

TIMBER GREENS PHASE 2-B, UNIT 13 ^{32/92}

A REPLAT OF A PORTION OF TRACTS 9, 10, 11 AND 12 OF PORT RICHEY LAND COMPANY'S SUBDIVISION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A REPLAT OF A PORTION OF TRACTS 34 AND 35 OF TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SAID SECTION 1, 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)
JSS
COUNTY OF PASCO)

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS TIMBER GREENS PHASE 2-B, UNIT 13, A REPLAT OF A PORTION OF TRACTS 9, 10, 11 AND 12 OF PORT RICHEY LAND COMPANY'S SUBDIVISION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A REPLAT OF A PORTION OF TRACTS 34 AND 35 OF TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SAID SECTION 1, 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 NORTHEAST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 1, SOUTH 89°56'08" WEST, A DISTANCE OF 470.01 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF STARKLEY BOULEVARD, AS DESCRIBED IN OFFICIAL RECORD BOOK 3380, PAGES 1708 THROUGH 1709, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID STARKLEY BOULEVARD, SOUTH 00°14'27" WEST, A DISTANCE OF 1322.04 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STARKLEY BOULEVARD THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 00°14'27" WEST, 221.65 FEET; 556.41 FEET ALONG THE ARC OF A CURVE, TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 653.00 FEET, A CENTRAL ANGLE OF 37°17'11" AND A CHORD OF 546.64 FEET WHICH BEARS SOUTH 10°30'27" WEST; THENCE NORTH 49°45'33" WEST, A DISTANCE OF 205.41 FEET; THENCE SOUTH 40°14'27" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 49°45'33" WEST, A DISTANCE OF 278.07 FEET; THENCE NORTH 53°04'49" WEST, A DISTANCE OF 92.96 FEET; THENCE NORTH 72°40'15" WEST, A DISTANCE OF 70.16 FEET; THENCE NORTH 82°30'38" WEST, A DISTANCE OF 390.28 FEET; THENCE A DISTANCE OF 72.19 FEET ALONG THE ARC OF A CURVE, TO THE LEFT, SAID CURVE HAVING A RADIUS OF 363.00 FEET, A CENTRAL ANGLE OF 04°06'54" AND A CHORD OF 72.17 FEET WHICH BEARS NORTH 84°54'06" WEST; THENCE NORTH 87°17'33" WEST, A DISTANCE OF 211.46 FEET TO THE WESTERLY BOUNDARY LINE OF TIMBER GREENS PHASE 1-B, UNIT 3, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 31, PAGES 30, 31 AND 32 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID TIMBER GREENS PHASE 1-B, UNIT 3, THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 02°42'27" EAST, 110.00 FEET; NORTH 87°17'33" WEST, 61.70 FEET; NORTH 87°17'33" WEST, 61.65 FEET TO THE WESTERLY BOUNDARY LINE OF TIMBER GREENS PHASE 2-A, UNIT 12, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 32, PAGES 58 AND 59, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID TIMBER GREENS PHASE 2-A, UNIT 12, NORTH 02°42'27" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 87°17'33" EAST, A DISTANCE OF 280.59 FEET; THENCE SOUTH 82°30'38" EAST, A DISTANCE OF 174.67 FEET; THENCE SOUTH 46°45'35" EAST, A DISTANCE OF 74.70 FEET; THENCE NORTH 82°30'38" EAST, A DISTANCE OF 41.51 FEET; THENCE SOUTH 49°45'33" WEST, A DISTANCE OF 30.51 FEET; THENCE SOUTH 02°07'46" WEST, A DISTANCE OF 68.10 FEET; THENCE SOUTH 42°14'52" EAST, A DISTANCE OF 137.50 FEET; THENCE SOUTH 21°24'44" EAST, A DISTANCE OF 67.70 FEET; THENCE SOUTH 84°48'41" EAST, A DISTANCE OF 69.77 FEET; THENCE SOUTH 67°39'50" EAST, A DISTANCE OF 78.82 FEET; THENCE NORTH 64°32'13" EAST, A DISTANCE OF 84.72 FEET; THENCE NORTH 63°16'04" WEST, A DISTANCE OF 92.11 FEET; THENCE SOUTH 89°12'28" EAST, A DISTANCE OF 28.14 FEET; THENCE SOUTH 26°23'42" EAST, A DISTANCE OF 78.86 FEET; THENCE SOUTH 89°14'36" EAST, A DISTANCE OF 58.96 FEET, TO THE POINT OF BEGINNING, CONTAINING 17.320 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 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 LINES 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, INCLUDING, BUT NOT LIMITED TO, THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THEREIN, 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 6th DAY OF June, A.D. 1995.

OWNERS

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

CHRISTOPHER C. DEMETREE, AS VICE PRESIDENT

MARJORIE H. SNIDELAR, AS ASSISTANT SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

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

WITNESS

WITNESS

ACKNOWLEDGEMENT OF OWNERS

STATE OF FLORIDA)
JSS
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 6th DAY OF June, A.D. 1995, BEFORE ME PERSONALLY APPEARED CHRISTOPHER C. DEMETREE AND MARJORIE H. SNIDELAR, 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 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.

