

# UNIT - SIX SAN CLEMENTE VILLAGE

BEING A REPLAT OF PORTIONS OF TRACTS 10,13,14,15,16 & 28 PORT RICHEY LAND COMPANY SUBDIVISION

PLAT BOOK I PAGE 61, LOCATED IN SEC. 14, T.25 S., R. 16 E.

PASCO COUNTY, FLORIDA

## LEGAL DESCRIPTION

A Parcel of land in Section 14, Township 25 South, Range 16 East, Pasco County, Florida and being more particularly described as follows: Commence at the Southeast Corner of the Northeast 1/4 of said Section 14; thence N. 89° 32' 04" W. along the South line of said Northeast 1/4 for 959.04 feet to the POINT OF BEGINNING of the hereinafter described parcel; thence continue N. 89° 32' 04" W. along said South line for 1243.99 feet; thence N. 0° 27' 56" E., for 100.00 feet; thence N. 89° 32' 04" W., for 52.85 feet; thence N. 0° 27' 56" E., for 245.00 feet; thence N. 4° 41' 22" E., for 107.13 feet; thence N. 42° 37' 40" W., for 149.42 feet to a radial intersection with a curve, concave to the Northwest; thence Southwesterly along the arc of said curve, having for its elements a radius of 850.00 feet and a central angle of 1° 13' 01", for 16.05 feet; thence N. 41° 24' 39" W. along a line radial to the last described curve, for 160.00 feet to a radial intersection with a curve concave to the Northwest; thence Southwesterly along the arc of said curve having for its elements a radius of 690.00 feet and a central angle of 9° 55' 30", for 119.73 feet to a point of compound curvature with a curve concave to the Northwest; thence Southwesterly along the arc of said curve having for its elements a radius of 1120.00 feet and a central angle of 25° 09' 17", for 491.72 feet to an intersection with the Eastern Plat Boundary of Unit Four of San Clemente Village, according to the Plat thereof as recorded in Plat Book 14 at Pages 106 and 107 of the Public Records of Pasco County, Florida; thence N. 6° 18' 52" W., along said boundary, being also a line radial to the last described curve for 80.00 feet to a radial intersection with a curve concave to the Northwest; thence Northeastly along the arc of said curve having for its elements a radius of 1040.00 feet and a central angle of 25° 09' 17", for 456.28 feet to a point of compound curvature with a curve, concave to the Northwest; thence Northeastly along the arc of said curve having for its elements a radius of 610.00 feet and a central angle of 17° 00' 00", for 165.31 feet to the point of tangency; thence N. 41° 01' 51" E., for 140.00 feet to the point of curvature of a curve concave to the Northwest; thence Northeastly along the arc of said curve having for its elements a radius of 720.00 feet and a central angle of 19° 25' 39", for 294.13 feet; thence S. 68° 23' 48" E. along a line radial to the last described curve, for 80.00 feet; thence S. 73° 03' 40" E., for 232.72 feet; thence S. 63° 46' 31" E., for 481.39 feet; thence S. 68° 03' 00" E., for 384.52 feet; thence S. 25° 11' 51" E., for 94.82 feet; thence S. 0° 36' 14" W., for 227.56 feet; thence S. 32° 22' 57" W., for 111.01 feet; thence S. 25° 41' 00" E., for 86.04 feet; thence S. 87° 30' 25" E., for 99.94 feet; thence S. 47° 47' 31" E., for 257.94 feet to the POINT OF BEGINNING, Containing 26.04 acres, more or less.

## COUNTY COMMISSION APPROVAL:

Approved by the Board of County Commissioners of Pasco County, Florida, this 28 day of February, 1977.

\_\_\_\_\_  
Chairman

## COUNTY CLERK APPROVAL:

Filed and Recorded:

In the Public Records of Pasco County, Florida, on this 1st day of March, A.D. 1977, in Plat Book 15 Page 135-137

\_\_\_\_\_  
Jed Pittman, Clerk of Circuit Court

## CERTIFICATE OF TITLE

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

I, CHRISTOPHER J. THIEL, ATTORNEY AT LAW hereby certify that the Owners and Mortgagees of this property lying within the parcel described on this Plat are 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 1977 have been paid.

This the 19 day of JANUARY, 1977.

By: Christopher Thiel

## DEDICATION

The undersigned hereby certifies that it is the owner of the above described tract of land hereby platted as San Clemente Village - Unit Six, and that it dedicates to the public all streets, roads and rights-of-ways shown for road and street purposes and for the installation and maintenance of drainage facilities, storm sewers, utilities and purposes incidental thereto; and that it grants to the public the right to use the utility and drainage easements shown but only for the installation and maintenance of utilities and drainage facilities and purposes incidental thereto.

U. S. Home Corporation, a Delaware Corporation

\_\_\_\_\_  
Witness  
\_\_\_\_\_  
Witness

\_\_\_\_\_  
Leonard Seligman, Division President  
\_\_\_\_\_  
C. Jean Heydener, Division Ass't Secretary

## ACKNOWLEDGMENT:

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

I hereby certify that on this 1st day of January, 1977 A.D. before me a Notary Public, in and for said County personally appeared Leonard Seligman and C. Jean Heydener, Division President and Division Ass't Secretary respectively of the U. S. Home Corporation, a Delaware Corporation, qualified to transact business in the State of Florida, to me known to be the persons described in and who executed the foregoing dedication and they acknowledge the execution thereof to be their own free act and deed.

My Commission Expires August 25, 1977  
Notary Public, State of Florida at Large

## SURVEYORS CERTIFICATE

I, William G. Shane, of Post, Buckley, Schuh & Jernigan, Inc., having offices at 2280 U.S. Highway 19 N., Suite 165, Clearwater, Florida, 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 Monument's (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, 177.091.

Signed on this 15 day of JANUARY, A.D., 1978.

Post, Buckley, Schuh & Jernigan, Inc.

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William G. Shane  
Professional Land Surveyor #2513  
State of Florida



P B POST, BUCKLEY, SCHUH & JERNIGAN, INC.  
S J CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
2280 U.S. HWY. 19 N., CLEARWATER, FLA. 33516

JOB NO. 525-510-40

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