

BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 33, TOWNSHIP 26 SOUTH, RANGE 17 EAST
PASCO COUNTY, FLORIDA

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

Commencing at the Southwest corner of said Section 33; thence along the West line of said Section 33, N00°11'23"E, a distance of 1,171.12 feet; thence departing said West line, S89°48'37"E, a distance of 138.03 feet to the POINT OF BEGINNING; said point also being the beginning of a curve to the left; thence northeasterly 77.95 feet along the arc, through a central angle of 59°33'10", having a radius of 75.00 feet and having a chord bearing and distance of N22°45'10"E, 74.49 feet; thence N07°01'25"W, a distance of 325.12 feet; thence N24°17'02"W, a distance of 73.77 feet; thence N07°53'20"W, a distance of 103.44 feet; thence N09°43'28"W, a distance of 158.63 feet; thence N02°26'46"W, a distance of 84.05 feet; thence N05°25'48"E, a distance of 87.43 feet; thence N09°44'44"E, a distance of 226.71 feet; thence N08°43'41"E, a distance of 75.00 feet; thence N10°53'13"E, a distance of 83.60 feet; thence N18°16'59"E, a distance of 154.15 feet; thence N13°43'36"E, a distance of 72.09 feet; thence N03°52'18"E, a distance of 67.82 feet; thence N13°45'35"W, a distance of 100.88 feet; to the point of intersection with a non tangent curve to the left, thence easterly 504.89 feet along the arc of said curve, having a radius of 755.00 feet, a central angle of 38°18'56" and a chord bearing and distance of N73°39'43"E, 495.54 feet; thence N54°30'15"E, a distance of 127.55 feet; to a point of curve to the right; thence northeasterly 139.81 feet along the arc of said curve, having a radius of 795.00 feet, a central angle of 10°04'34" and a chord bearing and distance of N59°32'32"E, 139.63 feet; thence S47°11'09"E, a distance of 874.91 feet; thence S42°48'51"W, a distance of 455.00 feet; thence S30°25'45"W, a distance of 396.36 feet; thence S89°32'22"W, a distance of 154.09 feet; thence S10°07'45"E, a distance of 71.17 feet; thence S41°03'58"W, a distance of 34.25 feet; thence S75°46'51"W, a distance of 117.73 feet; thence S40°50'38"W, a distance of 43.60 feet; thence S05°40'11"W, a distance of 46.69 feet; thence S12°11'12"E, a distance of 65.02 feet; to the point of intersection with a non tangent curve to the right, thence southwesterly 163.94 feet along the arc of said curve, having a radius of 100.88 feet, a central angle of 93°08'51" and a chord bearing and distance of S81°42'09"W, 146.49 feet; thence S80°40'57"W, a distance of 312.43 feet; thence S13°47'58"E, a distance of 58.69 feet; thence S83°26'06"W, a distance of 71.55 feet; thence S52°32'11"W, a distance of 140.42 feet to the POINT OF BEGINNING.

Have caused said land to be divided and subdivided as shown hereon and does hereby dedicate to the perpetual use of Pasco County, Florida, an ingress/egress easement over all areas designated on the plat as roadways, utility, drainage, conservation, and any other easement areas for the use of emergency, utility provider and governmental business only. It is expressly not intended that any right, title or interest in any tracts or easements which are identified as such and shown hereon be dedicated, granted, conveyed or assigned, except as specifically set forth herein or in any subsequent instrument that might be properly executed, delivered, and recorded by the undersigned, and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives, the title to any improvements dedicated to the public or to Pasco County, if for any reason such dedication shall be either voluntarily vacated, voided or invalidated.

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 17 day of JULY, 2003, A.D. in Plat Book 46, Pages 121, 122, 123, 124, 125.

**CORPORATE
SEAL**

Witness, Steve Radloff
STEVE RADLOFF
Print Name.

This is to certify, that on July 15, 2003, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

STATE OF FLORIDA }
COUNTY OF PASCO } ss:

WITNESS my hand and official seal, the day and year aforesaid.

My Commission expires: 11-1-2004
Commission Number: CA 978976

Reviewed for compliance with Chapter 177 of the Florida Statutes on this the 3RD day of July, 2023

 Down Bailey
MY COMMISSION # CC97876 EXPIRES
November 1, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF FLORIDA)
) SS:
COUNTY OF HILLSBOROUGH)

I, Laura Rambeau, Vice President of North American Title 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 this dedication. I hereby certify that the developer of the platted subdivision has record title to that 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 2002, have been paid.

This 16TH day of JUNE, 2003.

North American Title Company

By: Laura Rambeau
Laura Rambeau
Vice President

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes, and that P.R.M.'s (Permanent Reference Monuments) as shown hereon have been set, and that P.C.P.'s (Permanent Control Points) and all other corners as shown hereon will be set within the time allotted in 177.091 (8).

June 16, 2003
Date

KING ENGINEERING ASSOCIATES
Earl W. Ramer
Earl W. Ramer
Professional Surveyor and Mapper
State of Florida, No. 3612

King

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NOTICE: 1. 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.

3163-801-021

SHEET 1 OF 5