

KEY VISTA PHASE 4

A REPLAT OF A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 15 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68 THROUGH 70 AND A REPLAT OF A PORTION OF GULF ESTATES FOR MOBILE HOMES UNIT 1, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGES 70 THROUGH 71, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; ALSO, A SUBDIVISION OF A PORTION OF SAID SECTION 26.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA } ss:
COUNTY OF PASCO }

The undersigned owner of the lands shown on this plat to be known as KEY VISTA PHASE 4, a replat of a portion of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION of Section 26, Township 26 South, Range 15 East, as shown on the plat recorded in Plat Book 1, pages 68 through 70 and a replat of a portion of GULF ESTATES FOR MOBILE HOMES UNIT 1 of Section 26, Township 26 South, Range 15 East as shown on the plat recorded in Plat Book 6, pages 70 through 71, all of the Public Records of Pasco County, Florida; ALSO, a portion of said Section 26, all being further described as follows:

PARCEL 4 (B4)

A portion of Tracts 7, 17, 18, 19, and 20 of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION of Section 26, Township 26 South, Range 15 East, as recorded in Plat Book 1, pages 68 through 70 and a portion of GULF ESTATES FOR MOBILE HOMES UNIT 1 of Section 26, Township 26 South, Range 15 East, as recorded in Plat Book 6, pages 70 through 71, all of the Public Records of Pasco County, Florida, being more particularly described as follows:

Commence at the northeast corner of the northwest 1/4 of Section 26, Township 26 South, Range 15 East; thence along the east boundary of said northwest 1/4 of Section 26, South 00°14'32" West, for 239.89 feet to a point of non-tangency on the southerly boundary of Pleasant Hill Drive (50' ingress/egress tract) of Key Vista Phase 2 as recorded in Plat Book 40, pages 121 through 126; thence 12.40 feet along the arc of a curve to the right, said curve having a radius of 475.00 feet, a central angle of 01°29'42", and a chord of 12.39 feet which bears South 06°57'00" East to the POINT OF BEGINNING; thence continue along said southerly boundary of Pleasant Hill Drive, South 06°12'00" East, for 19.08 feet to the most northerly corner of Tract U of Key Vista Phase One as recorded in Plat Book 39, pages 102 through 112 of the Public Records of Pasco County, Florida; thence along the westerly boundary of said Key Vista Phase One the following five courses: South 22°19'38" West, 67.38 feet; South 00°14'32" West, 306.79 feet; South 07°46'14" West, 40.16 feet; North 02°50'24" West, 170.38 feet; South 48°14'44" West, 800.25 feet; thence leaving said westerly boundary of Key Vista Phase One, North 30°34'10" West, for 313.12 feet; thence North 10°12'01" East, for 90.80 feet; thence North 14°51'52" East, for 147.59 feet; thence South 09°25'35" East, for 36.28 feet; thence North 06°05'56" East, for 805.08 feet; thence North 23°09'08" East, for 21.92 feet; thence North 01°21'22" West, for 327.90 feet to said southerly boundary of Pleasant Hill Drive; thence along said southerly boundary of Pleasant Hill Drive, North 79°34'53" East, for 23.45 feet; thence continue along said southerly boundary of Pleasant Hill Drive, 316.82 feet along the arc of a curve to the right, said curve having a radius of 475.00 feet, a central angle of 38°12'58", and a chord of 310.98 feet which bears South 07°18'38" East to the POINT OF BEGINNING.

Containing 9.114 acres, more or less.

AND:

PARCEL 6 (D6)

A portion of Tracts 19, 20, and 29 of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION of Section 26, Township 26 South, Range 15 East, as recorded in Plat Book 1, pages 68 through 70 of the Public Records of Pasco County, Florida, TOGETHER WITH a portion of the northwest 1/4 of the northwest 1/4 of said Section 26, being more particularly described as follows:

