OF SAID CELLULAR TOWER SITE; THENCE NORTH 00°10'58" WEST, A DISTANCE OF 171.69 FEET TO THE NORTHEAST CORNER OF SAID CELLULAR TOWER SITE; THENCE NORTH 89°26'54" EAST, A DISTANCE OF 89.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.32 ACRES MORE OR LESS

HAVING CAUSED SAID LANDS TO BE 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 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 THE AS-BUILT PLANS FILED WITH PASCO COUNTY, FLORIDA, FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS RESPECTIVE 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.

THIS 12th DAY OF July, A.D. 2000.

OWNERS: SECURITY BUILDERS, INC.

SECURITY BUILDERS INC., A FLORIDA CORPORATION

GARY L. BLACKWELL, PRESIDENT
JACQUELINE L. OLSON, SECRETARY/TREASURER

WITNESSES FOR BOTH
WITNESS FOR BOTH

ACKNOWLEDGMENT OF OWNER:

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 12th DAY OF July, A.D. 2000, BEFORE ME APPEARED, GARY L. BLACKWELL, PRESIDENT AND JACQUELINE L. OLSON, SECRETARY/TREASURER, FOR SECURITY BUILDERS, INC. A FLORIDA CORPORATION, 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 AT New Port Richey, Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Vicki Lynn Clark
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 4-13-2001

COMMISSION NUMBER:
CC638271

CERTIFICATE OF TITLE:

STATE OF FLORIDA
COUNTY OF PASCO

I, JoAnn E. Guckian OF HOMELAND TITLE, INC., 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 THIS DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THAT 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 OF 1999, HAVE BEEN PAID.

THIS 12th DAY OF July, A.D., 2000.

HOMELAND TITLE, INC.
BY: JoAnn E. Guckian

BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON THIS 12th DAY OF October, A.D., 2000, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

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 11th DAY OF October, 2000 A.D., IN PLAT BOOK 39, PAGES 100 & 101

CLERK OF THE CIRCUIT COURT

REVIEW OF PLAT BY LICENSED SURVEYOR AND MAPPER:

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 11th DAY OF October, A.D. 2000.

BY: Nellie Mae Robinson
Nellie Mae Robinson
FLORIDA SURVEYOR AND MAPPER NO. 3392

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER C. CHITTUM, THE UNDERSIGNED REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON THIS 17th DAY OF NOVEMBER, A.D., 1999, THE AFOREMENTIONED 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 CERTIFICATE, AND THAT THE PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE, THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

CARTWRIGHT & CHITTUM, INC.

CHRISTOPHER C. CHITTUM
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 5167

CARTWRIGHT & CHITTUM, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB-6358

CHRISTOPHER C. CHITTUM
SURVEYOR AND MAPPER NUMBER LS-5167
9310 N. 16TH STREET, SUITE 203
TAMPA, FLORIDA 33612
PHONE (727) 846-7025 (813) 931-7079

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.