

COUNTY LINE TRADE CENTER PHASE ONE

A PORTION OF THE N.E. 1/4 OF THE NW 1/4 OF SEC. 4, TWP. 24S, RING. 17E,
PASCO COUNTY, FLORIDA.

DESCRIPTION AND DEDICATION

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAN TO BE KNOWN AS COUNTY LINE TRADE CENTER PHASE ONE, BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE RUN NORTH 0°21'50" EAST, 437.45 FEET ALONG THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE SOUTH 0°33'06" EAST, 74.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°26'54" EAST, 70.00 FEET; THENCE SOUTH 0°33'06" EAST, 80.00 FEET; THENCE SOUTH 0°26'54" EAST, 218.00 FEET; THENCE SOUTH 0°33'06" EAST, 270.00 FEET; THENCE SOUTH 0°26'54" WEST, 215.00 FEET; THENCE SOUTH 0°33'06" EAST, 50.00 FEET; THENCE SOUTH 0°26'54" EAST, 140.00 FEET; THENCE 19.27 FEET ALONG THE ARC OF A CURVE CHORDED TO THE RIGHT, BEING A RADIUS OF 25.00 FEET, A CHORD OF 35.36 FEET BEARING SOUTH 45°33'06" EAST; THENCE SOUTH 0°33'06" EAST, 132.00 FEET; THENCE SOUTH 0°26'54" WEST, 200.00 FEET; THENCE SOUTH 0°33'06" EAST, 225.00 FEET; THENCE NORTH 0°26'54" EAST, 200.00 FEET; THENCE SOUTH 45°33'12" EAST, 35.00 FEET; THENCE NORTH 0°26'54" EAST, 150.00 FEET; THENCE SOUTH 0°33'06" WEST, 105.00 FEET; THENCE NORTH 0°26'54" EAST, 125.00 FEET; THENCE SOUTH 11°04'38" EAST, 153.15 FEET; THENCE NORTH 0°33'10" WEST, 100.00 FEET; THENCE SOUTH 0°26'54" WEST, 115.00 FEET; THENCE NORTH 0°33'10" WEST, 50.00 FEET; THENCE SOUTH 0°26'54" EAST, 150.00 FEET; THENCE SOUTH 0°33'10" EAST, 543.01 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 4, ALSO THE WEST BOUNDARY LINE OF BEARING AND DISTANCE UNIT 1 AS SHOWN ON PLAN ACCORDING TO PLAT BOOK 16, PAGES 23 THROUGH 32 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 0°26'54" WEST, 105.00 FEET; THENCE NORTH 0°33'10" WEST, 105.00 FEET; THENCE SOUTH 0°26'54" WEST, 150.57 FEET; THENCE NORTH 45°33'12" WEST, 55.00 FEET; THENCE NORTH 0°26'54" WEST, 200.00 FEET; THENCE SOUTH 0°33'06" EAST, 105.00 FEET; THENCE SOUTH 0°26'54" WEST, 200.00 FEET; THENCE SOUTH 0°33'06" EAST, 10.00 FEET; THENCE SOUTH 0°26'54" WEST, 440.72 FEET; THENCE NORTH 0°07'25" WEST, 350.01 FEET; THENCE NORTH 0°26'54" EAST, 400.00 FEET; THENCE NORTH 0°33'10" WEST, 270.00 FEET; THENCE NORTH 0°26'54" EAST, 210.00 FEET; THENCE NORTH 0°33'06" WEST, 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.708 ACRES, MORE OR LESS.

HAVE GRANTED SAID LAND TO BE SOWN AND SUPPORTED AS PERMANENT, AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA ALL EASEMENTS AND EGRESS RIGHT-OF-WAY AS SHOWN AND REPECTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PUBLIC: THE USE OF THE EASE AND EGRESS CORRIDOR, BEING ALL LANDS SHOWN HEREON ON WHICH ANY UTILITY EASEMENTS 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, LIGHT STRUCTURES, POWER STRUCTURES, EXCHANGERS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPROPRIATE FACILITIES, LYING WITHIN OR OVER THE LANDS SHOWN ON THIS PLAN AND SHOWN ON A-SHOWN PLAN FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO MYSELF, MY HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, FURNISH AND MAINTAIN ALL SUCH DEDICATED LANS, STRUCTURES, UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES WITHIN SUCH TIME AS THE COMPLETION AND IMPROVEMENT OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS AGREED BY PASCO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESERVE UNTO MYSELF, MY HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE FUTURE 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 24TH DAY OF December, A.D., 1985.

OWNER: PASCO SPORTSMANS CLUB INC.

Carli B. Fahn
DAVID B. FAHN, PRESIDENT

M. M. Klein
M. M. KLEIN, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Attest:
WITNESSES FOR OWNER

Marie Jean Prokawska
WITNESS FOR OWNER

ACKNOWLEDGEMENT

STATE OF FLORIDA) S.S.
COUNTY OF

I HEREBY CERTIFY ON THIS 24th DAY OF December, A.D., 1985, BEFORE ME PERSONALLY APPEARED DAVID B. FAHN, PRESIDENT, AND M. M. KLEIN, VICE PRESIDENT OF PASCO SPORTSMANS CLUB, INC., A FLORIDA CORPORATION, TO BE KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND HEREBY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED AND THAT THEY APPLIED THEREON THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE OFFICIAL ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT

THE DAY AND YEAR ABOVE SAID.

MY COMMISSION EXPIRES July 22, 1986
Marie Jean Prokawska
NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON April 29, 1986 THE FOREGOING PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Chairman of the Board

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 30th DAY OF April, A.D., 1986.
IN PLAT BOOK 24 PAGES 87 AND 88

TITLE CERTIFICATE

STATE OF FLORIDA) S.S.
COUNTY OF PASCO)

I, SALVATORE SOLANO

HEREBY CERTIFY THAT THE OWNER OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAN ARE AS SHOWN ON SAID PLAN, THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAN, AND THAT THE TAXES FOR THE YEAR 1986 HAVE BEEN PAID.

THIS THE 19th DAY OF Dec., 1985.

BY: Salvatore Solano

MORTGAGEE: SUNBANK

James S. Stalaker, Jr.
VICE PRESIDENT

James S. Stalaker, Jr.
VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

James S. Stalaker, Jr.
WITNESS FOR MORTGAGEE

Carli B. Fahn
WITNESS FOR MORTGAGEE

ACKNOWLEDGEMENT

STATE OF FLORIDA) S.S.
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 23rd DAY OF December, A.D., 1985, BEFORE ME PERSONALLY APPEARED JAMES S. STALAKER, JR., SENIOR VICE PRESIDENT OF SUNBANK OF PASCO COUNTY, A FLORIDA CORPORATION, TO BE KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND HEREBY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED AND THAT THEY APPLIED THEREON THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE OFFICIAL ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT

THE DAY AND YEAR ABOVE SAID.

MY COMMISSION EXPIRES January 6, 1986

James S. Stalaker, Jr.
NOTARY PUBLIC, STATE OF FLORIDA