

THE RESERVE

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 26, AND
A PORTION OF THE NORTH 1/2 OF SECTION 35,
TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS THE RESERVE, A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 26 AND THE NORTH 1/2 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE N 46°20'48" E, A DISTANCE OF 120.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HUDSON AVENUE PHASE 1, AS RECORDED IN PLAT BOOK 26, PAGES 125 THROUGH 127, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S 43°39'12" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 534.72 FEET FOR A POINT OF BEGINNING; THENCE 54.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 35.00 FEET, DELTA OF 90°00'00", A CHORD BEARING AND DISTANCE OF S 88°39'12" E, 49.50 FEET); THENCE N 46°20'48" E, A DISTANCE OF 105.00 FEET; THENCE N 43°39'12" W, A DISTANCE OF 125.00 FEET; THENCE N 46°20'48" E, A DISTANCE OF 63.24 FEET; THENCE N 66°50'06" E, A DISTANCE OF 688.48 FEET; THENCE N 37°47'00" E, A DISTANCE OF 250.00 FEET; THENCE S 89°05'12" E, A DISTANCE OF 100.00 FEET; THENCE S 00°54'48" W, A DISTANCE OF 784.84 FEET; THENCE N 86°54'41" E, A DISTANCE OF 110.00 FEET; THENCE S 03°05'19" E, A DISTANCE OF 100.00 FEET; THENCE S 46°20'48" W, A DISTANCE OF 390.00 FEET; THENCE N 78°46'57" W, A DISTANCE OF 142.19 FEET; THENCE N 30°01'57" W, A DISTANCE OF 630.00 FEET; THENCE S 78°58'04" W, A DISTANCE OF 149.94 FEET; THENCE S 46°20'48" W, A DISTANCE OF 158.00 FEET; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S 01°20'48" W, 35.36 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HUDSON AVENUE PHASE 2, AS RECORDED IN PLAT BOOK 26, PAGES 128 THROUGH 131, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N 43°39'12" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID PHASE 2 AND SAID PHASE 1, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING. SAID LAND CONTAINING 12.88 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 PASCO COUNTY, 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 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 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 BY 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 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 THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED, OR INVALIDATED.

THIS THE 12 DAY OF APRIL, A.D., 1994.

OWNER

SAM RODGERS ENTERPRISES, INC.

Sam R. Rodgers
PRESIDENT SAM R. RODGERS

Kathy S. Lingo
WITNESS
Suzanne E. Spurling
WITNESS

ACKNOWLEDGEMENT

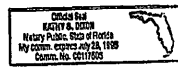
STATE OF FLORIDA }
COUNTY OF POLK } SS:

I HEREBY CERTIFY ON THIS 12 DAY OF April
1994, BEFORE ME PERSONALLY APPEARED Sam R. Rodgers
PRESIDENT OF SAM RODGERS ENTERPRISES, INC., A FLORIDA
CORPORATION, TO ME KNOWN 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 USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT POLK COUNTY, FLORIDA, THE

DAY AND YEAR AFORESAID.

Kathy S. Lingo
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE



MORTGAGEE: CONSENT TO DEDICATION

PEOPLES BANK OF LAKE LAND

Samuel W. Weaver
SARA CARSON, SENIOR VICE PRESIDENT AND CASHIER

Dulane Connors Kathy S. Lingo
WITNESS - WITNESS -

ACKNOWLEDGEMENT OF MORTGAGE

STATE OF FLORIDA }
COUNTY OF POLK } SS:

I HEREBY CERTIFY ON THIS 12th DAY OF April
1994, BEFORE ME, AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGEMENTS
IN THE STATE AND COUNTY AFORESAID, PERSONALLY
APPEARED DONALD M. WEAVER,
SENIOR VICE PRESIDENT AND CASHIER OF PEOPLES BANK OF LAKE LAND, A
FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN
AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION
AND SEVERALLY 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 POLK COUNTY, FLORIDA, THE
DAY AND YEAR AFORESAID.

Dulane M. Connors
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE



CERTIFICATE OF TITLE

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I, James Randall Hoyt, OF OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY, 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 THE 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 THEREARE
NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY,
EXCEPT AS SHOWN ON SAID PLAT: AND THE TAXES FOR THE YEAR
1993 HAVE BEEN PAID.
THIS THE 19 DAY OF April, 1994.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

BY: James Randall Hoyt
JAMES RANDALL HOYT

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE
PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 19th DAY OF
July, 1994 AD IN PLAT BOOK 31, PAGES 141
THROUGH 142.
John D. Lingo
CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON July 19, 1994, THE FOREGOING
PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA.

Sam Dinkins
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, MAURICE W. BEALL, JR., THE UNDERSIGNED REGISTERED LAND SURVEYOR,
HEREBY CERTIFY THAT ON _____ 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 (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS
CERTIFICATE AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL
BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THIS PLAT
COMPLIES WITH ALL PLATTING REQUIREMENTS OF CHAPTER 177, OF THE
FLORIDA STATUTES AND AMENDMENTS THEREOF.

M.W. Beall, Jr.
MAURICE W. BEALL, JR.
PROFESSIONAL SURVEYOR
REGISTRATION NO. 4281

NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT
ARE NOT RECORDED ON THIS PLAT THAT MAY BE
FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SIMMONS & BEALL, INC.
SURVEYING & MAPPING

 P.O. BOX 1297
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DADE CITY, FLORIDA 33528
(904) 587-0048