

36/50

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO)

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS WYNDHAM LAKES PHASE 4, A SUBDIVISION OF A PORTION OF SECTION 34 AND 35, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA AND A REPLAT OF A PORTION OF RIDGELAND SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

[illegible][illegible]

THIS THE 22ND DAY OF JUNE, 1995 A.D.

OWNER

SCARBOROUGH/VANGUARD JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP COMPRISED OF SCARBOROUGH CONSTRUCTORS, INC., A FLORIDA CORPORATION AND THREE LAKES DEVELOPMENT, INC. A FLORIDA CORPORATION.

SCARBOROUGH/VANGUARD JOINT VENTURE

BY:
SCARBOROUGH CONSTRUCTORS, INC., A FLORIDA CORPORATION

BY: Frederick H. Burgaw
FREDERICK H. BURGAW, PRESIDENT AND AUTHORIZED AGENT PURSUANT TO POWER
OF ATTORNEY AND AUTHORITY TO ACT RECORDED IN O.R. BOOK 5712, PAGE 1841
OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

WITNESS B. L. Lang Mary Taylor

AND
THREE FIVE ZERO ONE ONE

BY: [Signature]
DANIEL ARTZBUSH, PRESIDENT AND AUTHORIZED AGENT PURSUANT TO POWER
OF ATTORNEY AND AUTHORITY TO ACT RECORDED IN O.R. BOOK 252, PAGE 154
OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Ruth Ann King
WITNESS

ACKNOWLEDGEMENT OF OWNER

STATE OF FLORIDA)
COUNTY OF PASCO) ss.

I HEREBY CERTIFY ON THIS 22ND DAY OF JUNE, A.D. 1988, BEFORE ME PERSONALLY APPEARED FREDERICK H. BURMAN, AS PRESIDENT AND AUTHORIZED AGENT FOR SCARBOROUGH CONTRACTORS, INC., AND DMITRI ARIZBAGSHEV AS PRESIDENT AND AUTHORIZED AGENT FOR THREE LAKES DEVELOPMENT, INC., TO ME KNOWN TO BE THE PERSONS DESIGNATED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DECLARATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Wesley Chapel PASCO COUNTY, FLORIDA, THIS
DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED IS:
PERSONALLY KNOWN ☒
PRODUCED IDENTIFICATION _____
TYPE OF IDENTIFICATION PRODUCED: _____

CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF HASSCO) ss:

THE UNDERSIGNED, AUTHORIZED AGENT OF BAXTER & STRONAUER, P.A. HEREBY CERTIFIES THAT THE RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF SCARBOROUGH/VANGUARD JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP COMPOSED OF SCARBOROUGH CONSTRUCTORS, INC., A FLORIDA CORPORATION AND THREE LAKES DEVELOPMENT, INC., A FLORIDA CORPORATION. ADDITIONALLY, I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT TAXES FOR THE YEAR 1997 HAVE BEEN PAID.

THIS THE 20th DAY OF JUNE 1988.

DAXTER & S.

SURVEYOR'S CERTIFICATE

I, DENNIS J. DHOFF, THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT ON January 27, 1998 THE FOREDESCRIBED PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY, THAT I AM A PERSON OF SOUND MIND AND SOUND MEMORY, AND THAT I AM A PERSON OF SOUND MIND AND SOUND MEMORY, AND THAT I AM A PERSON OF SOUND MIND AND SOUND MEMORY. I FURTHER CERTIFY THAT PERMANENT ROTATION OF THE MONUMENTS PLACED HAS BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THE PERMANENT CONTROL POINTS HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

FLORIDA DESIGN CONSULTANTS, INC.
6321 GRAND BOULEVARD
NEW PORT RICHEY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 114 DAY OF MAY, 1988 A.D.
THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 12th DAY OF Aug. 1988 A.D., IN PLAT BOOK 31 PAGES 51 AND 52 - 53 - 54 - 55 - 56

CLERK OF CIRCUIT COURT

SHEET 1 OF 2

WYNDHAM LAKES PHASE
PLAT BOOK PAGE