SUBDIVISION PHASE WOODGATE

BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 27 AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, ALL BEING IN TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION & DEDICATION

OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS WOODGATE SUBDIVISION PHASE ONE, A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 27 AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, ALL BEING IN TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS BOLLOWS: A FORTION OF THE NORTHWEST 1/4 OF SECTION 27 AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, ALL SEING IN TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH, FRANCE ID EAST, PASC UNITT, FLURAR ARD THAT HER DESCRIBED AS PULLUASCOMMENCE AT THE SOUTHERST CORNER OF SECTION 21, THE SAME BEING THE SOUTHERST CORNER OF
SECTION 22, THE SAME BEING THE NORTHWEST CORNER OF SECTION 27, THE SAME BEING THE NORTHERST CORNER
OF SECTION 28, ALL BEING IN TOWNISHIP 26 SOUTH, RANGE IS EAST, PASCO COUNTY, FLORIDA; THENCE RUN ALONS
THE BOUNDARY LINE SETWEEN SAID SECTION 21 AND 22, NORTH O' 22 34" EAST, A DISTANCE OF 43602 FEET TO THE NORTH BOWNDARY LINE OF THE FLORIDA POWER CORPORATION RIGHTS—OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 357, PAGE 609 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH BOUNDARY LINE OF SAD FLORIDA POWER CORPORATION RIGHTS-OF-WAY, SOUTH 89°5'OO EAST, A DISTANCE OF 1484.16 FEET TO THE WESTERLY BOUNDARY LINE OF SEVEN SPRINGS BOULEVARD AS IT IS NOW ESTABLISHED. THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAD SEVEN SPRINGS BOULEVARD, SOUTH 0°2827 WEST, A DISTANCE OF 49.48 FEET; THENCE CONTINUE ALONG THE WESTERLY BOUNDARY LINE OF SAID SEVEN SPRINGS BOULEVARD, A DISTANCE OF 454.6 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADUS OF 7568 FEET AND A CHORD OF 446.58 FEET WHICH BEARS SOUTH 18*3914" WEST; THENCE CONTINUE ALONG THE WESTERY AND A CHORD OF 44638 FEEL WHICH BEARS SOUTH MEGBER WEST, THENCE CONTINUE ALLONG THE WESTERMY BOUNDARY LINE OF SUID SEVEN SPRANGS BOULELARD, SUITH 36°5000 WEST, A DISTANCE OF 1,62820 FEET FOR A POINT OF BERINNIG; THENCE CONTINUE ALLONG THE WESTERMY BOUNDARY LINE OF SAID SEVEN SPRINGS BOULELARD, SOUTH 36°5000 WEST, A DISTANCE OF, 262.24 FEET, THENCE CONTINUE ALLONG THE WESTERMY BOUNDARY LINE, OF SAID SEVEN SPRINGS BOULEVARD, A DISTANCE OF 69339 FEET ALONG THE ARC OF A CURVE TO THE LEFT TO THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY LINE OF THE TAHITIAN DEVELOPMENT, INC, PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 679, PAGE 469 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID CORNE HAVING A RAPUS OF 2,05000 FEET AND A CHORD OF 69062 FEET WHICH BEARS SOUTHER OBLINES, THENCE ALONS THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY LINE OF SAID TAHTHAN DEVELOPMENT, INC., PARCEL NORTH 89°35 WEST, AD ISTANCE OF 6442 If FEET; THENCE NORTH 9°40′25 EAST, 138.95 FEET; THENCE NORTH 89°4535 WEST, BOD FEET TO THE POINT OF CURVATURE; THENCE ALONS THE ARC OF A 1,05511 FOOT RADIUS CURVE CONCAVED TO THE LEFT 4177 FEET HAVING A CHORD OF 41.76 WHICH BEARS NORTH 85°53'375" WEST; THENCE NORTH 2°58'20" EAST, 150.00 FEET TO A POINT ON A CURVE; THENCE ALONE THE ARC OF 120511 FEET RADIUS CURVE CONCAZED TO THE RIGHT 47.71 FEET HAVING A CHORD OF 4771 FEET WHICH BEARS SOUTH 85°53'37.5" EAST, THENCE SOUTH 84°45'35" EAST, THENCE SOUTH 84°45'35" EAST, THE POINT OF CURVATURE; THENCE ALONG THE ARC OF A 200,000 FEET RADIUS CURVE CONCAVED TO THE LEFT 128.98 FEET HAVING A CHORD OF 126.76 FEET WHICH BEARS NORTH 76°45'55" RADUS CURVE ONCOVED TO THE LEFT 12389 FEET; HENCE NORTH 9*425** WEST, 1253-05 FEET; THENCE NORTH 15*425*
EAST; THENCE NORTH 597125* EAST, 20368 FEET; HENCE NORTH 9*427* WEST, 2833-15 FEET; THENCE NORTH 45*2014 WEST, 3839 FEET; THENCE NORTH 27*4825* WEST, 1350,00 FEET; THENCE ALONG THE ARCO FA 325,30 FOOT TRADUIS CURVE CONCAVED TO THE RIGHT 24024 FEET (AND A CHORD OF 255.55 FEET WHICH BEARS NORTH 45*2014 FEET OF THE SOUTHERLY BOUNDARY OF HILLS OF SAN JOSE ONLY OF THE SOUTHERLY BOUNDARY OF HILLS OF SAN JOSE ONLY OF THE SOUTHERLY BOUNDARY OF HILLS OF SAN JOSE ONLY THEN SOUTHERLY BOUNDARY OF HILLS OF SAN JOSE ONLY THEN SOUTHERLY BOUNDARY OF HILLS OF SAN JOSE ONLY THEN SOUTHERLY BOUNDARY OF HILLS OF SAN JOSE ONLY THEN SOUTHERLY BOUNDARY OF HILLS OF SAN JOSE ONLY THEN SOUTHERLY BOUNDARY OF HILLS OF SAN JOSE ONLY THEN SOUTHERLY BOUNDARY OF HILLS OF SAN JOSE ONLY THEN SOUTHERLY BOUNDARY OF HILLS OF SAN JOSE ONLY THEN SOUTH SOUTH SOUTH SOUTH SOUTHERLY BOUNDARY OF HILLS OF SAN JOSE ONLY THEN SOUTH SOUTH

