

WYNDTREE - PHASE III - VILLAGES 5 AND 7

A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION AND DEDICATION:

STATE OF FLORIDA } SS:
COUNTY OF PINELLAS }

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS WYNDTREE - PHASE III - VILLAGES 5 AND 7, A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF WYNDTREE PHASE 2 REPLAT AS RECORDED IN PLAT BOOK 28, PAGES 69 THROUGH 74 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID SECTION 34; THENCE ALONG THE EAST LINE OF SAID WYNDTREE PHASE 2 REPLAT THE FOLLOWING: NORTH 00°14'41" EAST, 275.40 FEET; THENCE NORTH 53°04'23" WEST, 238.92 FEET; THENCE NORTH 00°14'41" EAST, 208.20 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WYNDTREE BOULEVARD EXTENSION AS RECORDED IN PLAT BOOK 29, PAGES 94 AND 95 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTH LINE THE FOLLOWING: SOUTH 86°18'38" EAST, 498.48 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 840.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, 481.81 FEET THROUGH A CENTRAL ANGLE OF 31°30'00" (C.B. NORTH 77°58'22" EAST, 456.02 FEET); THENCE NORTH 62°13'22" EAST, 220.35 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 560.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, 252.80 FEET THROUGH A CENTRAL ANGLE OF 28°51'52" (C.B. NORTH 49°17'20" EAST, 250.66 FEET) TO THE WESTERLY LINE OF WYNDTREE PHASE V, VILLAGE 8, AS RECORDED IN PLAT BOOK 29, PAGES 115 THROUGH 118 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING: SOUTH 53°38'30" EAST, 225.28 FEET; THENCE SOUTH 12°37'14" EAST, 50.00 FEET; THENCE SOUTH 54°52'52" EAST, 579.05 FEET; THENCE SOUTH 00°18'12" WEST, 450.00 FEET TO THE SOUTH LINE OF SAID SECTION 34; THENCE ALONG SAID LINE, NORTH 89°41'48" WEST, 1,802.69 FEET TO THE POINT OF BEGINNING, CONTAINING 29.573 ACRES, MORE OR LESS.

HAS CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, SCHICKEDANZ BROS. - PINELLAS LTD., A FLORIDA LIMITED PARTNERSHIP, AS RESPECTIVE OWNER OF THE LANDS DESCRIBED ABOVE DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AS SHOWN AND DEPICTED HEREON; AND FURTHER DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY, ALL LANDS UPON WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS AND FACILITIES EXIST; AND FURTHER DOES 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, FIRES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANCES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON THE AS-BUILT PLANS FILED WITH PASCO COUNTY, FLORIDA, FOR SUCH LANDS AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL SUCH 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 DOES HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO PASCO COUNTY, FLORIDA, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED.

THIS THE 22 DAY OF APRIL, A.D., 1994.

OWNER: SCHICKEDANZ BROS. - PINELLAS LTD., A FLORIDA LIMITED PARTNERSHIP
BY: SCHICKEDANZ WEST ENTERPRISES, INC., A FLORIDA CORPORATION, GENERAL MANAGING PARTNER

GUNTHER FLAG, PRESIDENT

MORTGAGEE: CONSENT TO DEDICATION
NATIONSBANK OF FLORIDA, N.A.

DEAN W. KUNA, VICE PRESIDENT

WITNESS: THOMAS G. RADCLIFFE

WITNESS: LEE LE COMPTE

WITNESS: THOMAS G. RADCLIFFE

WITNESS: GARY J. MILLER

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS:
COUNTY OF PINELLAS }

I HEREBY CERTIFY ON THIS 22 DAY OF APRIL, 1994, BEFORE ME APPEARED GUNTHER FLAG, PRESIDENT OF SCHICKEDANZ WEST ENTERPRISES, INC., A FLORIDA CORPORATION, GENERAL MANAGING PARTNER OF SCHICKEDANZ BROS. - PINELLAS LTD., A FLORIDA LIMITED PARTNERSHIP, PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT CLEARWATER, FLORIDA, THE DAY AND YEAR AFORESAID.

Andrew Monty
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: NOV. 12, 1994
COMMISSION NUMBER: CC 056314

ACKNOWLEDGEMENT OF MORTGAGEE:

STATE OF FLORIDA } SS:
COUNTY OF PINELLAS }

THIS IS TO CERTIFY ON THIS 25 DAY OF APRIL, 1994, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED DEAN W. KUNA, VICE PRESIDENT OF NATIONSBANK OF FLORIDA, N.A. 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 HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT CLEARWATER, FLORIDA, THE DAY AND YEAR AFORESAID.

Andrew Monty
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: NOV. 12, 1994
COMMISSION NUMBER: CC 056314

CERTIFICATE OF TITLE:

STATE OF FLORIDA } SS:
COUNTY OF PINELLAS }

I, EMIL G. PRATESI, VICE PRESIDENT OF RICHARDS, GILKEY, FITE, SLAUGHTER, PRATESI & WARD, 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 THIS DEDICATION. I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THAT LAND. ADDITIONALLY, I CERTIFY THAT THERE ARE NO LIENS 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 25 DAY OF April, A.D., 1994.

RICHARDS, GILKEY, FITE, SLAUGHTER, PRATESI & WARD, P.A.

Emil G. Pratesi
EMIL G. PRATESI, VICE PRESIDENT

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AND THAT P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AS SHOWN HEREON WILL BE SET WITHIN THE TIME ALLOTTED IN 177.091 (8).

S. Sandy Lloveras
S. SANDY LLOVERAS
FLA. REGISTERED LAND SURVEYOR No. 1762

DATE: APRIL 20, 1994

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 24 DAY OF May, 1994 AD IN PLAT BOOK 31 PAGES 15, 116 AND 117.

John J. O'Brien
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON May 29, 1994, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Don L. Hobbins
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

