

ONE PASCO CENTER - PHASE I

AN INDUSTRIAL PARK IN SECTION 9, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PB 26 P 28
SHEET 1 OF 4

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 ONE PASCO CENTER, PHASE I, an industrial park in a portion of Section 9, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 25 South, Range 20 East, Pasco County, Florida. Run thence N.89°52'46"W., along the North boundary of the Northeast 1/4 of said Section 9, a distance of 778.55 feet to a point on the Southerly right-of-way line of the former Seaboard Coastline Railroad; thence S.72°18'46"W., along the Southerly right-of-way line of the former Seaboard Coastline Railroad, a distance of 922.35 feet to the Point of Beginning. Continue thence S.72°18'46"W., along the Southerly right-of-way line of the former Seaboard Coastline Railroad, a distance of 1220.75 feet; thence S.17°41'14"E., a distance of 400.00 feet; thence N.72°18'46"E., a distance of 524.60 feet; thence S.10°58'58"W., a distance of 513.05 feet; thence S.89°19'18"W., a distance of 82.00 feet; thence S.31°40'42"E., a distance of 889.13 feet; thence S.07°55'56"W., a distance of 781.33 feet to a point on the Southerly right-of-way line of State Road No. 52; thence S.82°04'04"E., along the Northerly right-of-way line of the State Road No. 52, a distance of 1047.26 feet; thence N.14°09'12"W., a distance of 254.58 feet; thence N.31°09'10"W., a distance of 63.98 feet; thence N.19°56'30"W., a distance of 72.48 feet; thence N.44°48'14"W., a distance of 312.55 feet; thence N.14°04'21"W., a distance of 440.83 feet; thence N.44°42'29"W., a distance of 286.92 feet; thence N.73°21'54"W., a distance of 107.00 feet; thence N.19°29'13"W., a distance of 62.00 feet; thence N.50°58'30"W., a distance of 43.20 feet; thence N.04°50'58"E., a distance of 42.43 feet; thence N.20°40'50"W., a distance of 151.76 feet; thence N.30°50'03"E., a distance of 65.88 feet; thence N.65°50'54"E., a distance of 35.55 feet; thence N.86°02'01"E., a distance of 16.72 feet; thence N.39°24'42"E., a distance of 208.51 feet to a point on a curve to the left having a radius of 1337.09 feet; thence 119.51 feet along the arc of said curve, through a central angle of 08°07'15", a chord bearing and distance of N.59°36'02"W., 119.47 feet to the P.C.C. of a curve to the left having a radius of 255.00 feet; thence 172.01 feet along the arc of said curve, through a central angle of 33°24'27", a chord bearing and distance of N.78°51'53"W., 169.58 feet; thence N.65°54'07"W., a distance of 50.00 feet; thence N.17°41'14"W., a distance of 330.09 feet to the Point of Beginning.

All lying and being in the North 1/2 of Section 9, Township 25 South, Range 20 East, Pasco County, Florida, and containing 49.240 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 easements 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, lift stations, pumping stations, buildings, sewage disposal plants, and other utility plants, wells, 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 land; and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives, the right to construct, operate and maintain all such dedicated utility improvements, facilities and appurtenances until such time as the operation and maintenance of said improvements, facilities and appurtenances is assumed by Pasco County, Florida; and do further dedicate ingress and egress to Pasco County to service and maintain said improvements. The undersigned do also hereby dedicate to the perpetual use of the public and Pasco County, Florida, the ten foot wide additional right-of-way lying North of and adjacent to the existing Northerly right-of-way line of State Road No. 52 as shown on this plat, and do also hereby dedicate to the perpetual use of the public and Pasco County, Florida, Tract "C", (Water Treatment Plant Site), as shown on this plat.

ACKNOWLEDGMENT:

State of Florida }
County of Pasco } SS

This is to certify that on April 6th A.D., 1987, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Thomas E. Smith and A.H. Schrader, respectively President and Secretary of FIRST PASCO SERVICE CORPORATION, INC., a Florida Corporation, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free and voluntary act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto, and that said Dedication is the act and deed of said corporation.

In witness whereof, I have set my hand and seal on the above date.

Barbara J. Williams
Notary Public, State of Florida at Large
My Commission expires March 26, 1988

ACKNOWLEDGMENT:

State of Florida }
County of Pasco } SS

This is to certify that on April 6th A.D., 1987, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Alfred J. Couch, and Joseph Andruzzi, respectively Senior Vice President and Vice President of BARRETT BANK OF PASCO COUNTY, to me known to be the individuals and officers described in and who executed the foregoing Dedication, and severally acknowledged the execution thereof to be their free and voluntary act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto, and that said Dedication is the act and deed of said corporation.

In witness whereof, I have set my hand and seal on the above date.

Barbara J. Williams
Notary Public, State of Florida at Large
My Commission expires July 26, 1988

JOINDER AND CONSENT TO DEDICATION:

The undersigned hereby certifies that it is the holder of a mortgage upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owners thereof, and agrees that its mortgage, which is recorded in Official Record Book 1513, Page 1409, of the Public Records of Pasco County, Florida, shall be subordinated to the above dedication.

BARRETT BANK OF PASCO COUNTY, MORTGAGEE

Alfred J. Couch
Joseph Andruzzi
Witness for both

ACKNOWLEDGMENT:

State of Florida }
County of Pasco } SS

This is to certify that on April 6th A.D., 1987, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Alfred J. Couch and Joseph Andruzzi, respectively Senior Vice President and Vice President of BARRETT BANK OF PASCO COUNTY, to me known to be the individuals and officers described in and who executed the foregoing Joinder and Consent to Dedication, and severally acknowledged the execution thereof to be their free and voluntary act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto, and that said Joinder and Consent to Dedication is the act and deed of said corporation.

In witness whereof, I have set my hand and seal on the above date.

Barbara J. Williams
Notary Public, State of Florida at Large
My Commission expires July 26, 1988

FIRST PASCO SERVICE CORPORATION, INC., OWNER

Thomas E. Smith
Thomas E. Smith, President
A. H. Schrader
A. H. Schrader, Secretary

BARRETT BANK OF PASCO COUNTY, OWNER

Alfred J. Couch
Alfred J. Couch, Senior Vice President
Joseph Andruzzi
Joseph Andruzzi, Vice President

Witness for both
Dora H. Thornton
Dora H. Thornton, Secretary

Witness for both
Alfred J. Couch
Alfred J. Couch, Senior Vice President
Joseph Andruzzi
Joseph Andruzzi, Vice President

FOR CONTINUATION OF CERTIFICATES SEE SHEET NO. 2

PREPARED BY
HOUSE & ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS