

ALICO ESTATES PHASE ONE

A REPLAT OF A PORTION OF TRACTS 19, 20, 25, 26, 27 AND 51 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO }

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS ALICO ESTATES PHASE ONE, A REPLAT OF A PORTION OF TRACTS 19, 20, 25, 26, 27 AND 51 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 28 FOR A POINT OF BEGINNING, THE SAME BEING THE SOUTHEAST CORNER OF RIVER CROSSING UNIT 3, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 25, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACTS 25, 26 AND 20, THE SAME BEING THE EASTERLY BOUNDARY LINE OF RIVER CROSSING UNIT 3, NORTH 03°08'48" WEST, A DISTANCE OF 1603.82 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER CROSSING BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 1707, PAGES 65 THROUGH 68, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RIVER CROSSING BOULEVARD A DISTANCE OF 333.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT TO THE WESTERLY RIGHT-OF-WAY LINE OF ALICO PASS, AS DESCRIBED IN OFFICIAL RECORD BOOK 1707, PAGES 65 THROUGH 68, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID CURVE HAVING A RADIUS OF 818.98 FEET, A CENTRAL ANGLE OF 23°16'27" AND A CHORD OF 331.10 FEET WHICH BEARS NORTH 78°17'58" EAST; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALICO PASS THE FOLLOWING FOUR COURSES AND DISTANCES: SOUTH 25°48'43" EAST, 187.78 FEET; 201.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 615.00 FEET, A CENTRAL ANGLE OF 18°48'43" AND A CHORD OF 201.02 FEET WHICH BEARS SOUTH 16°24'22" EAST; SOUTH 07°00'00" EAST, 192.32 FEET; 470.89 FEET ALONG THE LINE OF HUNTER'S RIDGE UNIT SEVEN AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 29, PAGES 111 AND 112 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID HUNTER'S RIDGE UNIT SEVEN THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 38°44'55" WEST, 70.00 FEET; NORTH 18°15'58" WEST, 64.98 FEET, TO THE POINT OF BEGINNING, CONTAINING 14.846 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 LINE OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWER 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 THEREON, 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.

THIS THE 1ST DAY OF December, A.D., 1994.

OWNERS

ALICO ESTATES DEVELOPMENT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP
BY: DEMETREE-PASCO PROPERTIES, INC., ITS GENERAL PARTNER

CHRISTOPHER C. DEMETREE, AS VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Richard E. Voigt

WITNESS FOR BOTH

MARJORIE H. SINDELAR, AS ASSISTANT SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

John A. Sapora

WITNESS FOR BOTH

MORTGAGEES CONSENT TO DEDICATION

FIRST UNION NATIONAL BANK OF FLORIDA

Nick V. Christopolis, AS VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Marie M. Tuttle

WITNESS

John A. Sapora

WITNESS

ACKNOWLEDGEMENT OF OWNERS

STATE OF FLORIDA }
COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 1ST DAY OF December, A.D., 1994, BEFORE ME PERSONALLY APPEARED CHRISTOPHER C. DEMETREE AND MARJORIE H. SINDELAR, AS VICE PRESIDENT AND AS ASSISTANT SECRETARY RESPECTIVELY OF DEMETREE-PASCO PROPERTIES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AS GENERAL PARTNER OF ALICO ESTATES DEVELOPMENT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, 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 AT New Port Richey, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED AS:
PERSONALLY KNOWN
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED:

Richard E. Voigt
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Richard E. Voigt
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-28-98
SERIAL NO. 660550154

ACKNOWLEDGEMENT OF MORTGAGEES

STATE OF FLORIDA }
COUNTY OF DUVAL }

THIS IS TO CERTIFY, THAT ON THIS 19th DAY OF December, A.D., 1994, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED NICK V. CHRISTOPOLIS, AS VICE PRESIDENT OF FIRST UNION NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ORGANIZATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Daytonville, DUVAL COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED AS:
PERSONALLY KNOWN
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED:

John A. Sapora
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
John A. Sapora
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES:
SERIAL NO.

