

BRIAR PATCH VILLAGE OF SEVEN SPRINGS PHASE 1

A SUBDIVISION OF A PORTION OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 16 EAST,
PASCO COUNTY, FLORIDA.

40/79

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS, BRIAR PATCH VILLAGE OF SEVEN SPRINGS PHASE 1, A SUBDIVISION OF A PORTION OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, NORTH 00°36'25" EAST, 639.04 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 679, PAGE 469 AND THE WESTERLY EXTENSION THEREOF, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 89°31'33" EAST, 2013.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY LINE, SOUTH 89°31'33" EAST, 639.76 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1600, PAGE 1519 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH 77°20'36" EAST, 109.19 FEET; THENCE SOUTH 03°54'33" WEST, 20.27 FEET; THENCE SOUTH 24°52'09" EAST, 64.11 FEET; THENCE SOUTH 12°21'20" EAST, 383.52 FEET; THENCE SOUTH 08°21'10" EAST, 30.00 FEET; THENCE SOUTH 12°48'03" EAST, 302.56 FEET; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4180, PAGE 891 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 64°11'12" WEST, 324.31 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY LINE, ALSO BEING THE NORTHERLY BOUNDARY LINE OF THE PARCELS DESCRIBED IN OFFICIAL RECORD BOOK 1331, PAGE 775 AND OFFICIAL RECORD BOOK 1836, PAGE 647 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH 89°31'33" WEST, 448.94 FEET; THENCE NORTH 27°11'11" WEST, 47.49 FEET; THENCE 67.55 FEET ALONG THE ARC OF A 285.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, SUBTENDED BY A CHORD DISTANCE OF 67.37 FEET WHICH BEARS NORTH 18°53'02" WEST; THENCE NORTH 12°34'52" WEST, 168.48 FEET; THENCE 41.31 FEET ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, SUBTENDED BY A CHORD DISTANCE OF 41.09 FEET WHICH BEARS NORTH 02°17'26" WEST; THENCE NORTH 08°00'00" EAST, 189.26 FEET; THENCE NORTH 82°00'00" WEST, 146.65 FEET; THENCE 20.99 FEET ALONG THE ARC OF A 185.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SUBTENDED BY A CHORD DISTANCE OF 20.98 FEET WHICH BEARS NORTH 85°15'00" WEST; THENCE NORTH 88°30'00" WEST, 15.97 FEET; THENCE NORTH 08°04'32" EAST, 379.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.8762 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:

THIS 11th DAY OF SEPT, A.D. 2000.

OWNER: VILLAGE DEVELOPMENT, INC. OF PASCO

Michael J. Ryan
MICHAEL J. RYAN
PRESIDENT

Carol Ann
WITNESS

Brenda Henderson
WITNESS

MORTGAGEE: CONSENT TO DEDICATION

FIRST KENSINGTON BANK

Jordan L. German
JORDAN L. GERMAN
EXECUTIVE VICE PRESIDENT

Darryl K. Ruck
WITNESS

Hutton R. Rummel
WITNESS

James Wisner
JAMES WISNER
SENIOR VICE PRESIDENT

Darryl K. Ruck
WITNESS

Hutton R. Rummel
WITNESS

ACKNOWLEDGEMENT OF OWNER

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 12th DAY OF September, A.D. 2000, BEFORE ME PERSONALLY APPEARED MICHAEL J. RYAN, PRESIDENT, FOR VILLAGE DEVELOPMENT, INC. OF PASCO, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL IN PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Brenda Henderson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: September 5, 2004
CC # 960138

ACKNOWLEDGEMENT OF MORTGAGEE

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 31st DAY OF August, A.D. 2000, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JORDAN L. GERMAN, EXECUTIVE VICE PRESIDENT AND JAMES WISNER, SENIOR VICE PRESIDENT, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL IN PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Mayor K. Ruck
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, HARVEY V. DELZER, OF DELZER & COULTER, 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 THE DEDICATION AS 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 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 99 HAVE BEEN PAID.

THIS 22nd DAY OF August, A.D., 2000.

DELZER & COULTER

BY: Harvey V. Delzer
HARVEY V. DELZER

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 7th DAY OF February, A.D., 2000, IN PLAT BOOK 40, PAGES 74, 75, 72, 83

[Signature]
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON February 6, 2001, THE FOREGOING PLAT OF PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

[Signature]
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 30th DAY OF January, A.D., 2000.

Nellie Mae Robinson
PROFESSIONAL SURVEYOR
STATE OF FLORIDA NO. 388

SURVEYOR'S CERTIFICATE

I, DENNIS J. LEEK, THE UNDERSIGNED REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON THIS 19th DAY OF DEC, A.D., 2000, THE AFORESAID PROPERTY WAS SURVEYED AND 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 (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THE CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREIN.

Dennis J. Leek
PROFESSIONAL SURVEYOR
STATE OF FLORIDA NO. 388
(L.B. 6788)

DJL SURVEYING COMPANY, INC.
8324 CORPORATE WAY (P.O. BOX 791)
NEW PORT RICHEY, FLORIDA 34856

SHEET 1 OF 6