

ABERDEEN - PHASE TWO

SECTION 10, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

44/72
PLAT BOOK
PAGE
SHEET 1 OF 3

LEGAL DESCRIPTION and DEDICATION:

STATE OF FLORIDA)
) ss:
COUNTY OF PASCO)

The undersigned, owners of the lands shown on this plat to be known as Aberdeen Phase Two, a subdivision of a portion of Section 10, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

DESCRIPTION

A parcel of land lying in the Southeast 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida being described as a portion of that certain parcel of land as described in that certain instrument recorded in Official Records Book 1699, page 1693, as amended by instrument recorded in Official Records Book 2014, page 691 and Official Records Book 3168, Page 480, of the Public Records of Pasco County, Florida, being more particularly described as follows:

As a Point of Reference, commence at the Northeast corner of ABERDEEN - PHASE ONE, as shown on the plat recorded in Plat Book 41, Pages 133 through 140 of the Public Records of Pasco County, Florida; thence S.00°18'14"W., along the Easterly boundary of said ABERDEEN - PHASE ONE, a distance of 535.56 feet for a POINT OF BEGINNING; thence the following thirty-three (33) courses along the Easterly boundary of said ABERDEEN - PHASE ONE: (1) S.89°59'59"W., a distance of 121.16 feet; (2) thence S.80°29'04"W., a distance of 68.31 feet; (3) thence S.58°07'28"W., a distance of 75.99 feet; (4) thence S.53°17'02"W., a distance of 99.83 feet to a non-tangent point of curvature; (5) thence Northwesterly 240.43 feet along the arc of a curve to the right, said curve having a radius of 119.09 feet, a central angle of 115°40'27", and a chord bearing and distance of N.62°59'55"W., 201.63 feet to a point of tangency; (6) thence N.05°09'41"W., a distance of 15.51 feet to a point of curvature; (7) thence Northwesterly 229.84 feet along the arc of a curve to the left, said curve having a radius of 315.63 feet, a central angle of 41°43'16", and a chord bearing and distance of N.26°01'19"W., 224.79 feet; (8) thence N.59°50'47"W., a distance of 125.42 feet; (9) thence N.78°31'29"W., a distance of 67.54 feet; (10) thence N.26°09'39"W., a distance of 7.26 feet to a non-tangent point of curvature; (11) thence Westerly 44.49 feet along the arc of a curve to the left, said curve having a radius of 315.63 feet, a central angle of 08°04'34", and a chord bearing and distance of N.87°08'32"W., 44.45 feet; (12) thence N.89°49'19"W., a distance of 77.42 feet to a non-tangent point of curvature; (13) thence Southwesterly 248.61 feet along the arc of a curve to the left, said curve having a radius of 240.83 feet, a central angle of 59°08'46", and a chord bearing and distance of S.57°48'39"W., 237.72 feet; (14) thence S.23°28'27"W., a distance of 62.99 feet; (15) thence S.03°09'42"W., a distance of 117.24 feet; (16) thence S.06°53'32"W., a distance of 47.12 feet; (17) thence S.28°23'39"W., a distance of 181.68 feet; (18) thence S.18°07'27"W., a distance of 196.78 feet; (19) thence S.12°29'12"W., a distance of 75.57 feet; (20) thence S.06°13'39"W., a distance of 12.68 feet; (21) thence S.15°06'12"E., a distance of 84.24 feet; (22) thence S.42°41'36"E., a distance of 62.40 feet; (23) thence S.58°43'35"E., a distance of 88.63 feet; (24) thence S.60°24'06"E., a distance of 224.74 feet; (25) thence N.35°52'33"E., a distance of 407.41 feet; (26) thence S.56°07'27"E., a distance of 170.00 feet; (27) thence N.33°52'33"E., a distance of 260.20 feet; (28) thence S.00°02'22"E., a distance of 75.43 feet to a point of curvature; (29) thence Southeasterly 289.91 feet along the arc of a curve to the left, said curve having a radius of 240.00 feet, a central angle of 69°12'43", and a chord bearing and distance of S.34°38'44"E., 272.61 feet to a point of tangency; (30) thence S.89°15'05"E., a distance of 44.10 feet; (31) thence N.89°57'38"E., a distance of 90.95 feet; (32) thence S.88°37'36"E., a distance of 53.71 feet; (33) thence N.89°57'38"E., a distance of 127.14 feet; thence N.00°18'14"E., a distance of 657.55 feet to the POINT OF BEGINNING. Containing 19.790 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 as shown and depicted hereon; and further do hereby grant an easement to the public and Pasco County, Florida, over 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 filed with the County for such lands; and further do hereby 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, streets, utility improvements, or utilities 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 25TH day of MARCH, A.D., 2002.

