

UNIT FIVE SAN CLEMENTE VILLAGE

BEING A REPEAT OF TRACT 30 AND A PARTIAL REPEAT OF TRACTS 24, 25, 26, 27, 28, 29, 30, 31 & 32, PART FRONT LAND COMPANY SUBDIVISION PER M.B. 1, PAGE 61, LOCATED IN SEC. 14, TWP. 25S., RGE. 16E., PASCO COUNTY, FLA.

DEDICATION:

STATE OF FLORIDA
COUNTY OF PASCO

THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS PLAT AND DESIGNATED AS BEING IN PASCO COUNTY, FLORIDA AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE N00°37'36"E. 1390.05 FEET ALONG THE WEST BOUNDARY OF SAID SECTION 14 TO THE SOUTHWEST CORNER OF SAN CLEMENTE VILLAGE AS RECORDED IN PLAT BOOK 12, PAGE 24 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S.69°32'04"E. 555.17 FEET ALONG THE SOUTH BOUNDARY OF SAID SAN CLEMENTE VILLAGE TO A POINT IN A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 705.00 FEET, A RADIAL BEARING N.73°41'36"E. SAID CURVE BEING THE WEST RIGHT-OF-WAY LINE OF PONDEROSA AVENUE AS RECORDED IN OFFICIAL RECORD BOOK 754 PAGES 586 THROUGH 589 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTHEASTERLY ON SAID WESTERLY RIGHT-OF-WAY LINE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°13'36" A DISTANCE OF 208.62 FEET; TO THE BEGINNING OF TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1555.00 FEET THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 25°35'43" A DISTANCE OF 700.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 515.00 FEET THENCE ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 20°49'17" A DISTANCE OF 181.15 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°46'00" A DISTANCE OF 43.50 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1960.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°20'04" 485.67 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE S.00°27'56"W. 115.42 FEET TO A POINT ON THE EAST-WEST CENTER LINE OF SAID SECTION 14, THENCE LEAVING SAID RIGHT-OF-WAY 108°00'00" 1200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 32.69 ACRES MORE OR LESS, HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND TO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL ROADS, STREETS AND ALLEYS AND OTHER RIGHTS-OF-WAY, AND ALL PARKS AND RECREATION AREAS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AND FOR ALL PURPOSES INCIDENTAL THERETO AS SHOWN AND DEPICTED HEREON, RESERVING THE RIGHT OF INGRESS AND EGRESS OVER ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT; ALSO RESERVING THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER LINES WITHIN ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT; IN THE EVENT OF REPAIR OR MAINTENANCE CAUSING DAMAGE TO EXISTING STREETS, OWNERS AGREE TO REPLACE STREETS TO PRIOR CONDITION WITHIN SAID DAMAGED AREA THIS THE 12th DAY OF March 1997.

U.S. HOME OF FLORIDA, INC.

Sydney Israel
Sydney Israel - Vice President

Steve Dobosz
Steve Dobosz - Assistant Secretary

Bora Low
Bora Low - Notary

Phyllis A. W. Wood
Phyllis A. W. Wood - Notary

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PASCO

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY, SYDNEY ISRAEL, VICE-PRESIDENT AND STEVE DOBOSZ, ASSISTANT SECRETARY OF U.S. HOME OF FLORIDA, INC. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL ON THIS 11th DAY OF March 1997.

John F. Pickett
John F. Pickett
Notary Public, State of Florida
My Comm. Exp. 12-31-97

COUNTY COMMISSIONER APPROVAL

APPROVED:

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA
ON THIS 12th DAY OF March 1997 A.D.

COUNTY CLERK APPROVAL:

FILED AND RECORDED:

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 2nd DAY OF March 1997 IN PLAT BOOK 14 PAGE 142-151 incl.

W. O. Pittman
W. O. Pittman
Notary Public, State of Florida
My Comm. Exp. 12-31-97

By: Norma Jean Cecil, P.C.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT WAS SURVEYED UNDER MY SUPERVISION, MONUMENTS (P.P.M.'S) WERE SET AS INDICATED, ALL ANGLES, LENGTHS AND DIMENSIONS ARE CORRECT, AND THAT IT COMPLIES WITH CHAPTER 171 OF THE FLORIDA STATUTES.

CUMBEY & FAIR INC.

Steve J. Cumbe
Steve J. Cumbe
Surveyor in Charge
My Comm. Exp. 12-31-97

NOTE: BASIS OF BEARINGS: ALL BEARINGS ARE IN REFERENCE TO THE SOUTH BOUNDARY LINE OF SAN CLEMENTE VILLAGE AS RECORDED IN PLAT BOOK 12, PAGE 24, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.