

WOOD TRAIL VILLAGE UNIT ONE

A PORTION OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

STATE OF FLORIDA }
COUNTY OF PASCO } S.S.

DEDICATION

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT TO ME KNOWN AS WOOD TRAIL VILLAGE UNIT ONE, AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA. AS FOLLOWS:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING PART OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 14, NORTH 89°28'00" WEST, BY AND ALONG THE SOUTH BOUNDARY OF SAID SECTION, ALSO BEING THE CENTERLINE OF STATE ROAD 94, A DISTANCE OF 1866.38 FEET; THENCE NORTH 00°32'00" EAST, 1056.51 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF RANGLWOOD AVENUE WITH THE EASTERLY BOUNDARY OF WOOD TRAIL VILLAGE, AS RECORDED IN PLAT BOOK 18, PAGES 92 THRU 94 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°32'00" EAST, 255.00 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID WOOD TRAIL VILLAGE; THENCE NORTH 81°26'33" EAST, 111.51 FEET ALONG SAID EASTERLY BOUNDARY LINE OF WOOD TRAIL VILLAGE TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY LINE NORTH 00°32'00" EAST, 176.00 FEET; THENCE NORTH 60°04'04" EAST, 98.62 FEET; THENCE NORTH 08°44'06" EAST, 105.08 FEET; THENCE NORTH 48°01'56" EAST, 156.50 FEET; THENCE NORTH 00°32'00" EAST, 247.27 FEET; THENCE NORTH 41°59'00" WEST, 204.76 FEET; THENCE NORTH 00°32'00" EAST, 320.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GUN TREE ROAD AS SHOWN ON SAID WOOD TRAIL VILLAGE; THENCE SOUTH 89°28'00" EAST, 75.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GUN TREE ROAD; THENCE NORTH 51°02'33" EAST, 76.62 FEET ALONG SAID EASTERLY BOUNDARY LINE OF WOOD TRAIL VILLAGE; THENCE NORTH 00°32'00" EAST, 109.66 FEET TO THE NORTHEAST CORNER OF SAID WOOD TRAIL VILLAGE; THENCE DEPARTING FROM SAID EASTERLY BOUNDARY LINE OF WOOD TRAIL VILLAGE, SOUTH 89°26'07" EAST, 161.85 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 14; THENCE SOUTH 00°32'00" WEST, 109.57 FEET; THENCE SOUTH 23°40'22" EAST, 54.50 FEET; THENCE SOUTH 00°32'00" WEST, 175.00 FEET; THENCE SOUTH 89°28'00" EAST, 255.00 FEET; THENCE SOUTH 00°32'00" WEST, 175.00 FEET; THENCE SOUTH 42°48'25" WEST, 74.33 FEET; THENCE SOUTH 00°32'00" WEST, 312.00 FEET; THENCE NORTH 24°30' FEET ALONG THE ARC OF A 326.77 FOOT RADII CURVE CONCAVED TO THE RIGHT, SUSTAINED BY A CHORD DISTANCE OF 239.50 FEET, BEARING SOUTH 18°06'00" WEST; THENCE SOUTH 35°40'00" WEST, 212.09 FEET; THENCE NORTH 89°28'00" WEST, 225.14 FEET; THENCE SOUTH 75°32'50" WEST, 162.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.150 ACRES MORE OR LESS.

HAVE GIVEN 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 SPECIFIED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WHICH SUCH 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, PUMP STATIONS, BUILDINGS, GRAVE 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 MYSELF, THE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONVEY, LEASE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE CREATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO MYSELF, THE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THEREON, 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.

THIS 12TH DAY OF FEBRUARY, A.D., 1984.

OWNER: GRANDVIEW HOMES, INC.

CHAIRMAN OF THE BOARD
WITNESSES AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

MICHAEL D. BOYCE, PRESIDENT

WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO }

THIS IS TO CERTIFY THAT ON 2/13/84, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED B.E. ROYCE, CHAIRMAN OF THE BOARD AND MICHAEL D. BOYCE, PRESIDENT OF GRANDVIEW HOMES, INC., A CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED, THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THEREON, AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES 3-27-87

NOTARY PUBLIC, STATE OF FLORIDA

STATE OF FLORIDA }
COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 13TH DAY OF Feb., A.D. 1984, BEFORE ME PERSONALLY APPEARED GARY BLACKWELL (PRESIDENT) AND JACQUELINE OLSON (SECRETARY AND TREASURER) OF SECURITY BUILDERS, INC. A FLORIDA CORPORATION, AS OFFICERS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED AND THAT THEY AFFIXED THEREON THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE OFFICIAL ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL AT COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES 3-27-87

NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE:

STATE OF FLORIDA }
CITY OF PASCO }

SECURITY BUILDERS INC. PASCO COUNTY MORTGAGEE UNDER A CERTAIN MORTGAGE DATED NOVEMBER 16, 1983, RECORDED IN OFFICIAL RECORD BOOK 1234, PAGES 0491-0492 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND THE DEDICATION SHOWN HEREON.

GARY BLACKWELL (PRESIDENT)
WITNESS FOR BOTH

JACQUELINE OLSON (SECRETARY AND TREASURER)
WITNESS FOR BOTH