

FOX WOOD PHASE THREE

37/130

A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AND SECTIONS 30 AND 31, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF TRACT 'B-B', FOX WOOD PHASE ONE, AS RECORDED IN PLAT BOOK 34, PAGES 54 THROUGH 70 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION & DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO)

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS FOX WOOD PHASE THREE, A SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 16 EAST AND SECTIONS 30 AND 31, TOWNSHIP 26 SOUTH, RANGE 17 EAST, OF PASCO COUNTY, FLORIDA AND BEING A REPLAT OF A PORTION OF TRACT "B-B" OF FOX WOOD PHASE ONE, AS RECORDED IN PLAT BOOK 34, PAGES 54 THROUGH 70 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHEASTERLY CORNER OF FOX WOOD PHASE TWO, AS RECORDED IN PLAT BOOK 37, PAGES 1 THROUGH 4 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND RUN ALONG THE NORTHERLY BOUNDARY LINE OF SAID FOX WOOD PHASE TWO THE FOLLOWING COURSES: RUN N 49°18'20" W, A DISTANCE OF 845.74 FEET; THENCE RUN N 52°48'07" W, A DISTANCE OF 40.00 FEET; THENCE RUN 37°50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 706.53 FEET, A CENTRAL ANGLE OF 03°02'28", AND A CHORD OF 37.50 FEET WHICH BEARS S 35°40'40" W; THENCE RUN S 34° 09'26" W, A DISTANCE OF 95.19 FEET; THENCE RUN N 55°50'34" W, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "B-B"; THENCE RUN ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "B-B" THE FOLLOWING COURSES: RUN N 55°50'34" W, A DISTANCE OF 69.37 FEET; THENCE RUN S 34°09'26" W, A DISTANCE OF 134.59 FEET; THENCE RUN N 32°09'57" W, A DISTANCE OF 87.35 FEET; THENCE RUN N 61°21'08" W, A DISTANCE OF 76.47 FEET; THENCE RUN N 72°50'15" W, A DISTANCE OF 78.75 FEET; THENCE RUN N 77°22'00" W, A DISTANCE OF 78.65 FEET; THENCE RUN N 81°29'47" W, A DISTANCE OF 78.65 FEET; THENCE RUN N 89°16'03" W, A DISTANCE OF 78.61 FEET; THENCE RUN S 82°40'34" W, A DISTANCE OF 90.19 FEET; THENCE RUN S 76°48'04" W, A DISTANCE OF 110.65 FEET; THENCE RUN N 63°18'29" W, A DISTANCE OF 106.49 FEET; THENCE RUN N 48°22'28" W, A DISTANCE OF 199.23 FEET; THENCE RUN N 54°12'21" W, A DISTANCE OF 97.00 FEET; THENCE RUN N 28°26'34" W, A DISTANCE OF 39.99 FEET; THENCE RUN N 34°31'55" W, A DISTANCE OF 111.71 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF A 295 FOOT FLORIDA POWER CORPORATION RIGHT-OF-WAY; THENCE RUN ALONG SAID EASTERLY BOUNDARY LINE N 34°09'26" E, A DISTANCE OF 1466.81 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY LINE RUN S 58°42'07" E, A DISTANCE OF 1820.00 FEET; THENCE RUN S 27°32'35" E, A DISTANCE OF 205.95 FEET; THENCE RUN S 102°7'32" W, A DISTANCE OF 150.00 FEET; THENCE RUN S 25°32'51" W, A DISTANCE OF 38.41 FEET; THENCE RUN S 102°7'32" W, A DISTANCE OF 811.20 FEET; THENCE RUN S 33°08'05" E, A DISTANCE OF 97.04 FEET; THENCE RUN N 87°18'20" W, A DISTANCE OF 321.80 FEET TO THE POINT OF BEGINNING. CONTAINING 66.678 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN HEREON FOR DRAINAGE AND UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO, WITH RESPECT TO THE AREAS SHOWN ON THIS PLAT TO BE USED AS UTILITY EASEMENTS, THE UNDERSIGNED HEREBY DEDICATES TO ANY UTILITY PROVIDER SUBSEQUENTLY AUTHORIZED BY THE UNDERSIGNED A NON-EXCLUSIVE UTILITY EASEMENT OVER AND ACROSS SUCH AREAS FOR THE SOLE AND EXCLUSIVE PURPOSE OF THE INSTALLATION, OPERATION AND MAINTENANCE OF THE UTILITY FACILITIES THEREIN; PROVIDED, HOWEVER, THAT SAID OWNERS SHALL HAVE THE RIGHT TO RETAIN THE USE OF SAID UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING UTILITY FACILITIES AND MAY GRANT SUCH ADDITIONAL EASEMENTS, LICENSES OR USE AGREEMENTS AS OWNERS MAY DEEM NECESSARY; AND PROVIDED, FURTHER THAT THIS DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION BY THE OWNERS FOR THE PROMISING OF SUCH SERVICES BY UTILITY PROVIDER TO THE PROPERTY, WHICH SHALL BE AUTHORIZED ONLY UPON TERMS AND CONDITIONS ACCEPTABLE TO THE UNDERSIGNED. NONE OF THE STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER AREAS SHOWN ON THIS PLAT ARE TO BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC.