INDIVIDUALS WHO SIGNED ARE:
PERSONALLY KNOWN ☒
PRODUCED IDENTIFICATION ☒
TYPE OF IDENTIFICATION PRODUCED:

Catherine A. Clas
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Catherine A. Clas
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: March 1, 1998
SERIAL NO. CC 351765

ACKNOWLEDGEMENT OF MORTGAGEES

STATE OF FLORIDA)
JSS
COUNTY OF DUVAL)

THIS IS TO CERTIFY, THAT ON THIS 2nd DAY OF June, A.D. 1995, 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 ASSOCIATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOURNAL 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 Jacksonville, DUVAL COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED IS:
PERSONALLY KNOWN ☒
PRODUCED IDENTIFICATION ☒
TYPE OF IDENTIFICATION PRODUCED:

Marie M. Tuttle
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Marie M. Tuttle
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: March 1, 1998
SERIAL NO. CC 384042

SUBORDINATION OF LIEN

THE UNDERSIGNED, BEING ENTITLED TO THE BENEFITS OF THAT CERTAIN CONSENSUAL LIEN FOR DEPOSITS AS RECORDED IN OFFICIAL RECORD BOOK 3316, PAGE 1825, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AS MODIFIED BY THAT CERTAIN FIRST AMENDMENT TO CONSENSUAL LIEN FOR DEPOSITS AS RECORDED IN OFFICIAL RECORD BOOK 3342, PAGE 324 OF SAID PUBLIC RECORDS, AND AS ASSIGNED IN OFFICIAL RECORD BOOK 3405, PAGE 128, OF SAID PUBLIC RECORDS, AS FURTHER ASSIGNED IN OFFICIAL RECORD BOOK , PAGE , OF SAID PUBLIC RECORDS, INCLUDING ANY AND ALL OTHER RECORDED OR UNRECORDED MODIFICATIONS THEREOF, IF ANY, HEREBY JOIN IN THE DEDICATION OF THIS PLAT AND HEREBY SUBORDINATE ALL OF THEIR RESPECTIVE RIGHT, TITLE, AND INTEREST IN AND TO SUCH CONSENSUAL LIEN FOR DEPOSITS, AS MODIFIED AND ASSIGNED, TO THE MATTERS SET FORTH ON THIS PLAT.

LIEN HOLDERS

LABBI, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: LABBI, INC., A FLORIDA CORPORATION, ITS SOLE GENERAL PARTNER

Catalina P. Deeb

BY: CATALINA P. DEEB, AS PRESIDENT

Sherry Accario

WITNESS

Catherine A. Clas

WITNESS

ACKNOWLEDGEMENT OF LIEN HOLDER

STATE OF FLORIDA)

JSS

COUNTY OF HERNANDO)

I HEREBY CERTIFY ON THIS 8th DAY OF June, A.D. 1995, BEFORE ME PERSONALLY APPEARED CATALINA P. DEEB, AS PRESIDENT OF LABBI, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AS GENERAL PARTNER OF LABBI, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE 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 IS:
PERSONALLY KNOWN ☒
PRODUCED IDENTIFICATION ☒
TYPE OF IDENTIFICATION PRODUCED:

Dorothea R. Caruso
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Dorothea R. Caruso
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-1-98
SERIAL NO. CC 378343

LIEN HOLDERS

CATALINA P. DEEB TRUST

Catalina P. Deeb
CATALINA P. DEEB, AS TRUSTEE OF THE CATALINA P. DEEB TRUST
DATED THE 20TH DAY OF NOVEMBER, 1984.

Sherry Accario

WITNESS

Catherine A. Clas

WITNESS

ACKNOWLEDGEMENT OF LIEN HOLDER

STATE OF FLORIDA)

JSS

COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 5th DAY OF June, A.D. 1995, BEFORE ME PERSONALLY APPEARED CATALINA P. DEEB, AS TRUSTEE OF THE CATALINA P. DEEB TRUST DATED THE 20TH DAY OF NOVEMBER, 1984, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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.

Dorothea R. Caruso
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Dorothea R. Caruso
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-1-98
SERIAL NO. CC 378343

CERTIFICATE OF TITLE

STATE OF FLORIDA)

JSS

COUNTY OF DUVAL)

I, ROBERT G. 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, CORPORATION, OR ENTITY 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 1994 HAVE BEEN PAID.

THIS 2nd DAY OF June, A.D. 1995.

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

BY: Robert G. Mickler

ROBERT G. MICKLER

SURVEYOR'S CERTIFICATE

I, DENNIS J. DeHOFF, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY ON THIS 12th DAY OF June, A.D. 1995, THE AFORESAID PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY PERSONAL 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 MONUMENTS (P.R.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. DeHoff
DENNIS J. DeHOFF
FLORIDA SURVEYOR AND MAPPER REGISTRATION No. 4289

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 27 DAY OF JUNE, A.D. 1995, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Suzanne A. Young
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 29 DAY OF JUNE, 1995 AD, IN PLAT BOOK 32 PAGES 42 thru 45

Robert G. Mickler
CLERK OF CIRCUIT COURT