OWNER:

Haydon - Rubin Development, Inc.

Signed, sealed and delivered in the presence of:

Rogers Haydon President
Witness ANNETTE JACOBY
Witness LeAndre Bosse

ACKNOWLEDGMENT

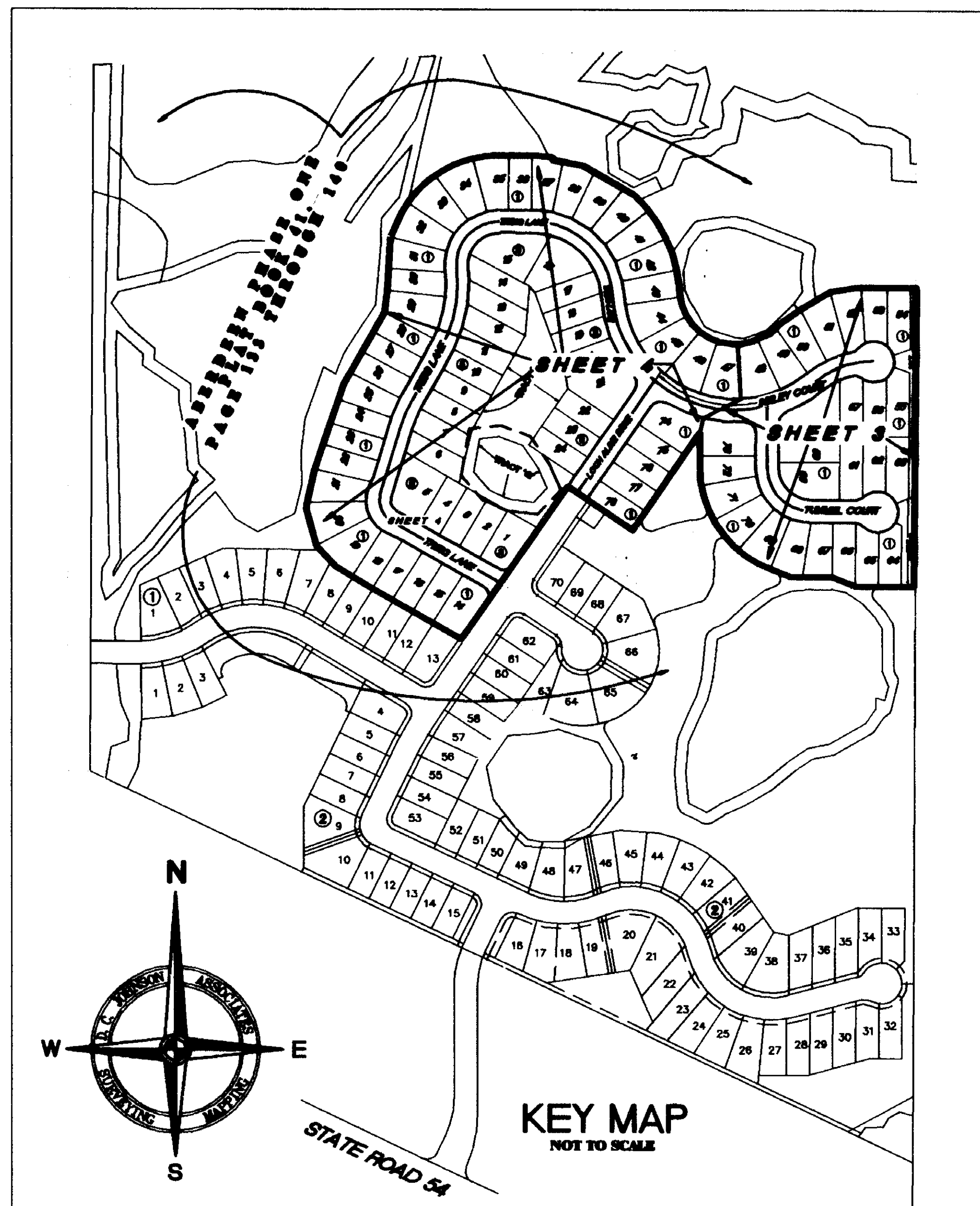
STATE OF FLORIDA)
) ss:
COUNTY OF PINELLAS)

I hereby certify on this 25TH day of MARCH, A.D., 2002, before me personally appeared Rogers Haydon, President of Haydon-Rubin Development, Inc., a Florida Corporation who have identified himself to me as the person described in and who executed the foregoing certificate and 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 seal at CLEARWATER, PINELLAS County, Florida, the day and year aforesaid.

