

GRAND OAKS PHASE 2, UNIT 9

BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

42/119

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

The undersigned owners of the lands shown on this plat to be known as Grand Oaks Phase 2, Unit 9, a subdivision of a portion of Section 15, Township 26 South, Range 19 East, Pasco County, Florida and being further described as follows:

LEGAL DESCRIPTION

Grand Oaks Phase 2, Unit 9

Beginning at the Southwest corner of Lot 6, Block 7, as depicted in GRAND OAKS PHASE 2, UNITS 1 AND 2, recorded in Plat Book 40, Pages 1 through 6 of the public records of Pasco County said point being the POINT OF BEGINNING; thence S22°29'05"E, a distance of 139.39 feet; thence S47°57'04"W, a distance of 988.86 feet; thence S69°54'07"W, a distance of 918.43 feet to a point on the boundary of THE OAKS PHASE 2 as recorded in Plat Book 24, Page 68 through 74 of the public records of Pasco County; thence N53°33'02"W, along said boundary a distance of 770.00 feet; thence departing from said boundary N10°17'08"E, a distance of 338.80 feet to a point on a non tangent curve concave northwesterly; thence northeasterly 126.78 feet along the arc of said curve, having a radius of 188.60 feet; a central angle of 38°30'54", a chord bearing and distance of N42°42'41"E, 124.41 feet; thence N23°27'14"E, a distance of 40.99 feet; thence N04°17'22"W, a distance of 129.06 feet; thence N89°43'11"E, a distance of 128.35 feet to a point on a non tangent curve concave southerly; thence easterly 439.62 feet along the arc of said curve, having a radius of 1,224.00 feet; a central angle of 20°34'43", a chord bearing and distance of S77°55'31"E, 437.26 feet; thence S62°05'06"E, a distance of 64.99 feet to a point on a non tangent curve concave northwesterly; thence easterly 465.91 feet along the arc of said curve, having a radius of 378.00 feet, a central angle of 70°37'15", a chord bearing and distance of N83°13'25"E, 436.97 feet; thence N46°22'38"E, a distance of 41.27 feet; thence N50°05'25"W, a distance of 154.27 feet to the point on a non tangent curve concave northwesterly; thence southwesterly 19.78 feet along the arc of said curve, having a radius of 225.00 feet, a central angle of 05°02'11", a chord bearing and distance of S45°23'27"W, 19.77 feet; thence N42°05'28"W, a distance of 50.00 feet to a point on a non tangent curve concave northwesterly; thence northeasterly 131.33 feet along the arc of said curve, having a radius of 175.00 feet, a central angle of 42°59'52", a chord bearing and distance of N26°24'36"E, 128.27 feet to a point of reverse curvature; thence northerly 162.31 feet along arc of said curve, having a radius of 380.00 feet, a central angle of 24°28'24", a chord bearing and distance of N17°08'52"E, 161.08 feet to a point on the boundary of GRAND OAKS PHASE 2, UNIT 4, as recorded in Plat Book 40, Pages 118 through 120, of the public records of Pasco County; thence S60°36'56"E, along said boundary a distance of 50.00 feet to a point on the boundary of GRAND OAKS PHASE 2, UNITS 1 AND 2, as recorded in Plat Book 40, Pages 1 through 6, of the public records of Pasco County; thence along said boundary for the following ten (10) courses; (1) S65°29'26"E, a distance of 95.39 feet; (2) S50°05'23"E, a distance of 413.37 feet; (3) N88°34'11"E, a distance of 19.14 feet; (4) N49°20'30"E, a distance of 308.59 feet to a point of curvature; (5) thence northeasterly 178.15 feet along the arc of said curve, having a radius of 672.70 feet, a central angle of 15°10'24", a chord bearing and distance of N56°55'42"E, 177.63 feet; (6) thence S25°29'06"E, a distance of 136.20 feet to a point on a non tangent curve concave southeasterly; (7) thence southwesterly 62.16 feet along the arc of said curve, having a radius of 536.50 feet, a central angle of 06°38'17", a chord bearing and distance of S61°11'46"W, 62.12 feet; (8) thence S32°07'23"E, a distance of 50.00 feet to a point on a non tangent curve concave southeasterly; (9) thence northeasterly 81.84 feet along the arc of said curve, having a radius of 486.50 feet, a central angle of 09°38'18", a chord bearing and distance of N62°41'46"E, 81.74 feet; (10) thence S22°29'05"E, a distance of 111.50 feet to the POINT OF BEGINNING.

