

SADDLEBROOK VILLAGE WEST UNIT 2B

A REPLAT OF ALL OF TRACT "R" AND A PORTION OF LOTS 25, 26, 31 AND 32
ACCORDING TO THE PLAT OF SADDLEBROOK CORPORATE CENTER PHASE-1A,
LYING IN SECTIONS 12 AND 13, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 43 PAGE NO. 97

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

The undersigned, owner of the lands shown on this plat to be known as SADDLEBROOK VILLAGE WEST UNIT 2B, a subdivision of All of TRACT "R" and a portion of Lots 25, 26, 31 and 32, of SADDLEBROOK CORPORATE CENTER PHASE-1A, according to the plat thereof as recorded in Plat Book 28, Pages 34 through 44, inclusive, of the Public Records of Pasco County, Florida, lying in Sections 12 and 13, Township 26 South, Range 19 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Southwest corner of said Section 12, run thence along the South boundary of said Section 12, S.89°57'17"E., 684.38 feet to a point on a curve on the Southeastly right-of-way line of Village Brook Drive (as shown on said plat of SADDLEBROOK CORPORATE CENTER PHASE-1A as Fortune Drive), also being the Westerly boundary of SADDLEBROOK VILLAGE WEST UNIT 2A, according to the plat thereof as recorded in Plat Book 28, Pages 34 through 44, inclusive, of the Public Records of Pasco County, Florida; thence along said Southeastly right-of-way line the following nine (9) courses: 1) along said Westerly boundary of SADDLEBROOK VILLAGE WEST UNIT 2A, Northerly, 53.41 feet along the arc of a curve to the right having a radius of 540.00 feet and a central angle of 05°40'00" (chord bearing N.20°09'52"E., 53.39 feet); 2) continue Northeasterly, 139.04 feet along the arc of said curve to the right having the same radius of 540.00 feet and a central angle of 14°45'08" (chord bearing N.30°22'26"E., 138.65 feet) to a point of tangency; 3) N.37°45'00"E., 148.05 feet to a point of curvature; 4) Northeasterly, 194.88 feet along the arc of a curve to the right having a radius of 375.32 feet and a central angle of 29°45'00" (chord bearing N.52°37'30"E., 192.70 feet) to a point of tangency; 5) N.67°30'00"E., 102.31 feet to a point of curvature; 6) Northeasterly, 28.93 feet along the arc of a curve to the left having a radius of 635.00 feet and a central angle of 02°38'36" (chord bearing N.66°11'42"E., 28.92 feet) to a point on the aforesaid the Westerly boundary of SADDLEBROOK VILLAGE WEST UNIT 2A; 7) along said Westerly boundary of SADDLEBROOK VILLAGE WEST UNIT 2A, continue Northeasterly, 166.50 feet along the arc of said curve to the left having the same radius of 635.00 feet and a central angle of 15°01'23" (chord bearing N.57°22'43"E., 166.02 feet) to the POINT OF BEGINNING; 8) continue Northeasterly, 275.60 feet along the arc of said curve to the left having the same radius of 635.00 feet and a central angle of 24°52'01" (chord bearing N.37°26'01"E., 273.44 feet) to a point of tangency, said point also being on the Southerly boundary of SADDLEBROOK VILLAGE WEST UNIT 1C, according to the plat thereof as recorded in Plat Book 41, Pages 47 through 50, inclusive, of the Public Records of Pasco County, Florida; 9) along said Southerly boundary of SADDLEBROOK VILLAGE WEST UNIT 1C, N.25°00'00"E., 110.00 feet to the Northeasterly corner of the aforesaid TRACT R of SADDLEBROOK CORPORATE CENTER PHASE-1A; thence along the Easterly boundary of said TRACT R, the following eleven (11) courses: 1) continue along said Southerly boundary of SADDLEBROOK VILLAGE WEST UNIT 1C, S.65°00'00"E., 274.82 feet; 2) N.25°00'02"E., 4.78 feet; 3) S.47°54'43"E., 75.21 feet; 4) S.45°05'46"E., 162.35 feet; 5) S.52°34'16"E., 192.20 feet; 6) S.04°43'01"W., 134.96 feet; 7) S.06°15'31"W., 72.26 feet; 8) S.19°28'24"E., 130.54 feet; 9) S.53°10'02"W., 89.23 feet; 10) S.00°14'37"W., 88.02 feet; 11) S.19°02'54"E., 40.63 feet to a point on the Northerly right-of-way line of Gateway Boulevard as shown on said plat of SADDLEBROOK CORPORATE CENTER PHASE-1A; thence along said Northerly right-of-way line, the following two (2) courses: 1) S.66°38'33"W., 105.36 feet to a point of curvature; 2) Southwesterly, 190.45 feet along the arc of a curve to the left having a radius of 706.41 feet and a central angle of 15°26'49" (chord bearing S.58°55'09"W., 189.87 feet) to a point on the Easterly boundary of the aforesaid SADDLEBROOK VILLAGE WEST UNIT 2A; thence along said Easterly boundary of SADDLEBROOK VILLAGE WEST UNIT 2A, the following eight (8) courses: 1) N.38°48'16"W., 12.15 feet; 2) S.77°48'00"W., 71.82 feet; 3) N.76°54'00"W., 71.82 feet; 4) N.51°36'00"W., 71.82 feet; 5) N.26°18'00"W., 71.82 feet; 6) N.02°00'00"W., 100.67 feet; 7) N.41°09'42"W., 386.68 feet; 8) NORTH, 214.64 feet to the POINT OF BEGINNING.

