

TRINITY WEST

A SUBDIVISION OF A PORTION SECTIONS 26 & 27, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION & DEDICATION:

STATE OF FLORIDA }
COUNTY OF PASCO }SS:

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS TRINITY WEST, A SUBDIVISION OF A PORTION OF SECTIONS 26 & 27, TOWNSHIP 26 SOUTH, RANGE 16 EAST OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE RUN ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, NORTH 89°21'10" WEST, A DISTANCE OF 175.90 FEET TO A POINT ON THE WEST LINE OF A 100-FOOT-WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 763, PAGES 1591 THROUGH 1596 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND BEING THE NORTHEAST CORNER OF AN 80 ACRE PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 3174, PAGES 1155 THROUGH 1157 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND BEING THE POINT OF BEGINNING; THENCE RUN ALONG THE EAST LINE OF SAID 80 ACRE PARCEL, SAID EAST LINE BEING PARALLEL WITH THE EAST LINE OF SAID SECTION 27, SOUTH 00°45'28" WEST, A DISTANCE OF 1155.73 FEET TO THE INTERSECTION WITH A CURVE TO THE LEFT; THENCE RUN 23.60 FEET ALONG THE ARC OF SAID CURVE, BEING NON-TANGENT TO THE LAST DESCRIBED COURSE, AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 54°05'24", AND A CHORD OF 22.73 FEET WHICH BEARS SOUTH 62°52'56" EAST; THENCE RUN NORTH 89°59'45" EAST, A DISTANCE OF 251.19 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE RUN 206.78 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 67°42'02", AND A CHORD OF 194.96 FEET, WHICH BEARS NORTH 56°08'44" EAST; THENCE RUN NORTH 22°17'43" EAST, A DISTANCE OF 304.86 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE RUN 112.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 43°04'17", AND A CHORD OF 110.12 FEET, WHICH BEARS NORTH 43°49'51" EAST; THENCE RUN NORTH 65°22'00" EAST, A DISTANCE OF 79.00 FEET; THENCE RUN SOUTH 24°23'57" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 65°22'00" WEST, A DISTANCE OF 78.79 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE RUN 75.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 43°04'17", AND A CHORD OF 73.42 FEET, WHICH BEARS SOUTH 43°49'51" WEST; THENCE RUN SOUTH 22°17'43" WEST, A DISTANCE OF 304.86 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE RUN 265.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 67°42'02", AND A CHORD OF 250.66 FEET, WHICH BEARS SOUTH 56°08'44" WEST; THENCE RUN SOUTH 89°59'45" WEST, A DISTANCE OF 253.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE RUN 20.90 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 47°54'23", AND A CHORD OF 20.30 FEET, WHICH BEARS SOUTH 66°02'33" WEST TO THE EAST LINE OF SAID 80 ACRE PARCEL; THENCE RUN ALONG THE EAST LINE OF SAID 80 ACRE PARCEL AND THE EXTENSION THEREOF, SOUTH 00°45'28" WEST, A DISTANCE OF 762.96 FEET TO THE NORTHERLY LINE OF SAID 100-FOOT-WIDE FLORIDA POWER CORPORATION EASEMENT; THENCE RUN ALONG THE NORTHERLY LINE OF SAID 100-FOOT-WIDE FLORIDA POWER CORPORATION EASEMENT, SOUTH 40°56'03" WEST, A DISTANCE OF 177.05 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, NORTH 00°43'22" EAST, A DISTANCE OF 696.89 FEET TO THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 27, NORTH 00°43'27" EAST, A DISTANCE OF 780.00 FEET TO THE SOUTH LINE OF SAID 80 ACRE PARCEL; THENCE RUN ALONG THE SOUTH LINE OF SAID 80 ACRE PARCEL, BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, NORTH 89°21'10" WEST, A DISTANCE OF 718.76 FEET TO THE SOUTHWEST CORNER OF SAID 80 ACRE PARCEL; THENCE RUN ALONG THE WEST LINE OF SAID 80 ACRE PARCEL, BEING PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, NORTH 00°45'28" EAST, A DISTANCE OF 1866.76 FEET TO THE NORTHWEST CORNER OF SAID 80 ACRE PARCEL, SAID CORNER BEING ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE RUN ALONG THE NORTH LINE OF SAID 80 ACRE PARCEL, ALSO BEING SAID NORTH LINE OF THE NORTHEAST 1/4, SOUTH 89°21'10" EAST, A DISTANCE OF 1866.76 FEET TO THE POINT OF BEGINNING. CONTAINING 102.182 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN HEREON FOR DRAINAGE AND UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO. WITH RESPECT TO THE AREAS SHOWN ON THIS PLAT TO BE USED AS UTILITY EASEMENTS, THE UNDERSIGNED HEREBY DEDICATES TO ANY UTILITY PROVIDER, TOGETHER WITH CABLE TELEVISION SERVICE PROVIDER, SUBSEQUENTLY AUTHORIZED BY THE UNDERSIGNED A NON-EXCLUSIVE UTILITY EASEMENT OVER AND ACROSS SUCH AREAS FOR THE SOLE AND EXCLUSIVE PURPOSE OF THE INSTALLATION, OPERATION AND MAINTENANCE OF THE UTILITY AND CABLE TELEVISION SERVICE FACILITIES THEREIN; PROVIDED, HOWEVER, THAT SAID OWNERS SHALL HAVE THE RIGHT TO RETAIN THE USE OF SAID UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING UTILITY FACILITIES AND MAY GRANT SUCH ADDITIONAL EASEMENTS, LICENSES OR USE AGREEMENTS AS OWNERS MAY DEEM NECESSARY; AND PROVIDED, FURTHER THAT THIS DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION BY THE OWNERS FOR THE PROVIDING OF SUCH SERVICES BY UTILITY OR CABLE TELEVISION SERVICE PROVIDER TO THE PROPERTY, WHICH SHALL BE AUTHORIZED ONLY UPON TERMS AND CONDITIONS ACCEPTABLE TO THE UNDERSIGNED. NONE OF THE STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER AREAS SHOWN ON THIS PLAT ARE TO BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC.

