

FOX RIDGE PHASE TWO UNIT ONE

A SUBDIVISION BEING PART OF SECTIONS 10 AND 15, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING PART OF SECTIONS 10 AND 15, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, S.89°39'16"W., A DISTANCE OF 59.59 FEET; THENCE, N.00°20'44"W., A DISTANCE OF 355.56 FEET FOR A POINT OF BEGINNING; THENCE, N.10°54'48"W., AND ALONG THE EAST BOUNDARY OF LOT 15, BLOCK 11, FOX RIDGE PLAT 1, AS RECORDED IN PLAT BOOK 15, PAGES 118 THROUGH 128 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; A DISTANCE OF 152.30 FEET; THENCE, S.74°17'57"W., AND ALONG THE NORTH BOUNDARY OF SAID LOT 15, A DISTANCE OF 299.64 FEET TO THE EASTERLY RIGHT-OF-WAY OF REDCOAT DRIVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1455.75 FEET, A DISTANCE OF 59.09 FEET TO A POINT ON THE CURVE; THENCE, N.89°39'01"W., A DISTANCE OF 347.99 FEET; THENCE, N.00°20'50"W., A DISTANCE OF 253.04 FEET; THENCE, N.02°52'20"E., A DISTANCE OF 75.35 FEET; THENCE, N.12°58'57"E., A DISTANCE OF 226.05 FEET; THENCE, N.25°41'19"E., A DISTANCE OF 306.01 FEET; THENCE, N.25°47'56"E., A DISTANCE OF 143.18 FEET; THENCE, N.20°25'44"E., A DISTANCE OF 142.75 FEET; THENCE, N.09°34'56"E., A DISTANCE OF 142.75 FEET; THENCE, N.04°09'37"E., A DISTANCE OF 180.75 FEET; THENCE, N.09°34'56"E., A DISTANCE OF 245.43 FEET; THENCE, N.66°55'34"W., A DISTANCE OF 142.75 FEET; THENCE, N.23°01'37"W., A DISTANCE OF 604.71 FEET; THENCE, N.16°03'03"E., A DISTANCE OF 245.43 FEET; THENCE, N.00°20'59"E., A DISTANCE OF 44.44 FEET; THENCE, N.23°01'37"W., A DISTANCE OF 306.08 FEET; THENCE, N.11°25'49"W., A DISTANCE OF 364.02 FEET; THENCE, N.00°20'59"E., A DISTANCE OF 70.00 FEET; THENCE, N.72°50'33"W., A DISTANCE OF 710.16 FEET; THENCE, N.00°23'46"E., A DISTANCE OF 179.00 FEET; THENCE, N.89°39'01"W., A DISTANCE OF 389.43 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 490.00 FEET, A DISTANCE OF 331.23 FEET TO A POINT OF TANGENCY; THENCE, N.00°23'46"E., A DISTANCE OF 100.00 FEET; THENCE, N.89°36'14"W., A DISTANCE OF 15.00 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 420.00 FEET, A DISTANCE OF 439.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 54; THENCE, S.64°23'47"E., AND ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 100.00 FEET; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 900.00 FEET, A DISTANCE OF 395.96 FEET; THENCE, N.89°36'14"W., A DISTANCE OF 15.00 FEET; THENCE, S.00°23'46"E., A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE, S.51°14'15"E., A DISTANCE OF 381.79 FEET TO A POINT OF TANGENCY; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 477.00 FEET, A DISTANCE OF 433.22 FEET TO A POINT OF TANGENCY; THENCE, S.00°20'59"W., A DISTANCE OF 10.64 FEET, TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 39.27 FEET, TO A POINT OF REVERSE CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 889.00 FEET, A DISTANCE OF 391.84 FEET, TO A POINT OF TANGENCY; THENCE, S.64°23'47"E., A DISTANCE OF 683.95 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 9, BLOCK 14, FOX RIDGE PLAT 1, AS RECORDED IN PLAT BOOK 15, PAGES 118 THROUGH 128, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE, THE FOLLOWING COURSES BY AND ALONG THE WESTERLY BOUNDARY OF SAID FOX RIDGE PLAT 1: S.25°36'14"W., A DISTANCE OF 60.00 FEET; THENCE, S.64°23'47"E., A DISTANCE OF 227.05 FEET; THENCE, S.25°36'13"W., A DISTANCE OF 290.50 FEET; THENCE, S.64°23'47"E., A DISTANCE OF 306.61 FEET; THENCE, S.29°42'17"W., A DISTANCE OF 183.17 FEET; THENCE, S.60°17'43"E., A DISTANCE OF 290.50 FEET; THENCE, S.29°42'17"W., A DISTANCE OF 501.88 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 715.52 FEET, A DISTANCE OF 366.64 FEET TO A POINT OF REVERSE CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1796.82 FEET, A DISTANCE OF 203.06 FEET; THENCE, S.77°27'07"E., A DISTANCE OF 355.60 FEET; THENCE, S.15°05'59"W., A DISTANCE OF 475.44 FEET; THENCE, S.42°47'07"W., A DISTANCE OF 154.13 FEET; THENCE, S.16°44'50"E., A DISTANCE OF 298.71 FEET; THENCE, S.70°37'22"W., A DISTANCE OF 65.85 FEET; THENCE, S.19°22'38"E., A DISTANCE OF 350.50 FEET; THENCE, S.70°37'22"W., A DISTANCE OF 199.73 FEET TO THE POINT OF BEGINNING. CONTAINING 66.35 ACRES, MORE-OR-LESS.

DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS FOX RIDGE PHASE TWO UNIT ONE, A SUBDIVISION OF A PORTION OF (SECTIONS 10 AND 15, TOWNSHIP 26 SOUTH, RANGE 20 EAST), PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED HEREON, HAS CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL ROAD RIGHTS OF WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON.

THIS THE 10th DAY OF JANUARY, A.D., 19 80.

OWNER: LEE ARNOLD DEVELOPMENT CORP.

Lee E. Arnold, Jr.
LEE E. ARNOLD, JR., PRESIDENT

George F. Swertfeger
GEORGE F. SWERTFEGER, VICE PRESIDENT

Carl S. Goussor
WITNESS

Dorey H. Courson
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I HEREBY CERTIFY ON THIS 10th DAY OF JANUARY, A.D., 19 80, BEFORE ME PERSONALLY APPEARED LEE E. ARNOLD, JR. AND GEORGE F. SWERTFEGER, 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 THEREFOR 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: November 26, 1982

Dianna R. Yarnall
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I, PETER M. DUNBAR, OF DUNBAR, DUNBAR AND ROMAN, P.A. ATTORNEYS, HEREBY CERTIFY THAT THE OWNER OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT IS SHOWN ON SAID PLAT, THAT THERE ARE NO LEINS 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 21st DAY OF JANUARY, 19 80.

TITLE CONSULTANTS, INC.

BY: Peter M. Dunbar
PETER M. DUNBAR

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED:

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 5th DAY OF Feb, 19 80.

Charles L. Law
CHAIRMAN

CLERK OF THE CIRCUIT COURT CERTIFICATE

FILE AND RECORDED:

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 6th DAY OF Feb, 19 80, IN PLAT BOOK 18, PAGES 61 THROUGH 64.

John P. Williams
CLERK OF THE COURT

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY ON THIS 5th DAY OF January, A.D. 19 80 THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

Carl S. Goussor
CARL S. GOUSSOR

FLORIDA SURVEYOR'S REGISTRATION NUMBER 3129
CARL S. GOUSSOR LAND SURVEYING, INC.
513 S. PAULA DRIVE
DUNEDIN, FLORIDA 33528