

48/85

# CHAPEL PINES PHASE 3

BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 4, TOWNSHIP 26 SOUTH, RANGE 20 EAST,  
PASCO COUNTY, FLORIDA

P.B. PG.  
SHEET 1 OF 4

## 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 CHAPEL PINES PHASE 3, A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF CHAPEL PINES PHASE 1A, AS RECORDED IN PLAT BOOK 42, PAGES 19-25 OF THE PUBLIC RECORDS OF PASCO COUNTY, SAID POINT BEING THE POINT OF BEGINNING; THENCE S58°28'00"W, A DISTANCE OF 79.93 FEET; THENCE N80°16'00"W, A DISTANCE OF 420.00 FEET; THENCE S69°54'00"W, A DISTANCE OF 1,200.00 FEET; THENCE N01°01'34"E, A DISTANCE OF 826.16 FEET; THENCE N89°00'57"W, A DISTANCE OF 305.00 FEET; THENCE N01°01'57"E, A DISTANCE OF 35.00 FEET; THENCE S89°00'57"E, A DISTANCE OF 305.00 FEET; THENCE N01°01'57"E, A DISTANCE OF 295.00 FEET; THENCE S89°00'57"E, A DISTANCE OF 330.00 FEET; THENCE S00°59'03"W, A DISTANCE OF 95.00 FEET; THENCE S89°00'57"E, A DISTANCE OF 1,255.01 FEET; THENCE S64°23'53"E, A DISTANCE OF 110.53 FEET; THENCE S89°00'57"E, A DISTANCE OF 371.46 FEET; THENCE S22°10'29"W, A DISTANCE OF 544.10 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID CHAPEL PINES PHASE 1A; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) S88°14'00"W, A DISTANCE OF 115.68 FEET; (2) S58°28'00"W, A DISTANCE OF 170.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,498,456 SQUARE FEET OR 34.400 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 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, EXCLUDING ANY OR ALL SIDEWALKS, 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 AND FURTHER DO HEREBY CONVEY TO THE PUBLIC AND PASCO COUNTY, FLORIDA, TRACT "F1", AS ADDITIONAL RIGHT-OF-WAY FOR BOYETTE ROAD.

THIS THE 20 DAY OF November, A.D., 2003.

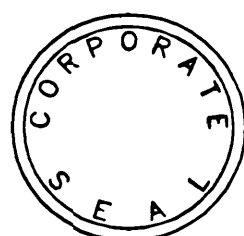
OWNER: CHAPEL PINES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

BY:

John M. Ryan  
JOHN M. RYAN  
MANAGING MEMBER

WITNESS: Kathleen Nicholson  
KATHLEEN NICHOLSON

WITNESS: Brandie Hyde  
BRANDIE HYDE



## CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 22 DAY OF DECEMBER, 2003 A.D. IN PLAT BOOK 48, PAGE 65, 86, 87, 88.

Jeffrey L. Kohler  
CLERK OF THE CIRCUIT COURT

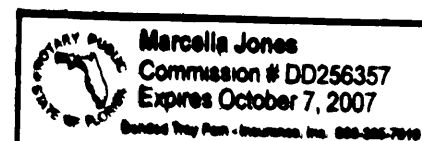
## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF NOVEMBER, 2003 A.D. BY JOHN M. RYAN, MANAGING MEMBER OF CHAPEL PINES, L.L.C., INC., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME.

Marcella Jones  
MARCELLA JONES  
NAME OF NOTARY PRINTED OR STAMPED

NOTARY PUBLIC



## BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY ON DECEMBER 16, 2003, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Jeffrey L. Kohler  
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 THE 26th DAY OF NOVEMBER, 2003 A.D.

Hardwar Singh (SIGN)  
HARDWAR SINGH (PRINT NAME)  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA, No. 4676

## SURVEYOR'S NOTES:

1. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

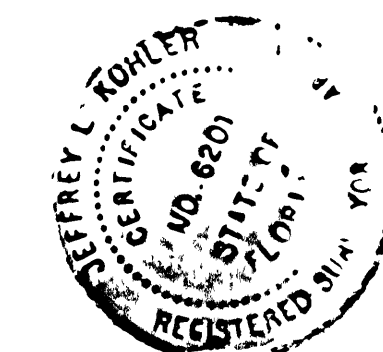
## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLIES WITH ALL OF THE SURVEYING REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES, AND THAT THE P.R.M."S" (PERMANENT REFERENCE MONUMENTS) AS SHOWN HEREON HAVE BEEN SET, AND THAT THE P.C.P."S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN 177.091 (8) (9)

BURCAW & ASSOCIATES ENGINEERING, INC. LB No. 6890

11/20/03  
DATE

Jeffrey L. Kohler  
JEFFREY L. KOHLER  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA No. 6201



## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF NOVEMBER, 2003 A.D. BY GREG SINGLETON VICE PRESIDENT, WACHOVIA BANK WHO IS PERSONALLY KNOWN TO ME.

Marcella Jones  
MARCELLA JONES  
NAME OF NOTARY PRINTED OR STAMPED

NOTARY PUBLIC



## CERTIFICATE OF TITLE:

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

I, GARY N. STROHAUER OF BAXTER STROHAUER MANNION & SILBERMANN, P.A., A FLORIDA CORPORATION, ATTORNEYS LICENSED IN THE STATE OF FLORIDA, ACTING IN THE FIRM'S CAPACITY AS TITLE AGENT, 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. 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 20th DAY OF November, 2003 A.D.

BAXTER STROHAUER MANNION & SILBERMANN, P.A.  
A FLORIDA CORPORATION

BY:

Gary N. Strohauser  
GARY N. STROHAUER

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 this county.

**BURCAW**  
& Associates, Inc.  
LB #6890

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• Environmental Services •  
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