Containing 1,641,802.89 square feet or 37.6906 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 any other easement areas for the use of emergency, utility provider and governmental business only. It is expressly not intended that any right, title or interest in any tracts or easements which are identified as such and 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 title to any improvements dedicated to the public or to Pasco County, if for any reason such dedication shall be either voluntarily vacated, voided or invalidated.

This the 3RD day of DECEMBER, A.D., 2001.

LENNAR HOMES, INC. - OWNER

Robert Ahrens
Robert Ahrens
Vice President / Lennar homes, Inc.

Alanna K. Noie
Witness, Alanna K. Noie

Laura Ceglio
Witness, Laura Ceglio

ACKNOWLEDGMENTS:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 3RD day of DECEMBER, 2001, before me appeared, Robert Ahrens, Vice President of LENNAR HOMES, INC., personally known to me to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein express, and did not take an oath.

WITNESS my hand and official seal, the day and year aforesaid.

John M. Byrum
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:



King
ENGINEERING ASSOCIATES, INC.
4621 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634

PHONE 813-880-8881
FAX 813-880-8882
E-MAIL king@kingengineering.com

CERTIFICATE OF AUTHORIZATION No. LB 2610

NOTICE: 1. 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.

CERTIFICATE OF TITLE:

STATE OF FLORIDA }
COUNTY OF PASCO }

I, Beverly McReynolds, President of NORTH AMERICAN TITLE COMPANY, 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 2001, have been paid.

This 21st day of November, A.D., 2001.

NORTH AMERICAN TITLE COMPANY

By: Beverly McReynolds
Beverly McReynolds
President

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 20th day of DECEMBER, 2001, A.D. in Plat Book 42, Pages 119, 120, 121, 122, 123

[Signature]
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on December 18, 2001, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

[Signature]
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 13th day of December, 2001.

Nellie Mae Robison
Nellie Mae Robison
Professional Surveyor and Mapper
State of Florida, No. 3392

NOTES

1. The owner of the lands described hereon, will convey Tracts A4, B4, C4, D4, E4, F4, G4, H4, I4, J4, K4, L4, M4, N4, O4, P4, & Q4 to the GRAND OAKS MASTER ASSOCIATION.
2. The "10' Utility Easement" across the front of all lots and Tracts is for the purpose of installation, maintenance and operation of electric, telephone and cable television.
3. The coordinate values shown hereon are based upon the Pasco County Primary Horizontal Control Network and were established to third-order class 1 accuracy as defined by the standards and specifications for geodetic control networks, as published by the Federal Geodetic Control Committee, dated September 1984 or the latest edition. Said coordinates are stated in units of U.S. survey feet and are based upon GPS observations originating from National Geodetic Survey control stations "Z24-090" and "W27-106". And are referenced to the North American datum of 1983 (adjustment of 1990) Florida west - zone 0902 (transverse mercator projection). Bearings shown hereon are grid and are based on the above mentioned control stations.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes, and that P.R.M.'s (Permanent Reference Monuments) as shown hereon have been set, and that P.C.P.'s (Permanent Control Points) and all other corners as shown hereon will be set within the time allotted in 177.091 (8).

12-4-2001
Date

KING ENGINEERING ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB# 2610

James Darin O'Neal
James Darin O'Neal
Professional Surveyor and Mapper
State of Florida, No. 5926



3471-004-000

SHEET 1 OF 5