PB 26-91

# WOODRIDGE ESTATES, A SUBDIVISION

BEING A REPLAT OF A PORTION OF TRACTS 10, 16, 33, 34, 35, 36 AND 41 OF PORT RICHEY LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, CITY OF NEW PORT RICHEY, COUNTY OF PASCO, STATE OF FLORIDA.

LEGAL DESCRIPTION AND DEDICATION
STATE OF FLORIDA
COUNTY OF PASCO

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS WOODRIDGE ESTATES, A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACTS 10, 16, 33, 34, 35, 36 AND 41 OF THE PORT RICHEY LAND COMPANY SUBDIVISION AS RECORED IN PLAT BOOK 1, PAGE 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33 AND RUN N00°40'11"E, ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 994.29 FEET TO A POINT; LEAVING SAID LINE, RUN S89°58'56"W, A DISTANCE OF 377.50 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUE ALONG THE PREVIOUS COURSE, A DISTANCE OF 953.61 FEET TO A POINT; THENCE RUN N00°27'20"E, A DISTANCE OF 280.73 FEET TO A POINT; THENCE RUN N89°57'10"E, A DISTANCE OF 50.00 FEET TO A POINT; THENCE RUN N00°27'20"E, A DISTANCE OF 50.00 FEET TO A POINT; THENCE RUN N00°27'20"E, A DISTANCE OF 1322.92 FEET TO A POINT INTERSECTING THE EAST/WEST CENTER-LINE OF SAID SECTION 33; THENCE RUN S89°50'06"W, ALONG SAID LINE, A DISTANCE OF 445.78 FEET TO A POINT; LEAVING SAID LINE, RUN N00°24'27"E, A DISTANCE OF 30.00 FEET TO A POINT; THENCE RUN N89°50'06"E, A DISTANCE OF 640.49 FEET TO THE P.C. OF A CURVE; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 232.06 FEET TO THE PT., SAID CURVE HAVING A RADIUS OF 268.61 FEET, A DELTA OF 49°30'00", A CHORD OF 224.91 FEET, BEARING S65°24'54"E; THENCE RUN S40°39'54"E, A DISTANCE OF 136.73 FEET TO A POINT; THENCE RUN N49°20'06"E, A DISTANCE OF 56.84 FEET TO A POINT; THENCE RUN N89°17'06"E, A DISTANCE OF 253.65 FEET TO A POINT; THENCE RUN S00°42'54"E, A DISTANCE OF 330.31 FEET TO A POINT; THENCE RUN S36°51'33"W, A DISTANCE OF 32.59 FEET TO A P.O.C.; THENCE RUN EASTERLY ALONG THE ARC OF A CURVE SEGMENT TO THE LEFT, A DISTANCE OF 197.13 FEET TO THE P.T., SAID CURVE SEGMENT HAVING A RADIUS OF 312.09 FEET, A DELTA OF 36°11'22", A CHORD OF 193.87 FEET, BEARING S71°14'09"E; THENCE RUN S89°19'49"E, A DISTANCE OF 299.97 FEET TO A POINT INTERSECTING THE WESTERLY RIGHT-OF-WAY LINE OF C.R. #77(ROWAN ROAD); THENCE RUN S00°40'11"W, ALONG SAID R/W LINE, A DISTANCE OF 60.00 FEET TO A POINT; LEAVING SAID R/W LINE, RUN N89°19'49"W, A DISTANCE OF 299.97 FEET TO A POINT; THENCE RUN S00°40'11"W, A DISTANCE OF 644.52 FEET TO A POINT; THENCE RUN S89°19'49"E, A DISTANCE OF 305.04 FEET TO A P.O.C., INTERSECTING THE AFOREMENTIONED R/W LINE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE SEGMENT TO THE LEFT, ALONG SAID R/W LINE, A DISTANCE OF 60.64 FEET TO A P.O.C., SAID CURVE SEGMENT HAVING A RADIUS OF 859.70 FEET, A DELTA OF 04°02'29", A CHORD OF 60.63 FEET, BEARING S07°34'29"E; LEAVING SAID R/W LINE, RUN N89°19'49"W, A DISTANCE OF 313.73 FEET TO A POINT; THENCE RUN S00°40'11"W, A DISTANCE OF 343.61 FEET TO THE POINT OF BEGINNING, CONTAINING 34.352 ACRES MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE CITY OF NEW PORT RICHEY, 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 THE CITY OF NEW PORT RICHEY, 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 THE CITY OF NEW PORT RICHEY, 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 AS-BUILT PLANS FILED WITH THE CITY 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 FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY THE CITY OF NEW PORT RICHEY, 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 CITY OF NEW PORT RICHEY, FLORIDA IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED VOIDED, OR INVALIDATED.
THIS THE 2ND DAY OF MAY, A.D., 1988.

OWNER: BAKER ROAD PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP

GEORGE M. BROWN MANAGING PARTNER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 2ND DAY OF MAY, A.D., 1988, BEFORE ME PERSONALLY APPEARED GEORGE M. BROWN, MANAGING PARTNER OF BAKER ROAD PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES

MORTGAGEE: BARNETT BANK OF PASCO COUNTY

JOE ANDRUZZI AN OFFICER OF THE BANK

JERRY COUCH AN OFFICER OF THE BANK

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS FOR BOTH

WITNESS FOR BOTH

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 2ND DAY OF MAY, A.D., 1988, BEFORE ME PERSONALLY APPEARED JOE ANDRUZZI AND JERRY COUCH, OFFICERS OF THE BANK RESPECTIVELY, OF BARNETT BANK OF PASCO COUNTY TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Holiday, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES

CERTIFICATE OF TITLE
STATE OF FLORIDA
COUNTY OF PASCO

I, STEPHEN GLASSMAN, OF GENESIS TITLE SERVICES, INC., HEREBY CERTIFY THAT THE OWNERS AND MORTGAGEES 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 87 HAVE BEEN PAID.

THIS THE 2ND DAY OF May, 1988.

GENESIS TITLE SERVICE, INC.
BY: STEPHEN GLASSMAN

CERTIFICATION BY THE CLERK OF THE CITY OF NEW PORT RICHEY:

I, June Tucker Bethea, CLERK OF THE CITY OF NEW PORT RICHEY, DO HEREBY CERTIFY THAT THE CITY COUNCIL OF NEW PORT RICHEY, DID ISSUE ITS FINAL APPROVAL OF THE SUBDIVISION PLAT ON THE 3rd DAY OF May A.D., 1988.

CITY CLERK

APPROVED:

BY THE CITY COUNCIL OF NEW PORT RICHEY, FLORIDA, ON THIS 3rd DAY OF May, A.D., 1988.

MAYOR-COUNCILMAN

FILED AND RECORDED:

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 6th DAY OF June, 1988.
IN PLAT BOOK 26, PAGES 91 THRU 93.

CLERK OF THE CIRCUIT COURT
BY: Cristi Mancinelli Deputy Clerk

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 3rd DAY OF May, A.D., 1988, THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT THE PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THE PLAT WAS RECORDED.

GENESIS SURVEYING, INC.
2575 HARN BOULEVARD
CLEARWATER, FLORIDA 34624
PHONE: (813) 536-7701

FOR: GENESIS SURVEYING, INC.

BY: David W. Stinson
DAVID W. STINSON
REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION No. 4122