THIS THE 2ND DAY OF JUNE A.D., 19 99

OWNER:
ADAM SMITH ENTERPRISES, INC.

Lew Friedland
PRESIDENT, LEW FRIEDLAND

Edward J. Lomaso
WITNESS FOR BOTH

Daniel E. Aldridge
VICE PRESIDENT, DANIEL E. ALDRIDGE

David L. Berry
WITNESS FOR BOTH

ACKNOWLEDGEMENT OF OWNER
ADAM SMITH ENTERPRISES, INC.

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY ON THIS 2ND DAY OF JUNE A.D., 19 99 BEFORE ME PERSONALLY APPEARED LEW FRIEDLAND AND DANIEL E. ALDRIDGE, PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF ADAM SMITH ENTERPRISES, INC., A FLORIDA CORPORATION 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 TARPON SPRINGS
PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Marshall J. Williams
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION # CC 516670
EXPIRES JAN-25, 2000
BONDED THRU
ATLANTIC BONDING CO., INC.

MY COMMISSION EXPIRES:

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
COUNTY OF PASCO)

I, EMIL C. MARQUARDT JR., OF MACFARLANE FERGUSON & MCMULLEN, DO HEREBY CERTIFY THAT 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 THE TAXES FOR THE YEAR 19 98 HAVE BEEN PAID. THIS THE 22nd DAY OF JULY, 1999.

MACFARLANE FERGUSON & MCMULLEN

BY Emil C. Marquardt Jr.
EMIL C. MARQUARDT JR.
ATTORNEY AT LAW

REVIEW OF PLAT BY REGISTERED SURVEYOR AND MAPPER

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS THE 5th DAY OF August, 1999.

BY Nellie Mae Robinson
COUNTY SURVEYOR AND MAPPER
NELLIE MAE ROBINSON, PS# #3392

CERTIFICATE OF THE CLERK OF CIRCUIT COURT:

CLERK OF THE CIRCUIT COURT:
I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 20th DAY OF August, 1999 AD. IN PLAT BOOK 37, PAGES 132, 133, 134, 135, 136, 137, 138, 139

Robert J. Brown
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON AUGUST 17, 1999, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

James H. Brown
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE:

I, DAVID L. BERRY, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON MARCH 12, 1999 THE AFORESAIDED 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 (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THE PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

BERRY LAND SURVEYING, INC.
3808 LAKE PADGETT DRIVE
SUITE 103
LAND O' LAKES, FLORIDA 34639

David L. Berry
DAVID L. BERRY
FLORIDA REGISTERED L.S. NO. 4048

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.

