

AUTUMN OAKS UNIT THREE-A

A PLAT OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 17 EAST,
PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA SS.
COUNTY OF PASCO

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS AUTUMN OAKS UNIT THREE-A, A PORTION OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2, THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 2, NORTH 00°18'42" WEST, A DISTANCE OF 832.15 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2, NORTH 00°18'42" WEST, A DISTANCE OF 931.24 FEET TO THE SOUTHWEST CORNER OF AUTUMN OAKS UNIT TWO AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 27, PAGES 33 THROUGH 35 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE SOUTHWEST BOUNDARY LINE OF SAID AUTUMN OAKS UNIT TWO, THE FOLLOWING COURSES AND DISTANCES: NORTH 70°16'40" EAST, 328.01 FEET; SOUTH 29°05'56" EAST, 323.01 FEET; SOUTH 62°28'29" EAST, 264.68 FEET; NORTH 01°17'30" EAST, 77.70 FEET; NORTH 89°20'13" EAST, 175.23 FEET; SOUTH 00°17'58" EAST, 94.57 FEET; NORTH 00°40'54" EAST, 170.80 FEET; SOUTH 87°28'11" EAST, 50.04 FEET; NORTH 80°42'04" EAST, 199.98 FEET TO THE SOUTHEAST CORNER OF SAID AUTUMN OAKS UNIT TWO, THE SAME BEING ON THE WEST BOUNDARY LINE OF THE UNRECORDED PLAT OF HIGHLANDS SUBDIVISION, THENCE ALONG THE WEST BOUNDARY LINE OF SAID UNRECORDED PLAT OF HIGHLANDS SUBDIVISION, SOUTH 00°18'00" EAST, A DISTANCE OF 1,194.26 FEET TO THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2, THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2, NORTH 89°43'31" WEST, A DISTANCE OF 450.00 FEET TO A POINT, SAID POINT BEING SOUTH 89°43'31" WEST, A DISTANCE OF 837.74 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2, THENCE NORTH 00°10'29" EAST, A DISTANCE OF 298.21 FEET, THENCE SOUTH 88°13'23" WEST, A DISTANCE OF 49.84 FEET, THENCE NORTH 00°02'24" WEST, A DISTANCE OF 278.18 FEET, THENCE A DISTANCE OF 301.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 305.00 FEET AND A CHORD OF 290.65 FEET WHICH BEARS NORTH 83°55'45" WEST, THENCE NORTH 63°00'00" WEST, A DISTANCE OF 13.74 FEET, THENCE SOUTH 07°00'00" WEST, A DISTANCE OF 216.82 FEET, THENCE SOUTH 89°31'04" WEST, A DISTANCE OF 323.24 FEET TO THE POINT OF BEGINNING, CONTAINING 27.19 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 DEDICATED HEREON, AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON 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 APPURTENANCE FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH PASCO COUNTY FOR SUCH LANDS, AND FURTHER DO HEREBY RESERVE UNTO MYSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR 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 SUCH LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSURED BY PASCO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESERVE UNTO MYSELVES, THEIR 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 8th DAY OF NOVEMBER, A. D. 1989

OWNER

AUTUMN OAKS INVESTMENT CORPORATION

JOHN E. HUDSON, PRESIDENT

MARIANNE SPOZATE, SECRETARY

WITNESSES:
Celia M. Koa, L.

ACKNOWLEDGEMENT

STATE OF FLORIDA SS.
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 8th DAY OF NOV, A. D. 1989, BEFORE ME PERSONALLY APPEARED JOHN E. HUDSON AND MARIANNE SPOZATE, PRESIDENT AND SECRETARY RESPECTIVELY, OF AUTUMN OAKS INVESTMENT CORPORATION, A FLORIDA CORPORATION, TO BE KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY 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 ATTEST:

MY COMMISSION EXPIRES: 02/28/90

Notary Public, State of Florida
My Commission Expires April 26, 1993

Celia M. Koa, L.
Notary Public, State of Florida at Large

MORTGAGEE

CHARLES F. BARBER, TRUSTEE

CHARLES F. BARBER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Witness: Zohra J. Smith

Witness: Amelia C. Licata

ACKNOWLEDGMENT

STATE OF FLORIDA SS.
COUNTY OF PINELLAS

I HEREBY CERTIFY ON THIS 8th DAY OF Nov, A. D. 1989, BEFORE ME PERSONALLY APPEARED CHARLES F. BARBER, TRUSTEE, TO BE KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY 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 CLEARWATER, PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR ATTEST:

MY COMMISSION EXPIRES: 02/28/90

Notary Public, State of Florida at Large
Amelia C. Licata

CERTIFICATE OF TITLE

STATE OF FLORIDA SS.
COUNTY OF PASCO

I, DANIEL H. MARTIN, OF MARTIN AND FIGUEROA, 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 IT IS SHOWN ON THE PLAT 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 1989 HAVE BEEN PAID.

THIS 17th DAY OF Nov, A. D. 1989

MARTIN AND FIGUEROA
BY: Daniel H. Martin
DANIEL H. MARTIN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 7th DAY OF FEB, A. D. 1990, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 179 OF THE FLORIDA STATUTES. PROFS HAVE BEEN SET AND PROFS HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE.

PASCO ENGINEERING COMPANY
1989 SURVEY FILED
NEW PORT RICHEY, FLORIDA
11/11

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA ON THIS 13th DAY OF March, A. D. 1990

Notary Public

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THE 14th DAY OF March, A. D. 1990, IN PLAT BOOK 32, PAGES 32 AND 31C

Notary Public
By: J. G. Campbell, Jr.

SKETCH 1 OF 2

AUTUMN OAKS UNIT THREE-A
PLAT BOOK 32 PAGE 32

RECORDED IN PLAT BOOK 32 PAGE 32

23/85