

# TIMBER OAKS • UNIT 8

BEING A REPLAT OF PORTIONS OF TRACTS 25-29, & 37-42, PORT RICHEY LAND COMPANY SUBDIVISION  
PLAT BOOK I, PAGE 61, SECTION II, TOWNSHIP 25 SOUTH, RANGE 16 EAST  
PASCO COUNTY, FLORIDA

## LEGAL DESCRIPTION AND DEDICATION CERTIFICATE

### LEGAL DESCRIPTION & DEDICATION:

State of Florida ) ss  
County of Pasco )

The undersigned, owner of the lands shown on this plat to be known as TIMBER OAKS UNIT 8, a subdivision of a portion of Section 11, Township 25 South, Range 16 East, Pasco County, Florida, and being a replat of portions of Tracts 25 through 29 and 37 through 42, of PORT RICHEY LAND COMPANY SUBDIVISION, as recorded in Plat Book I, page 61 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest Corner of said Section 11; thence N 00°34'29" E along the West line of said Section 11, for 1497.46 feet, to the POINT OF BEGINNING; thence continue N 00°34'29" E along said West line, for 1124.64 feet; thence N 00°39'19" E along said West line for 465.28 feet; thence S 89°34'29" E, for 1561.37 feet, to a point on the easterly right-of-way line of La Madera Boulevard, said point being on a curve and having a radial bearing of N 70°44'20.8" W; thence southerly (along said right-of-way for the next seven (7) courses) along the arc of a curve concave to the East and having a radius of 127.29 feet, central angle 22°40'32.2", arc length 50.38 feet, to a point of tangency; thence S 03°24'53" E, for 4.77 feet, to a point of curvature; thence southerly along the arc of a curve concave to the West and having a radius of 599.37 feet, central angle 12°20'39", arc length 129.13 feet, to a point of continuous curvature; thence southerly along the arc of a curve concave to the West and having a radius of 408.56 feet, central angle 06°41'30", arc length 47.48 feet, to a point of tangency; thence S 15°37'16" W, for 53.23 feet, to a point of curvature; thence southerly along the arc of a curve concave to the East and having a radius of 651.48 feet, central angle 02°46'11", arc length 31.49 feet, to a point of continuous curvature; thence southeasterly along the arc of a curve concave to the Northeast and having a radius of 25.00 feet, central angle 103°53'09", arc length 45.33 feet, to a point tangential to the northerly and westerly right-of-way line of Ponderosa Avenue; thence S 01°02'04" E, for 80.00 feet, to the southerly and easterly right-of-way line of Ponderosa Avenue; thence (southeasterly along said southerly and easterly right-of-way for the next five (5) courses) S 88°57'56" W, for 62.16 feet, to a point of curvature; thence southeasterly along the arc of a curve concave to the Southeast and having a radius of 900.00 feet, central angle 21°30'00", arc length 367.14 feet, to a point of tangency; thence S 67°27'56" W, for 90.00 feet, to a point of curvature; thence southeasterly along the arc of a curve concave to the Southeast and having a radius of 672.00 feet, central angle of 43°19'00", arc length 507.26 feet, to a point of continuous curvature; thence southerly along the arc of a curve concave to the East and having a radius of 1315.00 feet, central angle 30°08'20", arc length 691.72 feet;

thence

on a radial bearing of S 84°04'36" W, for 80.00 feet, to the westerly right-of-way line of Ponderosa Avenue; thence continue S 84°04'36" W, for 195.45 feet; thence N 89°34'29" W, for 318.06 feet, to the POINT OF BEGINNING, containing 34.52 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 denoted 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 and 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 facilities and utility improvements or facilities and appurtenances until such time as the operation and maintenance of such 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 or involuntarily vacated, voided or invalidated.

### COUNTY COMMISSION APPROVAL:

Approved by the Board of County Commissioners of Pasco County, Florida, this 3rd day of July, 1979.

*[Signature]*  
Chairman

### OWNER:

U.S. HOME CORPORATION

*[Signature]* Leonard Sellman, Division President  
*[Signature]* Linda Barbour, Division Asst. Secretary

Signed, Sealed and Delivered in the Presence of

*[Signature]* Dawn C. Seamon  
Witness for Both

*[Signature]*  
Witness for Both

### ACKNOWLEDGMENT:

State of Florida ) ss  
County of Pinellas )

I hereby certify on this 19 day of June, A.D., 1979, before me personally appeared Leonard Sellman and Linda Barbour, Division President and Division Assistant Secretary respectively, of U.S. Home Corporation, a Florida Corporation, to me known to be the persons 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 official seal at Clearwater, Pinellas County, Florida, the day and year aforesaid.

My commission expires: April 2, 1983

*[Signature]* Dawn C. Seamon  
Notary Public, State of Florida at Large

### CERTIFICATE OF TITLE

STATE OF FLORIDA ) S.S.  
COUNTY OF PASCO )

I, Christopher J. Thiel, Attorney-at-Law, hereby certify that the Owners and Mortgagees of the property lying within the parcel described on this Plat are as shown on said Plat, 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 1978 have been paid.

This the 19th day of June, 1979.

*[Signature]* CHRISTOPHER J. THIEL  
By: *[Signature]*

### COUNTY CLERK APPROVAL:

Filed and Recorded  
In the Public Records of Pasco County, Florida, on this 3rd day of July, A.D. 1979, in Plat Book 19, Page 102-103

*[Signature]* J. P. Pittman, Jr.  
Jed Pittman, Clerk of Circuit Court

### SURVEYORS CERTIFICATE

I, William G. Shane, of Post, Buckley, Schuh & Jernigan, Inc., having been duly sworn, do hereby certify that this plat, hereby certified that it is a true and correct representation of a survey made under my personal supervision and supervision, that such survey is accurate to the best of my knowledge and belief, that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law, and that the survey data complies with all requirements of Chapter 177, Florida Statutes 177.091.

Signed on this 15th day of JUNE, A.D., 1979.

Post, Buckley, Schuh & Jernigan, Inc.

*[Signature]* William G. Shane  
William G. Shane  
Professional Land Surveyor #2513  
State of Florida

SHEET 1 OF 4

POST, BUCKLEY, SCHUH, & JERNIGAN, INC.  
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
2780 U.S. HWY. 19 N., CLEARWATER, FLA. 33515

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