

OAK CREST ESTATES, PHASE TWO

A SUBDIVISION OF TRACT 19, ZEPHYRHILLS COLONY COMPANY LANDS,
LYING IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP
26 SOUTH, RANGE 21 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC
RECORDS OF PASCO COUNTY, FLORIDA.
CITY OF ZEPHYRHILLS

DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) S S

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM A. FISHER AND WAYNE V. WELLMAN, OWNERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS "OAK CREST ESTATES, PHASE TWO", BEING A SUBDIVISION OF TRACT 19, ZEPHYRHILLS COLONY COMPANY LANDS LYING IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 19 (SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF OAK CREST ESTATES, PHASE ONE, AS RECORDED IN PLAT BOOK 32, PAGES 47 AND 48 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA); THENCE S 89°58'35" E, ALONG THE NORTH BOUNDARY OF SAID TRACT 19 AND ALONG THE SOUTH BOUNDARY OF SAID OAK CREST ESTATES, PHASE ONE, A DISTANCE OF 660.60 FEET TO THE NORTHEAST CORNER OF SAID TRACT 19; THENCE S 00°47'39" W, ALONG THE EAST BOUNDARY OF SAID TRACT 19, A DISTANCE OF 330.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 19; THENCE N 89°57'53" W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 19, A DISTANCE OF 659.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 19; THENCE N 00°33'13" E, ALONG THE WEST BOUNDARY OF SAID TRACT 19, A DISTANCE OF 330.34 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 5.01 ACRES MORE OR LESS.

DOES HEREBY DEDICATE TO THE CITY OF ZEPHYRHILLS, A MUNICIPAL CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE CONSTITUTION OF THE STATE OF FLORIDA, ALL STREET RIGHTS OF WAYS AND UTILITY EASEMENTS AND TRACT "A" AS SHOWN AND DEPICTED HEREON IN PERPETUITY AND DOES HEREBY FURTHER DEDICATE TO THE CITY OF ZEPHYRHILLS UTILITY EASEMENTS OVER ALL STREET RIGHTS-OF-WAYS TO SURVEY, CONSTRUCT, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REMOVE, REPLACE OR ABANDON IN PLACE AND CONTROL UTILITY FACILITIES TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO IN, OVER, UPON, ACROSS, THROUGH AND UNDER THE ABOVE DESCRIBED REAL PROPERTY SITUATED IN THE CITY OF ZEPHYRHILLS, STATE OF FLORIDA, RESERVING, HOWEVER, TO THE OWNER, THEIR HEIRS AND ASSIGNS THE RIGHT TO UTILIZE AND ENJOY THE ABOVE DESCRIBED PREMISES PROVIDING THE SAME SHALL NOT INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, REPAIRING, INSPECTION AND OPERATION OF SAID UTILITIES AND FURTHER PROVIDING THAT THE GRANTOR SHALL NOT ERECT OR PLACE ANY BUILDING OR TREE ON THE HEREON DEPICTED RIGHTS-OF-WAYS OR EASEMENTS AND THE CITY SHALL NOT BE LIABLE FOR THEIR REMOVAL IF THEY ARE SO PLACED.

THIS THE _____ DAY OF _____, A.D., 2000
OWNERS: WILLIAM A. FISHER AND WAYNE V. WELLMAN

BY: William A. Fisher
WILLIAM A. FISHER
OWNER
WITNESS: Sherry J. Jager
WITNESS: _____

BY: Wayne V. Wellman
WAYNE V. WELLMAN
OWNER
WITNESS: _____
WITNESS: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO) S S

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2000, BEFORE ME PERSONALLY APPEARED WILLIAM A. FISHER AND WAYNE V. WELLMAN, KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC - STATE OF FLORIDA, AT LARGE
PRINTED NAME OF NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

FOR WILLIAM A. FISHER
PERSONALLY KNOWN _____
PRODUCED IDENTIFICATION _____
TYPE OF IDENTIFICATION PRODUCED _____

FOR WAYNE V. WELLMAN
PERSONALLY KNOWN _____
PRODUCED IDENTIFICATION _____
TYPE OF IDENTIFICATION PRODUCED _____

CERTIFICATE OF APPROVAL BY CITY COUNCIL

THIS IS TO CERTIFY THAT ON August 14, 2000 THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA.

Chris C. Strickland
PRESIDENT OF COUNCIL

ATTEST
Sherry J. Jager
CITY MANAGER

CERTIFICATE OF APPROVAL BY CITY OF ZEPHYRHILLS PLANNING COMMISSION

THIS IS TO CERTIFY THAT ON August 1, 2000 THE CITY OF ZEPHYRHILLS PLANNING COMMISSION REVIEWED THIS PLAT AND RECOMMENDS THAT THE ZEPHYRHILLS CITY COUNCIL APPROVE THE PROPOSED SUBDIVISION OF LANDS AS INDICATED HEREON.

James V. Smith
PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) S S.

I, SALLY C. CRANE, OF FLORIDA LAND TITLE, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THIS 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 1999 HAVE BEEN PAID.

THIS THE 26th DAY OF July, 2000

BY: Sally C. Crane S.R.P.
FLORIDA LAND TITLE
DBA STEWART TITLE OF TAMPA

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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.

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 7th DAY

OF September, 2000 A.D. IN PLAT BOOK 39

PAGES 64 THROUGH 65

Kelley Brown
CLERK OF CIRCUIT COURT

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES

ON THIS 1st DAY OF August, 2000

David G. Armstrong
DAVID G. ARMSTRONG
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4970

SURVEYORS' CERTIFICATE

I, MAURICE W. BEALL, JR., THE UNDERSIGNED REGISTERED SURVEYOR, DO HEREBY CERTIFY THAT ON FEBRUARY 9, 2000, THE AFORESAID 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 (PRMS) AND THAT PERMANENT CONTROL POINTS (PCPS) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND DO HEREBY FURTHER CERTIFY THAT MONUMENTS HAVE BEEN SET AT ALL LOT CORNERS AS PRESCRIBED BY CHAPTER 177 OF THE FLORIDA STATUTES AND DO HEREBY FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH ALL PLATTING REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

M.W. Beall
MAURICE W. BEALL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 4281



SIMMONS & BEALL, INC
SURVEYING & MAPPING
P.O. BOX 1297
1226 HWY 30A S
DADE CITY, FLORIDA 33526
(352) 567-0048
LB NUMBER LB6382
PLATS/OAKCREST2