

ARISTIDA PHASE II - B

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
JSS:
COUNTY OF PASCO)

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS ARISTIDA PHASE II-B, A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 36, ARISTIDA PHASE II-A, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 31, PAGES 25 AND 26, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID ARISTIDA PHASE II-A, SOUTH 26°33'39" EAST, A DISTANCE OF 180.00 FEET, FOR A POINT OF BEGINNING; THENCE NORTH 79°55'03" EAST, A DISTANCE OF 240.28 FEET; THENCE SOUTH 77°51'10" EAST, A DISTANCE OF 50.00 FEET; THENCE A DISTANCE OF 138.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 35°16'55" AND A CHORD OF 136.37 FEET WHICH BEARS SOUTH 05°29'38" EAST; THENCE NORTH 70°55'39" EAST, A DISTANCE OF 315.21 FEET; THENCE SOUTH 54°41'59" EAST, A DISTANCE OF 142.63 FEET; THENCE SOUTH 23°44'08" WEST, A DISTANCE OF 708.90 FEET; THENCE SOUTH 82°25'20" WEST, A DISTANCE OF 425.53 FEET; THENCE NORTH 10°04'09" WEST, A DISTANCE OF 192.22 FEET; THENCE SOUTH 79°55'51" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 10°04'09" WEST, A DISTANCE OF 82.68 FEET TO THE SOUTHEAST CORNER OF LOT 35, OF SAID ARISTIDA PHASE II-A; THENCE ALONG THE BOUNDARY LINE OF SAID ARISTIDA PHASE II-A THE FOLLOWING SIX (6) COURSES AND DISTANCES: NORTH 78°55'51" EAST, 50.00 FEET; NORTH 10°04'09" WEST, 161.70 FEET; 35.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 03°33'49" AND A CHORD OF 35.76 FEET WHICH BEARS NORTH 11°51'04" WEST; NORTH 78°22'02" EAST, 190.00 FEET; NORTH 05°18'58" EAST, 55.65 FEET; NORTH 26°33'39" WEST, 250.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 9.825 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 PASCO 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 DEDICATED 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 OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 22nd DAY OF July, 1994, A.D.

OWNER

J B S OF PASCO, INC.

Jay B. Starkey, Jr. President
JAY B. STARKEY, JR., PRESIDENT

Jay B. Starkey, III V.P.
JAY B. STARKEY, III, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Tommy Bary
WITNESS FOR BOTH

Tommy Bary
WITNESS FOR BOTH

ACKNOWLEDGEMENT OF OWNER

STATE OF FLORIDA)
JSS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 22nd DAY OF July, 1994, A.D., BEFORE ME PERSONALLY APPEARED JAY B. STARKEY, JR. AND JAY B. STARKEY, III, PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF J B S PASCO, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND 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 AT NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUALS WHO SIGNED:
ARE PERSONALLY KNOWN ✓
PRODUCED IDENTIFICATION ✓
TYPE OF IDENTIFICATION PRODUCED:

OATH WAS _____ OR WAS NOT _____ TAKEN.

MY COMMISSION EXPIRES:

Colleen L. Christmas
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Colleen L. Christmas
PRINTED NAME OF NOTARY PUBLIC



MORTGAGEE CONSENT TO DEDICATION

BARNETT BANK OF PASCO COUNTY
Thomas R. Rummel
THOMAS R. RUMMEL, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
Robert W. Upton
WITNESS

Tommy Bary
WITNESS

ACKNOWLEDGEMENT OF MORTGAGEE

STATE OF FLORIDA)
JSS:
COUNTY OF PASCO)

I HEREBY CERTIFY THAT ON THIS 28th DAY OF July, A.D., 1994, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED THOMAS R. RUMMEL, VICE PRESIDENT OF BARNETT BANK OF PASCO COUNTY, A FLORIDA CORPORATION, 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 AT NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED: ✓
IS PERSONALLY KNOWN ✓
PRODUCED IDENTIFICATION ✓
TYPE OF IDENTIFICATION PRODUCED:

Colleen L. Christmas
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Colleen L. Christmas

PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:



CERTIFICATE OF TITLE

STATE OF FLORIDA)
JSS:
COUNTY OF PASCO)

I, RONALD G. THORNTON, ESQUIRE, OF THORNTON, TORRENCE, KLIMIS & GONZALES, 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 THIS DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THAT THIS 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 THE YEAR 1993 HAVE BEEN PAID.

THIS 27th DAY OF October, 1994, A.D.

THORNTON, TORRENCE, KLIMIS & GONZALES, P.A.
BY: Ronald G. Thornton
RONALD G. THORNTON, ESQUIRE

SURVEYOR'S CERTIFICATE

I, CLIFFORD G. SECHSER, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY ON THIS 11th DAY OF November, A.D., 1994, THE AFORESAID 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. THE PERMANENT CONTROL POINTS (P.C.P.'S) HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

Clifford G. Sechser
CLIFFORD G. SECHSER
FLORIDA REGISTER L.S. NO. 4865
CASSON ENGINEERING COMPANY
6321 GRAND BOULEVARD
NEW PORT RICHEY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 13 DAY OF December, 1994, A.D., THE FOREGOING PLAT ON PLAIN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Sylvia Young
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 19 DAY OF December, 1994 AD, IN PLAT BOOK 32 PAGES 41 & 42

Joe Pittman
CLERK OF CIRCUIT COURT

By: B. Cunningham, D.C. SHEET 1 OF 2

ARISTIDA PHASE II - B
PLAT BOOK 32 PAGE 41

DR. CLK.			EDY:	CS	STRNA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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