

SUMMERTREE PARCEL 3A, PHASE 1

BEING A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 17 EAST,
PASCO COUNTY, FLORIDA

40/12

DESCRIPTION

THAT PORTION OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE S.89°28'48"E., ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 234.93 FEET; THENCE N.02°32'46"E., ALONG THE SOUTHERLY EXTENSION OF AND THE WEST BOUNDARY OF BAYWOOD FOREST UNIT ONE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGES 146-149 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, A DISTANCE OF 1995.73 FEET TO THE POINT OF BEGINNING; THENCE S.88°00'00"W., A DISTANCE OF 803.06 FEET; THENCE S.25°00'00"W., A DISTANCE OF 139.40 FEET TO A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, 39.26 FEET THROUGH A CENTRAL ANGLE OF 89°58'24"(CHORD BEARING S.19°59'13"E., A DISTANCE OF 35.35 FEET); THENCE NON-TANGENT, S.20°30'40"W., A DISTANCE OF 50.14 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, 40.96 FEET THROUGH A CENTRAL ANGLE OF 93°52'59" (CHORD BEARING S.67°41'30"W., A DISTANCE OF 36.53 FEET); THENCE NON-TANGENT, N.69°15'00"W., A DISTANCE OF 60.00 FEET; THENCE S.20°45'00"W., A DISTANCE OF 65.14 FEET; THENCE N.59°14'12"W., A DISTANCE OF 196.15 FEET; THENCE N.62°02'28"W., A DISTANCE OF 103.03 FEET; THENCE N.89°08'32"W., A DISTANCE OF 55.00 FEET; THENCE N.00°51'28"E., A DISTANCE OF 102.00 FEET; THENCE N.89°08'32"W., A DISTANCE OF 18.42 FEET; THENCE N.00°51'28"E., A DISTANCE OF 150.00 FEET; THENCE S.89°08'32"E., A DISTANCE OF 55.00 FEET; THENCE N.48°27'53"E., A DISTANCE OF 19.54 FEET; THENCE N.13°36'32"E., A DISTANCE OF 105.83 FEET; THENCE NORTH, A DISTANCE OF 131.79 FEET; THENCE N.19°03'31"E., A DISTANCE OF 141.49 FEET; THENCE N.71°30'30"E., A DISTANCE OF 148.49 FEET; THENCE N.20°56'20"W., A DISTANCE OF 129.95 FEET; THENCE N.26°29'12"W., A DISTANCE OF 50.24 FEET; THENCE N.20°56'20"W., A DISTANCE OF 114.80 FEET; THENCE N.21°51'10"W., A DISTANCE OF 115.22 FEET TO A POINT ON THE SOUTH BOUNDARY OF THAT CERTAIN PARCEL CONVEYED TO POINTE WEST CONDOMINIUM ASSOCIATION, INC. BY DEED RECORDED IN OR BOOK 3505, PAGE 116; THENCE S.88°12'36"E., A DISTANCE OF 174.04 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N.23°56'33"W., A DISTANCE OF 67.34 FEET; THENCE N.69°03'40"E., A DISTANCE OF 88.29 FEET; THENCE S.73°28'18"E., A DISTANCE OF 683.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PARADISE POINTE WAY, ALSO BEING THE SOUTHWESTERLY BOUNDARY OF ARBORWOOD AT SUMMERTREE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 22, PAGES 50-63 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 350.00 FEET; THENCE ALONG THE BOUNDARY OF SAID ARBORWOOD AT SUMMERTREE THE FOLLOWING THREE (3) COURSES: (1) SOUTHWESTERLY ALONG SAID CURVE 20.74 FEET THROUGH A CENTRAL ANGLE OF 03°23'45" (CHORD BEARING S.13°49'11"W., A DISTANCE OF 20.74 FEET), (2) THENCE NON-TANGENT, S.74°28'56"E., A DISTANCE OF 60.00 FEET; (3) THENCE S.56°21'48"E., A DISTANCE OF 324.61 FEET; THENCE S.02°32'46"W., ALONG THE NORTHERLY EXTENSION OF AND SAID WEST BOUNDARY OF BAYWOOD FOREST UNIT ONE, A DISTANCE OF 599.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.05 ACRES, MORE OR LESS.

DEDICATION

SUMMERTREE DEVELOPMENT II INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER IN FEE SIMPLE OF THE LAND DESCRIBED ON THIS PLAT AND THAT THERE ARE NO OTHER OUTSTANDING INTERESTS IN SAID LANDS. SAID LANDS ARE HEREBY PLATTED AS SUMMERTREE PARCEL 3A, PHASE 1 AND HEREBY DEDICATE AS FOLLOWS:

