

# KEY VISTA PHASE 2

40/121

A REPLAT OF A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 15 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68 THROUGH 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; ALSO, A SUBDIVISION OF A PORTION OF SAID SECTION 26.

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF PASCO )  
The undersigned owner of the lands shown on this Plat to be known as KEY VISTA PHASE 2, a Replat of a portion of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION of Section 26, Township 26 South, Range 15 East, as shown on the Plat recorded in Plat Book 1, pages 68 through 70 of the Public Records of Pasco County, Florida; ALSO, A subdivision of a Portion of said Section 26, being further described as follows:

Parcel 3 (Described as "L3")

A portion of Tracts 5, 6, 7, and 17 of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION, of Section 26, Township 26 South, Range 15 East, as shown on the plat recorded in Plat Book 1, pages 68 through 70 of the Public Records of Pasco County, Florida; Commence at the northeast corner of said Section 26; thence along the north boundary line of the northeast 1/4 of said Section 26, North 89°38'09" West, a distance of 1395.06 feet; thence South 00°21'51" West, a distance of 23.00 feet to the westerly right-of-way of Gulf Trace Boulevard, as shown on the Plat of Key Vista Phase One recorded in Plat Book 39 Pages 102 through 112, inclusive, of the Public Records of Pasco County, Florida; thence parallel with and 280 feet West of the POINT OF BEGINNING; thence along the westerly right-of-way of said Gulf Trace Boulevard, the same also being the northerly boundary of said Key Vista Phase One, South 00°21'51" West, a distance of 41.89 feet; thence continue along the northerly boundary of said Key Vista Phase One, the following 7 courses, and distances South 34°27'39" West, a distance of 676.75 feet; thence North 41°36'55" West, a distance of 332.45 feet; thence North 83°05'11" West, a distance of 298.71 feet; thence South 63°39'47" West, a distance of 33.79 feet; thence North 68°12'09" West, a distance of 110.00 feet; thence North 73°27'55" West, a distance of 70.30 feet; thence North 68°12'09" West, a distance of 151.96 feet; thence leaving the boundary of said Key Vista Phase One, 316.82 feet along the arc of a curve to the left, said curve having a radius of 475.00 feet, a central angle of 38°12'58", and a chord of 310.98 feet which bears North 87°18'38" West; thence South 73°34'53" West, a distance of 57.93 feet; thence North 16°25'07" West, a distance of 234.10 feet to the proposed south right-of-way line of Strauber Memorial Highway; thence along said south right-of-way line of Strauber Memorial Highway, South 89°38'09" East, a distance of 1252.10 feet to the POINT OF BEGINNING.

The above described parcel contains 11.628 acres, more or less.

Parcel 7 (Described as "L7")

