

SHADOW RUN UNIT 2

SECTION 4, TOWNSHIP 25 SOUTH, RANGE 17 EAST PASCO COUNTY, FLORIDA

CURVE DATA

CURVE	BEARING	CHORD	ARC	CHORD	CHORD BEARING
1	3796.70'	02°41'23"	178.23'	178.22'	S 09°08'44"W
2	262.00'	02°06'34"	9.65'	9.65'	N 06°25'47"E
3	256.00'	04°15'46"	18.60'	18.60'	N 09°36'57"E
4	125.00'	46°50'00"	102.17'	99.35'	N 11°40'10"W
5	125.00'	34°00'00"	74.18'	73.09'	N 10°05'10"W
6	100.00'	79°00'00"	137.88'	127.22'	N 40°35'10"W
7	3796.70'	00°19'55"	21.99'	21.99'	S 87°58'01"W
8	3796.70'	01°56'00"	106.02'	106.02'	S 00°53'59"W
9	3796.70'	00°23'46"	26.23'	26.23'	S 10°17'35"W
10	20.00'	90°34'37"	31.42'	28.43'	N 34°47'51"W
11	20.00'	90°00'00"	31.42'	28.28'	N 55°29'27"E
12	20.00'	90°00'00"	31.42'	28.28'	S 34°30'33"E
13	20.00'	89°25'23"	31.22'	28.14'	S 55°12'09"W
14	88.00'	18°37'58"	28.62'	28.49'	N 70°46'15"W
15	88.00'	79°00'00"	121.34'	111.95'	N 40°35'10"W
16	137.00'	34°00'00"	81.30'	80.11'	N 18°05'10"W
17	113.00'	02°57'56"	5.46'	5.46'	N 33°36'12"W
18	113.00'	46°50'00"	92.37'	89.42'	N 11°40'10"W
19	20.00'	90°00'00"	31.42'	28.28'	N 56°44'50"E
20	20.00'	90°00'00"	31.42'	28.28'	N 33°15'10"W
21	20.00'	90°00'00"	31.42'	28.28'	S 56°44'50"W
22	20.00'	90°00'00"	31.42'	28.28'	N 33°15'10"W
23	262.00'	06°22'20"	29.14'	29.12'	N 08°33'40"E
24	238.00'	04°15'46"	17.71'	17.70'	S 09°36'57"W
25	20.00'	90°00'00"	31.42'	28.28'	S 56°44'50"W
26	20.00'	90°00'00"	31.42'	28.28'	N 33°15'10"W
27	20.00'	90°00'00"	31.42'	28.28'	N 56°44'50"E
28	20.00'	90°00'00"	31.42'	28.28'	S 33°15'10"E
29	137.00'	13°53'58"	32.44'	32.36'	S 04°57'51"W
30	137.00'	13°53'58"	32.44'	32.36'	S 04°57'51"W
31	137.00'	16°54'23"	40.43'	40.28'	S 10°16'19"E
32	137.00'	10°14'49"	24.50'	24.47'	S 23°50'56"E
33	137.00'	06°06'49"	14.62'	14.61'	S 32°01'45"E
34	113.00'	34°00'00"	67.06'	66.08'	N 18°05'10"W
35	112.00'	79°00'00"	154.43'	142.48'	N 40°35'10"W
36	3796.70'	00°21'44"	24.00'	24.00'	N 09°54'50"E

DEDICATION

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

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "SHADOW RUN, UNIT 2", A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SECTION 4; THENCE RUN 500'00"11"E, ALONG THE WESTERLY LINE OF SAID SECTION, 2041.16 FEET; THENCE S89°20'49"E, ALONG THE SOUTHERLY BOUNDARY OF SHADOW RIDGE AS RECORDED IN PLAT BOOK 17, PAGES 41 THRU 43, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, 1664.69 FEET; THENCE CONTINUE S89°20'49"E, ALONG THE PROJECTED SOUTHERLY LINE OF SAID SHADOW RIDGE, 248.49 FEET; THENCE N60°59'49"E, 173.25 FEET TO THE SOUTHWEST CORNER OF LOT 181 OF SHADOW LAKES UNIT ONE AS RECORDED IN PLAT BOOK 20, PAGES 27 THRU 29, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SHADOW LAKES UNIT ONE, N60°59'49"E, 367.32 FEET; THENCE S10°29'27"W, 303.87 FEET TO THE POINT OF BEGINNING; THENCE RUN S79°30'33"E, 154.33 FEET; THENCE N86°30'00"E, 153.43 FEET; THENCE S82°30'56"E, 24.00 FEET; THENCE BY A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 262.00 FEET, A CENTRAL ANGLE OF 02°06'13", A CHORD BEARING OF N06°25'47"E, 9.65 FEET, AN ARC DISTANCE OF 9.65 FEET; THENCE S77°49'21"E, 154.89 FEET; THENCE S88°02'17"E, 59.91 FEET; THENCE N86°55'25"E, 90.33 FEET; THENCE S79°30'33"E, 255.15 FEET; THENCE S10°29'27"W, 656.07 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 3796.70 FEET, A CENTRAL ANGLE OF 02°41'23", A CHORD BEARING OF S09°08'44"W, 178.22 FEET, AN ARC DISTANCE OF 178.23 FEET; THENCE S07°48'04"W, 110.00 FEET; THENCE N82°11'56"W, 149.99 FEET; THENCE S43°30'00"W, 468.78 FEET; THENCE N79°30'33"W, 417.46 FEET; THENCE N10°29'27"E, 540.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.189 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 EASEMENTS 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 DEPICED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE INTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY; AND FURTHER DO HEREBY RESERVE INTO 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 IMPROVEMENTS DEDICATED TO THE PUBLIC OR THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALUATED, AND DO FURTHER DEDICATE INGRESS AND EGRESS TO PASCO COUNTY TO SERVICE AND MAINTAIN SAID IMPROVEMENT.

