

38/89

# WOODLAND OAKS

A REPLAT OF RANCH 93 AND THE WEST 1/2 OF RANCH 92, FIVE-A-RANCHES UNIT -7-, AS RECORDED IN PLAT BOOK 7, PAGE 55, AND A REPLAT OF A PORTION OF THE NORTH 1/2 OF TRACT 30 OF THE PORT RICHEY LAND COMPANY SUBDIVISION, SECTION 36, TOWNSHIP 24 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 60, ALL IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION & DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PASCO )

SS:  
THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS WOODLAND OAKS, A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

RANCH 93 AND THE WEST 1/2 OF RANCH 92, FIVE-A-RANCHES UNIT -7- AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF TRACT 30 OF THE PORT RICHEY LAND COMPANY SUBDIVISION, SECTION 36, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 60 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LESS

THAT PORTION OF LITTLE ROAD PARCEL 116.1 RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORD BOOK 1731, PAGE 0488 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SAID NORTH 1/2 OF TRACT 30.

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.

THIS THE 6th DAY OF MAY, A.D., 1999.

## OWNER:

WOODLAND OAKS DEVELOPMENT, INC.

*Robert B. Christensen*  
FREDEN CHRISTENSEN, PRESIDENT

*Robert Christensen*  
WITNESS FOR BOTH

*Brett Copenhagen*  
BRETT COPENHAVER, VICE PRESIDENT

*Brett Copenhagen*  
WITNESS FOR BOTH

## ACKNOWLEDGMENT OF OWNER

WOODLAND OAKS DEVELOPMENT, INC.

STATE OF FLORIDA )  
COUNTY OF PASCO )

SS:  
I HEREBY CERTIFY ON THIS 6 DAY OF MAY, 1999, BEFORE ME PERSONALLY APPEARED FREDEN CHRISTENSEN, PRESIDENT AND BRETT COPENHAVER, VICE PRESIDENT, OF WOODLAND OAKS DEVELOPMENT, 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.

*Mary E. Julian*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

## MORTGAGEE: CONSENT TO DEDICATE

REPUBLIC BANK

*George A. Ulrickson*  
GEORGE A. ULRICKSON  
SENIOR VICE PRESIDENT

*Corinne P. Walker*  
WITNESS  
*James F. Julian*  
WITNESS

## ACKNOWLEDGMENT OF MORTGAGEE

REPUBLIC BANK

STATE OF FLORIDA )  
COUNTY OF PASCO )

SS:  
I HEREBY CERTIFY ON THIS 1st DAY OF JUNE, 1999, BEFORE ME PERSONALLY APPEARED GEORGE A. ULRICKSON, SENIOR VICE PRESIDENT OF REPUBLIC BANK, 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 Little Road, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

*James F. Julian*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



My Commission Expires: May 20, 2001

## CERTIFICATE OF TITLE:

STATE OF FLORIDA )  
COUNTY OF PASCO )

SS:  
I, *James F. Julian*, OF ALLIED TITLE INSURANCE, INC. DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE 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 1998 HAVE BEEN PAID.

THIS THE 1st DAY OF JUNE, 1999.

ALLIED TITLE INSURANCE, INC.

BY: *James F. Julian*  
COUNTY SURVEYOR AND MAPPER  
NELLIE MAE ROBINSON, PSM #3382

## REVIEW OF PLAT BY REGISTERED SURVEYOR AND MAPPER

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS THE 11th DAY OF JUNE, 1999.

BY: *James F. Julian*  
COUNTY SURVEYOR AND MAPPER  
NELLIE MAE ROBINSON, PSM #3382

## CERTIFICATE OF THE CLERK OF CIRCUIT COURT:

CLERK OF THE CIRCUIT COURT:  
I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 11th DAY OF JUNE, 1999 AD, IN PLAT BOOK 38, PAGES 88-90.

