

SABLE RIDGE PHASE 6A2

A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK PAGE

42/135

LEGAL DESCRIPTION AND DEDICATION:

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS SABLE RIDGE PHASE 6A2, A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION SABLE RIDGE PHASE 6A2:

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; SAID POINT ALSO LYING ON THE SOUTHERLY BOUNDARY OF SABLE RIDGE PHASE 6A1 AS RECORDED IN PLAT BOOK 38, PAGE 131, PASCO COUNTY FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°05'02" WEST, 478.30 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SOUTHERLY BOUNDARY OF SABLE RIDGE 6A1, CONTINUING ALONG SAID SOUTHERLY BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, NORTH 89°05'02" WEST, 810.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALPINE ROAD; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG SAID EASTERLY RIGHT-OF-WAY OF ALPINE ROAD NORTH 00°20'48" EAST, 655.41 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID NORTH BOUNDARY, SOUTH 89°09'45" EAST, 832.65 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, NORTH 88°19'07" EAST, 147.43 FEET; THENCE NORTH 89°33'29" EAST, 59.58 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID SABLE RIDGE PHASE 6A1; THENCE ALONG WESTERLY BOUNDARY OF SABLE RIDGE PHASE 6A1, SOUTH 23°46'13" EAST, 112.80 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE 12.11 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 873.00 FEET, CENTRAL ANGLE 00°47'42", CHORD BEARING SOUTH 65°56'03" WEST, CHORD DISTANCE OF 12.11 FEET TO A POINT ON A REVERSE CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE 10.21 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, CENTRAL ANGLE 01°48'00", CHORD BEARING SOUTH 66°26'12" WEST, CHORD DISTANCE 10.21 FEET; THENCE SOUTH 22°39'48" EAST, 50.00 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHERLY; THENCE 74.37 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, CENTRAL ANGLE 11°21'48", CHORD BEARING SOUTH 73°01'06" WEST, CHORD DISTANCE 74.25 FEET; THENCE SOUTH 00°18'58" WEST, 504.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12.42 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS 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 AND EASEMENTS CREATED BY THIS PLAT, AS SHOWN AND DEPICTED HEREON; AND DO HEREBY RE-DEDICATE TO PASCO COUNTY, FLORIDA AND THE PUBLIC, ALL PRESENTLY EXISTING EASEMENTS OF RECORD (THAT IS, THOSE WHICH HAVE NOT BEEN TERMINATED OR RELEASED) WHICH ARE IN FAVOR OF PASCO COUNTY, FLORIDA AND THE PUBLIC WITH RESPECT TO THE LANDS INCLUDED WITHIN THIS PLAT; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA ALL UTILITY IMPROVEMENTS AND FACILITIES OWNED BY THE UNDERSIGNED, 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 STREET RIGHTS-OF-WAY AND EASEMENTS DEDICATED OR RE-DEDICATED IN THIS PLAT; AND PROVIDE FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES, 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, IMPROVEMENTS, FACILITIES, AND APPURTENANCES, EXCLUDING ANY OR ALL SIDEWALKS, 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.

OWNERS:

[Signature]
WITNESS
[Signature]
WITNESS

LUMBERMAN'S INVESTMENT CORPORATION
A Delaware Corporation

By: *[Signature]* Date: 1/15/02
RICHARD NEFF
AS ATTORNEY-IN-FACT UNDER POWER-OF-ATTORNEY
RECORDED IN OFFICIAL RECORD BOOK 4874, PAGE 98,
OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

STATE OF Florida
COUNTY OF Hillsborough SS.

[CORPORATE SEAL]

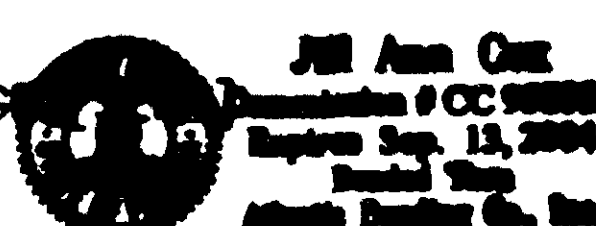
OWNERS ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF Jan., 2002, BY RICHARD NEFF AS ATTORNEY-IN-FACT FOR LUMBERMAN'S INVESTMENT CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

