

# WINDRIDGE OF GULF TRACE

SECTION 25, TOWNSHIP 26 SOUTH, RANGE 15 EAST AND  
SECTION 30, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA  
BEING A REPLAT OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION, PLAT BOOK 1, PAGES 68-70

## DEDICATION

STATE OF FLORIDA }  
COUNTY OF PASCO } S.S.

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS WINDRIDGE OF GULF TRACE, BEING A REPLAT OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION, PLAT BOOK 1, PAGES 68-70.

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 15 EAST AND SECTION 30, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 30 AND RUN S89°19'53"W, 12.53 FEET; THENCE S01°22'26"W, 216.20 FEET TO THE POINT OF BEGINNING; THENCE RUN S01°22'26"W, 100.07 FEET; THENCE S89°13'16"W, 1306.55 FEET; THENCE N78°25'46"W, 551.70 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 85°30'00", A CHORD BEARING S58°49'44"W, 373.34 FEET, AN ARC BEARING OF 40.57 FEET; THENCE S01°22'26"W, 100.07 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 79°14'00", A CHORD BEARING S58°49'44"W, 373.34 FEET, AN ARC BEARING OF 40.57 FEET; THENCE S89°13'16"W, 1306.55 FEET; THENCE N78°25'46"W, 551.70 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 85°30'00", A CHORD BEARING S58°49'44"W, 373.34 FEET, AN ARC BEARING OF 40.57 FEET; THENCE S01°22'26"W, 216.20 FEET TO THE POINT OF BEGINNING. 28.34 ACRES, MORE OR LESS.  
AND HEREBY CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO 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 OR PIPES, FIRE HYDRANTS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, AND OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO MYSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS OR FACILITIES 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 DO HEREBY RESERVE UNTO MYSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER DEDICATED TO THE PUBLIC OR THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 27 DAY OF March, A.D., 1985

## TITLE CERTIFICATE

I, LINDA HOWELL, OF CHELSEA TITLE AND GUARANTY COMPANY, HEREBY CERTIFY THAT THE OWNER AND BORROWER OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT IS AS SHOWN ON SAID PLAT, 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 84 HAVE BEEN PAID.

THIS THE 27 DAY OF March, A.D., 1985

BY: Linda Howell, Assistant Secretary  
LINDA HOWELL, ASSISTANT SECRETARY

## FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

THIS 8th DAY OF October, 1985

By: B. Cunningham, D.C.  
CLERK OF CIRCUIT COURT

## COUNTY COMMISSION APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA THIS 8th DAY OF October, A.D., 1985

CHAIRMAN

## OWNER

ARTHUR RUTENBERG CORP.

LEE R. THOMPSON  
VICE PRESIDENT

WITNESS

WITNESS

## ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PASCO } S.S.

I HEREBY CERTIFY THAT ON THIS 27 DAY OF March, A.D., 1985, BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED LEE R. THOMPSON, VICE PRESIDENT, ARTHUR RUTENBERG CORP., TO BE KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AN OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THIS 27 DAY OF March, 1985.

MY COMMISSION EXPIRES: 3/21/87

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

## MORTGAGEE

CENTERBANC SAVINGS ASSOCIATION

T. GLYNN GILBERT, SR. VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

WITNESS

## ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PASCO } S.S.

I HEREBY CERTIFY THAT ON THE 27th DAY OF September, A.D., 1985, BEFORE ME PERSONALLY APPEARED T. GLYNN GILBERT, SR. VICE PRESIDENT OF CENTERBANC SAVINGS ASSOCIATION, TO BE KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS BY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 3-18-89

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

## SURVEYOR'S CERTIFICATE

I, EARL L. RATLIFF, JR., THE SURVEYOR MAKING THIS PLAT, HEREBY CERTIFY THAT IT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND I FURTHER CERTIFY THAT THE PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY FLORIDA STATUTE 177.091.

EARL L. RATLIFF, JR., PLS  
FLORIDA REG. NO. 3400

DATE OF SURVEY

KING ENGINEERING ASSOCIATES, INC.

Consulting Engineers Surveyors  
Suite 105 2250 U.S. 19 North Clearwater Florida 34615 (813) 785 3446