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THIS THE 22 341 CL APRIL ,40, 19 80

OWNER: DIAMOND LAND AND DEV	ELOPMENT CORPORATION
Michael J. Ryan, PRESIDENT	JAMES DREHER, SECRETARY TREASURER
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF WITNESS	Lany Sockton
STATE OF FLORIDA S. S.	- L ·

THIS IS TO CERTIFY, THAT ON \$\frac{4}{22}\$. Before ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STAFF AND COUNTY AFFOREMENT TERSONALLY APPEARED MECHAEL JETVAN PRESIDENT AND JAMES OREHER, SECRETARY THE PLAN OFFICERS THAT OF THE PLAN OFFICERS THAT OFFICERS OFFICERS OF THE PLAN OFFICERS THAT OFF

MY COMMISSION EXPIRES	Aug. 3, 1983
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NOTARY PUBLIC STATE OF	EL ORIDA

MORTGAGEE: BARNETT BANK OF PASCO COUNTY

10161 0 J JAJS 5×409703 SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF al & My Vill

STATE OF FLORIDA S. S.

LIGHT OF THE LIGHT ON THIS LIGHT OF THIS LIGHT ON THE LIGHT ON THE THIS LIGHT. COUNTY. FLORIDA, THE DAY AND YEAR AFORESAID.

MY CO	MMISSION	EXPIRES	**************************************		
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NOTAR	Y PUBLIC S	TATE OF	FLORIDA	1 27	37.5
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STATE OF FLORIDA) S.S COUNTY OF PASCO)

TITLE CERTIFICATE

I, HARVEY V. DELZER, ATTORNEY, HEREBY CERTIFY THAT THE OWNERS AND WORT-CAGES OF THE PROPERTY OF RECORD LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT ARE AS SHOWN ON SAID PLAT. THAT THERE ARE ROLLENS AND/OR EXCOMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID FLAT; AND THAT THE TAKES FOR THE YEAR 19.2 HAVE BEEN PAID. STANDARD GUARANTY TITLE INC.

ATTORNEY

1,03137 796/ PEAL

MORTGAGEE: HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF ST. PETERSBURG.

Post 4. Can Almo Listen	,6313 <i>)</i>
OBERT L. CARR, SENIOR VICE PRESIDENT ALMA LISKÓW, VICE PRESIDENT	7961
IGNED, SEALED AND DELIVERED IN THE PRESENCE OF	HJC.
Linka & Surrott Calls Jan 3	ಕೃತವು ಮುಸ್ತ
ITNESS WITNESS	10980,

COUNTY OF PASCO 1S.S.

I HEREBY CERTIFY ON THIS: 1/18 DAY OF MAPCH.

A. D. 19 SO BEFORE PERSONALLY APPEARED YOSERT ALL CHARRY AND ALMA LISKOW, SERIOR YOU'VE FRESTIGENT AND VICE PRESSIDENT RESPECTIVELY OF HOME FEDERAL CHARRY AND ALMA LISKOW, SERIOR FOR FEDERAL CHARRY AND ALMA CHARLEST AN

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	IOTARY FUBLI	STATE OF F	LORIDA		T(##

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONER

HE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

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CHAIRMAN OF THE E	OARD	

SHEET I OF 3 SHEETS