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NEW AMERICA U S A ONE
A CONDOMINIUM

A PROPOSED CONDOMINIUM SECTION 28, TOWNSHIP 25 SOUTH, RANGE 16 EAST PASCO COUNTY, FLORIDA

OVERALL DESCRIPTION: A portion of Tract 10 of Port Richey Land Company Subdivision of Section 28, Township 25 South, Range 16 East, as shown on the Plat recorded in Plat Book 1, Page 61 of the Public Records of Pasco County, Florida, being further described as follows: Commence at the Northwest corner of said Tract 10 for the POINT OF BEGINNING; thence along the North line of said Tract 10, South 89°38'43" East, 442.82 feet; thence along the East line of said Tract 10, South 00°16'35" West, 471.32 feet; thence North 89°40'18.5" West, 443.94 feet; thence along the West line of said Tract 10, North 0°24'45" East, 471.52 feet to the POINT OF BEGINNING, and containing 4.80 acres of land more or less. Subject to a non-exclusive easement and right-of-way over, along and across a strip of land 30.00 feet in width for ingress, egress and road right-of-way purposes described as follows: Being a portion of Tract 10 of Port Richey Land Company Subdivision of Section 28, Township 25 South, Range 16 East, as shown on plat recorded in Plat Book 1, Page 61 of the Public Records of Pasco County, Florida. Begin at the Northwest corner of said Tract 10 for a Point of Reference; thence South 0°24'45" West along the Westerly boundary of said Tract 10, 471.52 feet; thence South 89°40'18.5" East, 110.985 feet to the POINT OF BEGINNING: thence North 0°22'42.5" East, 30.00 feet; thence South 89°40'18.5" East, 125.97 feet; thence South 0°20'40" West, 30.00 feet: thence North 89°40'18.5" West, 125.985 feet to the POINT OF BEGINNING; AND subject to a utility easement along the Westerly 10.0 feet; AND subject to a Florida Power Corporation easement along the Easterly 10.0 feet.

PHASE 1: A portion of Tract 10 of Port Richey Land Company Subdivision of Section 28, Township 25 South, Range 16 East, as shown on the Plat recorded in Plat Book 1, Page 61 of the Public Records of Pasco County, Florida, being further described as follows: Commence at the Northwest corner of said Tract 10 for a Point of Reference; thence along the North boundary line of said Tract 10, South 89°38'43" East, 110.705 feet to the POINT OF BEGINNING; thence continue along the North line of said Tract 10, South 89°38'43" East, 332.115 feet; thence along the East line of said Tract 10, South 00°16'35" West, 471.32 feet: thence North 89°40'18.5" West, 332.955 feet: thence North 00°22'42.5" East, 471.47 feet to the POINT OF BEGINNING, and containing 3.60 acres of land more or less. Subject to a non-exclusive easement and right-of-way over, along and across a strip of land 30.00 feet in width for ingress, egress and road right-of-way purposes described as follows: Being a portion of Tract 10 of Port Richey Land Company Subdivision of Section 28, Township 25 South, Range 16 East, as shown on Plat recorded in Plat Book 1, Page 61 of the Public Records of Pasco County, Florida. Begin at the Northwest corner of said Tract 10 for a Point of Reference; thence South 00°24'45" West along the Westerly boundary of said Tract 10, 471.52 feet; thence South 89°40'18.5" East, 110.985 feet to the POINT OF BEGINNING; thence North 00°22'42.5" East, 30.00 feet; thence South 89°40'18.5" East, 125.97 feet; thence South 00°20'40" West, 30.00 feet; thence North 89°40'18.5" West, 125.985 feet to the POINT OF BEGINNING: AND subject to a Florida Power Corporation easement along the Easterly 10.00 feet.

PHASE 2 A portion of Tract 10 of Port Richey Land Company Subdivision of Section 28, Township 25 South, Range 16 East, as shown on the Plat recorded in Plat Book 1, Page 61 of the Public Records of Pasco County, Florida, being further described as follows: Commence at the Northwest corner of said Tract 10 for a POINT OF BEGINNING; thence along the North line of said Tract 10, South 89°38'43" East, 110.705 feet; thence South 00°22'42.5" West, 471.47 feet; thence North 89°40'18.5" West, 110.985 feet; thence along the Westerly line of said Tract 10, North 00°24'45" East, 471.52 feet to the POINT OF BEGINNING, and containing 1.20 acres of land more or less. Subject to a utility easement along the Westerly 10.0 feet.

TOGETHER WITH a non-exclusive easement for access to Phase 1 and Phase 2 described as follows:

An easement and right of way over, along and across a strip of land 30.00 feet in width for ingress, egress and road purposes. The centerline of said 30.00 foot strip being the Easterly line of the following described land:

A portion of Tract 10 of PORT RICHEY LAND COMPANY SUBDIVISION of Section 28, Township 25 South, Range 16 East, as shown on plat recorded in Plat Book 1, Page 61 of the Public Records of Pasco County, Florida.
Commencing at the Northwest corner of said Tract 10: thence South 0°24'45" West, along the Westerly boundary of said Tract 10, 471.52 feet to the POINT OF BEGINNING; thence South 89°40'18.5" East, 221.97 feet: thence South 0°20'40" West, 471.42 feet: thence North 89°41'54" west along the Northerly right-of-way line of Ridge Road as now established, 222.53 feet; thence North 0°24'45" East along the Westerly boundary of said Tract 10, 471.53 feet to the POINT OF BEGINNING.

FILED AND RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 1 DAY OF March A.D. 1993, IN PLAT BOOK 21 PAGES 99 THROUGH 101 INCLUSIVE.

Jed Pittman
CLERK OF THE CIRCUIT COURT
By: Esperanza Loy D.C.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY ON THIS 7TH DAY OF January A.D. 1993, THAT THIS PLAT IS A TRUE AND ACCURATE 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 177.091 OF THE FLORIDA STATUTES.

Allen H. Crumley
ALLEN H. CRUMLEY
FLORIDA SURVEYORS REG. NO. 2732

CRUMLEY & ASSOCIATES, INC.