

# FOX WOOD PHASE FIVE

38/108

A SUBDIVISION OF A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA  
AND BEING A REPEAT OF A PORTION OF TRACT "B-B", FOX WOOD PHASE ONE, AS RECORDED IN PLAT BOOK 34,  
PAGES 54 THROUGH 70 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION & DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PASCO )

THE UNDERSIGNED, OWNERS OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS FOX WOOD PHASE FIVE, A SUBDIVISION OF A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA AND BEING A REPEAT OF A PORTION OF TRACT "B-B" OF FOX WOOD PHASE ONE AS RECORDED IN PLAT BOOK 34, PAGES 54 THROUGH 70 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHEAST CORNER OF SAID FOX WOOD PHASE ONE AND RUN ALONG THE EASTERLY BOUNDARY LINE N 02°44'04" E, A DISTANCE OF 1268.14 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID FOX WOOD PHASE ONE; THENCE RUN ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING COURSES: RUN N 87°18'19" W, A DISTANCE OF 120.90 FEET; THENCE RUN S 89°36'09" W, A DISTANCE OF 140.20 FEET; THENCE RUN N 86°26'35" W, A DISTANCE OF 140.02 FEET; THENCE RUN N 88°01'08" W, A DISTANCE OF 212.89 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF FOX WOOD PHASE TWO AS RECORDED IN PLAT BOOK 34, PAGES 1 THROUGH 4 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY BOUNDARY LINE THE FOLLOWING COURSES: RUN N 48°43'01" E, A DISTANCE OF 0.33 FEET; THENCE RUN N 02°41'40" E, A DISTANCE OF 122.34 FEET; THENCE RUN N 24°11'18" E, A DISTANCE OF 46.69 FEET; THENCE RUN N 09°34'15" E, A DISTANCE OF 133.05 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF FOX WOOD PHASE THREE AS RECORDED IN PLAT BOOK 37, PAGES 130 THROUGH 139 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTHERLY BOUNDARY LINE S 87°18'20" E, A DISTANCE OF 321.80 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE CONTINUE TO RUN S 87°18'20" E, A DISTANCE OF 299.24 FEET TO A POINT OF CURVATURE; THENCE RUN 292.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 68°17'48", AND A CHORD OF 275.06 FEET WHICH BEARS S 53°09'25" E; THENCE RUN S 19°00'31" E, A DISTANCE OF 258.73 FEET; THENCE RUN N 60°19'09" E, A DISTANCE OF 630.65 FEET; THENCE RUN S 29°40'51" E, A DISTANCE OF 23.83 FEET; THENCE RUN N 60°19'09" E, A DISTANCE OF 232.93 FEET; THENCE RUN N 35°51'38" E, A DISTANCE OF 93.08 FEET; THENCE RUN N 68°40'14" E, A DISTANCE OF 101.26 FEET; THENCE RUN N 29°40'51" W, A DISTANCE OF 290.00 FEET; THENCE RUN N 60°19'09" E, A DISTANCE OF 442.81 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF FOX WOOD PHASE FOUR AS RECORDED IN PLAT BOOK 38, PAGES 50 THROUGH 56 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING COURSES: RUN S 29°40'51" E, A DISTANCE OF 195.00 FEET; THENCE RUN N 60°19'09" E, A DISTANCE OF 445.83 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE, RUN S 12°37'19" E, A DISTANCE OF 951.81 FEET TO A POINT OF CURVATURE; THENCE RUN 185.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1057.50 FEET, A CENTRAL ANGLE OF 10°03'43", AND A CHORD OF 185.47 FEET WHICH BEARS S 17°38'10" E; THENCE RUN S 22°41'02" E, A DISTANCE OF 107.42 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A PROPOSED ROAD (TRINITY BOULEVARD); THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: RUN 223.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT BEING NON-TANGENT WITH THE LAST MENTIONED CALL, SAID CURVE HAVING A RADIUS OF 5858.56 FEET, A CENTRAL ANGLE OF 02°11'26", AND A CHORD OF 223.97 FEET WHICH BEARS S 68°24'41" W; THENCE RUN S 67°18'58" W, A DISTANCE OF 2332.70 FEET TO THE POINT OF BEGINNING. CONTAINING 65.13 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN HEREON FOR DRAINAGE AND UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO. WITH RESPECT TO THE AREAS SHOWN ON THIS PLAT TO BE USED AS UTILITY EASEMENTS, THE UNDERSIGNED HEREBY DEDICATES TO ANY UTILITY PROVIDER, TOGETHER WITH CABLE TELEVISION SERVICE PROVIDER, SUBSEQUENTLY AUTHORIZED BY THE UNDERSIGNED A NON-EXCLUSIVE UTILITY EASEMENT OVER AND ACROSS SUCH AREAS FOR THE SOLE AND EXCLUSIVE PURPOSE OF THE INSTALLATION, OPERATION AND MAINTENANCE OF THE UTILITY AND CABLE TELEVISION SERVICE FACILITIES THEREIN; PROVIDED, HOWEVER, THAT SAID OWNERS SHALL HAVE THE RIGHT TO RETAIN THE USE OF SAID UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING UTILITY FACILITIES AND MAY GRANT SUCH ADDITIONAL EASEMENTS, LICENSES OR USE AGREEMENTS AS OWNERS MAY DEEM NECESSARY; AND PROVIDED, FURTHER THAT THIS DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION BY THE OWNERS FOR THE PROVIDING OF SUCH SERVICES BY UTILITY OR CABLE TELEVISION SERVICE PROVIDER TO THE PROPERTY, WHICH SHALL BE AUTHORIZED ONLY UPON TERMS AND CONDITIONS ACCEPTABLE TO THE UNDERSIGNED. NONE OF THE STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER AREAS SHOWN ON THIS PLAT ARE TO BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC.

