

AUTUMN OAKS UNIT FOUR-B

A PORTION OF THE WEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AND A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
) ss:
COUNTY OF PASCO)

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS AUTUMN OAKS UNIT FOUR-B, A PORTION OF THE WEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AND A PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF LOT 197 OF AUTUMN OAKS UNIT FOUR-A AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 29, PAGES 76 AND 77 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID AUTUMN OAKS UNIT FOUR-A THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 67°00'00" WEST, 50.00 FEET, SOUTH 23°00'00" EAST, 60.00 FEET, SOUTH 67°00'00" WEST, 223.64 FEET TO THE MOST NORTHERLY CORNER OF LOT 130 OF AUTUMN OAKS UNIT TWO AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 27, PAGES 33, 34 AND 35 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID AUTUMN OAKS UNIT TWO THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 67°00'00" WEST, 90.00 FEET, SOUTH 88°03'36" WEST, 323.17 FEET TO THE EASTERLY BOUNDARY LINE OF AUTUMN OAKS UNIT ONE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 26, PAGES 30 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID AUTUMN OAKS UNIT ONE THE FOLLOWING TEN COURSES AND DISTANCES: NORTH 00°49'00" WEST, 120.00 FEET, NORTH 52°51'01" EAST, 324.11 FEET, NORTH 61°14'46" WEST, 101.25 FEET, NORTH 42°37'47" WEST, 200.45 FEET, NORTH 11°00'00" EAST, 120.00 FEET, NORTH 02°26'09" EAST, 189.68 FEET, NORTH 15°47'12" WEST, 234.40 FEET, 150.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 18°10'10" AND A CHORD OF 150.00 FEET WHICH BEARS SOUTH 62°02'06" WEST, SOUTH 52°51'01" EAST, A DISTANCE OF 50.91 FEET, NORTH 37°02'59" WEST, 50.00 FEET, THENCE NORTH 52°51'01" EAST, A DISTANCE OF 50.91 FEET, THENCE A DISTANCE OF 342.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 37°22'35" AND A CHORD OF 336.44 FEET WHICH BEARS NORTH 71°30'18" EAST, THENCE SOUTH 89°40'24" EAST, A DISTANCE OF 133.94 FEET, THENCE SOUTH 00°19'36" WEST, A DISTANCE OF 80.00 FEET, THENCE SOUTH 89°40'24" EAST, A DISTANCE OF 175.00 FEET, THENCE SOUTH 00°19'36" WEST, A DISTANCE OF 315.10 FEET, THENCE SOUTH 25°48'32" EAST, A DISTANCE OF 132.25 FEET, THENCE SOUTH 51°09'21" EAST, A DISTANCE OF 245.00 FEET, THENCE SOUTH 74°06'15" EAST, A DISTANCE OF 120.00 FEET, THENCE NORTH 67°00'00" EAST, A DISTANCE OF 188.52 FEET, THENCE SOUTH 23°00'00" EAST, A DISTANCE OF 175.00 FEET, THENCE NORTH 67°00'00" EAST, A DISTANCE OF 50.00 FEET, THENCE SOUTH 23°00'00" EAST, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING. CONTAINING 14.901 ACRES, MORE OR LESS.

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; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON 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, 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 AS-BUILT PLANS FILED WITH PASCO 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 DEDICATED LANDS, 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 PASCO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING, BUT NOT LIMITED TO, THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERE TO, 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 OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 13 DAY OF JAN, A.D., 1992

OWNERS

AUTUMN OAKS INVESTMENT CORPORATION

John E. Hudson, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

Marianne Spozate, SECRETARY

WITNESS FOR BOTH

ACKNOWLEDGEMENT OF OWNERS

STATE OF FLORIDA)
) ss:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 13th DAY OF JAN, A.D., 1992, BEFORE ME PERSONALLY APPEARED JOHN E. HUDSON AND MARIANNE SPOZATE, PRESIDENT AND SECRETARY RESPECTIVELY OF AUTUMN OAKS INVESTMENT CORPORATION, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOR GOING 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.

Alta M. Resch
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: Notary Public, State of Florida
My Commission Expires April 26, 1997

MORTGAGEE

CHARLES F. BARBER, TRUSTEE

Charles F. Barber

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

WITNESS

ACKNOWLEDGEMENT OF MORTGAGEE

STATE OF FLORIDA)
) ss:
COUNTY OF PASCO)

I HEREBY CERTIFY THAT ON THIS 20th DAY OF December, A.D., 1991, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED CHARLES F. BARBER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINER AND CONSENT TO DEDICATION 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 NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Richard W. Bowby
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: My Commission Expires April 26, 1997
My Commission Expires April 26, 1997

CERTIFICATE OF TITLE

STATE OF FLORIDA)
) ss:
COUNTY OF PASCO)

I, DANIEL N. MARTIN, OF MARTIN, FIGURSKI AND HARRILL, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THIS DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THAT THIS PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THIS 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 1991 HAVE BEEN PAID.

THIS 21st DAY OF DECEMBER, A.D., 1991.

MARTIN, FIGURSKI AND HARRILL

BY Daniel N. Martin
DANIEL N. MARTIN

SURVEYOR'S CERTIFICATE

I, DENNIS J. DEHOFF, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY ON April 9, 1992, 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 (I.P.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THE PERMANENT CONTROL POINTS (I.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.

CASSON ENGINEERING COMPANY
6321 GRAND BOULEVARD
NEW PORT RICHEY, FLORIDA

Dennis J. Dehoff
DENNIS J. DEHOFF
FLORIDA SURVEYOR'S REG'N. NO. 4289

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 27th DAY OF May, A.D., 1992, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Chairman of the Board
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 28th DAY OF May, 1992 AD, IN PLAT BOOK 30 PAGES 12 AND 13.

John P. Pittman
CLERK OF CIRCUIT COURT
By: John P. Pittman, J.C.

SHEET 1 OF 2

AUTUMN OAKS UNIT FOUR-B
PLAT BOOK 30, PAGE 12