*James F. Julian*  
CLERK OF THE CIRCUIT COURT

## CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON 11th DAY OF JUNE, 1999, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

*James F. Julian*  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

## NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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

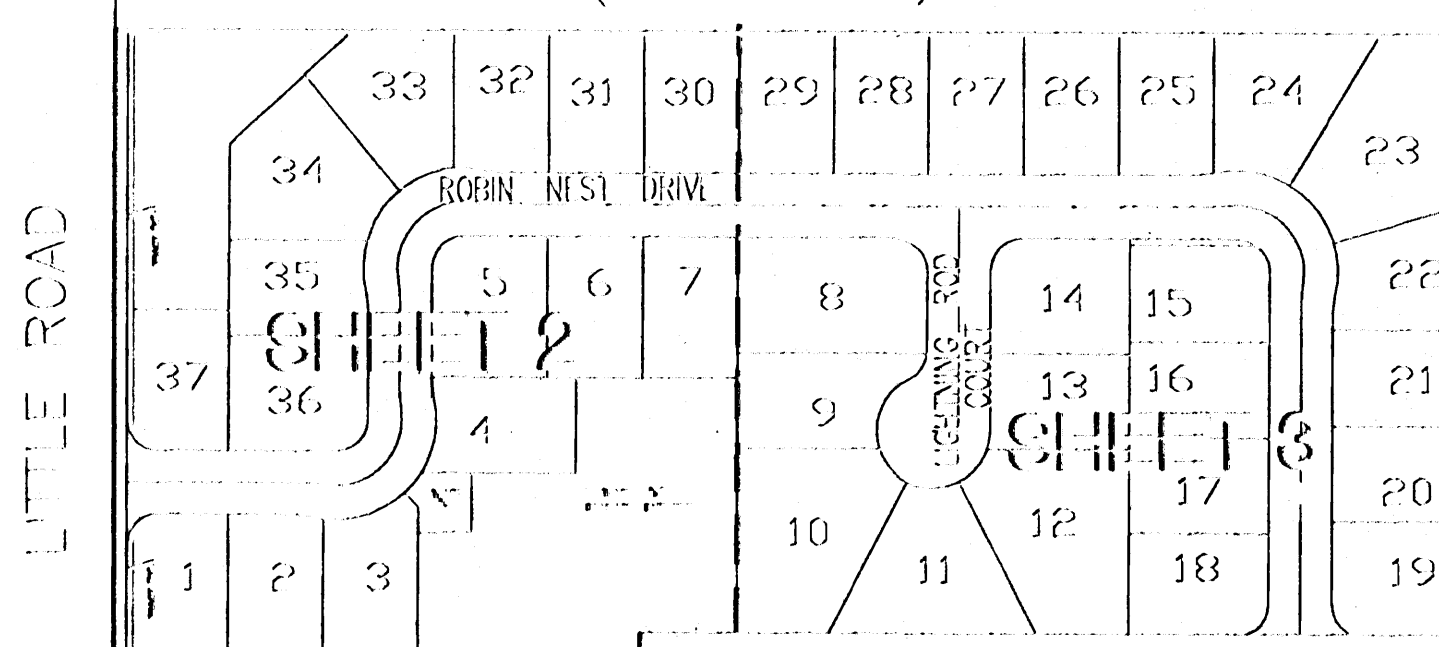
## SURVEYOR'S CERTIFICATE:

I, JAMES F. JULIAN, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON 11th DAY OF JUNE, 1999, THE AFORESAIDED 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 AND THE PERMANENT CONTROL POINTS (P.C.P.'S) HAVE 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. ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE.

JAMES F. JULIAN  
5526 PALMETTO ROAD  
NEW PORT RICHEY, FLORIDA 34652 -- 1709

*James F. Julian*  
JAMES F. JULIAN  
FLORIDA REGISTERED L.S. NO. 4362

KEY MAP  
(NOT TO SCALE)



Sheet 1 of 3

JAMES F. JULIAN  
PROFESSIONAL SURVEYOR & MAPPER  
5526 PALMETTO ROAD  
NEW PORT RICHEY  
FLORIDA 34652-1709

(727) 842-6478

WOODLAND OAKS