LONGLEAF NEIGHBORHOOD TWO PHASE ONE AND PHASE THREE

BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 19, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

STATE OF FLORIDA)
)SS
COUNTY OF PASCO)

LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS LONGLEAF NEIGHBORHOOD TWO PHASE ONE AND PHASE THREE, A SUBDIVISION OF A PORTION OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 19: THENCE ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4 OF SECTION 19, NORTH 00°19'25" EAST, A DISTANCE OF 411.50 FEET: THENCE LEAVING SAID WEST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 19, NORTH 87°28'58" EAST, A DISTANCE OF 399.68 FEET; THENCE NORTH 02°31'02" WEST, A DISTANCE OF 37.08 FEET; THENCE SOUTH 87°56'38" EAST, A DISTANCE OF 44.73 FEET; THENCE NORTH 68° 00'37" EAST, A DISTANCE OF 495.43 FEET; THENCE NORTH 02°31'02" WEST, A DISTANCE OF 15.91 FEET; THENCE NORTH 67°28'58" EAST, A DISTANCE OF 160.00 FEET; THENCE NORTH 67°28'58" EAST, A DISTANCE OF 52.10 FEET; THENCE 40.95 FEET ALONG THE ARC OF A CURVE TO THE POINT OF COMPOUND CURVATURE, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 58°39'16", AND A CHORD OF 39.18 FEET WHICH BEARS NORTH 58°09'20" EAST; THENCE 92.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 31°19'02", AND A CHORD OF 91.77 FEET WHICH BEARS NORTH 13°10'11" EAST; THENCE HORTH 87°30'40" EAST, A DISTANCE OF 50.00 FEET; THENCE 107.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 27°52'00", AND A CHORD OF 105.95 FEET WHICH BEARS NORTH 16°25'20" WEST; THENCE NORTH 00°19'13" EAST, A DISTANCE OF 181.32 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 839.58 FEET; THENCE NORTH 56°47'34" EAST, A DISTANCE OF 859.64 FEET; THENCE NORTH 90°00'00'00'' EAST, A DISTANCE OF 859.64 FEET; THENCE NORTH 90°00'' EAST, A DISTANCE OF 859.64 FEET; THENCE NORTH 90°00'' EAST, A DISTANCE OF 859.64 FEE OF 254.67 FEET; THENCE SOUTH 49°48'25" EAST, A DISTANCE OF 185.24 FEET; THENCE SOUTH 4°48'14" WEST, A DISTANCE OF 483.97 FEET; THENCE SOUTH 45°05'44" WEST, A DISTANCE OF 210.64 FEET; THENCE NORTH 48" 12" 17" WEST, A DISTANCE OF 507.27 FEET; THENCE 385.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 35"21" 45", AND A CHORD OF 379.65 FEET WHICH BEARS NORTH 65"53" 10" WEST; THENCE NORTH 83°34'02" WEST, A DISTANCE OF 30.44 FEET; THENCE 70.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT TO THE POINT OF COMPOUND CURVATURE, SAID CURVE HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 18°15'21", AND A CHORD OF 69.80 FEET WHICH BEARS SOUTH 19"42'01" WEST; THENCE 92.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 58"39" 16", AND A CHORD OF 88.16 FEET WHICH BEARS SOUTH 58"09" 20" WEST; THENCE SOUTH 87°28'58" WEST, A DISTANCE OF 2.10 FEET; THENCE SOUTH 02°31'02" EAST, A DISTANCE OF 166.95 FEET; THENCE SOUTH 63°51'31" EAST, A DISTANCE OF 224.26 FEET; THENCE SOUTH 03°38'35" WEST, A DISTANCE OF 708.06 FEET; THENCE SOUTH 42°36'02" WEST, A DISTANCE OF 251.06 FEET; THENCE SOUTH 00°52'31" EAST, A DISTANCE OF 75.19 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 136.91 FEET; THENCE SOUTH 72°39'44" EAST, A DISTANCE OF 184.63 FEET; THENCE SOUTH 08"44"OF" WEST, A DISTANCE OF 314.03 FEET TO A NORTHERLY CORNER OF LONGLEAF PHASE ONE AS RECORDED IN PLAT BOOK 37, PAGES 140-147 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LONGLEAF PHASE ONE, SOUTH 53º08'06" WEST, A DISTANCE OF 197.65 FEET TO A NORTHERLY CORNER OF SAID LONGLEAF PHASE ONE; THENCE 65.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 102.12 FEET, A CENTRAL ANGLE OF 36°51'54", AND A CHORD OF 64.58 FEET WHICH BEARS NORTH 18°25'57" WEST; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 723.02 FEET; THENCE SOUTH 04°26'45" EAST, A DISTANCE OF 193.93 FEET; THENCE 249.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 63°25'00", AND A CHORD OF 236.52 FEET WHICH BEARS SOUTH 27°15'45" WEST; THENCE SOUTH 58°58'16" WEST, A DISTANCE OF 337.87 FEET; THENCE 125.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 31°21'27", AND A CHORD OF 124.31 FEET WHICH BEARS SOUTH 74°38'59" WEST; THENCE NORTH 89°40'17" WEST, A DISTANCE OF 8.09 FEET TO THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE ALONG SAID WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 19, NORTH 00° 19'35" EAST, A DISTANCE OF 977.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 58.760 ACRES. MORE OR LESS.

ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

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Certificate of Authorization: LB 6707

State of Florida

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON: AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, STORM SEWERS AND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, TELEPHONE, ELECTRICITY, CABLE TELEVISION AND COLLECTION OF TRASH AND PURPOSES INCIDENTAL THERETO, AS WELL AS FOR INGRESS, EGRESS AND REGRESS FOR THE PURPOSE OF PROVIDING EMERGENCY FIRE, MEDICAL AND SIMILAR SERVICES: AND THAT IT GRANTS TO ANY POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR CORPORATE SOVEREIGN HAVING JURISDICTION FROM TIME TO TIME OVER LONGLEAF NEIGHBORHOOD TWO PHASE ONE AND PHASE THREE, AND PRIVATE, PUBLIC UTILITY COMPANIES THE NONEXCLUSIVE RIGHT TO USE THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON, BUT ONLY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, AND PURPOSES INCIDENTAL THERETO; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PHASE THREE, INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OF PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER ADDITIONS. THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL SUCH UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES, AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE TITLE TO ANY IMPROVEMENTS DEDICATED TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED. VOIDED, OR INVALIDATED.

- SOUTH OFFICE INTROVEMENTS. OR OFFICED RESEARCH APPUREMANCES UNTIL SUCH TIME AS THE	CH LANDS; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES, AND APPURTENANCES IS SEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATED.	C ACCINED DV DACCO COUNTY - FLORIDA - AND FUNTUES OF LIMOURY - FROM - FROM -
OWALED	ACKNOWLEDGMENT OF OWNER	ACKNOWLEDGMENT OF MORTGAGEE
OWNER		STATE OF FLORIDA)
LONGLEAF DEVELOPMENT COMPANY, A FLORIDA CORPORATION	STATE OF FLORIDA))SS:)ss:
() A A III	COUNTY OF PASCO)	COUNTY OF PASCO)
Misselfactures - Frank Market	HEREBY CERTIFY ON THIS SE DAY OF NOUENBER . 2000, BEFORE ME	I HEREBY CERTIFY ON THIS SE DAY OF WOLKERS.D., 2000, BEFORE ME
JAY B STARKEY III, AS PRESIDENT FRANK STARKEY, AS VICE PRESIDENT	PERSONALLY APPEARED JAY B. STARKEY III. AND FRANK STARKEY, AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF LONGLEAF DEVELOPMENT COMPANY, A FLORIDA	PERSONALLY APPEARED JAY B. STARKEY, JR. TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND
•	CORPORATION , ON BEHALF OF THE CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND	SEVERELY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF	ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE	. (-4)
College Character of Lond of Character	USES AND PURPOSES THEREIN EXPRESSED.	WITNESS MY HAND AND OFFICIAL SEAL AT Oriessa (Fireda) . PASCO COUNTY. FLORIDA, THE DAY AND YEAR AFORESAID.
WITNESS FOR BOTH WITNESS FOR BOTH	THE DAY AND YEAR AFORESAID.	Marie alle
Trings for Bolli	College Chartman	Miller Madones
	NOTARY PUBLIC. STATE OF FLORIDA	Olica L. Christmas
	PRIMARE OF BOTH PROPERTY IC	PRINTED NAME OF NOTARY PUBLIC
•·····································	MY COMMUNICATION OF THE STORY CONTROL OF THE STORY	MY COMMISSION EXPIRES:
OWNER	ACKNOWLEDGMENT OF OWNER	MI COMMISSION EXPINES:
LONGERAF COMMUNITY DEVELOPMENT DISTRICT, A FLORIDA CORPORATION	STATE OF FLORIDA)	SERIAL NUMBER: Coffeen L Christmas
() Oth A TI)ss:	Morch 24, 2004 HONDED BRIEU TROY FAM RESIDANCE, INC.
Jay Morley	COUNTY OF PASCO)	
JAY B STARKEY III, CHATRMAN	PERSONALLY APPEARED JAY B. STARKEY III, AS CHAIRMAN OF LONGLEAF COMMUNITY	ACKNOWLEDGMENT OF MORTGAGEE
	DEVELOPMENT DISTRICT, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.	
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF	TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE	STATE OF FLORIDA)
College Chestras Panela L. Chesnut	THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED	COUNTY OF PoleBack SS:
WITNESS WITNESS	WITNESS MY HAND AND OFFICIAL SEAL AT UCLOSE . JOSEP STATE	I HEREBY CERTIFY ON THIS 3/5 DAY OF OCTOBER A.D., 2000, BEFORE
	THE DAY AND YEAR AFORESAID.	ME PERSONALLY APPEARED LISA LEGER, ASSISTANT VICE PRESIDENT OF
	NOTARY PUBLIC, STATE OF FLORIDA	WASHINGTON MUTUAL TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERELY ACKNOWLEDGED THE
		EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.
MORTGAGEE	MORTGAGEE PRINTED NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES:	1 1 1 1 A A
	WASHINGTON MUTUAL	WITNESS MY HAND AND OFFICIAL SEAL AT LAKE WORK COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
and Allen h	WASHINGTON MUTUAL	Committee of Catholl
JAY B STARKEY, JR	Coffer vistmas	NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
	MY COMMITTED TO THE STATES	Jennifor / Schroll
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF	LISA LEGER, ASSISTANT VICE PRESIDENT	PRINTED NAME OF NOTARY PUBLIC
	SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF	MY COMMISSION EXPIRES: 10/13/63
College Chief	CHAL -LOPI	
WITNESS WITNESS	The state of the s	SERIAL NUMBER: CC772088
	John Riley Steven Curlee	# My Commission CC773066
FLORIDA DESIGN CONSULTANTS,	INC.	Expires Cotaber 13, 2002

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

circumstance be supplanted in authority by any other graphic or digital form of the plat.

LONGLEAF NEIGHBORHOOD TWO PHASE ONE AND PHASE THREE

SHEET 1 OF 11