

LINDER HEIGHTS

A REPLAT OF LOTS 12 AND 13, BLOCK 7, WITH THE SOUTH 1/2 OF A VACATED 40.0 FOOT WIDE ROAD RIGHT-OF-WAY CRAFT'S SUBDIVISION NO. 7, ALSO LOTS 12 AND 13, BLOCK 3, WITH THE SOUTH 1/2 OF A VACATED 40.0 FOOT WIDE ROAD RIGHT-OF-WAY AND THE WEST 1/2 OF A VACATED 40.0 FOOT WIDE ROAD RIGHT-OF-WAY (CHARLES STREET) PINECREST SUBDIVISION, ALL RECORDED IN PLAT BOOK 2, PAGE 58 OF THE PUBLIC RECORDS OF PASCO COUNTY, LYING IN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, CITY OF NEW PORT RICHEY, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS, LINDER HEIGHTS, A REPLAT OF LOTS 12 AND 13, BLOCK 7, CRAFT'S SUBDIVISION NO. 7, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 58 AND LOTS 12 AND 13, BLOCK 3, PINECREST SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 58 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALSO THE SOUTH 1/2 OF THE ROAD RIGHT-OF-WAY LYING ADJACENT TO AND TO THE NORTH OF SAID LOT 13, BLOCK 7, AND SAID LOT 13, BLOCK 3, LESS THE WEST 10.00 FEET OF SAID ROAD RIGHT-OF-WAY; ALSO INCLUDING THE WEST 1/2 OF CHARLES STREET LYING ADJACENT TO THE AFOREMENTIONED ROAD RIGHT-OF-WAY AND SAID LOTS 12 AND 13, BLOCK 3, SAID RIGHTS-OF-WAY BEING VACATED PURSUANT TO THAT CERTAIN RESOLUTION NO. 02-03 RECORDED IN OFFICIAL RECORD BOOK 5096, PAGE 0548 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF RIVER BLUFF AS SHOWN ON PLAT RECORDED IN PLAT BOOK 50, PAGES 45 AND 46 FOR A POINT OF BEGINNING; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID RIVER BLUFF, SOUTH 89°35'35" EAST, 298.13 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID RIVER BLUFF, SOUTH 33°30'33" EAST, 21.26 FEET; THENCE ALONG THE CENTERLINE OF SAID VACATED CHARLES STREET, SOUTH 00°25'05" WEST, 111.92 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LINDER PLACE AS NOW ESTABLISHED, NORTH 89°40'55" WEST, 320.00 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF RIVER ROAD AS NOW ESTABLISHED, THE FOLLOWING (3) COURSES AND DISTANCES: NORTH 00°25'05" EAST, 110.06 FEET; SOUTH 89°35'35" EAST, 10.00 FEET AND NORTH 00°25'05" EAST, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.9466 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON: AND DO HEREBY RESERVE ALL ROADS, STREETS AND DRIVES SHOWN HEREON FOR THE PRIVATE AND NON-EXCLUSIVE USE OF THE UNDERSIGNED, ITS SUCCESSORS, GRANTEEES AND ASSIGNS, A FLORIDA NOT FOR PROFIT CORPORATION, THE OWNERS OF THE RESIDENTIAL LOTS MORE PARTICULARLY DESCRIBED HEREON AS BEING A PART OF AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, FAMILIES, AGENTS, EMPLOYEES, CONTRACTORS, GUESTS, INVITEES AND LESSEES FOR INGRESS, EGRESS AND REGRESS, IN THE PERPETUITY AND TO THE EXCLUSION OF THE PUBLIC AT LARGE, PROVIDED HOWEVER, THAT ANY POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR CORPORATE SOVEREIGN HAVING JURISDICTION FROM TIME TO TIME OVER AND PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES SHALL HAVE NON-EXCLUSIVE RIGHT TO USE SAID ROADS, STREETS AND DRIVES FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, STORM SEWERS AND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, TELEPHONE, ELECTRICITY, CABLE TELEVISION AND COLLECTION OF TRASH AND PURPOSES INCIDENTAL THERETO, AS WELL AS FOR INGRESS, EGRESS AND REGRESS FOR THE PURPOSE OF PROVIDING EMERGENCY FIRE, MEDICAL AND SIMILAR SERVICES; AND THAT IT GRANTS TO ANY POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR CORPORATE SOVEREIGN HAVING JURISDICTION FROM TIME TO TIME OVER AND PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES THE NON-EXCLUSIVE RIGHT TO USE THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON, BUT ONLY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, AND PURPOSES INCIDENTAL THERETO; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE CITY OF NEW PORT RICHEY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWER 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 CITY OF NEW PORT RICHEY, FLORIDA, 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 UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY THE CITY OF NEW PORT RICHEY, FLORIDA; 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 THE CITY OF NEW PORT RICHEY, FLORIDA, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS 16th DAY OF May, A.D. 2005.

