

RESERVE AT GOLDEN ACRES PHASE 8
A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS, RESERVE AT GOLDEN ACRES PHASE 8, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17, SOUTH 89°41'05" EAST, 2196.69 FEET; THENCE NORTH 00°22'51" EAST, 1842.19 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 16°36'01" EAST, 422.18 FEET; THENCE NORTH 73°27'01" WEST, 216.84 FEET THENCE NORTH 19°53'10" EAST, 174.33 FEET; THENCE NORTH 43°49'39" EAST, 54.50 FEET; THENCE NORTH 20°50'34" EAST, 134.17 FEET; THENCE NORTH 70°00'00" WEST, 110.01 FEET; THENCE NORTH 20°00'00" EAST, 394.15 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 3418, PAGE 1367 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH 61°53'52" EAST, 781.16 FEET; THENCE ALONG THE WESTERLY BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4164, PAGE 1994 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND THE NORTHERLY EXTENSION THEREOF, SOUTH 03°53'36" WEST, 417.12 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL, SOUTH 89°27'33" EAST, 359.54 FEET; THENCE ALONG THE WESTERLY BOUNDARY LINE OF RESERVE AT GOLDEN ACRES PHASE 7 AS SHOWN ON PLAT RECORDED IN PLAT BOOK 40, PAGES 136 AND 137 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THE FOLLOWING (7) COURSES: 1) SOUTH 14°00'00" WEST, 472.29 FEET; 2) NORTH 74°00'00" WEST, 246.91 FEET; 3) SOUTH 16°00'00" WEST, 267.85 FEET; 4) 39.31 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SUBTENDED BY A CHORD DISTANCE OF 39.30 FEET WHICH BEARS SOUTH 76°08'42" EAST; 5) SOUTH 16°00'00" WEST, 50.00 FEET; 6) SOUTH 74°00'00" EAST, 25.49 FEET; 7) SOUTH 10°00'00" WEST; 329.93 FEET; THENCE SOUTH 66°29'56" WEST, 382.26 FEET; THENCE NORTH 83°18'34" WEST, 327.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.9397 ACRES MORE OR LESS.

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, 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 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; 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 VACATED, VOIDED, OR INVALIDATED.

THIS 30th DAY OF October, A.D. 2001.

OWNER: WEST PASCO PROPERTIES, A FLORIDA GENERAL PARTNERSHIP

SIGNED BY: WEST PASCO PROPERTIES INC. A FLORIDA CORPORATION, GENERAL PARTNER

David W. Williams
DAVID W. WILLIAMS PRESIDENT

Dawn M. Williams
DAWN M. WILLIAMS SECRETARY

Greg Hela
WITNESS FOR BOTH

Will M. Goodcock
WITNESS FOR BOTH

ACKNOWLEDGEMENT OF OWNER

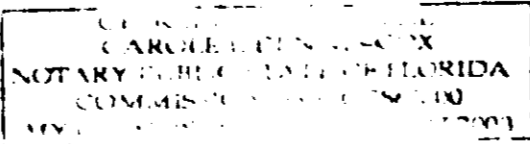
STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 30th DAY OF October, A.D. 2001, BEFORE ME PERSONALLY APPEARED DAVID W. WILLIAMS, PRESIDENT, AND DAWN M. WILLIAMS, SECRETARY, FOR WEST PASCO PROPERTIES INC. A FLORIDA CORPORATION, GENERAL PARTNER, 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 IN PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Notary Seal
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:



CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, FRANK I. GREY, OF FRANK I. GREY, 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 2000 HAVE BEEN PAID.

THIS 30th DAY OF October, A.D. 2001.

FRANK I. GREY, P.A.

BY: Frank I. Grey

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 30 DAY OF NOVEMBER A.D. 2001, IN PLAT BOOK 42, PAGES 52, 53, 54

Notary Seal
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON NOVEMBER 27, 2001, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Chairman
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 16th DAY OF NOVEMBER, A.D. 2001.

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

SURVEYOR'S CERTIFICATE

I, DENNIS J. LEEK, THE UNDERSIGNED REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON THIS 14th DAY OF Nov, A.D., 2001, 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 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.

Dennis J. Leek
DENNIS J. LEEK
PROFESSIONAL SURVEYOR AND MAPPER NO. 2689
(L.B. NO. 5789)

DJL SURVEYING COMPANY, INC.
8324 CORPORATE WAY (P.O. BOX 791)
NEW PORT RICHEY, FLORIDA 34656

SHEET 1 OF 3 SHEETS