26/122

HUNTER'S RIDGE UNIT FOUR

A REPLAT OF A PORTION OF TRACTS 33, 34, 35, 36, 37, 40, 41, 43, 44 AND 45 OF THE TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 12, TOWNSHIP 28 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS HUNTER'S RIDGE UNIT FOUR, A REPLAT OF A PORTION OF TRACTS 33, 34, 35, 36, 37, 40, 41, 43, 44 AND 45 OF THE TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 12, TOWNSHIP 26, SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12, NORTH 00° 34' 21" EAST, A DISTANCE OF 705.35 FEET FOR A POINT OF BEGINNING; THENCE NORTH 69° 27' 51" WEST, A DISTANCE OF 126.84 FEET; THENCE NORTH 77° 19' 10" WEST, A DISTANCE OF 103.37 FEET; THENCE NORTH 56° 28' 33" WEST, A DISTANCE OF 175.78 FEET; THENCE NORTH 56° 36' 07" WEST, A DISTANCE OF 52.46 FEET; THENCE NORTH 79° 12' 44" WEST, A DISTANCE OF 37.76 FEET; THENCE NORTH 89° 44' 29" WEST, A DISTANCE OF 161.49 FEET; THENCE NORTH 68° 11' 46" WEST, A DISTANCE OF 181.86 FEET; THENCE NORTH 14° 46' 11" EAST, A DISTANCE OF 66.34 FEET; THENCE NORTH 40° 47' 08" WEST, A DISTANCE OF 160.00 FEET; THENCE NORTH 54° 22' 06" WEST, A DISTANCE OF 31.44 FEET; THENCE NORTH 40° 47' 08" WEST, A DISTANCE OF 115.00 FEET; THENCE A DISTANCE OF 59.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 85.00 FEET AND A CHORD OF 58.27 FEET WHICH BEARS SOUTH 69° 15' 41" WEST; THENCE SOUTH 89° 18' 30" WEST, A DISTANCE OF 170.22 FEET; THENCE NORTH 00° 11' 52" WEST, A DISTANCE OF 52.76 FEET; THENCE SOUTH 89° 18' 30" WEST, A DISTANCE OF 83.12 FEET; THENCE NORTH 75° 55' 43" WEST, A DISTANCE OF 45.00 FEET; THENCE NORTH 14° 04' 17" EAST, A DISTANCE OF 442.39 FEET; THENCE A DISTANCE OF 113.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A CHORD OF 113.02 FEET WHICH BEARS NORTH 20° 33' 38" EAST; THENCE NORTH 62° 57' 01" WEST, A DISTANCE OF 110.32 FEET; THENCE SOUTH 39° 58' 58" WEST, A DISTANCE OF 84.84 FEET; THENCE NORTH 69° 20' 18" WEST, A DISTANCE OF 125.00 FEET; THENCE A DISTANCE OF 183.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 750.00 FEET AND A CHORD OF 182.83 FEET WHICH BEARS NORTH 27° 39' 45" EAST; THENCE NORTH 34° 39' 48" EAST, A DISTANCE OF 2.43 FEET; THENCE SOUTH 55° 20' 12" EAST, A DISTANCE OF 173.00 FEET; THENCE NORTH 34° 39' 48" EAST, A DISTANCE OF 537.78 FEET; THENCE A DISTANCE OF 240.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING RADIUS OF 565.00 FEET AND A CHORD OF 238.54 FEET WHICH BEARS SOUTH 38° 04' 23" EAST; THENCE A DISTANCE OF 333.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 535.00 FEET AND A CHORD OF 326.41 WHICH BEARS SOUTH 43° 45' 38" EAST; THENCE SOUTH 61° 38' 04" EAST, A DISTANCE OF 176.76 FEET; THENCE A DISTANCE OF 259.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 535.00 FEET AND A CHORD OF 256.98 FEET WHICH BEARS SOUTH 75° 31' 52" EAST; THENCE SOUTH 89° 25' 39" EAST, A DISTANCE OF 242.66 FEET TO THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12, SOUTH 00° 34' 22" WEST, A DISTANCE OF 1,100.32 FEET TO THE POINT OF BEGINNING. CONTAINING 31.141 ACRES MORE OR LESS.

PL19-38.1

HAS CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DOES 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 DOES 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 DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES INCLUDING BUT NOT LIMITED TO WATER AND 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 DOES 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 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 DOES 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 THERETO, 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 10th DAY OF November, A.D., 1987.

OWNER

RANCHO DEL CIERVO ESTATES

E. V. WERNER, PRESIDENT

T. ARCORACI, SECRETARY/TREASURER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 10th DAY OF Nov. A.D., 1987, BEFORE ME PERSONALLY APPEARED E. V. WERNER AND T. ARCORACI, PRESIDENT AND SECRETARY/TREASURER, RESPECTIVELY OF RANCHO DEL CIERVO ESTATES, A CALIFORNIA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, 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, COUNTY OF PASCO, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: Mar 1, 1990

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I, LOIS E. ELIASSEN, PRESIDENT OF OMNI TITLE OF PASCO, INC., DO HEREBY CERTIFY THAT THE APPARENT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS OR CORPORATION EXECUTING THIS DEDICATION AS IT IS 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 APPARENT 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 1987 HAVE BEEN PAID.

THIS THE 10TH DAY OF December, A.D., 1987.

OMNI TITLE OF PASCO, INC.

BY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 23RD DAY OF June, A.D., 1988, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS (P.C.P'S) HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE.

CASSON ENGINEERING COMPANY
106 NORTH BOULEVARD
NEW PORT RICHEY, FLORIDA 34652

WALTER A. CASSON, JR.
FLORIDA SURVEYOR'S REG'N. NO. 1233

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 26 DAY OF August, A.D., 1988.

CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THE 16 DAY OF August, A.D., 1988, IN PLAT BOOK 26, PAGES 122, 123 AND 124

CLERK OF THE CIRCUIT COURT

By: E. Long, D.C.

SHEET 1 OF 3

HUNTER'S RIDGE UNIT FOUR

PLAT BOOK_____ PAGE_____

| DR. CK. | | |