OWNER: ST. MARTIN CONSTRUCTION COMPANY, INC.

Leonard St. Martin
LEONARD ST. MARTIN PRESIDENT

David R. Carter
WITNESS DAVID R. CARTER

M.D. Carroll
WITNESS M.D. CARROLL

ACKNOWLEDGEMENT OF OWNER

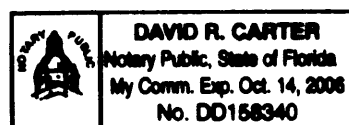
STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 16th DAY OF MAY, A.D. 2005, BEFORE ME PERSONALLY APPEARED LEONARD ST. MARTIN, PRESIDENT, ST. MARTIN CONSTRUCTION COMPANY, INC. TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION, AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL IN PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

David R. Carter
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:



CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, DAVID R. CARTER OF DAVID R. CARTER, P.A., 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 THAT 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 2004 HAVE BEEN PAID.

THIS 16th DAY OF MAY, A.D. 2005.

DAVID R. CARTER, P.A.

David R. Carter
DAVID R. CARTER PRESIDENT

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 10th DAY OF JUNE, A.D. 2005, IN PLAT BOOK 54, PAGES 8+9

Jed Pittman By John Robinson, DC
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

APPROVED FOR THE CITY OF NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THIS 7th DAY OF June, A.D. 2005, PROVIDED THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PASCO COUNTY, FLORIDA, WITHIN SIX (6) MONTHS FROM THE DAY OF THIS APPROVAL.

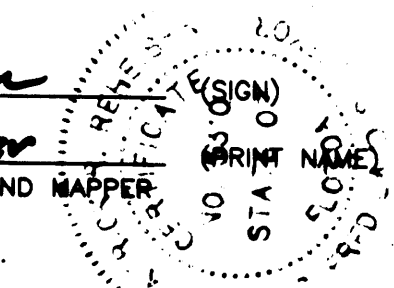
Wend: John Robinson
City Clerk

Don Taylor
MAYOR/COUNCILMEMBER

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 2nd DAY OF June, A.D. 2005. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

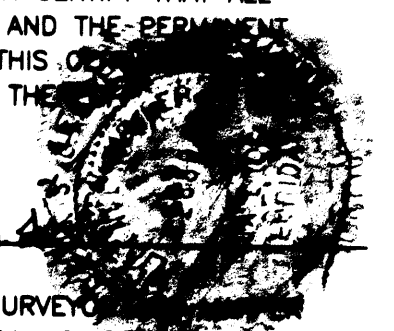
REVIEWED BY: Patrick R. Robinson
Patrick R. Robinson
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 5310
CITY OF NEW PORT RICHEY, FLORIDA.



SURVEYOR'S CERTIFICATE

I, DENNIS J. LEEK, THE UNDERSIGNED REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON THIS 1st DAY OF June, A.D. 2005, THE AFORESAID PROPERTY WAS SURVEYED, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE, AND THE PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREIN.

Dennis J. Leek
DENNIS J. LEEK
PROFESSIONAL SURVEYOR
STATE OF FLORIDA NO. 26000
(L.B. 5789)



DJL SURVEYING COMPANY, INC.
8324 CORPORATE WAY (P.O. BOX 791)
NEW PORT RICHEY, FLORIDA 34656