

# SAN CLEMENTE VILLAGE

LOCATED IN SEC. 14, T-25-S, R-16-E, PASCO COUNTY, FLORIDA.

## DEDICATION

STATE OF FLORIDA  
COUNTY OF PASCO

THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS PLAT AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS:

A TRACT OF LAND LYING IN THE N.W. 1/4 OF SECTION 14, T-25-S, R-16-E, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SEC. 14, T-25-S, R-16-E, RUN THENCE S0°37'36"W, 126.08 FEET ALONG THE WESTERLY SECTION LINE OF SAID SECTION 14 TO THE POINT OF BEGINNING (P.O.B.); THENCE RUN S89°32'04"E, 930.12 FEET TO THE EASTERLY RIGHT OF WAY OF PONDEROSA AVENUE; THENCE RUN SOUTHWESTERLY, 213.19 FEET ALONG THE ARC OF CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA OF 12°47'27", RADIUS OF 995.00 FEET, CHORD OF 212.75 FEET AND CHORD BEARING OF S19°04'12.5"W TO A POINT OF TANGENCY; THENCE RUN S25°27'58"W, 467.70 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE RUN 701.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A DELTA OF 87°00'00", RADIUS OF 705.00 FEET, CHORD OF 872.79 FEET AND CHORD BEARING OF S03°02'04"E TO A POINT OF COMPOUND CURVATURE TO THE LEFT; THENCE RUN 683.37 FEET ALONG THE ARC OF SAID CURVE HAVING A DELTA OF 26°32'43", RADIUS OF 1475.00 FEET, CHORD OF 677.28 FEET AND CHORD BEARING OF S44°48'25.5"E TO A POINT OF COMPOUND CURVATURE TO THE LEFT; THENCE RUN 232.62 FEET ALONG THE ARC OF SAID CURVE HAVING A DELTA OF 30°38'22", RADIUS OF 435.00 FEET, CHORD OF 229.86 FEET AND CHORD BEARING OF S73°23'58"E TO A POINT OF REVERSE CURVATURE TO THE RIGHT; THENCE RUN 60.96 FEET ALONG THE ARC OF SAID CURVE HAVING A DELTA OF 05°20'56", RADIUS OF 693.00 FEET, CHORD OF 60.94 FEET AND CHORD BEARING OF S86°02'41"E TO A POINT ON A CURVE; THENCE RUN 59.46 FEET ALONG THE ARC A CURVE TO THE LEFT, SAID CURVE BEING THE EASTERLY RIGHT OF WAY OF GRANADA BOULEVARD AND HAVING A DELTA OF 26°36'34", RADIUS OF 1260.0 FEET, CHORD OF 589.13 FEET AND CHORD BEARING S13°46'13"W TO A POINT OF TANGENCY; THENCE RUN S0°27'56"W, 115.42 FEET TO THE EAST-WEST CENTER LINE OF SAID SEC. 14; THENCE RUN N89°32'04"W, 80.0 FEET ALONG SAID LINE TO THE WESTERLY RIGHT OF WAY OF GRANADA BOULEVARD; THENCE RUN N0°27'56"E, 115.42 FEET ALONG SAID LINE TO A POINT OF CURVATURE TO THE RIGHT; THENCE RUN 482.67 FEET ALONG THE ARC OF SAID CURVE, HAVING A DELTA OF 20°20'04", RADIUS OF 1360.0 FEET, CHORD OF 480.13 FEET AND CHORD BEARING OF N10°37'54"E TO A POINT OF REVERSE CURVATURE TO THE LEFT; THENCE RUN 43.50 FEET ALONG THE ARC OF SAID CURVE HAVING A DELTA OF 99°42'00", RADIUS OF 25.0 FEET, CHORD OF 38.22 FEET AND CHORD BEARING OF N29°03'04"W TO A POINT OF REVERSE CURVATURE TO THE RIGHT, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF PONDEROSA AVENUE; THENCE RUN 187.15 FEET ALONG THE ARC OF SAID CURVE, HAVING A DELTA OF 20°49'17", RADIUS OF 518.0 FEET, CHORD OF 186.12 FEET AND CHORD BEARING OF N88°29'25.5"W TO A POINT OF COMPOUND CURVATURE TO THE RIGHT; THENCE RUN 720.44 FEET ALONG THE ARC OF SAID CURVE HAVING A DELTA OF 26°32'43", RADIUS OF 1555.0 FEET CHORD OF 714.01 FEET AND CHORD BEARING N44°48'25.5"W TO A POINT OF COMPOUND CURVATURE TO THE RIGHT; THENCE RUN 208.62 FEET ALONG THE ARC OF SAID CURVE HAVING A DELTA OF 15°13'36", RADIUS OF 785.0 FEET, CHORD OF 208.0 FEET AND CHORD BEARING OF N23°55'18"W; THENCE RUN N89°32'04"W, 555.17 FEET TO THE WESTERLY SECTION LINE OF SAID SECTION 14; THENCE RUN N0°37'36"E, 1150.01 FEET ALONG SAID LINE TO THE POINT OF BEGINNING (P.O.B.) CONTAINING 22.39 ACRES M.O.L.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND TO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, ALL ROADS, STREETS, ALLEYS, AND OTHER RIGHTS OF WAY, AND ALL PARKS AND RECREATION AREAS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES, AND FOR ALL PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON, RESERVING THE RIGHT OF EGRESS OVER ALL RIGHTS OF WAY AND EASEMENTS DEDICATED BY THIS PLAT; ALSO RESERVING THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER LINES WITHIN ALL RIGHTS OF WAY AND EASEMENTS DEDICATED BY THIS PLAT; IN THE EVENT OF REPAIR OR MAINTENANCE CAUSING DAMAGE TO EXISTING STREETS, OWNERS AGREE TO REPLACE STREETS TO PRIOR CONDITION WITHIN SAID DAMAGED AREA.