My commission expires: 10/24/2003

Annette Jacoby
Notary Public, State of Florida at Large
ANNETTE JACOBY



CERTIFICATE OF TITLE

I, Melinda Turner, of Commonwealth Land 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 there are no liens and/or encumbrances of record against said property, except as shown on said plat; and that the taxes for the year 2001 have been paid.

This the 1ST day of April 2002.

Melinda Turner
Melinda Turner
Commonwealth Land Title Insurance Company

MORTGAGEE:

Regions Bank an Alabama Banking Corporation

William J. Hindman, Sr. Vice President
Freda D. Whipple
Witness Freda D. Whipple
Witness Viviana Ray Palmer

STATE OF FLORIDA)
) ss:
COUNTY OF HILLSBOROUGH)

I hereby certify on this 4TH day of APRIL, A.D., 2002, before me personally appeared William J. Hindman of Regions Bank an Alabama Banking Corporation, who has identified himself to me as the person described in and who executed the foregoing certificate and 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 seal at TRUCKEE, HILLSBOROUGH County, Florida, the day and year aforesaid.

My commission expires: 03/26/2004

Freda D. Whipple
Notary Public, State of Florida at Large
MORTGAGEE:

Maronda Homes, Inc. Of Florida, a Florida Corporation

Wayne Von Dreele
Wayne Von Dreele, President
Witness Jane B. Forest
Witness Steve Rosser

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) ss:
COUNTY OF SEMINOLE)

I hereby certify on this 4TH day of APRIL, A.D., 2002, before me personally appeared Wayne Von Dreele of Maronda Homes, Inc. Of Florida a Florida Corporation, who has identified himself to me as the person described in and who executed the foregoing certificate and 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 seal at SANFORD, SEMINOLE County, Florida, the day and year aforesaid.
My commission expires: 9/30/2005
Jane B. Forest
Notary Public, State of Florida at Large

REVIEW OF PLAT BY REGISTERED SURVEYOR
Reviewed for compliance with chapter 177 of the Florida Statutes on this the 14TH day of

September, 2002.

Nellie Mae Robinson
Nellie Mae Robinson
Florida Professional Land Surveyor and Mapper #3392.

APPROVED

By the Board of County Commissioners of Pasco County, Florida, on this 24 day of SEPTEMBER, A.D., 2002.

Chairman

FILED AND RECORDED

In the Public Records of Pasco County, Florida on this 26 day of SEPTEMBER, A.D., 2002, in Plat Book 44, Pages 72 through 73, 74.

Clerk of the Circuit Court

NOTES:

- 1.) Bearings shown hereon are based on the East boundary line of the Southwest 1/4 of Section 10-26-20, Pasco County, Florida. Said line bears N.00°18'14"E.
- 2.) Coordinates shown hereon are based on the Florida State Plane Coordinate System, West Zone, as referenced to NAD83 (North American Datum of 1983), adjustment of 1990, through direct ties to the following Pasco County stations: W30 N19 and STANLEY. Coordinates shown hereon are in U.S. FEET
- 3.) Tracts F, G, T and W, shall be "Common Area" for the use of the lot owners and shall be maintained by the "Homeowners Association".

NOTICE

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

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SURVEYOR'S CERTIFICATE

I, Glenn A. Price, of D.C. Johnson & Associates, Inc., the undersigned Registered Land Surveyor, hereby certify that on 12 November 2001, the aforescribed 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) as shown hereon are in place, and lot corners and Permanent Control Points (P.C.P.s) will be placed within one year, as required by law, and that this plat complies with all requirements of chapter 177, of the Florida Statutes and Amendments thereof.

D.C. Johnson & Associates, Inc.
Florida Licensed Business No. 4514
Glenn A. Price
Glenn A. Price
Florida Professional Land Surveyor No. 4935

