

# PARKER POINTE, PHASE 2-B

A SUBDIVISION OF A PORTION OF THE WEST 1/2  
OF THE SOUTHEAST 1/2 OF SECTION 34,  
TOWNSHIP 26 SOUTH, RANGE 17 EAST  
PASCO COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF PASCO ) S.S.

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "PARKER POINTE, PHASE 2-B", A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; ALL BEING FURTHER DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHWEST CORNER OF LOT 28, PARKER POINTE, PHASE 2-A, AS RECORDED IN PLAT BOOK 40, PAGES 103 THROUGH 106 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY SAID PHASE 2-A, THE FOLLOWING ELEVEN COURSES:  
(1) S. 00°12'46" E., A DISTANCE OF 16.09 FEET; (2) N. 89°17'09" W., A DISTANCE OF 50.01 FEET; (3) S. 00°12'46" E., A DISTANCE OF 12.00 FEET; (4) N. 89°17'09" W., A DISTANCE OF 20.00 FEET; (5) N. 00°12'46" W., A DISTANCE OF 12.00 FEET; (6) N. 89°17'09" W., A DISTANCE OF 379.25 FEET; (7) SOUTHERLY, 7.10 FEET, ALONG THE ARC OF A CURVE CONCAVE TO THE WEST ( SAID CURVE HAVING A RADIUS OF 5939.58 FEET, DELTA ANGLE OF 00°04'06", AND A CHORD BEARING AND DISTANCE OF S. 06°43'24" W., 7.10 FEET ); (8) S. 83°18'40" W., A DISTANCE OF 50.00 FEET; (9) NORTHWESTERLY 23.64 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST ( SAID CURVE HAVING A RADIUS OF 15.00 FEET, DELTA ANGLE OF 90°18'32", AND A CHORD BEARING AND DISTANCE OF N. 51°50'36" W., 21.27 FEET ); (10) S. 83°00'08" W., A DISTANCE OF 80.81 FEET; (11) S. 36°15'02" W., A DISTANCE OF 35.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF GUNN HIGHWAY ( COUNTY ROAD 587 ); THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, 663.81 FEET ( SAID CURVE HAVING A RADIUS OF 5769.58 FEET, DELTA ANGLE OF 06°35'31", AND A CHORD BEARING AND DISTANCE OF S. 03°18'49" E., 663.44 FEET ); THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, N. 89°04'51" E., A DISTANCE OF 591.68 FEET; THENCE S. 80°55'10" E., A DISTANCE OF 7.25 FEET; THENCE N. 14°47'20" E., A DISTANCE OF 727.49 FEET; THENCE S. 89°47'14" W., A DISTANCE OF 206.56 FEET TO THE POINT OF BEGINNING.  
SAID LAND CONTAINING 11.22 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-WAYS AND EASEMENTS AS SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES, INCLUDING, BUT NOT LIMITED TO CABLE TELEVISION, 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 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 DEDICATED UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCES OF SAID LANDS, IMPROVEMENTS, FACILITIES, AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, INCLUDING, BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED.

THIS THE 5TH DAY OF SEPTEMBER, A.D., 2001.

OWNER: M/I SCHOTTENSTEIN HOMES, INC.

FRED SIKORSKI - TAMPA DIVISION PRESIDENT

*[Signature]*  
WITNESS

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PASCO ) S.S.

I HEREBY CERTIFY ON THIS 5TH DAY OF SEPTEMBER, 2001, BEFORE ME PERSONALLY APPEARED FRED SIKORSKI, TAMPA DIVISION PRESIDENT OF M/I SCHOTTENSTEIN HOMES, INC., A FLORIDA CORPORATION, TO BE KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA, AT LARGE

*[Signature]*  
PATRICIA K. WAMPNER

PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



FOR: FRED SIKORSKI - TAMPA DIVISION PRESIDENT  
PERSONALLY KNOWN [Signature]  
PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

## CERTIFICATE OF TITLE

STATE OF FLORIDA )  
COUNTY OF PASCO ) S.S.

I, *[Signature]*, OF LAWYERS TITLE INSURANCE CORPORATION, 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 THIS PLAT, IN THE EVENT THAT THIS 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 THE TAXES FOR THE YEAR 2000 HAVE BEEN PAID.

THIS THE 17th DAY OF September, 2001.

FOR: LAWYERS TITLE INSURANCE CORPORATION

BY: *[Signature]*  
BRANCH MANAGER

## CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FORGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 11 DAY OF October, 2001 AD, IN PLAT BOOK 42.

PAGES 4 THROUGH 5.

*[Signature]*  
CLERK OF CIRCUIT COURT

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON October 9, 2001,

THE FORGOING PLAT OR PLATS 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 27th DAY OF September, 2001.

*[Signature]*

NELLIE MAE ROBINSON  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 3392

## SURVEYORS' CERTIFICATE

I, MAURICE W. BEALL, JR., THE UNDERSIGNED REGISTERED SURVEYOR, DO HEREBY CERTIFY THAT ON JUNE 15, 2001, THE AFORESAID 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 PERMANENT CONTROL POINTS ( PCP'S ) WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE AND DO HEREBY FURTHER CERTIFY THAT MONUMENTS SHALL BE SET AT ALL LOT CORNERS AS PRESCRIBED BY CHAPTER 177 OF THE FLORIDA STATUTES AND DO HEREBY FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH ALL PLATTING REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

*[Signature]*

MAURICE W. BEALL, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER 4281

## NOTES

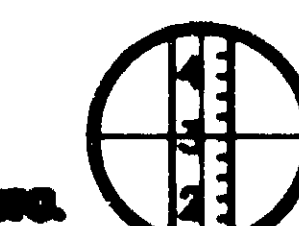
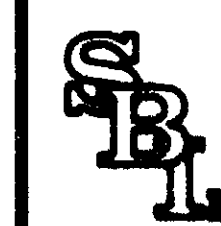
THE BEARING REFERENCE SHOWN HEREON IS BASED ON PARKER POINTE, PHASE ONE, PLAT BOOK 23, PAGES 78 THROUGH 81, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. THE EAST RIGHT-OF-WAY LINE OF GUNN HIGHWAY = N. 06°48'33" W.

ALL OPEN SPACES, DRAINAGE EASEMENTS/AREAS, RETENTION AND DETENTION PONDS, PRESERVATION AND MITIGATION EASEMENTS, SHALL BE CONVEYED TO THE " PARKER POINTE HOMEOWNER'S ASSOCIATION, INC. FOR THEIR PRIVATE USE AND MAINTENANCE.

THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION.

SHEET 1 OF 2

SIMMONS & BEALL, INC  
SURVEYING & MAPPING



P.O. BOX 1297  
12218 HWY. 301 S.  
DADE CITY, FLORIDA 33526  
(352) 567-0048  
LB NUMBER LB6382

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.