

33/118

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO } SS:VILLAGES AT WESLEY CHAPEL PHASE 3D/4
SECTION 6, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

The undersigned, owner of the lands shown on this plat to be known as VILLAGES AT WESLEY CHAPEL PHASE 3D/4, a subdivision of a portion of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 6, Township 26 South, Range 20 East, Pasco County, Florida, being further described as follows:

BEGINNING at the Northwest corner of VILLAGES AT WESLEY CHAPEL PHASE 3A/3B, according to the plat thereof as recorded in Plat Book 31, Pages 128 through 132 inclusive, Public Records of Pasco County, Florida, run thence along the Western boundary of said VILLAGES AT WESLEY CHAPEL PHASE 3A/3B, S.00°00'24"E., 377.50 feet to the Northeast corner of Lot 46, Block 1, according to the plat of VILLAGES AT WESLEY CHAPEL PHASE 3C, as recorded in Plat Book 32, Pages 140 through 142 inclusive, Public Records of Pasco County, Florida; thence along the Northern boundary of said VILLAGES AT WESLEY CHAPEL PHASE 3C the following five (5) courses: 1) S.89°59'36"W., 115.00 feet; 2) N.00°00'24"W., 37.50 feet; 3) S.89°59'36"W., 405.00 feet; 4) S.00°00'24"E., 25.50 feet; 5) S.89°59'36"W., 110.00 feet; thence along the Western boundary of said VILLAGES AT WESLEY CHAPEL PHASE 3C, the following two (2) courses: 1) S.00°00'24"E., 121.50 feet; 2) S.17°12'03"W., 33.78 feet; thence along a line lying 495.00 feet South of and parallel with the aforesaid Southwest 1/4 of the Southeast 1/4 of Section 6, S.89°59'36"W., 40.00 feet; thence along a line lying 495.00 feet South of and parallel with the aforesaid Southwest 1/4 of the Southeast 1/4 of Section 6, N.89°59'36"W., 410.00 feet; thence along a line lying 410.00 feet West of and parallel with the East boundary of said Southwest 1/4 of the Southeast 1/4 of Section 6, S.89°59'36"W., 410.00 feet; thence along the North boundary of the aforesaid Southwest 1/4 of the Southeast 1/4 of Section 6, N.89°59'36"E., 769.36 feet to the POINT OF BEGINNING.

Containing 10.516 acres, more or less

Have cause said land to be divided and subdivided as shown hereon, CAMPO ENTERPRISES, INC., as owner of the lands 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, and facilities exist and further do hereby grant the County a perpetual easement over and across 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 opportunities until such time as the operation and maintenance of said lands, improvements, facilities, and opportunities is assumed by the County; and further do hereby reserve unto itself, its 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.

This the 24th day of April, A.D. 19 96

CAMPO ENTERPRISES, INC. - Owner

R.F. Campo, President

Witness, Arthur W. Merritt

Witness, F. Camille Anderson

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

Personally appeared before me, the undersigned authority, R.F. Campo, President 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 24th day of April, 19 96Notary Public, State of Florida at Large
Mary Robin DunnMARY ROBIN DUNN
Notary Public, State of Florida
My Comm. Expires September 1, 1998
No. CC391431

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. Additionally, I certify that there are no liens and/or encumbrances of record against said property, and that the taxes for the year 19 96 have been paid.

This 24th day of April, A.D. 19 96

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 F.C.P.'s (Permanent Control Points) as shown hereon will be set within the time allotted in 177.091 (5).

HEIDI & ASSOCIATES, INC.

Date Nov 24, 1996Arthur 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 August, 19 96. AD in Plat Book 33, Page 118-121

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on August 6, 1996, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

JOB NO. CE-102-027
CCL-12-12-00-00

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 SHAWN AVENUE
TAMPA, FLORIDA 33608
(813) 253-5311
HEIDI & ASSOCIATES, INC.
CIVIL ENGINEERING
LAND SURVEYING
SHEET 1 OF 4 SHEETS
PLAT BOOK PAGE NO.