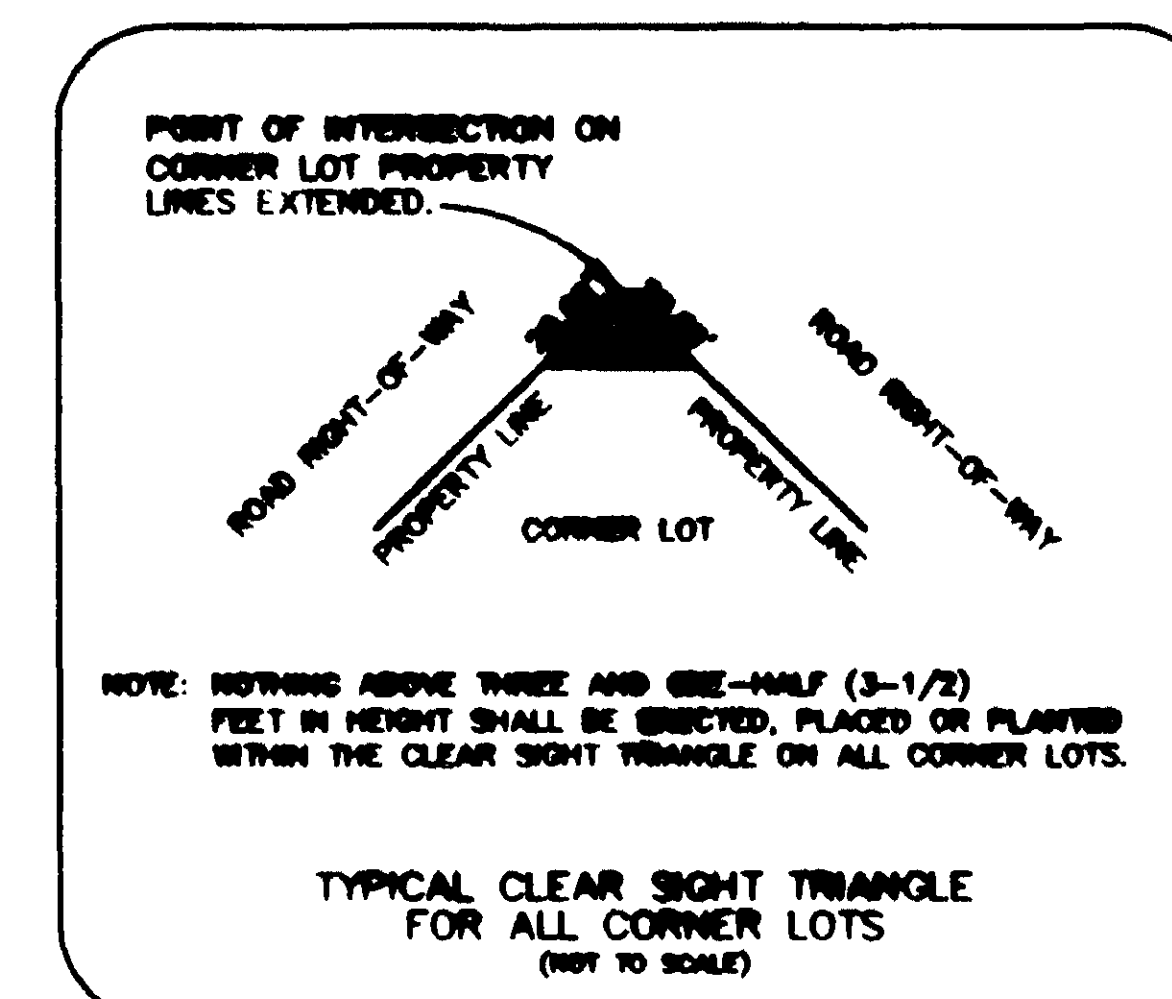
STATE OF FLORIDA AT LARGE



CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSION

THIS IS TO CERTIFY, THAT ON 1-2-2002 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF PASCO, FLORIDA.

[Signature]
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS



CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO

I, Douglas C. Roland, of Haroldman Singh & Polins, 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 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 YEAR 2001 HAVE BEEN PAID.

THIS THE 10th DAY OF Jan, 2002.

[Signature]
(NAME OF COMPANY)
BY: *[Signature]*
(NAME)

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 27 DAY OF February, 2002 IN PLAT BOOK 42, PAGE 135/136

BY: *[Signature]*
CLERK OF THE CIRCUIT COURT

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS THE 27th DAY OF February, 2002

BY: *[Signature]*

HAROLDMAN SINGH
FLORIDA PROFESSIONAL
SURVEYOR AND MAPPER #4575

SURVEYOR'S NOTES:

- 1.) Bearings are based on the Northerly Boundary of Sable Ridge Phase 3B as being South 89°05'00" East.
- 2.) This survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
- 3.) The property shown hereon falls within Flood Zone "X", as shown on the Flood Insurance Rate Map, Community Panel Number 120230 0425 E, revised date 3/15/84.
- 4.) The coordinate values shown hereon are based on the Pasco County Primary Horizontal control Network and were established to Third-Order Class 1 accuracy as defined by the Standards and specifications for Geodetic Control Networks, as published by the Federal Geodetic Committee dated September 1984 or latest edition. The State Plane Coordinates depicted hereon are based upon N.A.D. 1983.
- 5.) There shall be no Construction, Clearing, Filling, or Improvements of any kind, unless appropriate permits have been obtained, allowing wetland encroachment in the Preservation Areas depicted herein.

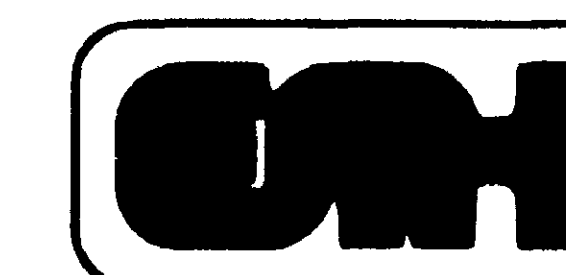
NOTICE: This Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or pictorial form of the Plat.

SURVEYOR'S CERTIFICATE:

I, DAVID F. PEACH, THE UNDERSIGNED, REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON THE 15 DAY OF January, 2002, THE AFOREMENTIONED 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) (AND PERMANENT CONTROL POINTS) 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 CERTIFICATE. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SAID CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

REGISTERED SURVEYOR AND MAPPER
STATE OF FLORIDA No. 5931

SIGNATURE: *[Signature]*
David F. Peach, S.S.



PREPARED BY:
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NOTICE: 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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