

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

VILLAGES AT WESLEY CHAPEL PHASE 3A/3B

SECTION 6 AND 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

The undersigned, owners of the lands shown on this plat to be known as VILLAGES AT WESLEY CHAPEL PHASE 1B/1C, a subdivision of a portion of the Southeast 1/4 of the Southeast 1/4 of Section 6 and the Northeast 1/4 of the Northeast 1/4 of Section 7, all in Township 26 South, Range 20 East, Pasco County, Florida, being further described as follows:

BEGINNING at the Southeast corner of said Section 6, also being the Northeast corner of VILLAGES AT WESLEY CHAPEL PHASE 2B, according to the plat thereof as recorded in Plat Book 30, Pages 117 through 119, inclusive, Public Records of Pasco County, Florida, run thence along the South boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 6 and the North boundary of said VILLAGES AT WESLEY CHAPEL PHASE 2B, S.89°59'00"W., 362.43 feet; thence continue along said North boundary of VILLAGES AT WESLEY CHAPEL PHASE 2B, the following two (2) courses: 1) N.45°14'42"W., 143.67 feet; 2) S.74°55'25"W., 301.11 feet to a point on a curve; thence along the West boundary of said VILLAGES AT WESLEY CHAPEL PHASE 2B, the following three (3) courses: 1) Southerly, 319.68 feet along the arc of a curve to the right having a radius of 463.81 feet and a central angle of 39°29'29" (chord bearing S.04°32'05"W., 313.39 feet) to a point of tangency; 2) S.24°16'50"W., 122.14 feet to a point of curvature; 3) Southwesterly, 65.13 feet along the arc of a curve to the left having a radius of 570.00 feet and a central angle of 06°32'50" (chord bearing S.21°00'25"W., 65.10 feet); thence along the West boundary of VILLAGES AT WESLEY CHAPEL, PHASE 2A, according to the plat thereof as recorded in Plat Book 30, Pages 75 through 77, inclusive, Public Records of Pasco County, Florida, continue Southwesterly, 51.38 feet along the arc of said curve to the left having a radius of 570.00 feet and a central angle of 05°09'54" (chord bearing S.15°09'03"W., 51.37 feet) to a point on the North right-of-way of WESLEY BROOK DRIVE as shown on the plat of VILLAGES AT WESLEY CHAPEL PHASE 1A, according to the plat thereof as recorded in Plat Book 30, Pages 72 through 74, inclusive, Public Records of Pasco County, Florida; thence along said North right-of-way line, N.77°25'54"W., 70.00 feet to a point on a curve; thence along the Easterly boundary of said VILLAGES AT WESLEY CHAPEL PHASE 1A the following three (3) courses: 1) Northeasterly, 130.83 feet along the arc of a curve to the right having a radius of 640.00 feet and a central angle of 11°42'44" (chord bearing N.18°25'28"E., 130.60 feet) to a point of tangency; 2) N.24°16'50"E., 177.86 feet to a point of curvature; 3) Northerly, 224.95 feet along the arc of a curve to the left having a radius of 326.19 feet and a central angle of 39°30'44" (chord bearing N.04°31'28"E., 220.52 feet); thence along the North boundary of said VILLAGES AT WESLEY CHAPEL PHASE 1A, the following two (2) courses: 1) S.74°55'25"W., 414.91 feet; 2) N.41°40'02"W., 130.95 feet to a point on the aforesaid South boundary of the Southeast 1/4 of the Southeast 1/4 of Section 6; thence along said South boundary N.89°59'00"E., 8.81 feet; thence along a line lying 40.00 feet East of and parallel with the West boundary of said Southeast 1/4 of the Southeast 1/4 of Section 6, N.00°16'20"E., 549.35 feet; thence S.81°40'50"E., 61.24 feet; thence S.61°35'10"E., 57.57 feet; thence S.47°22'01"E., 59.10 feet; thence S.41°48'30"E., 58.60 feet; thence S.36°20'50"E., 58.60 feet; thence S.30°45'40"E., 61.28 feet; thence N.62°05'40"E., 110.00 feet to a point on a curve; thence Northwesterly, 35.99 feet along the arc of a curve to the left having a radius of 725.00 feet and a central angle of 02°50'40" (chord bearing N.29°19'40"W., 35.99 feet); thence N.59°15'00"E., 225.27 feet; thence S.74°27'22"E., 42.83 feet; thence N.67°29'36"E., 60.89 feet; thence N.52°29'36"E., 56.13 feet; thence N.37°29'36"E., 56.13 feet; thence N.22°29'36"E., 56.13 feet; thence N.02°23'12"E., 55.69 feet; thence N.00°00'24"W., 597.54 feet; to a point on the North boundary of said Southeast 1/4 of the Southeast 1/4 of Section 6; thence along said North boundary, N.89°59'36"E., 554.23 feet to the Northeast corner of said Southeast 1/4 of the Southeast 1/4 of Section 6; thence along the East boundary of said Southeast 1/4 of the Southeast 1/4 of Section 6, S.00°19'31"W., 1322.84 feet to the POINT OF BEGINNING.

