

NORTHWOOD UNIT 1

BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 36, TOWNSHIP 26 SOUTH,
RANGE 19 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
 } SS:
COUNTY OF PASCO }

The undersigned owners of the lands shown on this plat to be known as NORTHWOOD UNIT 1, a subdivision of a portion of Section 36, Township 26 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 36; thence along the South boundary line of said Section 36, N89°43'20"W, for 2654.48 feet to the South 1/4 corner of said Section 36; thence continue along the South line of said Section 36, N89°26'24"W, for 21.94 feet; thence leaving said Section line N00°33'36"E, for 60.00 feet to the North right-of-way line of COUNTY LINE ROAD (C.R. No. 582) and the POINT OF BEGINNING; thence along said North right-of-way line, N89°26'24"W, for 2183.39 feet; thence leaving said right-of-way line, N00°33'36"E, for 771.13 feet; thence Northeasterly along the arc of said curve with a radial bearing N34°40'35"W, and having a radius of 675.00 feet, a central angle of 01°27'40", an arc length of 17.21 feet and a chord bearing N54°35'35"E, for 17.21 feet to the point of intersection with a non-tangent line; thence N36°08'15"W, for 112.22 feet; thence N51°00'14"E, for 69.00 feet; thence N42°42'59"E, for 73.99 feet; thence N41°00'06"E, for 130.00 feet; thence N54°35'35"E, for 64.25 feet; thence N45°50'44"E, for 63.76 feet; thence N49°59'11"E, for 63.76 feet; thence N44°34'42"E, for 63.74 feet; thence N57°38'33"E, for 63.73 feet; thence N62°21'41"E, for 63.75 feet; thence N66°23'10"E, for 63.75 feet; thence N70°33'42"E, for 63.90 feet; thence N72°14'03"E, for 127.85 feet; thence N72°10'12"E, for 120.49 feet; thence N59°23'29"E, for 83.23 feet; thence N62°56'30"E, for 131.49 feet; thence N83°44'36"E, for 170.80 feet to the point of intersection with a non-tangent curve concave to the East; thence Southerly along the arc of said curve with a radial bearing N85°29'36"E, and having a radius of 2892.74 feet, a central angle of 10°06'00", an arc length of 509.53 feet and a chord bearing S09°33'24"E, for 509.27 feet to the point of tangency; thence S14°36'24"E, for 46.71 feet; thence N72°24'42"E, for 630.84 feet; thence N77°18'42"E, for 50.00 feet; thence S11°35'18"E, for 90.96 feet to the point of curvature of a curve concave to the Northeast; thence Southerly along the arc of said curve, having a radius of 20.00 feet, a central angle of 90°00'00", an arc length of 31.42 feet and a chord bearing S56°35'18"E, for 28.28 feet to the point of intersection with a non-tangent line; thence S11°35'18"E, for 50.00 feet; thence S78°24'42"W, for 84.76 feet; thence S11°35'18"E, for 112.00 feet; thence N78°24'42"E, for 211.36 feet; thence N63°24'11"E, for 61.62 feet; thence N60°48'36"E, for 61.14 feet; thence N53°44'34"E, for 61.14 feet; thence N46°40'32"E, for 64.20 feet; thence N39°08'52"E, for 64.23 feet; thence N31°50'06"E, for 42.32 feet; thence S76°38'52"E, for 335.97 feet; thence S13°21'08"W, for 504.83 feet; thence S34°22'29"W, for 905.41 feet; to the POINT OF BEGINNING and containing 79.10 acres, more or less.

Have caused said lands 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 and 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, sewage disposal plants, other utility plants and other appurtenant facilities lying within or upon the lands depicted on this plat and shown on the as-built plans filed with the County for such lands; and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, the right to construct, operate, and maintain all such dedicated lands, streets, utility improvements, or utilities 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 the 9TH day of MAY, A.D., 1995.

U.S. HOME CORPORATION - OWNER

Andrew G. Irick, II
Andrew G. Irick, II
Division President

Michael A. Janson
Witness,

Stephen M. Bennett
Witness,

ACKNOWLEDGEMENTS:

STATE OF FLORIDA }
 } SS:
COUNTY OF PINELLAS }

I hereby certify on this 9TH day of May, 1995, before me appeared, Andrew G. Irick, II, Division President, U.S. Home Corporation, personally known to me to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein express, and did not take an oath.

Witness my hand and official seal in Pinellas County, Florida the day and year aforesaid

Rosemary A. Bolzina
Notary Public, State of Florida at Large

OFFICIAL NOTARY SEAL
ROSEMARY A. BOLZINA
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC288976
MY COMMISSION EXPIRES MAY 24, 1997

My Commission expires:
Commission Number:

**CONSENT TO PLAT**

The undersigned hereby consents to this plat without subordinating its easement rights.

WEST COAST REGIONAL WATER SUPPLY AUTHORITY

By: Ann Hildebrand
Ann Hildebrand, Chairman

ACKNOWLEDGEMENTS:

STATE OF FLORIDA }
 } SS:
COUNTY OF PASCO }

I hereby certify on this 12TH day of May, 1995, before me appeared, Ann Hildebrand, Chairman of WEST COAST REGIONAL WATER SUPPLY AUTHORITY, personally known to me to be the person described in and who executed the above consent to plat and acknowledged the execution thereof to be her free act and deed for the uses and purposes therein express, and did not take an oath.

Witness my hand and official seal in Pasco County, Florida, the day and year aforesaid

BY PUBLIC STATE OF FLORIDA
COMMISSIONER EXP. AUG. 14, 1999
SCOTT W. GIBSON, GENERAL REG. REG. A

Shirley Patten
Notary Public, State of Florida at Large

My Commission expires:
Commission Number:
CC125480

CERTIFICATE OF TITLE:

STATE OF FLORIDA }
 } SS:
COUNTY OF PASCO }

I, Sally C. Crane, of Stewart Title of Tampa, 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. I hereby certify that the developer of the platted subdivision has record title to that 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 1995 have been paid.

This 9TH day of MAY, A.D., 1995

Stewart Title of Tampa

By: Sally C. Crane
Sally C. Crane SR. V.P.

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 30TH day of May, 1995, A.D. in Plat Book 2a, Page 49-77

John D. Weigle
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on 5/13/95, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Sylvia Young
Chairman of the Board of County Commissioners

SURVEYOR'S CERTIFICATE:

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes, and that P.R.M.'s (Permanent Reference Monuments) as shown hereon have been set, and that P.C.P.'s (Permanent Control Points) as shown hereon will be set within the time allotted in 177.091 (8).

5/19/95
Date

JOHN D. WEIGLE
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
NO. 5246

KING ENGINEERING ASSOCIATES, INC.

John D. Weigle
John D. Weigle
Florida Registered Land Surveyor No. 5246

NOTE: I. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

May, 1995

3163-011-000-433

SHEET 1 OF 9



KING ENGINEERING ASSOCIATES, INC.

Engineers · Planners · Surveyors · Scientists · Landscape Architects

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