

TIMBER GREENS PHASE 1-B, UNIT 5

A REPLAT OF A PORTION OF TRACTS 46, 47, 58, 59 AND 60 OF THE TAMPA-TARPOON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A PORTION OF TRACTS 17, 18 AND 19 OF THE TAMPA-TARPOON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO }

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS TIMBER GREENS PHASE 1-B, UNIT 5, A REPLAT OF A PORTION TRACTS 46, 47, 58, 59 AND 60 OF TAMPA-TARPOON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A PORTION OF TRACTS 17, 18 AND 19 OF TAMPA-TARPOON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 1, SOUTH 89°56'08" WEST, A DISTANCE OF 470.01 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF STARKEY BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 3260, PAGES 1786 THROUGH 1792 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY EXTENSION AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID STARKEY BOULEVARD THE FOLLOWING FIVE COURSES AND DISTANCES: SOUTH 00°14'27" WEST, 1543.69 FEET; 596.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 855.00 FEET, A CENTRAL ANGLE OF 40°00'00" AND A CHORD OF 584.85 FEET WHICH BEARS SOUTH 20°14'27" WEST; SOUTH 40°14'27" WEST, 419.52 FEET; SOUTH 49°45'33" EAST, OF 30.00 FEET; 1430.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, TO THE NORTHERLY RIGHT-OF-WAY LINE OF RIVER CROSSING BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 3260, PAGES 1793, THROUGH 1799 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID CURVE HAVING A RADIUS OF 1375.00 FEET, A CENTRAL ANGLE OF 59°36'56" AND A CHORD OF 1367.00 FEET WHICH BEARS SOUTH 10°25'59" WEST; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RIVER CROSSING BOULEVARD, SOUTH 68°32'28" WEST, A DISTANCE OF 736.81 FEET; THENCE NORTH 21°27'32" WEST, A DISTANCE OF 38.02 FEET; THENCE A DISTANCE OF 149.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 27°37'28" AND A CHORD OF 148.02 FEET WHICH BEARS NORTH 35°16'16" WEST; THENCE NORTH 49°05'00" WEST, A DISTANCE OF 38.04 FEET, FOR A POINT OF BEGINNING; THENCE SOUTH 40°55'00" WEST, A DISTANCE OF 50.05 FEET; THENCE A DISTANCE OF 163.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 41°36'51" AND A CHORD OF 71.04 FEET WHICH BEARS SOUTH 20°06'35" WEST; THENCE A DISTANCE OF 241.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 69°14'19" AND A CHORD OF 227.25 FEET WHICH BEARS SOUTH 33°55'19" WEST; THENCE SOUTH 21°27'32" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 68°32'28" WEST, A DISTANCE OF 163.47 FEET; THENCE A DISTANCE OF 685.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 30°31'03" AND A CHORD OF 657.95 FEET WHICH BEARS SOUTH 53°16'57" WEST; THENCE SOUTH 38°01'25" WEST, A DISTANCE OF 815.52 FEET; THENCE NORTH 51°59'21" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 74°56'18" WEST, A DISTANCE OF 210.57 FEET; THENCE NORTH 17°33'18" WEST, A DISTANCE OF 208.64 FEET; THENCE NORTH 31°51'28" EAST, A DISTANCE OF 248.52 FEET; THENCE NORTH 57°34'04" EAST, A DISTANCE OF 173.89 FEET; THENCE A DISTANCE OF 368.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 57°31'38" AND A CHORD OF 370.52 FEET WHICH BEARS NORTH 28°48'15" WEST; THENCE NORTH 00°02'26" WEST, A DISTANCE OF 247.63 FEET; THENCE NORTH 89°57'34" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 82°46'41" EAST, A DISTANCE OF 50.40 FEET; THENCE NORTH 89°57'34" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 00°02'26" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°57'34" EAST, A DISTANCE OF 94.36 FEET; THENCE NORTH 53°53'50" EAST, A DISTANCE OF 90.39 FEET; THENCE SOUTH 12°58'35" WEST, A DISTANCE OF 68.32 FEET; THENCE SOUTH 37°54'07" WEST, A DISTANCE OF 51.89 FEET; THENCE SOUTH 06°58'31" WEST, A DISTANCE OF 123.97 FEET; THENCE SOUTH 42°33'38" EAST, A DISTANCE OF 32.99 FEET; THENCE SOUTH 28°39'55" EAST, A DISTANCE OF 28.64 FEET; THENCE SOUTH 32°13'05" EAST, A DISTANCE OF 56.98 FEET; THENCE NORTH 78°01'26" EAST, A DISTANCE OF 67.46 FEET; THENCE NORTH 54°14'44" EAST, A DISTANCE OF 44.07 FEET; THENCE NORTH 61°56'22" EAST, A DISTANCE OF 51.57 FEET; THENCE NORTH 43°18'26" EAST, A DISTANCE OF 50.86 FEET; THENCE NORTH 51°08'47" EAST, A DISTANCE OF 40.30 FEET; THENCE NORTH 22°04'21" EAST, A DISTANCE OF 54.81 FEET; THENCE NORTH 13°03'11" EAST, A DISTANCE OF 68.89 FEET; THENCE NORTH 65°54'11" WEST, A DISTANCE OF 73.11 FEET; THENCE NORTH 53°53'50" EAST, A DISTANCE OF 161.90 FEET; THENCE SOUTH 29°37'49" EAST, A DISTANCE OF 19.63 FEET; THENCE SOUTH 42°03'04" EAST, A DISTANCE OF 81.42 FEET; THENCE SOUTH 57°51'18" EAST, A DISTANCE OF 68.45 FEET; THENCE SOUTH 70°18'38" EAST, A DISTANCE OF 37.76 FEET; THENCE SOUTH 47°44'37" EAST, A DISTANCE OF 61.59 FEET; THENCE SOUTH 35°55'10" EAST, A DISTANCE OF 45.79 FEET; THENCE SOUTH 39°49'07" EAST, A DISTANCE OF 77.12 FEET; THENCE SOUTH 47°12 FEET; THENCE SOUTH 44.18 FEET; THENCE SOUTH 53°24'53" EAST, A DISTANCE OF 116.34 FEET; THENCE A DISTANCE OF 57.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 14°39'33" AND A CHORD OF 57.41 FEET WHICH BEARS SOUTH 84°10'01" EAST; THENCE A DISTANCE OF 128.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 41°17'12" AND A CHORD OF 123.39 FEET WHICH BEARS NORTH 82°31'09" EAST; THENCE A DISTANCE OF 152.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1310.00 FEET, A CENTRAL ANGLE OF 06°39'55" AND A CHORD OF 152.31 FEET WHICH BEARS NORTH 65°12'31" EAST; THENCE NORTH 68°32'28" EAST, A DISTANCE OF 163.47 FEET; THENCE A DISTANCE OF 69°14'19" AND A CHORD OF 170.44 FEET WHICH BEARS NORTH 33°55'19" EAST; THENCE A DISTANCE OF 108.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 41°36'51" AND A CHORD OF 106.57 FEET WHICH BEARS NORTH 20°06'35" EAST; THENCE NORTH 40°55'00" EAST, A DISTANCE OF 50.05 FEET; THENCE SOUTH 49°05'00" EAST, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 21.841 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 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, WATER OR SEWER LINE OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWER DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANCES 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 LANDS, 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 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 THERE TO, 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 OR INVOLUNTARILY VACATED, VOIDED, OR INVALIDATED.

