

RAVENSWOOD VILLAGE UNIT 2B

BEING A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION CERTIFICATE

LEGAL DESCRIPTION AND DEDICATION:

State of Florida)
County of Pasco) ss

The undersigned, owner of the lands shown on this plat to be known as "RAVENSWOOD VILLAGE UNIT 2B", a subdivision of a portion of Section 35, Township 24 South, Range 16 East, Pasco County, Florida being further described as follows:

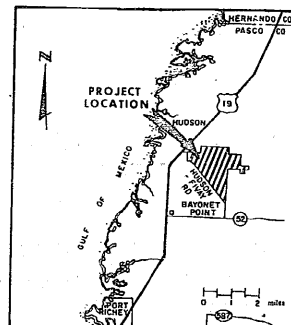
Commence at the Northeast corner of Section 2, Township 25 South, Range 16 East; thence S 1°11'37" W along the East line of said Section 2, for 2066.28 feet; thence N 88°48'23" W, for 343.94 feet, to an intersection with the arc of a curve concave to the Southwest, and bearing N 45°51'46" E from the radius point of said curve, said intersection also being on the centerline of Fivay Road; thence northwesterly along the arc of said curve and said centerline having a radius of 869.21 feet and a central angle of 00°32'24", for 8.19 feet, to the point of tangency; thence continue along said centerline N 44°40'38" W, for 4460.70 feet; thence along the westerly right-of-way line of Clayton Boulevard, as shown on the plat of CLAYTON VILLAGE PHASE I and recorded in Plat Book 17, pages 91 through 94, of the Public Records of Pasco County, Florida, N 45°19'22" E, for 900.00 feet; thence continue along said right-of-way N 45°19'22" E, for 250.00 feet to the point of curvature with a curve concave to the West; thence northerly along the arc of said curve having a radius of 300.23 feet and a central angle of 53°00'00", for 277.72 feet, to a point of tangency; thence N 07°40'38" W, for 229.89 feet to the POINT OF BEGINNING; thence continue N 07°40'38" W for 540.00 feet; thence S 82°19'22" W, for 490.00 feet; thence N 07°40'38" W, for 185.99 feet; thence N 19°40'38" W, for 395.58 feet; thence N 52°34'57" W, for 86.99 feet, to an intersection with the arc of a curve concave to the North, said intersection bearing S 28°49'47" E, from the radius point of said curve; thence southwesterly along said curve having a radius of 2000.00 feet and a central angle of 21°06'42", for 736.94 feet; thence along the westerly boundary line of the plat of "RAVENSWOOD VILLAGE UNIT 1", as recorded in Plat Book 19 on pages 62 through 67, of the Public Records of Pasco County, Florida for the following nine (9) courses; (1) S 06°30'59" E, for 147.78 feet; (2) thence S 23°24'40" E, for 53.09 feet; (3) thence S 19°40'38" E, for 153.15 feet, to the point of curvature of a curve concave to the Southwest; (4) thence southerly along the arc of said curve having a radius of 490.00 feet and a central angle of 12°00'00", for 102.62 feet, to the point of tangency; (5) thence S 07°40'38" E for 478.53 feet; (6) thence N 82°19'22" E, for 160.00 feet; (7) thence S 07°40'38" E, for 4.78 feet; (8) thence N 82°19'22" E, for 110.00 feet; (9) thence S 07°40'38" E, for 89.02 feet; thence, leaving said westerly boundary line, N 82°19'22" E, for 138.06 feet to a point of nontangent intersection with a curve concave to the North, a tangent line at said point being S 82°58'44" E; thence easterly along the arc of said curve having a radius of 520.00 feet and a central angle of 14°41'54" for 133.40 feet to the point of tangency; thence N 82°19'22" E, for 760.00 feet to the POINT OF BEGINNING, and containing 25.66 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 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 and legal representatives, the right to construct, operate and maintain all such dedicated lands, streets, utility improvements or facilities 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 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.

This 27th day of July, 1983

P B Post, Buckley, Schuh & Jernigan, Inc.
S CONSULTING ENGINEERS AND PLANNERS

140 ENTERPRISE ROAD CLEARWATER, FLORIDA 34615-2212



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, Jack L. Boyd, of Post, Buckley, Schuh & Jernigan, Inc., maker of this plat, do certify that it is a true and correct representation of the lands therein described and platted or subdivided; that it was prepared under my direct supervision; and that it complies with the requirements of Chapter 177 of the Florida Statutes.

Signed on this 10th day of August, 1983

Post, Buckley, Schuh & Jernigan, Inc.

Jack L. Boyd
Professional Land Surveyor No. 300
State of Florida