Commence at the northeast corner of the northwest 1/4 of Section 26, Township 26 South, Range 15 East; thence along the north boundary of said northwest 1/4 of Section 26, North 09°48'50" West, for 1315.36 feet; thence South 00°14'10" West, for 25.00 feet to the southeast corner of the intersection of Straubert Memorial Highway and Balloys Bluff Road as recorded in Official Records Book 4800, page 214 of the Public Records of Pasco County, Florida; thence South 00°26'54" West, for 1,332.80 feet to a point of non-tangency on the northerly boundary of Key Vista Boulevard (100' ingress/egress tract) of Key Vista Phase One as recorded in Plat Book 39, pages 102 through 112; thence along said northerly boundary of Key Vista Boulevard the following three (3) calls: (1) 194.89 feet along the arc of a curve to the right, said curve having a radius of 700.00 feet, a central angle of 15°06'32", and a chord of 184.08 feet which bears North 79°06'12" West to a point of reverse curvature; (2) 217.21 feet along the arc of a curve to the left, said curve having a radius of 400.00 feet, a central angle of 31°06'47", and a chord of 214.88 feet which bears North 07°06'20" West; (3) 85.05 feet to a point of non-tangency on the easterly right-of-way of said Balloys Bluff Road; thence along said easterly right-of-way line the following six (6) calls: (1) 103.91 feet along the arc of a curve to the left, said curve having a radius of 1,000.00 feet, a central angle of 08°26'14", and a chord of 105.88 feet which bears North 19°01'52" West; (2) North 20°44'59" West, 212.80 feet; (3) 388.77 feet along the arc of a curve to the right, said curve having a radius of 405.00 feet, a central angle of 58°00'00", and a chord of 374.06 feet which bears North 09°48'01" East; (4) North 34°15'01" East, 150.00 feet; (5) 389.80 feet along the arc of a curve to the right, said curve having a radius of 685.00 feet, a central angle of 31°06'47", and a chord of 368.43 feet which bears North 48°48'01" East to a point of reverse curvature; (6) 319.89 feet along the arc of a curve to the left, said curve having a radius of 302.00 feet, a central angle of 60°36'02", and a chord of 304.89 feet which bears North 34°56'00" East to the POINT OF BEGINNING.

Containing 12.407 acres, more or less.

AND:

PARCEL 13 (D13)

A portion of Tracts 26, 27, 31 and 32 of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION of Section 26, Township 26 South, Range 15 East, as recorded in Plat Book 1, pages 68 through 70 of the Public Records of Pasco County, Florida, being more particularly described as follows:

Begin at the southeast corner of the southwest 1/4 of the northwest 1/4 of Section 26, Township 26 South, Range 15 East (POINT OF BEGINNING); thence along the south boundary of said southwest 1/4 of the northwest 1/4 of Section 26, North 09°51'52" West, for 445.28 feet to the easterly right-of-way of Balloys Bluff Road as recorded in Official Records Book 4800, page 214 of the Public Records of Pasco County, Florida; thence along said easterly right-of-way, North 00°02'46" East, for 684.84 feet; thence leaving said easterly right-of-way, South 79°19'17" East, for 353.30 feet; thence South 09°18'22" East, for 53.55 feet; thence South 79°19'17" East, for 306.62 feet to the westerly boundary of Key Vista Phase One as recorded in Plat Book 39, pages 102 through 112 of the Public Records of Pasco County, Florida; thence along said westerly boundary of Key Vista Phase One, South 37°10'19" East, for 296.93 feet; thence leaving said westerly boundary of Key Vista Phase One, North 09°51'52" West, for 509.88 feet to the east boundary of said southwest 1/4 of the northwest 1/4 of Section 26; thence along east boundary of said southwest 1/4 of the northwest 1/4 of Section 26, South 00°06'57" West, for 253.45 feet to the POINT OF BEGINNING.

Containing 9.735 acres, more or less.

AND:

PARCEL 15 (D15)

A portion of Tracts 35, 36, and 41 of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION of Section 26, Township 26 South, Range 15 East, as recorded in Plat Book 1, pages 68 through 70 of the Public Records of Pasco County, Florida, TOGETHER WITH a portion of the southeast 1/4 of said Section 26, being more particularly described as follows:

Commence at the northeast corner of the southeast 1/4 of Section 26, Township 26 South, Range 15 East; thence North 09°51'52" West, for 2620.87 feet to the northwest corner of said southeast 1/4 of Section 26; thence along the west boundary of said southeast 1/4 of Section 26, South 00°14'32" West, for 419.63 feet to the POINT OF BEGINNING; thence South 09°45'28" East, for 536.06 feet; thence North 67°54'10" East, for 110.80 feet; thence North 56°34'53" East, for 51.05 feet; thence North 66°30'36" East, for 109.71 feet; thence South 33°13'54" East, for 482.48 feet; thence South 44°40'46" East, for 414.08 feet; thence South 48°19'14" East, for 14.58 feet; thence South 51.96 feet along the arc of a curve to the left, said curve having a radius of 75.00 feet, a central angle of 47°06'13", and a chord of 59.94 feet which bears South 21°46'07" West; thence South 01°46'59" East, for 249.46 feet; thence North 09°51'28" West, for 1,321.05 feet to the west boundary of said southeast 1/4 of Section 26; thence along the west boundary of said southeast 1/4 of Section 26, North 00°14'32" East, for 502.80 feet to the POINT OF BEGINNING.

Containing 24.480 acres, more or less.

