EGAL DESCRIPTION AND DEDICATION:

SADDLEBROOK VILLAGE WEST UNITS 1A AND 1B A REPLAT OF A PORTION OF LOTS 8, 38 AND 39 AND ALL OF LOTS 9 THROUGH 13, INCLUSIVE, AND ALL OF LOTS 17 AND 40, ACCORDING TO THE PLAT OF SADDLEBROOK CORPORATE CENTER PHASE-1A LYING IN SECTIONS 11, 12 AND 13, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

The undersigned, exercs of the lands shown on this plot to be known as SADDLEBROOK VILLAGE WEST UNITS 1A AND 1B, a subdivision of a portion of Lots 8, 38 and 39 and ALL of Lots 9 through 13, inclusive, and ALL of Lots 17 and 4D, according to the plot of SADDLEBROOK CORPORATE CENTER PHASE—IA, as recorded in Plot Book 2B, Pages 34 through 44 inclusive, Public Records of Pages County, Florida, lying in Sections 11, 12 and 13, fownship 26 South, Range 19 East, Pages County, Florida and being more porticularly described as follows:

BEDNNING of the Ecsterymant correct of soid Lot 15, edd point date being on the Southwesterly right—of—way line of PROGRESS PARKWIX, according to said plat of SADDLEBROOK CORPORATE CENTER PHASE—1A, run thence along said Southwesterly 295.34 feet to a point of curvature; 325.34 feet to a point of curvature; 325.37 feet on the second of the second of the second of the second of 172500 feet and a point of curvature; 325.37 feet on point on point on the curvature; 325.37 feet on point on point on the curvature; 325.37 feet on point on point on the curvature; 325.37 feet on point on the curvature; 325.37 fee

Containing 26.052 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

ESCNLING at Scutherlymost corner of Lot 16, according to said pat of SADILEBROK CORPORATE CHITER PHASE—1A thind point data being on the Northeasterly boundary at said 344444E, 4222 (seet to the Southerphast corner of TRACT A concording to said and to SADILEBROK CORPORATE CHITER PHASE—1A; thinde along the Southersterly boundary of said 744276 A. 4222 (seet to the Southerphast corner of TRACT A CONCORDING CHITER PHASE—1A; thinde along the Southersterly boundary of said 744276 A. 424276 A. 4344444E, 47526 A. 4344444E, 47526 A. 4344444E, 47526 A. 4344444E, 47526 A. 434444E, 47526 A. 43444E, 47526 A. 43444E, 47526 A. 434444E, 47526 A. 4344

Containing 17.051 acres, more or less.

Altogether containing 43.083 acres, more or less.

Howe cause seld land to be divided and subdivided as shown hereon, Chilpub, Inc., as respective owners of the lands described above, do hereby devices to the serviculates of the public and Peasco County, Florida (that County), all street rights-of-way as shown and depicted mercon; and further do hereby dedicate to the public and the County, all lands upon which or which which utility improvements and challes the county of the county of the public and the County, all utility improvements and challes are to hereby dedicate to public and the public and the County, all utility improvements and decilities, including but not limited to, water or sever improvement between the several public and several public

i hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this <u>ਕੀ </u>doy of <u>ਮੈਕਿਸਪਲੈਂਡਰ</u>, *ਜੋ ਇ*ਕਸ਼ਾ AD in Plat Book <u>ਤੋਂ ਫੈ</u>. Pages

Clerk of the Circuit Court

the foregoing plat or plan was approved County, Florida.

Chairman of the Board of County Commissioners

CHILPUB INC. - OWNER

Harold E. Rice, Jr./ Vice President

ACKNOWLEDGEMENTS:

Witness, Mary

SS: COUNT OF HILLSBORGUGH SS: LCCober 1921 A.D., before me personally appeared Harold E. Rice, Jr., I tereby contify on this <u>A.T</u> day of <u>LCCober 1921</u> A.D., before me personally appeared Harold E. Rice, Jr., to me known to be the person described in and tho executed the foregoing document 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 seat at Tampa, Florida, the day and year oforesaid.

Notary Public, State of Florida at Large Mary Robin Dunn

COUNTY OF PASCO) 55: STATE OF FLORIDA CERTIFICATE OF TITLE:

l, Dauglas C, Roland as Agent for Chicago Title Insurance Company do hureby certify that as described and shown on this plat is in the name of the person, persons, corporation or etility executing this dedication, I hereby certify that the developer of the pictied subdivision has record title to that land. Additionally, I certify that there are no liess and or encumbrances of record against soid property, "except as shown on said plat and that the toxes for the year 15 have been polic." , 157#

day of

A.D., 19.49

NOTICE:

This plot, as recorded in its graphic form, is the official depiction of the subdivided loads described berein and will no activationes be supplicated in authority by any other graphic or digital form of the plot. These may be additional restrictions that are not recorded on this plot that may be found in the public records of this county.

Š

Douglas C. Roland, Agent

XX8 HZ, FRE-58-028 P:\Srddlebrook\SBV-PH1-A8-=

SURVEYOR'S CERTIFICATE

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REVIEW OF PLAT BY REGISTERED SURVEYOR
Reviewed for compliance with Chapter 177
the ______doy of _______

9 the Florida

I hereby eartify that this plot was prepared under my direction and supervision and that it complies with all of the survey requirements of Chapter 177 of the Parido Statutes, and that the "P.C.P.5" (Permanent Reference Monuments) as shown hereon have been set, and that the "P.C.P.5" (Permanent Control Points) as shown hereon, and all other monumentation of let corners, points of intersection and chapters of direction of lines within the subdivision as required by said Chapter 177 of the Parido Statutes with as set within the time allatted in 177.031 (3) (3).

Tampa, Florida 33606 HEIDT & ASSOCIATES, INC., (LB148) 2212 Swgnn Avenue

Arthur W. Merritt, (LS4498)
Florida Professional Surveyor and Mapper

NOTE: Tracts "6-1", "7-1" and "7-2" are not dedicated to the public, legal title to said Tracts "8-1", "7-1" and 7-2" as shown and depicted hereon shall be conveyed by Chilpub Inc. to the Master Association and maintained by said Master Association.

2212 SWANN AVENUE TAMPA, FLORDA 33806 (813) 253-5311

HEIDT & ASSOCIATES, INC

SHEET 1 OF 9 SHEETS

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