

SUNSET LAKES PHASE 2A

38/19

A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS SUNSET LAKES PHASE 2A, A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 14; THENCE RUN ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 14, ALSO BEING THE SOUTH BOUNDARY LINE OF DEER PARK PHASE 2-C AS SHOWN ON PLAT RECORDED IN PLAT BOOK 26, PAGES 96 THRU 100 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH 89°15'16" WEST, 338.38 FEET; THENCE SOUTH 00°44'44" WEST, 249.23 FEET TO THE POINT OF INTERSECTION OF A NON-TANGENT CURVE ALSO BEING THE POINT OF BEGINNING; THENCE RUN 273.90 FEET ALONG THE ARC OF SAID 325.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SUBTENDED BY A CHORD DISTANCE OF 265.86 FEET WHICH BEARS SOUTH 65°39'20" EAST; THENCE 39.53 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, SUBTENDED BY A CHORD DISTANCE OF 35.54 FEET WHICH BEARS SOUTH 66°48'20" EAST TO THE POINT OF CUSP, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TROUBLE CREEK ROAD AS NOW ESTABLISHED; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 813.66 FEET ALONG THE ARC OF A 1095.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, SUBTENDED BY A CHORD DISTANCE OF 795.07 FEET WHICH BEARS SOUTH 69°11'18" WEST, THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°31'27" WEST, 500.91 FEET; THENCE NORTH 00°35'53" EAST, 401.67 FEET; THENCE SOUTH 89°15'16" EAST, 733.24 FEET; THENCE SOUTH 70°00'00" EAST, 242.60 FEET; THENCE NORTH 00°44'44" EAST, 80.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.3467 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 AND EASEMENTS AS SHOWN AND DEPICTED HEREON: AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, 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 OPERATED LANDS, STREETS, UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES, 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 VACATED, VOIDED, OR INVALIDATED.

THIS THE 9th DAY OF April, A.D. 1999

OWNER: GREENE HOMES INC.

David R. Greene
DAVID R. GREENE PRESIDENT

Jerry Greene
JERRY GREENE SECRETARY TREASURER

James A. Robinson
WITNESS FOR BOTH
Barbara A. Robinson
WITNESS FOR BOTH

ACKNOWLEDGEMENT OF OWNER

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 9th DAY OF April, A.D. 1999 BEFORE ME PERSONALLY APPEARED DAVID R. GREENE, PRESIDENT, AND JERRY GREENE, SECRETARY TREASURER, FOR GREENE HOMES INC. A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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.

William J. Peck
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:



MORTGAGEE: CONSENT TO DEDICATION

MERCANTILE BANK

Phillip H. Chestnut
PHILLIP H. CHESTNUT PRESIDENT, PASCO COUNTY
PHILLIP CHESTNUT
Bill E. Hall
WITNESS

Barbara A. Robinson
WITNESS

ACKNOWLEDGEMENT OF MORTGAGEE

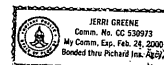
STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 8th DAY OF April, A.D. 1999 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED PHILLIP H. CHESTNUT, PRESIDENT, PASCO COUNTY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO 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 OFFICIAL SEAL IN PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

William J. Peck
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:



CERTIFICATE OF TITLE

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

I, GERALD A. FIGURSKI, AGENT FOR FIRST AMERICAN 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 PLATED 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 1998 HAVE BEEN PAID.

THIS 9th DAY OF April, A.D. 1999

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: Gerald A. Figurski
GERALD A. FIGURSKI

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 Sept., A.D. 1999 IN PLAT BOOK 38, PAGES 19-21

Ed Dittman
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON Aug. 24, 1999, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Barbara A. Robinson
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

REVIEW OF PLAT BY REGISTERED SURVEYOR-EMPLOYED BY PASCO COUNTY

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS DAY 14th August, 1999

BY: Nellie Mae Robinson
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. Nellie Mae Robinson #3392

SURVEYOR'S CERTIFICATE

I, DENNIS J. LEEK, THE UNDERSIGNED REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON THIS 14th DAY OF April, A.D. 1999 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) 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 ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

Dennis J. Leek
DENNIS J. LEEK
PROFESSIONAL SURVEYOR AND MAPPER NO. 2689

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

SHEET 1 OF 3 SHEETS