THIS THE 15<sup>th</sup> DAY OF August, 1923.

JORDAN - CALDWELL, INC. &

BROWN HOMES, INC.

*Robert W. Caldwell, Jr.*  
ROBERT W. CALDWELL, JR., PRES., JORDAN-CALDWELL, INC.  
*Billy E. Stevens*  
BILLY E. STEVENS, PRES., BROWN HOMES, INC.

*James H. Cullen*  
JAMES H. CULLEN, WITNESS  
*Oliver Radabaugh*  
OLIVER RADABAUGH, WITNESS

*Robert C. Jordan*  
ROBERT C. JORDAN, EXEC. VICE PRES., JORDAN-CALDWELL, INC.  
*Bruce S. Barrett*  
BRUCE S. BARRETT, SECRETARY, BROWN HOMES, INC.

*James H. Cullen*  
JAMES H. CULLEN, WITNESS  
*Oliver Radabaugh*  
OLIVER RADABAUGH, WITNESS

## COUNTY COMMISSION APPROVAL

APPROVED:

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 22<sup>nd</sup> DAY OF August A.D., 1923.

*William H. Anderson*  
WILLIAM H. ANDERSON  
CHAIRMAN

## COUNTY CLERK APPROVAL

FILED AND RECORDED:

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 22<sup>nd</sup> DAY OF August A.D., 1923, IN PLAT BOOK 22-24, PAGE 22-24.

*Charles W. Newton*  
CHARLES W. NEWTON  
CLERK OF CIRCUIT COURT

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PASCO

NOTARY AND SUBSCRIBED BEFORE ME THIS 1st DAY OF August, 1923.

NOTARIAL  
SEAL  
MY COMMISSION EXPIRES June 15, 1925



*Constance M. Hewitt*  
CONSTANCE M. HEWITT

## SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT ON Aug. 15, 1923 THIS PROPERTY WAS SURVEYED UNDER MY SUPERVISION AND THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN AND THAT ALL NECESSARY REFERENCE DOCUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH CHAPTER 177 OF THE STATUTES OF THE STATE OF FLORIDA.

*Thomas W. Stewart*  
THOMAS W. STEWART  
SURVEYOR NO. 1428



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