THIS THE 13th DAY OF MARCH, A.D., 1994.

OWNERS

ALICO ESTATES DEVELOPMENT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP
BY: DEMETREE-PASCO PROPERTIES, INC., ITS GENERAL PARTNER

Christopher C. Demetree
CHRISTOPHER C. DEMETREE, AS VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Walter J. Saper
WITNESS FOR BOTH

Marjorie H. Colgan
MARJORIE H. COLGAN, AS ASSISTANT SECRETARY

Robert O. Mickler
WITNESS FOR BOTH

MORTGAGEES CONSENT TO DEDICATION

FIRST UNION NATIONAL BANK OF FLORIDA

Nick V. Christopolis
NICK V. CHRISTOPOLIS, AS VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

John Saper
WITNESS

ACKNOWLEDGEMENT OF OWNERS

STATE OF FLORIDA }
COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 13th DAY OF MARCH, A.D., 1994, BEFORE ME PERSONALLY APPEARED CHRISTOPHER C. DEMETREE AND MARJORIE H. COLGAN, AS VICE PRESIDENT AND AS ASSISTANT SECRETARY RESPECTIVELY OF DEMETREE-PASCO PROPERTIES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AS GENERAL PARTNER OF ALICO ESTATES DEVELOPMENT ASSOCIATION, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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 New Port Richey, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUALS WHO SIGNED ARE:
PERSONALLY KNOWN
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED:

Thomas F. Gilliam
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Thomas F. Gilliam
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: May 20, 1996
SERIAL No. CC 204 295

OFFICIAL NOTARY SEAL
Thomas F. Gilliam
Notary Public State of Florida
Commission No. CC204295
My Commission Exp. May 20, 1996

ACKNOWLEDGEMENT OF MORTGAGEES

STATE OF FLORIDA }
COUNTY OF DUVAL }

THIS IS TO CERTIFY, THAT ON THIS 25th DAY OF February, A.D., 1994, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED NICK V. CHRISTOPOLIS, AS VICE PRESIDENT OF FIRST UNION NATIONAL BANK OF FLORIDA, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Jacksonville, DUVAL COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED IS:
PERSONALLY KNOWN
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED:

George T. Morrison
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
George T. Morrison
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: October 16, 1994
SERIAL No. CC 050865

CERTIFICATE OF TITLE

STATE OF FLORIDA }
COUNTY OF PASCO }

I, ROBERT O. MICKLER, OF MARTIN, ADE, BIRCHFIELD & MICKLER P.A., 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 AS SHOWN ON THE 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 THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; AND THAT THE TAXES FOR THE YEAR 1993 HAVE BEEN PAID.

THIS 25th DAY OF February, A.D., 1994.

Martin, Ade, Birchfield & Mickler P.A.
BY: *Robert O. Mickler*
ROBERT O. MICKLER

SURVEYOR'S CERTIFICATE

I, CLIFFORD G. SECHSER, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY ON THIS 22nd DAY OF MARCH, A.D., 1994, 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 (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THE PERMANENT CONTROL POINTS (P.C.P.'S) HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

CASSON ENGINEERING COMPANY
6321 GRAND BOULEVARD
NEW PORT RICHEY, FLORIDA

Clifford G. Sechser
CLIFFORD G. SECHSER
FLORIDA SURVEYOR'S REG'N. NO. 8865

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 12th DAY OF April, A.D., 1994, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Walter J. Saper
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 12th DAY OF April, 1994 AD, IN PLAT BOOK 31 PAGES 103, 104, 105, 106 AND 107.

Red Pittman
CLERK OF CIRCUIT COURT
Red Pittman
CLERK OF CIRCUIT COURT