

# TIMBER OAKS TRACT 16 - UNIT 3B

BEING A REPLAT OF PORTIONS OF TRACTS 1, 2, 4 AND 9, PORT RICHEY LAND  
COMPANY SUBDIVISION, PLAT BOOK 1, PAGE 61, SECTION 14, TOWNSHIP 25  
SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION  
STATE OF FLORIDA } SS  
COUNTY OF PASCO }

The undersigned, owner of the land shown on this plat to be known as TIMBER OAKS TRACT 16-UNIT 3B, being a portion of land located in the Northeast 1/4 of Section 14, Township 25 South, Range 16 East, and being a replat of a portion of Tracts 1, 2, 4 and 9 of PORT RICHEY LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Pages 60 and 61 of the Public Records of Pasco County, Florida, being more particularly described as follows:

BEING at the Northeast corner of TIMBER OAKS TRACT 16 UNIT 3A as recorded in Plat Book 1, Pages 60 and 61 of the Public Records of Pasco County, Florida, thence along the easterly boundary of said TIMBER OAKS TRACT 16 UNIT 3A by the following three (3) courses: (1) S 00°58'53" E for 347.82 feet; (2) S 22°25'44" E for 50.00 feet; (3) S 14°40'55" E for 100.00 feet; thence N 68°12'33" E for 123.31 feet; thence N 58°58'43" E for 27.51 feet; thence S 85°21'34" E for 28.97 feet; thence S 78°16'11" E for 32.03 feet; thence S 89°01'37" E for 27.23 feet; thence S 53°40'08" E for 27.05 feet; thence S 63°23'49" E for 68.18 feet to a point on the northerly boundary of TIMBER OAKS TRACT 16 UNIT 4 as recorded in Plat Book 1, Pages 75-77 of the Public Records of Pasco County, Florida; thence S 69°39'58" E along said northerly boundary for 50.00 feet, thence departing said northerly boundary thence N 00°20'04" E for 43.77 feet; thence N 00°12'51" E for 72.20 feet to a point of curve, thence northwesterly along the arc of said curve (concave to the Southwest) having for its elements a radius of 158.97 feet, a central angle of 75°59'35", an arc distance of 188.37 feet, a chord bearing of N 34°40'57" E and a chord length of 158.30 feet; thence departing said curve on a non-tangent line N 00°58'52" E for 100.00 feet; thence N 89°19'03" W for 170.95 feet; thence N 00°58'58" E for 95.00 feet to a point of curve, thence northwesterly along the arc of said curve (concave to the Southwest) having for its elements a radius of 35.00 feet, a central angle of 80°09'01", an arc length of 18.27 feet, a chord bearing of N 45°49'57" E and a chord distance of 35.56 feet to a point of curve, said point also being on the South right-of-way of Pandemon Avenue (an 80.00 foot right-of-way) as dedicated in the plat of BULLFROD VILLAGE, as recorded in Plat Book 13, Pages 98 through 101 of the Public Records of Pasco County, Florida; thence N 89°01'18" W along said South right-of-way for 175.20 feet to the POINT OF BEGINNING.

Containing 3.31 acres, more or less.

Herein ceded 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 right-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 lands depicted on this plat and shown on as-built plans filed with the County for each land, 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 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 thereon, the title to any lands or improvements dedicated to the public or to the County if for any cause such dedication shall be either voidable or inoperative by the State of Florida, or by the County of Pasco.

This 19th day of October, 1989.

OWNER

U.S. FIBER CORPORATION, A DELAWARE CORPORATION

Andrew G. Wick, II Robert L. Friedman  
Andrew G. Wick, II Robert L. Friedman  
Division President Division Assistant Secretary

Signed, Dated and Delivered in the Presence of:

Carol Wiley Resmunda H. Belman  
Witness for Owner Witness for 96th

**PBSJ**  
CONSULTING  
ENGINEERS, PLANNERS AND SURVEYORS  
POST BUCKLEY SCHUB & JERNIGAN, INC.  
3300 G. CROSS ST.  
TAMPA, FLORIDA

ACKNOWLEDGMENT

STATE OF FLORIDA) SS  
COUNTY OF PASCO)

I hereby certify that on this 19th day of October, 1989 before me personally appeared Andrew G. Wick, II, and Robert L. Friedman, Division President and Division Assistant Secretary, respectively, of U.S. Fibers Corporation, a Delaware Corporation, to me known to be the persons described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to their 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.

My Commission Expires 5/1/92

Resmunda H. Belman  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION EXPIRES 5/1/92

Notary Public State of Florida at Large

Filed and Recorded:

In the Public Records of Pasco County, Florida, on this 28th day of November, A.D., 1989, in Plat Book 1, Page 42-43.

John Pittman  
John Pittman Clerk of Circuit Court  
By J. S. Marshall, Jr.

COUNTY COMMISSIONER APPROVAL

Approved by the Board of County Commissioners of Pasco County, Florida, this 19th day of November, 1989.

William J. Seligson  
Chairman

CERTIFICATE OF TITLE

STATE OF FLORIDA) SS  
COUNTY OF PASCO)

John J. Locke, of CHELSEA FIRE COMPANY hereby certify that the owners and mortgages of record of the property lying within the parcel described on this Plat are as shown on said Plat, 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 1988 have been paid.

This is the 19th day of OCTOBER, 1989.

By: John J. Locke

SURVEYOR'S CERTIFICATE

I, the undersigned Professional Land Surveyor, do hereby certify: That the attached plat entitled "TIMBER OAKS TRACT 16-UNIT 3B" is a true and correct representation of the land as recently surveyed and platted under my direction; that the survey data shown on this plat complies with the requirements of Chapter 177, Part 1, Florida Statutes as amended, and that the Permanent Reference Monuments and the Permanent Control Points have been set.

POST, BUCKLEY, SCHUB & JERNIGAN, INC.

Henry B. Jernigan ADON 1. 1988  
Professional Land Surveyor No. 2159 Date of survey  
State of Florida

TIMBER OAKS TRACT 16  
UNIT 3B  
SHEET 1 OF 2