A portion of Tracts 3, 4, 5, 8, 9, 10, 14 and 15 of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION, of Section 26, Township 26 South, Range 15 East, as shown on the plat recorded in Plat Book 1, pages 68 through 70 of the Public Records of Pasco County, Florida; AND ALSO a portion of the Southeast 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 26; all being further described as follows: Commence at the northeast corner of said Section 26; thence along the north boundary line of the northeast 1/4 of said Section 26, North 89°38'09" West, a distance of 280.00 feet to the northwest corner of the Florida Power Corporation Parcel as described in Official Record Book 721, page 823 of the Public Records of Pasco County, Florida; thence parallel with and 280 feet West of the POINT OF BEGINNING; thence along the northerly boundary line of said Pasco County Parcel, as described in Official Record Book 1841, page 564 of the Public Records of Pasco County, Florida; thence along the northerly boundary line of said Pasco County Parcel, and the southerly right-of-way of Gulf Trace Boulevard, as recorded in Plat Book 39 Pages 102 through 112, inclusive, of the Public Records of Pasco County, Florida; thence along the northerly boundary line of said Pasco County Parcel, and the southerly right-of-way of said Gulf Trace Boulevard, 648.64 feet along the arc of a curve to the right to the point of reverse curvature to the POINT OF BEGINNING, said curve having a radius of 1050.00 feet, a central angle of 35°23'40" and a chord of 638.37 feet which bears North 71°40'54" West; thence 72.18 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet, a central angle of 82°42'46", and a chord of 66.07 feet which bears South 84°39'32" West; thence South 43°18'08" West, a distance of 263.10 feet; thence South 00°48'44" West, a distance of 491.00 feet; thence South 62°54'16" West, a distance of 305.53 feet; thence North 63°02'59" West, a distance of 377.62 feet; thence North 84°37'31" West, a distance of 60.00 feet to the southeasterly boundary of Key Vista Phase One, as recorded in Plat Book 39 Pages 102 through 112, inclusive, of the Public Records of Pasco County, Florida; thence along the southeasterly boundary of said Key Vista Phase One, the following 4 courses and distances, 310.72 feet along the arc of a curve to the left, said curve having a radius of 770.00 feet, a central angle of 23°07'15", and a chord of 308.62 feet which bears North 06°11'08" West; thence North 72°15'14" East, a distance of 60.00 feet; thence 115.97 feet along the arc of a curve to the left, said curve having a radius of 830.00 feet, a central angle of 08°00'21", and a chord of 115.88 feet which bears N21°44'56" West; thence North 25°45'07" West, a distance of 77.47 feet; thence 30.85 feet along the arc of a curve to the right to the point of reverse curvature, to the southerly right-of-way of Key Vista Boulevard as shown on the Plat of Key Vista Phase One, recorded in Plat Book 39, Pages 102 through 112, inclusive, of the Public Records of Pasco County, Florida, said curve having a radius of 20.00 feet, a central angle of 88°22'53", and a chord of 27.88 feet which bears North 18°26'20" East; thence along the southerly right-of-way of said Key Vista Boulevard the following 4 courses and distances, 319.51 feet along the arc of a curve to the left to the point of reverse curvature, said curve having a radius of 1750.00 feet, a central angle of 10°27'39", and a chord of 319.07 feet which bears North 57°23'56" East; thence 227.89 feet along the arc of a curve to the right to the point of reverse curvature, said curve having a radius of 750.00 feet, a central angle of 17°24'33", and a chord of 227.01 feet which bears North 60°52'23" East; thence 244.72 feet along the arc of a curve to the left, to the southerly right-of-way of said Gulf Trace Boulevard, to the point of reverse curvature, said curve having a radius of 1450.00 feet, a central angle of 09°40'11", and a chord of 244.43 feet which bears North 64°44'34" East; thence along the southerly right-of-way of said Gulf Trace Boulevard 29.97 feet along the arc of a curve to the right to the point of reverse curvature, to the southerly right-of-way of said Gulf Trace Boulevard, said curve having a radius of 20.00 feet, a central angle of 85°51'40", and a chord of 27.24 feet which bears South 77°09'42" East; thence along the southerly right-of-way of said Gulf Trace Boulevard, 362.00 feet along the arc of a curve to the left to the POINT OF BEGINNING, said curve having a radius of 1050.00 feet, a central angle of 19°45'12", and a chord of 360.21 feet which bears South 44°06'28" East.

The above described parcel contains 14.228 acres, more or less.

Parcel 10 (Described as "L10")