Containing 12.649 acres, more or less.

Has caused said land to be divided and subdivided as shown hereon, Chilpup, Inc., as respective owners of the lands described above, do hereby dedicate to the perpetual use of the public and Pasco County, Florida (the "County"), all street rights-of-way as shown and depicted hereon; and further do 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 do hereby dedicate to the perpetual use of the public and the County, 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 the as-built plans filed with the County for such lands; and further do hereby grant the County a perpetual easement over and across the Drainage Easement and Wetland Preservation Easement areas for the purpose of maintaining or operating the drainage facilities situated thereon; and further do 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 the County; and further do 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 the County, if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated. Chilpup, Inc. shall have the right at all times to enter upon the Drainage Easements, the Wetland Preservation Easements and all other easement areas depicted hereon to accomplish such purposes.

This the 17th day of JANUARY, A.D. 2002.

CHILPUP INC. - OWNER

Stephen P. Moore
Senior Real Estate Manager

Witness, Cameron Dorman

Witness, Kathryn Gladden McVay

ACKNOWLEDGEMENTS:

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss:

I hereby certify on this 17 day of January, 2002, A.D., before me personally appeared Stephen P. Moore, to me known to be the person described in and who executed the foregoing document and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

Witness my hand and official seal at Danbury, Connecticut, the day and year aforesaid.

Diane M. Bowerman
Notary Public, State of Connecticut at Large
Diane M. Bowerman

My Commission expires: September 30, 2005

NOTE: Tracts "R-1" and "R-2" are not dedicated to the public. Legal title to said Tracts "R-1" and "R-2" as shown and depicted hereon shall be conveyed by Chilpup Inc. to the Master Association and maintained by said Master Association.

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I, Douglas C. Roland as Agent for Chicago Title Insurance Company do hereby certify that 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 and no encumbrances of record against said property, *except as shown on said plat; and that the taxes for the year 2001, have been paid.

This 1st day of February, A.D. 2002.

Chicago Title Insurance Company

By: Douglas C. Roland
Douglas C. Roland, Agent

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 25 day of APRIL, 2002 AD in Plat Book 43, Pages 97, 98, 99, 100.

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on APRIL 16, 2002, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

REVIEW OF PLAT BY REGISTERED SURVEYOR

Reviewed for compliance with Chapter 177 of the Florida Statutes on this the 9th day of April, 2002.

Nellie Mae Robinson

Surveyor's Name Nellie Mae Robinson
Florida Professional Surveyor and Mapper No. 3392

SURVEYOR'S CERTIFICATE

I hereby certify that this plat was prepared under my direction and supervision and that it complies with all of the survey requirements of Chapter 177 of the Florida Statutes, and that the "P.R.M.s" (Permanent Reference Monuments) as shown hereon have been set, and that the "P.C.P.s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9).

HEIDT & ASSOCIATES, INC., (LB148)
2212 Swann Avenue
Tampa, Florida 33606

Arthur W. Merritt, (LS4498)
Florida Professional Surveyor and Mapper

December 29, 2001
Date

2212 SWANN AVENUE
TAMPA, FLORIDA 33606
(813) 253-5311
HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
LAND SURVEYING

SHEET 1 OF 4 SHEETS