CROSS CREEK HOMEOWNERS ASSOCIATION AT SUMMERTREE JOINS IN THIS DEDICATION FOR THE PURPOSE OF WARRANTING THAT IT WILL MAINTAIN THE PRIVATE RIGHTS-OF-WAY, DRAINAGE SYSTEMS AND APPURTENANCES SITUATED WITHIN THIS PLAT. THE PRIVATE RIGHTS-OF-WAY ARE TO BE OWNED AND MAINTAINED BY CROSS CREEK HOMEOWNER'S ASSOCIATION AT SUMMERTREE. THE PRIVATE RIGHTS-OF-WAY, THE DIMENSION OF WHICH ARE SHOWN ON THIS PLAT, TOGETHER WITH THE PRIVATE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE USE OF THE PUBLIC IN GENERAL EXCEPT AS NOTED HEREINAFTER, BUT ARE RESERVED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT, THEIR SUCCESSORS, AND ASSIGNS. THE PRIVATE RIGHTS-OF-WAY AND PRIVATE EASEMENTS AS SHOWN ON THIS PLAT ARE FOR ACCESS, INGRESS, EGRESS, IRRIGATION AND INCLUDING BUT NOT LIMITED TO PUBLIC AND PRIVATE UTILITIES AS NOTED HEREINAFTER. DRAINAGE SYSTEMS AND APPURTENANCES, POWER, TELEPHONE, POTABLE WATER DISTRIBUTION, POLICE AND FIRE PROTECTION, SANITARY SEWER, FORCE MAIN AND CABLE TELEVISION PURPOSES AND ARE CREATED FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AND TRACTS SHOWN HEREON. THEIR SUCCESSORS AND/OR ASSIGNS AND NO RIGHTS ARE GRANTED TO THE PUBLIC IN GENERAL WITH REGARD THERETO EXCEPT AS NOTED HEREINAFTER. THE OWNERSHIP AND OPERATION OF THE FACILITIES WITHIN THE PRIVATE RIGHTS-OF-WAY DRAINAGE SYSTEMS AND PRIVATE EASEMENTS, EXCEPT AS NOTED HEREINAFTER, SHALL BE THE RESPONSIBILITY OF CROSS CREEK HOMEOWNERS ASSOCIATION AT SUMMERTREE AND THE OWNERS OF THE LOTS SHOWN HEREON, THEIR SUCCESSORS AND/OR ASSIGNS. THE USE AND BENEFIT OF THESE PRIVATE RIGHTS-OF-WAY AND PRIVATE EASEMENTS SHALL EXTEND AND INURE TO BENEFIT ALL LOCAL, STATE AND FEDERAL GOVERNMENTS, THEIR AGENCIES, AND THEIR DEPARTMENTS AND SHALL ALSO EXTEND AND INURE TO ALL DULY LICENSED PUBLIC AND PRIVATE UTILITY COMPANIES AND/OR ENTITIES FOR THEIR USE IN PERFORMING AND DISCHARGING THEIR OFFICIAL DUTIES AND OBLIGATIONS TO PRIVATE GOVERNMENTAL AND UTILITY SERVICES INCLUDING BUT NOT LIMITED TO ACCESS, INGRESS, EGRESS, OWNERSHIP, MAINTENANCE, EXTENSION AND OPERATION OF THEIR FACILITIES FOR THE LOTS SHOWN ON THIS PLAT. THIS GRANT OF EASEMENT SHALL IN NO MANNER BE CONSTRUED AS PERMITTING ANY OTHER PERSON ON THE PROPERTY OTHER THAN FOR PURPOSES OF MAINTENANCE AND OPERATION OF FACILITIES OR AS PROVIDED HEREON.

OWNERS

SUMMERTREE DEVELOPMENT II, INC.

GERALD J. LEACH
PRESIDENT

DANIEL A. ENGELHARDT
SECRETARY/TREASURER

WITNESS FOR BOTH

WITNESS FOR BOTH

CROSS CREEK HOMEOWNER'S
ASSOCIATION AT SUMMERTREE

WITNESS

WITNESS

WITNESS

MORTGAGEE

PEOPLES BANK

DAVID W. DUNBAR
PRESIDENT

JAMES P. NELSON
EXECUTIVE VICE PRESIDENT

WITNESS FOR BOTH

WITNESS FOR BOTH

ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT ON THIS 22 DAY OF May, 2000 BEFORE ME APPEARED GERALD J. LEACH AND DANIEL A. ENGELHARDT, PRESIDENT AND SECRETARY/TREASURER RESPECTIVELY OF SUMMERTREE DEVELOPMENT INC. PERSONALLY KNOWN TO ME 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 USE AND PURPOSES THEREIN EXPRESSED AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
COMMISSION NUMBER:

ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT ON THIS 13th DAY OF June, 2000 BEFORE ME APPEARED DAVID W. DUNBAR AND JAMES P. NELSON, PRESIDENT AND EXECUTIVE VICE-PRESIDENT, RESPECTIVELY, OF PEOPLES BANK AND PERSONALLY KNOWN TO ME 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 USE AND PURPOSES THEREIN EXPRESSED AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
COMMISSION NUMBER:

ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT ON THIS 22nd DAY OF MAY, 2000 BEFORE ME APPEARED GERALD J. LEACH NOT INDIVIDUALLY BUT AS PRESIDENT OF THE CROSS CREEK HOMEOWNER'S ASSOCIATION INC. 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 THEIR FREE ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:
COMMISSION NUMBER:

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO

I, PETER T. HOFSTRA, PRESIDENT OF SEMINOLE TITLE COMPANY, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND 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 ENCUMBERANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT AND THAT THE TAXES FOR THE YEAR 1999 HAVE BEEN PAID.

THIS 22nd DAY OF MAY, 2000.

SEMINOLE TITLE COMPANY

BY: PETER T. HOFSTRA, PRESIDENT

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON November 8, 2000 THE FOREGOING PLAT OF PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 16th DAY OF November, 2000 IN PLAT BOOK 40, PAGES 12, 13, 14, 15.

CLERK OF THE CIRCUIT COURT

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 26th DAY OF October, 2000.

BY: NELLIE MAE ROBINSON, PSM No. 3392

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF 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).

CUMBEY & FAIR, INC. LB 2168

WILLIAM L. WHITLEY, LS 4226
FLORIDA REGISTERED LAND SURVEYOR

PREPARED BY:

CUMBEY & FAIR, INC.
L.B. # 2168
2463 ENTERPRISE ROAD
CLEARWATER, FLORIDA 33763
(727) 797-8982

J.N. 1668

SHEET 1 OF 4