THIS THE 18<sup>th</sup> DAY OF FEBRUARY, A.D., 2000.

OWNER:  
ADAM SMITH ENTERPRISES, INC.

*Adam Smith Enterprises, Inc.*  
PRESIDENT, LEW FRIEDLAND

*Adam Smith Enterprises, Inc.*  
WITNESS FOR BOTH

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

*Daniel E. Aldridge*  
WITNESS FOR BOTH

## ACKNOWLEDGEMENT OF OWNER

ADAM SMITH ENTERPRISES, INC.

STATE OF FLORIDA )  
COUNTY OF PINELLAS )

I HEREBY CERTIFY ON THIS 18<sup>th</sup> DAY OF FEBRUARY, A.D., 2000, BEFORE ME PERSONALLY APPEARED LEW FRIEDLAND AND DANIEL E. ALDRIDGE, PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF ADAM SMITH ENTERPRISES, 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 *Pinellas County, Florida*, THE DAY AND YEAR AFORESAID.

*Christine K. Friedman*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

CHRISTINE K. FRIEDMAN  
MY COMMISSION # CE 82106  
EXPIRES Aug 19, 2003  
1800 NOTARY Pub. Notary Service & Recording Co.

## CERTIFICATE OF TITLE:

STATE OF FLORIDA )  
COUNTY OF PASCO )

I, EMIL C. MARQUARDT JR., OF MACFARLANE FERGUSON & MCMULLEN, DO HEREBY CERTIFY THAT 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 1999 HAVE BEEN PAID.  
THIS THE 18<sup>th</sup> DAY OF FEBRUARY, 2000.

MACFARLANE FERGUSON & MCMULLEN

BY: *Emil C. Marquardt Jr.*  
EMIL C. MARQUARDT JR.  
ATTORNEY AT LAW

## REVIEW OF PLAT BY REGISTERED SURVEYOR AND MAPPER

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS THE 18<sup>th</sup> DAY OF FEBRUARY, 2000.

BY: *Nellie Mae Robinson*  
COUNTY SURVEYOR AND MAPPER  
NELLIE MAE ROBINSON, PSM #3392

## 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 18<sup>th</sup> DAY OF FEBRUARY, A.D., 2000.  
IN PLAT BOOK 38, PAGES 108-111.

*David L. Berry*  
CLERK OF THE CIRCUIT COURT

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

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON 18<sup>th</sup> FEBRUARY, 2000, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

*David L. Berry*  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

## SURVEYOR'S CERTIFICATE:

I, DAVID L. BERRY, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON NOV. 2, 1999, 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 AND THE PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

BERRY LAND SURVEYING, INC. 18 # 6494  
3822 LAKE PADGETT DRIVE  
LAND O' LAKES, FLORIDA 34639

*David L. Berry*  
DAVID L. BERRY  
FLORIDA REGISTERED L.S. NO. 4048

## 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.

SHEET 1 OF 10

BERRY  
LAND  
SURVEYING, INC.  
3822 LAKE PADGETT DRIVE  
LAND O' LAKES, FL. 34639  
(408) 895-7777 18 # 6494

FOX WOOD PHASE FIVE