A portion of Tracts 25, 27, and 28 of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION, of Section 26, Township 26 South, Range 15 East, as shown on the plat recorded in Plat Book 1, pages 68 through 70 of the Public Records of Pasco County, Florida; Commence at the northeast corner of said Section 26; thence along the north boundary line of the northeast 1/4 of said Section 26, North 89°38'09" West, a distance of 280.00 feet to the northwest corner of the Florida Power Corporation Parcel as described in Official Record Book 721, page 823 of the Public Records of Pasco County, Florida; thence parallel with and 280 feet West of the POINT OF BEGINNING; thence along the northerly boundary line of said Pasco County Parcel, as described in Official Record Book 1841, page 564 of the Public Records of Pasco County, Florida; thence along the northerly boundary line of said Pasco County Parcel, and the southerly right-of-way of Gulf Trace Boulevard, as recorded in Plat Book 39 Pages 102 through 112, inclusive, of the Public Records of Pasco County, Florida; thence along the northerly boundary line of said Pasco County Parcel, and the southerly right-of-way of said Gulf Trace Boulevard, 1010.63 feet along the arc of a curve to the right to the point of reverse curvature, to the southerly right-of-way of Key Vista Boulevard as shown on the Plat of Key Vista Phase One, as recorded in Plat Book 39, Pages 102 through 112, inclusive, of the Public Records of Pasco County, Florida; said curve having a radius of 1050.00 feet, a central angle of 55°08'52" and a chord of 972.07 feet which bears North 61°48'18" West; thence along the southerly right-of-way of said Key Vista Boulevard, the following 5 courses and distances, 29.97 feet along the arc of a curve to the left to the point of reverse curvature, said curve having a radius of 20.00 feet, a central angle of 85°51'40", and a chord of 27.24 feet which bears North 77°09'42" West; thence 244.72 feet along the arc of a curve to the right to the point of reverse curvature, said curve having a radius of 1450.00 feet, a central angle of 09°40'11", and a chord of 244.43 feet which bears South 64°44'34" West; thence 227.89 feet along the arc of a curve to the left to the point of reverse curvature, said curve having a radius of 750.00 feet, a central angle of 17°24'33", and a chord of 227.01 feet which bears South 60°52'23" West; thence 733.17 feet along the arc of a curve to the right to the point of compound curvature, said curve having a radius of 1750.00 feet, a central angle of 24°00'15", and a chord of 727.82 feet which bears South 64°10'14" West; thence 622.18 feet along the arc of a curve to the right to the POINT OF BEGINNING, the same also being the northeast corner of Tract "T" as shown on the Plat of Key Vista Phase One, as recorded in Plat Book 39, Pages 102 through 112, inclusive, of the Public Records of Pasco County, Florida; said curve having a radius of 3250.00 feet, a central angle of 10°58'07", and a chord of 621.23 feet which bears South 81°39'25" West; thence along the boundary of said Key Vista Phase One the following 21 courses and distances, South 02°51'31" East, a distance of 43.35 feet; thence South 14°41'56" East, a distance of 50.69 feet; thence South 03°01'56" West, a distance of 83.86 feet; thence South 51°53'51" West, a distance of 149.45 feet; thence South 51°25'08" West, a distance of 240.00 feet; thence North 38°34'52" West, a distance of 111.00 feet; thence North 63°45'52" West, a distance of 55.25 feet; thence North 38°34'52" West, a distance of 110.00 feet; thence North 51°25'08" East, a distance of 5.01 feet; thence North 38°34'52" West, a distance of 110.00 feet; thence North 62°35'21" West, a distance of 54.74 feet; thence North 38°34'52" West, a distance of 87.56 feet; thence North 48°59'44" West, a distance of 43.58 feet; thence North 01°24'51" West, a distance of 104.86 feet; thence North 25°39'33" East, a distance of 70.00 feet; thence North 51°05'34" East, a distance of 68.38 feet; thence North 16°00'08" East, a distance of 45.48 feet to the southerly right-of-way of said Key Vista Boulevard; thence along the southerly right-of-way of said Key Vista Boulevard, 384.30 feet along the arc of a curve to the left to the POINT OF BEGINNING, said curve having a radius of 3250.00 feet, a central angle of 06°46'30", and a chord of 384.08 feet which bears South 89°28'16" East.

The above described parcel contains 6.866 acres, more or less.

Said overall parcels containing 32.722 acres, more or less.

Have caused said land to be subdivided as shown hereon; and do hereby dedicate to the perpetual use of the public and Pasco County, Florida, Tract G3, as shown and depicted hereon; and reserve all tracts for the private and nonexclusive use of the undersigned, its successors, grantees and assigns, in perpetuity and to the exclusion of the public at large, provided, however, that any political subdivision of the State of Florida or corporate sovereign having jurisdiction from time to time over Key Vista Phase 2, and private, public and quasi-public utility companies shall have a non-exclusive right to use all of said roads, streets and drives for the installation and maintenance of drainage facilities, storm sewers and utilities, as well as for ingress, and egress for the purpose of providing emergency fire, medical and similar services the nonexclusive right to use the utility and drainage easements shown hereon, but only for the installation and maintenance of utilities and drainage facilities, and purposes incidental thereto; and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all utility improvements and facilities necessary for providing water and sewer service to Key Vista Phase 2, 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 land 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 utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said improvements, facilities and appurtenances is assumed by Pasco County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, the title to any 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 1<sup>ST</sup> DAY OF March, 2001 A.D.



**FLORIDA DESIGN CONSULTANTS, INC.**

ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

6321 Grand Boulevard, New Port Richey FL 34652  
Tel. (727) 849-7588 - Fax. (727) 848-3648

Certificate of Authorization: LB 3707  
State of Florida

**OWNER**

KEY VISTA INVESTMENTS, L.L.C.

*Levi Friedland*  
LEVI FRIEDLAND, PRESIDENT

*Daniel E. Aldridge*  
DANIEL E. ALDRIDGE, VICE PRESIDENT

*Marvin J. Williams*  
WITNESS

*Marvin J. Williams*  
WITNESS

*Louise Christie*  
WITNESS

*Louise Christie*  
WITNESS

## NOTICE:

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County. No permanent private structures including masonry or concrete block fences are to be located within easements.

**SHEET 1 OF 8**