

# KEY VISTA PARCEL 18

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 15 EAST, PASCO COUNTY, FLORIDA AND  
A REPLAT OF A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SECTION 26 AND 35,  
TOWNSHIP 26 SOUTH, RANGE 15 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68 THROUGH 70  
OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

### KEY VISTA PARCEL 18

The undersigned owner of the lands shown on this plat to be known as KEY VISTA PARCEL 18, A REPLAT of Tracts 41, 42, 43, 44 of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION of Section 26, and Tracts 1, 2 and 3 of Section 35 all of Township 26 South, Range 15 East, as recorded in Plat Book 1, pages 68 through 70 of the Public Records of Pasco County, Florida, TOGETHER WITH a portion of the Southeast 1/4 of said Section 26, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of Section 26, Township 26 South, Range 15 East; thence North 89°51'52" West along the North boundary of said Southeast 1/4 (being the basis of bearings for this legal description), for 2620.87 feet to the Northwest corner of said Southeast 1/4 of Section 26; thence along the West boundary of said Southeast 1/4 of Section 26, South 00°14'32" West, for 1322.33 feet to the POINT OF BEGINNING, the same also being the Southwest corner of proposed Key Vista Phase 4, Parcel 15; thence along the proposed South boundary of said Key Vista Phase 4 and the South boundary of said Key Vista Phase 3, Parcel 12, 14 and 16 as shown on the plat thereof recorded in Plat Book 43, Pages 82 through 90 of the Public Records of Pasco County, Florida, South 89°51'28" East, for 2339.54 feet to the intersection with the West line of the Florida Power Corporation Parcel as recorded in Official Record Book 721, page 823 of the Public Records of Pasco County, Florida; thence South 00°17'55" West along said West line of the Florida Power Corporation Parcel, same also being a line 280.00 feet West of and parallel to the East boundary of said Section 26, for 1322.61 feet to the intersection with the South boundary of the Southeast 1/4 of said Section 26; thence continue along said West line of Florida Power Corporation Parcel, South 00°04'17" East, for 940.00 feet to the intersection with the North boundary of that certain Florida Power Corporation Parcel as recorded in Official Record Book 672, Page 357 of the Public Records of Pasco County, Florida; thence along said North boundary of that certain Florida Power Corporation Parcel recorded in Official Record Book 672, Page 357 of the Public Records of Pasco County, Florida, North 89°51'03" West, for 1029.11 feet to the East boundary of that certain Florida Power Corporation Parcel recorded in Official Record Book 1257, Page 1152 of the Public Records of Pasco County Florida; thence leaving said North boundary of that certain Florida Power Corporation Parcel recorded in Official Record Book 672, Page 357 of the Public Records of Pasco County, Florida and along said East boundary of that certain Florida Power Corporation Parcel recorded in Official Record Book 1257, Page 1152 of the Public Records of Pasco County Florida, North 00°04'17" West, for 940.00 feet to the Northeast corner of said certain Florida Power Corporation Parcel recorded in Official Record Book 1257, Page 1152 of the Public Records of Pasco County Florida; thence along the North boundary of said certain Florida Power Corporation Parcel recorded in Official Record Book 1257, Page 1152 of the Public Records of Pasco County Florida, North 89°51'03" West, for 1309.13 feet to the Southwest corner of the Southeast 1/4 of said Section 26, the same also being the Northwest corner of the Northeast 1/4 of said Section 35; thence along the West boundary of the Southeast 1/4 of said Section 26, North 00°14'32" East, for 1322.32 feet to the POINT OF BEGINNING.

Containing 4,060,482 square feet or 93.22 acres, more or less

Have caused said land to be subdivided as shown hereon; and do hereby reserve all tracts for the private and nonexclusive use of the undersigned, its successors, grantees and assigns, in perpetuity and to the exclusion of the public at large, provided, however, that any political subdivision of the State of Florida or corporate sovereign having jurisdiction from time to time over Key Vista Parcel 18, and private, public and quasi-public utility companies shall have a non-exclusive right to use all of said roads, streets and drives for the installation and maintenance of drainage facilities, storm sewers and utilities, as well as for ingress, and egress for the purpose of providing emergency fire, medical and similar services the nonexclusive right to use the utility and drainage easements shown hereon, but only for the installation and maintenance of utilities and drainage facilities, and purposes incidental thereto; and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all drainage easements, utility improvements and facilities necessary for providing water and sewer service to Key Vista Parcel 18, 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 land depicted on this plat and shown on as-built plans filed with the 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 utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said improvements, facilities and appurtenances is assumed by Pasco County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, the title to any 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 27<sup>th</sup> DAY OF MAY, 2003 A.D.