Containing 25.611 acres, more or less.

Have cause said land to be divided and subdivided as shown hereon, described above do hereby dedicate to the perpetual use of the public and Pasco County, Florida (the "County"), all street rights-of-way as shown and depicted hereon; and further do hereby dedicate to the perpetual use of the public and the County, all lands upon which or within which utility improvements and facilities exist; and further do hereby dedicate to the perpetual use of the public and the County, all utility improvements and facilities, 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 lands depicted on this plat and shown on the as-built plans filed with the County for such lands; and further do hereby grant the County a perpetual easement over and across the Drainage Easement and Wetland Conservation Easement areas for the purpose of maintaining or operating the drainage facilities situated thereon; and further do hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate, and maintain all such streets, utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities, and appurtenances is assumed by the County; and further do hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives the title to any lands or improvements dedicated to the public or to the County, if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated.

Legal title to TRACT "A" and TRACT "B" shall be conveyed by the owners to The Villages of Wesley Chapel Homeowners Association, Inc. The Villages of Wesley Chapel Homeowners Association, Inc., by acceptance of said conveyance shall agree and covenant to maintain the tracts for the use and benefit of the property owners of The Villages at Wesley Chapel.

This the 31st day of May, A.D., 19 94.

CAMPO ENTERPRISES, INC. -- Owner

R.F. Campo, President

Witness, Arthur W. Merritt

Witness, David G. Fuxan

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

Personally appeared before me, the undersigned authority, R.F. Campo, President, respectively of Campo Enterprises, Inc., Owner, to me well known and known to me to be the person described in and who executed the foregoing instrument and who acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes herein expressed and that he affixed the seal of said corporation, and has not taken an oath.

Witness my hand and official seal on this 31st day of May, 19 94.

Elizabeth L. Nevel
Notary Public, State of Florida at Large
Elizabeth L. Nevel

ELIZABETH L. NEVEL
Notary Public, State of Florida
My comm expires June 9, 1996
No CC207527

My Commission Expires: June 09, 1996
Commission Number: CC 207527

JOB No CE1-WC-015
00198.11.WES3A

CERTIFICATE OF TITLE:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I, Rebecca B. Winters, Vice President of Operations, 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 this dedication, I hereby certify that the developer of the platted subdivision has record title to that land. Additional, I certify that there are no liens and or encumbrances of record against said property, and that the taxes for the year 19 93 have been paid.

This 10th day of JUNE, A.D., 19 94

METROPOLITAN TITLE AND GUARANTY COMPANY

By: Rebecca B. Winters
Rebecca B. Winters, Vice President

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes, and that P.R.M.'s (Permanent Reference Monuments) as shown hereon have been set, and that P.C.P.'s (Permanent Control Points) as shown hereon will be set within the time allotted in 177.091 (8).

HEIDT & ASSOCIATES, INC.

June 1, 1994
Date

Arthur W. Merritt
Arthur W. Merritt,
Fla. Registered Land Surveyor No. 4498

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 8 day of July, 19 94 AD in Plat Book _____, Page _____.

David G. Fuxan
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on July 6, 1994, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

David G. Fuxan
Chairman of the Board of County Commissioners

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

2212 SWANN AVENUE
TAMPA, FLORIDA 33606
(813) 253-5311
HEIDT & ASSOCIATES, INC.
CML ENGINEERING
LAND SURVEYING

SHEET 1 OF 5 SHEETS

PLAT BOOK 31 PAGE NO. 128