OWNERS

U.S. HOME CORPORATION, A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

ROBERT F. FERTIG, AS DIVISION PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

John A. Sapora

WITNESS FOR BOTH

ROBERT L. FRIEDMAN, AS ASSISTANT SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

John A. Sapora

WITNESS FOR BOTH

ACKNOWLEDGEMENT OF OWNERS

STATE OF FLORIDA }
COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 8th DAY OF December, A.D., 1994, BEFORE ME PERSONALLY APPEARED ROBERT F. FERTIG AND ROBERT L. FRIEDMAN, AS DIVISION PRESIDENT AND AS ASSISTANT SECRETARY RESPECTIVELY OF U.S. HOME CORPORATION, A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF THE CORPORATION, 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 AT Spring Hill, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED AS:
PERSONALLY KNOWN
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED:

Richard E. Voigt
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Richard E. Voigt
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES:
SERIAL NO.

OWNERS

REGENCY COMMUNITIES, INC., A FLORIDA CORPORATION

JOHN E. HUDSON, AS PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

John A. Sapora

WITNESS FOR BOTH

SUSAN SILVA, AS SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

John A. Sapora

WITNESS FOR BOTH

MORTGAGEES CONSENT TO DEDICATION

BARNETT BANK OF PASCO COUNTY

THOMAS R. RUMMEL, AS SR. VICE PRESIDENT, COMMERCIAL REAL ESTATE

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

John A. Sapora

WITNESS

John A. Sapora

WITNESS

ACKNOWLEDGEMENT OF OWNERS

STATE OF FLORIDA }
COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 5th DAY OF December, A.D., 1994, BEFORE ME PERSONALLY APPEARED JOHN E. HUDSON AND SUSAN SILVA, AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF REGENCY COMMUNITIES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, 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 AT New Port Richey, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED AS:
PERSONALLY KNOWN
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED:

John A. Sapora
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
John A. Sapora
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES:
SERIAL NO.

ACKNOWLEDGEMENT OF MORTGAGEES

STATE OF FLORIDA }
COUNTY OF PASCO }

THIS IS TO CERTIFY, THAT ON THIS 7th DAY OF December, A.D., 1994, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED THOMAS R. RUMMEL, AS SR. VICE PRESIDENT, COMMERCIAL REAL ESTATE, OF BARNETT BANK OF PASCO COUNTY, A STATE BANKING ORGANIZATION, ON BEHALF OF THE ORGANIZATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT New Port Richey, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED AS:
PERSONALLY KNOWN
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED:

John A. Sapora
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
John A. Sapora
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-29-98
SERIAL NO.

CERTIFICATE OF TITLE

STATE OF FLORIDA }
COUNTY OF DUVAL }

I, ROBERT O. MICKLER, OF MARTIN, ADE, BIRCHFIELD & MICKLER, 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, CORPORATIONS, OR ENTITIES EXECUTING THIS DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THAT THIS 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 1993 HAVE BEEN PAID.

THIS 13th DAY OF December, A.D., 1994.

MARTIN, ADE, BIRCHFIELD & MICKLER, P.A.

BY: Robert O. Mickler
ROBERT O. MICKLER

SURVEYOR'S CERTIFICATE

I, DENNIS J. DAHOFF, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY ON THIS 5th DAY OF January, A.D., 1995, THE AFORESAIDED 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 THAT THE PERMANENT CONTROL MONUMENTS (P.C.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

CASSON ENGINEERING COMPANY
6321 GRAND BOULEVARD
NEW PORT RICHEY, FLORIDA

DENNIS J. DAHOFF
FLORIDA SURVEYOR'S REG. NO. 4289

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 14 DAY OF Feb., A.D., 1995, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

John A. Sapora
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT.

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 14 DAY OF Feb., 1995 AD, IN PLAT BOOK 32 PAGES 49, 50 AND 51.

John A. Sapora
CLERK OF CIRCUIT COURT
By: B. Runnham, sr.