THIS THE 13TH DAY OF MARCH, A.D. 1985.

ACKNOWLEDGEMENT

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

I HEREBY CERTIFY THAT ON THIS 13TH DAY OF MARCH, A.D. 1985, BEFORE ME PERSONALLY APPEARED DAVID W. SMITH, PRESIDENT OF WEST COAST COMMUNITIES OF FLORIDA, INC., A FLORIDA CORPORATION, TO ME 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 MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 3/9/88 *John P. Crowley*
 NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGE

THE BANK OF PASCO COUNTY

M.P. Crowley
 M.P. CROWLEY, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Charles McNeill & John H. McNeill
 WITNESS

ACKNOWLEDGEMENT

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

I HEREBY CERTIFY THAT ON THIS 22ND DAY OF MARCH, A.D. 1985, BEFORE ME PERSONALLY APPEARED M.P. CROWLEY, PRESIDENT OF THE BANK OF PASCO COUNTY TO ME 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 MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 6/1/86 *Charles McNeill*
 NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGE

PARK BANK OF PASCO

Jim W. Mathews, Sr.
 JIM W. MATHEWS, SR. EXEC. VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Margaret C. Thomas & Lorraine A. Dawson
 WITNESS

ACKNOWLEDGEMENT

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

I HEREBY CERTIFY THAT ON THIS 24TH DAY OF SEPTEMBER, A.D. 1985, BEFORE ME PERSONALLY APPEARED JIM W. MATHEWS, SR. EXEC. VICE PRESIDENT OF THE PARK BANK OF FLORIDA, TO ME 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 MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 4/14/89 *Samuel Adams*
 NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

SURVEYORS CERTIFICATE

I, CARL L. HATFE, JR., THE SURVEYOR MAKING THIS PLAT, HEREBY CERTIFY THAT IT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBILITY AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (PRIMS) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT ALL SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, F.S., AND I FURTHER CERTIFY THAT THE PLAT MEETS ALL MATERIAL IN COMPLIANCE WITH FLORIDA STATUTE 177.08.

Carl L. Hatfe, Jr.
 CARL L. HATFE, JR.
 FLORIDA REG. NO. 3400
 4-12-85
 DATE OF SURVEY

KING ENGINEERING ASSOCIATES, INC.
 Consulting Engineers Surveyors
 Suite 105, 2250 U.S. 10 North, Citrusburg, Florida 33515 (615) 789-2598

TITLE CERTIFICATE

I, LAURA PERRINO OF STEWART TITLE, INC. HEREBY CERTIFY THAT THE OWNER AND MORTGAGEE 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 END HAVE BEEN PAID.

THIS THE 9TH DAY OF APRIL, A.D. 1985.
 STEWART TITLE, INC.

By *Laura Perrino*
 LAURA PERRINO, VICE PRESIDENT

COUNTY COMMISSION APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA
 THIS 24TH DAY OF SEPT., A.D. 1985.

CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
 THIS 25TH DAY OF SEPT., A.D. 1985

John P. Crowley
 JOHN P. CROWLEY, CLERK OF THE COUNTY CLERK
 By: *John P. Crowley, Jr.*

OWNER

WEST COAST COMMUNITIES OF FLORIDA, INC.
 A FLORIDA CORPORATION

David W. Smith
 DAVID W. SMITH, PRESIDENT
Charles McNeill
 WITNESS
Charles McNeill
 WITNESS