

- CARPENTER'S RUN PHASE IV B -

BEING A SUBDIVISION OF A PORTION OF SECTION 28 AND SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA) SS
COUNTY OF PASCO)

The undersigned, owners of the lands shown on this plat to be known as "CARPENTER'S RUN PHASE IV B", a subdivision of a portion of Section 28 and Section 33, Township 26 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of said Section 33, Township 26 South, Range 19 East; thence run along the North boundary line of said Section 33, S 89°27'27" W, for 555.38 feet; thence S 09°09'20" E, for 36.60 feet to the POINT OF BEGINNING, said point being on the southerly right of way line of State Road No. 54 as it is now established; said point also being on the arc of a curve concave to the Northwest; thence Northeastly S14.13 feet along the arc of said curve and said southerly right of way line having a radius of 1976.31 feet, a central angle of 14°54'19", a chord length of 512.68 feet and a chord bearing of 1°27'20" S to a point on the arc of a curve concave to the Southwest, said point also being on the West right of way line of Cypress Creek Road as it is now established; thence Southeastly 408.15 feet along the arc of said curve and said West right of way line having a radius of 4796.41 feet, a central angle of 05°20'11", a chord length of 408.01 feet and a chord bearing of S 01°29'08" E, to the point of tangency; thence continue along said West right of way line the following five (5) courses and distances: (1) S 01°10'57" W, for 369.83 feet; (2) thence S 01°00'54" W, for 608.95 feet to the point of curvature of a curve concave to the Northwest; (3) thence Southwesterly 153.85 feet along the arc of said curve having a radius of 215.47 feet, a central angle of 40°54'44", a chord length of 150.61 feet and a chord bearing of S 21°34'15" W to the point of tangency; (4) thence S 42°01'38" W, for 45.87 feet to the point of curvature of a curve concave to the North; (5) thence Southwesterly and Westerly 39.27 feet along the arc of said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord length of 35.36 feet and a chord bearing of S 87°01'38" W, to the point of tangency, said point being on the Northerly right of way line of Carpenter's Run as it is now established; thence along said Northerly right of way line the following four (4) courses and distances: (1) N 47°58'22" W, for 69.35 feet to the point of curvature of a curve concave to Southwest; (2) thence Northwestly 436.80 feet along the arc of said curve having a radius of 695.06 feet, a central angle of 41°22'00", a chord length of 427.38 feet and a chord bearing of N 68°39'22" W to the point of tangency; (3) thence N 89°20'22" W, for 124.46 feet to the point of curvature of a curve concave to the Northwest; (4) thence Westerly 46.58 feet along the arc of said curve having a radius of 495.00 feet, a central angle of 04°40'18", a chord length of 46.57 feet and a chord bearing of N 87°20'13" W; thence N 00°39'38" E, for 100.76 feet; thence N 24°48'00" E, for 91.10 feet; thence S 32°33'01" E, for 140.43 feet; thence N 14°39'49" E, for 139.31 feet; thence N 00°39'38" E, for 653.28 feet; thence N 39°54'39" E, for 92.09 feet; thence N 09°09'20" W, for 45.00 feet to the POINT OF BEGINNING. Containing 18.6726 acres more or less.

Being subject to all easements as shown hereon.

Have caused said lands to be divided and subdivided as shown hereon, and do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all streets rights-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 this 6th day of March, 1990, A.D.

Scarborough Zaring Joint Venture II (Scarborough Constructors, Inc. and Zaring National Corporation)

Zaring National Corporation, Joint Venturer

L. Timothy Zaring, President Tampa Region

Witness

Scarborough Constructors, Inc., Joint Venturer

Witness

Witness

STATE OF FLORIDA) SS
COUNTY OF PASCO)

I hereby certify that on this 6th day of March, 1990, A.D., personally appeared L. Timothy Zaring, President Tampa Region, Zaring National Corporation, Joint Venturer, and Frederick H. Busch, President, Scarborough Constructors, Inc., Joint Venturer of Scarborough Zaring Joint Venture II, a joint venture comprised of Scarborough Constructors, Inc. and Zaring National Corporation (formerly known as the Zaring Company) the foregoing as such agents for and in behalf of the said Corporations and Venture, known to me to be the individuals executing the foregoing and acknowledge to me that they executed the same for the purposes set out therein. Witness my hand and official seal at Pasco County, Florida, this 1st day of March, 1990, A.D.

My Commission expires August 24, 1993

Notary Public, State of Florida at Large

CERTIFICATE OF TITLE:

STATE OF FLORIDA) SS
COUNTY OF PASCO)

I, Gracy N. Stenhaver, of Stenhaver & Smith, P.A. 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, or corporation or entity asserting the dedication as shown on this plat. 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 1989 have been paid.

This the 6th day of March, 1990, A.D.

CERTIFICATE OF SURVEYOR:

I, the undersigned Professional Land Surveyor, do hereby certify: That the attached plat is a true and correct representation of the lands as recently surveyed and platted under my direction; that the survey data shown on this plat complies with the applicable requirements of Chapter 177, Part I, Florida Statutes as amended, and that the Permanent Reference Monuments have been set.

MICHAEL BAKER ASSOCIATES, INC.

Michael J. Baker
Professional Land Surveyor No. 4066
State of Florida

March 6, 1990

Dated

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

APPROVED:

By the Board of County Commissioners of Pasco County, Florida, on this 6th day of March, 1990, A.D.

Chairman

CLERK OF THE CIRCUIT COURT CERTIFICATE:

FILED AND RECORDED:

In the Public Records of Pasco County, Florida, on this 20th day of March, 1990, A.D., in Plat Book 87, page 87 through 87.

John Pittman, Clerk
By J.D. Wendell, D.C.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.