

13/17

# UNIT 3

## SAN CLEMENTE VILLAGE

LOCATED IN SEC. 14, T-25-S, R-16-E, PASCO COUNTY, FLORIDA.

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PASCO

THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS PLAT AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS :  
A TRACT OF LAND LYING IN THE NORTH 1/2 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 16 EAST AND RUN THENCE S00°-37'-36"W, 126.08 FEET; THENCE RUN  
S89°-32'-04"E, 930.12 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PONDEROSA AVENUE, SAID POINT BEING THE POINT OF BEGINNING, (P.O.B.) THENCE CONTINUE  
S89°-32'-04"E, 151.07 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE RUN 250.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A DELTA OF 19°-15'-00",  
RADIUS OF 745.00 FEET, CHORD OF 249.13 FEET AND CHORD BEARING OF S 79°-54'-34"E TO A POINT OF TANGENCY; THENCE RUN S70°-17'-04"E, 430.00 FEET;  
THENCE RUN S16°-12'-56"W, 950.00 FEET; THENCE RUN S37°-27'-56"W, 211.86 FEET; THENCE RUN N70°-17'-04"W, 232.56 FEET; THENCE RUN S51°-42'-56"W,  
436.96 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PONDEROSA AVENUE; THENCE RUN 232.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE  
HAVING A DELTA OF 09°-01'-22", RADIUS OF 1,475.00 FEET, CHORD OF 232.04 FEET, AND CHORD BEARING OF N36°-02'-45"W TO A POINT OF COMPOUND CURVATURE  
TO THE RIGHT; THENCE RUN 701.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A DELTA OF 57°-00'-00", RADIUS OF 705.00 FEET, CHORD OF 672.79 FEET  
AND CHORD BEARING OF N03°-02'-04"W TO A POINT OF TANGENCY; THENCE RUN N25°-27'-56"E, 467.70 FEET TO A POINT OF CURVATURE TO THE LEFT;  
THENCE RUN 213.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A DELTA OF 12°-47'-27", RADIUS OF 955.00 FEET, CHORD OF 212.75 FEET AND CHORD BEARING  
OF N19°-04'-12.5"E TO THE POINT OF BEGINNING (P.O.B.) CONTAINING 27.05 ACRES M.O.L.  
HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, ALL ROADS, STREETS,  
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 INCIDENT THERETO AS SHOWN AND DEPICTED HEREON, RESERVING THE RIGHT OF 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 4<sup>TH</sup> DAY OF APRIL, 1974.

JORDAN — CALDWELL INC.

*Robert W. Caldwell Jr.*  
ROBERT W. CALDWELL JR., PRES.

*William J. Smith*  
WITNESS

*Robert C. Jordan*  
ROBERT C. JORDAN, EXEC. VICE PRES.

*James A. Cullen*  
WITNESS

### COUNTY COMMISSION APPROVAL

APPROVED :  
BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY,  
FLORIDA, ON THIS 23<sup>RD</sup> DAY OF April, A.D., 1974.

*William J. Smith*  
CHAIRMAN

### COUNTY CLERK APPROVAL

FILED AND RECORDED :

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS  
23<sup>RD</sup> DAY OF April, A.D., 1974, IN PLAT BOOK 13  
PAGE 17-18.

*William J. Smith*  
CLERK OF CIRCUIT COURT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PASCO  
SWORN TO AND SUBSCRIBED BEFORE ME THIS 4<sup>TH</sup> DAY OF April, 1974.

NOTARIAL  
SEAL  
MAY 1974



### SURVEYOR'S CERTIFICATE :

I HEREBY CERTIFY ON THIS 24<sup>TH</sup> DAY OF March, A.D., 1974,  
THAT THIS PLAT WAS SURVEYED UNDER MY SUPERVISION,  
MONUMENTS (P.R.M.) WERE SET AS INDICATED, ALL ANGLES,  
LENGTHS AND DIMENSIONS ARE CORRECT, AND THAT IT COMPLIES  
WITH CHAPT 177 OF FLORIDA STATUTES.

*Nolan J. Blue*  
NOLAN J. BLUE  
REG. LAND SURVEYOR N. 1426



PREPARED BY:  
NOLAN J. BLUE  
SURVEYORS & ENGINEERS  
1231 KAPP DRIVE  
CLEARWATER, FLORIDA 33515

SHEET 1 OF 2