### OWNER

KEY VISTA INVESTMENTS, L.L.C.

LEW FRIEDLAND, PRESIDENT

WITNESS

WITNESS

### ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA )  
COUNTY OF PINELLAS ) SS:

I HEREBY CERTIFY ON THIS 27 DAY OF MAY, 2003 A.D., BEFORE ME PERSONALLY APPEARED LEW FRIEDLAND, AS PRESIDENT OF KEY VISTA INVESTMENTS, L.L.C., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND 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, PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

WITNESS MY HAND AND OFFICIAL SEAL AT TARPON SPRINGS, PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA  
Marilyn J. Williams  
Commission # 00 894820  
Expires Jan. 25, 2004  
Printed Name of Notary Public

MY COMMISSION EXPIRES:

SERIAL NUMBER:

### CERTIFICATE OF TITLE

STATE OF FLORIDA )  
COUNTY OF PASCO )

DANIEL TILLMAN, AS TITLE OFFICER FOR FIRST AMERICAN TITLE INSURANCE COMPANY DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND 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 TAXES FOR THE YEAR 2003 HAVE BEEN PAID.

THIS 16 DAY OF MAY, 2003 A.D.

FIRST AMERICAN TITLE INSURANCE COMPANY  
BY: DANIEL TILLMAN  
TITLE OFFICER

### CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 29 DAY OF JULY, 2003, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD  
OF COUNTY COMMISSIONERS

### OWNER

KEY VISTA INVESTMENTS, L.L.C.

DANIEL E. ALDRIDGE, VICE PRESIDENT

WITNESS

WITNESS

### ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA )  
COUNTY OF PINELLAS ) SS:

I HEREBY CERTIFY ON THIS 23 DAY OF MAY, 2003 A.D., BEFORE ME PERSONALLY APPEARED DANIEL E. ALDRIDGE, AS VICE PRESIDENT OF KEY VISTA INVESTMENTS, L.L.C., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND 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, PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

WITNESS MY HAND AND OFFICIAL SEAL AT TARPON SPRINGS, PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES:

Marilyn J. Williams  
Commission # 00 894820  
Expires Jan. 25, 2004  
Printed Name of Notary Public



Marilyn J. Williams  
Commission # 00 894820  
Expires Jan. 25, 2004  
Bonded Thru  
Atlantic Bonding Co., Inc.

### 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 4 DAY OF AUGUST, 2003, IN PLAT BOOK 47, PAGES 25 THROUGH 36.

CLERK OF THE CIRCUIT COURT

### SURVEYOR AND MAPPER'S CERTIFICATE

I, GREGORY D. WHITE, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY ON THIS 26<sup>th</sup> DAY OF JUNE, 2003, THE AFOREMENTIONED 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 (PRM'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THAT THE PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNER MONUMENTATION HAVE NOT 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.

FLORIDA DESIGN CONSULTANTS, INC.  
6321 GRAND BOULEVARD  
NEW PORT RICHEY, FLORIDA

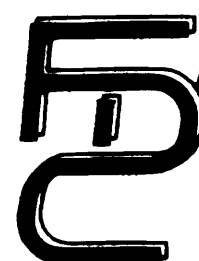
GREGORY D. WHITE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 4466

### REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 15<sup>th</sup> DAY OF JULY, 2003.

Hardward Singh  
(SIGNATURE)  
Hardward Singh  
(PRINT NAME)

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



FLORIDA DESIGN CONSULTANTS, INC.

ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

6321 Grand Boulevard, New Port Richey FL 34652  
Tel. (727) 849-7588 - Fax: (727) 848-3648

Certificate of Authorization: LB 6707

State of Florida

### NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.