

48/95

Highland Oaks Preserve

A Portion of Section 32, Township 26 South, Range 19 East
Pasco County, Florida

PLAT BOOK
PAGE
SHEET 1 OF 4

LEGAL DESCRIPTION and DEDICATION.

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

ne undersigned, owners of the lands shown in this plat to be known as Highland Oaks Preserve, a subdivision of a portion of the East 882.75 feet of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 26 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Northwest corner of the Northeast 1/4 of said Section 32; thence along the North boundary of the Northeast 1/4 of said Section 32, S.89°25'11"E., a distance of 446.59 feet to the West boundary of the East 882.75 feet of the Northwest 1/4 of said Section 32; thence along the West boundary of the East 882.75 feet of the Northwest 1/4 of said Section 32, S.00°39'38"W., a distance of 438.15 feet for a POINT OF BEGINNING; thence S.89°20'24"E., a distance of 101.17 feet; thence N.00°39'33"E., a distance of 91.97 feet; thence N.42°49'34"E., a distance of 145.49 feet to the Southwest corner of the DAJ's Land O'Lakes LLC Parcel as described in Official Records Book 4316, Page 282, of the Public Records of Pasco County, Florida; thence S.89°26'36"E., along the Southerly boundary of said DAJ's Land O'Lakes LLC Parcel, a distance of 87.32 feet; thence N.25°03'24"E., a distance of 8.87 feet; thence S.64°56'53"E., a distance of 50.00 feet to a non-tangent point of curvature; thence Northerly 36.44 feet along the arc of a curve to the left, said curve having a radius of 150.03 feet, a central angle of 13°55'00", and a chord bearing and distance of N.18°05'36"E., 36.35 feet; thence S.78°49'33"E., a distance of 2.59 feet; thence S.36°33'29"E., a distance of 11.92 feet; thence S.37°19'00"E., a distance of 287.23 feet; thence S.36°28'13"E., a distance of 331.33 feet; thence S.89°20'25"E., a distance of 150.00 feet to the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 32; thence along the East boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 32, S.00°39'36"W., a distance of 324.99 feet to the Northeasterly corner of the Berthelsdorf Parcel as described in Official Records Book 3111, Page 964, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said Berthelsdorf Parcel, N.82°59'01"W., a distance of 61.35 feet to the Northwesterly corner of said Berthelsdorf Parcel; thence along the Westerly boundary of said Berthelsdorf Parcel, S.17°52'38"W., a distance of 288.58 feet to the Southwesterly corner of said Berthelsdorf Parcel, the same being on the South boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 32 and the Northerly boundary of WOODRIDGE as shown on the plat recorded in Plat Book 26, Pages 59 through 64, inclusive, of the Public Records of Pasco County, Florida; thence along the South boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 32 and the North boundary of said WOODRIDGE, N.89°38'40"W., a distance of 736.37 feet to the West boundary of the East 882.75 feet of the Northwest 1/4 of the Northeast 1/4 of said Section 32, thence along the West boundary of the East 882.75 feet of the Northwest 1/4 of the Northeast 1/4 of said Section 32, N.00°39'38"E., a distance of 876.21 feet to the POINT OF BEGINNING. Containing 16.88 acres more or less.

have caused said land to be divided and subdivided as shown hereon; and does hereby dedicate to the perpetual use of Pasco County, Florida, an easement for ingress and egress over all areas designated on the plat as roadways, utility, drainage, conservation and other easement areas for the use of emergency, utility provider and government business only. And does hereby further dedicate to Pasco County, Florida a non-exclusive perpetual ingress/egress and utility easement for maintenance and access on all lands upon which or within which utility improvements or facilities exist; and further does hereby dedicate to the perpetual use of the public and Pasco County, 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. It is expressly not intended that any right, title or interest in any Tracts or easements which are identified as such shown hereon be dedicated, granted, conveyed or assigned, except as specifically set forth herein or in any subsequent instrument that might be properly executed delivered, and recorded by the undersigned, 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, utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said lands, utility improvements, or utilities and appurtenances is assumed by Pasco County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, including, but not limited to, the private utility furnishing water and sewer services and appurtenances thereto, 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 29th day of October, A.D., 2003.

OWNER:

Highland Oaks Preserve, LLC.

Signed, sealed and delivered in the presence of:

Frank Ripa Frank Ripa Witness
Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF Hillsborough ss:

I hereby certify on this 29th day of October, A.D., 2003, before me personally appeared Frank Ripa, Vice President of Highland Oaks Preserve, LLC., a Florida Corporation who have identified himself to me as the person described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

My commission expires: June 6, 2004

Shoddan
Notary Public, State of Florida at Large

MORTGAGEE.

SouthTrust Bank

Lawrence H. Weller, Jr. Witness Lucy Rodriguez
Lawrence H. Weller, Jr., Vice President

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF Hillsborough ss:

I hereby certify on this 29th day of October, A.D., 2003, before me personally appeared Lawrence H. Weller, Jr., Vice President of SouthTrust Bank, who has identified himself to me as the person described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

My commission expires: 7-12-04

Lucy Rodriguez
Notary Public, State of Florida at Large

NOTES:

- 1.) Bearings shown hereon are based on the South boundary of the Northwest 1/4 of the Northeast 1/4 of Section 32-26-19, Pasco County, Florida. Said line bears N.89°38'40"W.
- 2.) The coordinate values shown hereon are based on the Pasco County Primary Control Network (NAD 1983-1990 Re-adjustment) and were established to Third-Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.
- 3.) Tracts A (Ingress/Egress and Utility Easement), B, C, E, (Drainage Easements), and D (Landscape Buffer and Utility Easement), and that 30' Ingress/Egress and Utility Easement known as Acorn Hill Drive, shall be for the use of the lot owners and shall be owned and maintained by the "Highland Oaks Preserve Homeowners' Association, Inc."

CERTIFICATE OF TITLE

I, Douglas C. Roland, of Bricklemyer, Smolker & Bolves, 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 2002 have been paid.

This the 27th day of October, A.D., 2003.

Douglas C. Roland
Douglas C. Roland
Bricklemyer, Smolker & Bolves, P.A.

REVIEW OF PLAT BY REGISTERED SURVEYOR

Reviewed for compliance with chapter 177 of the Florida Statutes on this the 17th day of DECEMBER, 2003

Hardwar Singh
Reviewed By: HARDWAR SINGH
Florida Professional Surveyor and Mapper, License No. 4575

BOARD OF COUNTY COMMISSIONERS:

This is to certify that on 13 day of JANUARY, 2004 the foregoing plat or plan was approved by the Board of County Commissioners.

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 on this 15 day of JANUARY, 2004 A.D. in Plat Book 48, Pages 95, 96, 97, 98

Clerk of the Circuit Court

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 GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

I, Christopher H. Xynides, of D.C. Johnson & Associates, Inc., the undersigned Registered Land Surveyor, hereby certify that on January 6, 2003, the aforescribed 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) as shown hereon are in place, and Permanent Control Points (P.C.P.s) and all other corners will be placed within one year, as required by law, and that this plat complies with all requirements of chapter 177, of the Florida Statutes and Amendments thereof.

D.C. Johnson & Associates, Inc.
Florida Licensed Business No. 4514

Christopher H. Xynides
Christopher H. Xynides
Florida Professional Surveyor and Mapper No. 5568

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
11911 South Curley Street
San Antonio, Florida 33576
(352) 588-2768 Fax (352) 588-2713