THIS THE 31ST DAY OF JANUARY, A.D., 2003

OWNER:
ADAM SMITH ENTERPRISES, INC.

Lew Friedman
PRESIDENT, LEW FRIEDLAND

Li Cuper
WITNESS FOR BOTH

Daniel E. Aldridge
VICE PRESIDENT, DANIEL E. ALDRIDGE

Michael T. Glas
WITNESS FOR BOTH

SURVEYOR'S CERTIFICATE:

I, DAVID L. BERRY, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON FEB. 20, 2003, THE AFORESAIDED PROPERTY WAS SURVEYED. THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE 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 THE PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

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.

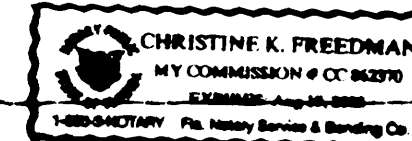
ACKNOWLEDGEMENT OF OWNER

ADAM SMITH ENTERPRISES, INC.
STATE OF FLORIDA }
COUNTY OF PINELLAS }

I HEREBY CERTIFY ON THIS 31ST DAY OF JANUARY, A.D., 2003 BEFORE ME PERSONALLY APPEARED LEW FRIEDLAND AND DANIEL E. ALDRIDGE, PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF ADAM SMITH ENTERPRISES, INC., A FLORIDA CORPORATION TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION 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 TARPON SPRINGS
PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Christine K. Freedman
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



MY COMMISSION EXPIRES:

CERTIFICATE OF TITLE:

STATE OF FLORIDA }
COUNTY OF PASCO }

I, EMIL C. MARQUARDT JR., OF MACFARLANE FERGUSON & MCMULLEN, DO HEREBY CERTIFY THAT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE 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 2001 HAVE BEEN PAID. THIS THE 10TH DAY OF FEBRUARY, A.D., 2003

MACFARLANE, FERGUSON & MCMULLEN

BY Emil C. Marquardt Jr.
EMIL C. MARQUARDT JR.
ATTORNEY AT LAW

REVIEW OF PLAT BY REGISTERED SURVEYOR AND MAPPER

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS THE 17TH DAY OF April, A.D., 2003

BY Nellie Mae Robinson
Nellie Mae Robinson
F.P.S.M. #3392

CERTIFICATE OF THE CLERK OF CIRCUIT COURT:

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 April, A.D., 2003
IN PLAT BOOK 45, PAGES 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147

David L. Berry
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

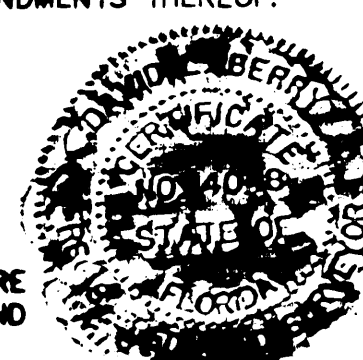
BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON APRIL 23, 2003, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Charles W. Schady
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

NOTICE:

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BERRY LAND SURVEYING, INC. LB #6494
3822 LAKE PADGETT DRIVE
LAND O' LAKES, FLORIDA 34639

David L. Berry
DAVID L. BERRY
FLORIDA REGISTERED L.S. NO. 4048
SHEET 1 OF 13