AND:

PARCEL 17 (D17)

A portion of Tracts 10 and 35 of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION of Section 26, Township 26 South, Range 15 East, as recorded in Plat Book 1, pages 68 through 70 of the Public Records of Pasco County, Florida, TOGETHER WITH a portion of the northeast 1/4 and southeast 1/4 of said Section 26, being more particularly described as follows:

Commence at the northeast corner of the southeast 1/4 of Section 26, Township 26 South, Range 15 East; thence North 09°51'52" West, for 1104.52 feet; thence South 48°09'47" West, for 234.48 feet to the POINT OF BEGINNING; thence North 09°40'46" West, for 15.95 feet; thence North 44°50'13" West, for 108.63 feet; thence North 62°04'06" West, for 52.35 feet; thence North 44°50'13" West, for 110.00 feet; thence North 48°09'47" East, for 10.90 feet; thence North 44°50'13" West, for 110.08 feet; thence North 23°26'52" East, for 382.84 feet; thence North 23°26'52" East, for 118.64 feet; thence North 22°49'48" West, for 189.10 feet; thence North 44°50'13" West, for 189.10 feet; thence North 22°49'48" West, for 118.64 feet; thence North 23°26'52" East, for 382.84 feet to the southerly boundary of Parcel 7 of Key Vista Phase 2 as recorded in Plat Book 40, pages 121 through 126; thence along said southerly boundary the following two (2) courses: (1) South 63°02'59" East, 277.62 feet; (2) North 68°54'10" East, 306.53 feet to the westerly boundary of the parcel of property as described in Official Records Book 1841, page 564 of the Public Records of Pasco County, Florida; thence along said westerly boundary the following three (3) courses: (1) South 55°00'13" East, 273.48 feet; (2) South 00°46'44" West, 460.00 feet; (3) South 48°09'47" West, 495.00 feet to the POINT OF BEGINNING.

Containing 13.571 acres, more or less.

Have caused said land to be subdivided as shown hereon; and do hereby reserve all tracts for the private and nonexclusive use of the undersigned, its successors, grantees and assigns, in perpetuity and to the exclusion of the public at large, provided, however, that any political subdivision of the State of Florida or corporate sovereign having jurisdiction from time to time over Key Vista Phase 4, and private, public and quasi-public utility companies shall have a non-exclusive right to use all of said roads, streets and drives for the installation and maintenance of drainage facilities, storm sewers and utilities, as well as for ingress, and egress for the purpose of providing emergency fire, medical and similar services the nonexclusive right to use the utility and drainage easements shown hereon, but only for the installation and maintenance of utility and drainage facilities, and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all drainage easements, utility improvements and facilities necessary for providing water and sewer service to Key Vista Phase 4, 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 land 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, the right to construct, operate, and maintain all such utility improvements or utilities and appurtenances until such time as the operation and maintenance of said improvements, facilities and appurtenances is assumed by Pasco County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, the title to any 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.

OWNER

KEY VISTA INVESTMENTS, L.L.C. DATE: 10-8-2002

LEW FRIEDLAND, PRESIDENT
WITNESS: Arturo Crespo
WITNESS: Jenny Smith

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA } ss:
COUNTY OF PINELLAS }

I, HEREBY CERTIFY ON THIS 8th DAY OF OCTOBER, A.D., 2002, BEFORE ME PERSONALLY APPEARED LEW FRIEDLAND, AS PRESIDENT OF KEY VISTA INVESTMENTS, L.L.C., A FLORIDA CORPORATION, TO ME 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, PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

WITNESS MY HAND AND OFFICIAL SEAL AT TARPON SPRINGS, PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

DORCA GALARDI
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/24/03

SERIAL NUMBER: CCL 793037



FLORIDA DESIGN CONSULTANTS, INC.

ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

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Certificate of Authorization, LB 6707
State of Florida

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NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

OWNER

KEY VISTA INVESTMENTS, L.L.C. DATE: 10-8-2002

DANIEL E. ALDRIDGE, VICE PRESIDENT
WITNESS: Jennifer Smith
WITNESS: Arturo Crespo

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA } ss:
COUNTY OF PINELLAS }

I, HEREBY CERTIFY ON THIS 10th DAY OF OCTOBER, A.D., 2002, BEFORE ME PERSONALLY APPEARED DANIEL E. ALDRIDGE, AS VICE PRESIDENT OF KEY VISTA INVESTMENTS, L.L.C., A FLORIDA CORPORATION, TO ME 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, PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

WITNESS MY HAND AND OFFICIAL SEAL AT TARPON SPRINGS, PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

DORCA GALARDI
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/24/03

SERIAL NUMBER: CCL 793037

SEE SHEET 2 FOR NOTES, LEGEND AND CLEAR SIGN TRIANGLE DETAIL.

SHEET 1 OF 13