22/50

ARBORWOOD AT SUMMERTREE

BEING A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION CERTIFICATE

LEGAL DESCRIPTION & DEDICATION:

State of Florida)
) SS
County of Pasco)

The undersigned, owner of the lands shown on this plat to be known as ARBORWOOD AT SUMMERTREE, a subdivision of a portion of Section 8, Township 25 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 8; thence N 89°39' 48" W, along the South line of said Section 8, for 1435.65 feet; thence N 00°20' 48" E, for 2595.48 feet to the POINT OF BEGINNING; thence N 54°21' 48" W, for 256.81 feet; thence N 74°19' 56" W, for 89.29 feet to the radial intersection with the arc of a curve concave to the West; thence northerly along the arc of said curve having a radius of 250.00 feet, a central angle of 47°28' 58", an arc length of 207.11 feet, and a chord bearing N 06°24' 55" W, for 194.71 feet to a non-tangent point; thence N 29°56' 33" W, for 215.16 feet to the intersection with the arc of a curve concave to the Northeast, said intersection having a radial bearing of S 17°21' 00" W; thence northwesterly along the arc of said curve having a radius of 2250.00 feet, and a central angle of 32°28' 14", an arc length of 1275.55 feet, and a chord bearing N 15°24' 27" W, for 1258.54 feet; thence North, for 323.25 feet; thence East, for 188.58 feet; thence South, for 232.33 feet to the point of curvature of a curve concave to the Northeast; thence southeasterly along the arc of said curve having a radius of 2150.00 feet, and a central angle of 06°31' 15", an arc length of 244.87 feet, and a chord bearing S 83°19' 05" E, for 244.74 feet; thence N 79°00' 00" E, for 420.00 feet; thence N 11°00' 00" W, for 248.30 feet; thence N 78°00' 00" E, for 121.74 feet; thence S 60°10' 11" E, for 102.33 feet; thence N 55°13' 48" E, for 80.99 feet; thence N 15°06' 44" W, for 148.34 feet; thence N 88°13' 07" E, for 84.31 feet; thence N 47°48' 18" E, for 65.82 feet; thence S 88°24' 39" E, for 112.72 feet; thence N 53°27' 01" E, for 125.72 feet; thence S 25°11' 12" E, for 692.86 feet; thence N 89°32' 45" E, for 1118.80 feet; thence S 00°32' 48" W, for 2298.00 feet; thence N 89°40' 22" W, for 1455.90 feet to the POINT OF BEGINNING, and contains 83.32 acres, more or less.

Have caused said land to be divided and subdivided as shown hereon, and does hereby dedicate as follows:

1. The non-exclusive use of all easements depicted hereon is hereby dedicated to the perpetual use of the public and Pasco County, Florida, reserving unto the undersigned owner the ability to grant such additional non-exclusive easements as the undersigned owner may desire, provided such additional easements do not interfere with the publics' use of said easements.

2. Paradise Point Way and the perpetual maintenance obligation thereof is hereby dedicated to Pointe West Recreation Association, Inc. All other streets and the perpetual maintenance obligation thereof are hereby dedicated to Arborwood at Summertree, Inc.

3. The perpetual maintenance obligation of Parcels A, D, E, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, & Z as shown hereon are hereby dedicated to Arborwood at Summertree, Inc.

4. The perpetual maintenance obligation of Parcels C & F as shown hereon are hereby dedicated to Arborwood at Summertree, Inc.

This ____ day of _____, 1983.

CERTIFICATE OF TITLE

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

I, [illegible], a [illegible] of Gibraltar Title & Escrow, hereby certify that the owners and mortgagees of record of the property lying within the parcel described on this Plat are as shown on said Plat; 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 1982 have been paid.

This the 23rd day of November, 1983.

By: [illegible]

COUNTY COMMISSION APPROVAL:

Approved by the Board of County Commissioners of Pasco County, Florida, this 20th day of Dec., 1983.

[illegible]

Filed and Recorded:

In the Public Records of Pasco County, Florida, on this 21st day of Dec., A.D., 1983. In Plat Book 22 Pages 88-89.

Jed Pittman
Ex-Officio Clerk of Circuit Court
By: J. S. Brandes
Deputy Clerk

MAY 1983
556-002 41

MORTGAGEE

CHEMICAL BANK, A NEW YORK CORPORATION

[illegible] Vice President — [illegible] Asst. Secretary

Signed, Sealed and Delivered in the Presence of

[illegible] Witness for Both — [illegible] Witness for Both

ACKNOWLEDGMENT:

STATE OF NEW YORK)
COUNTY OF N. Y.) S.S.

I hereby certify that on this [illegible] day of [illegible], A.D., 1983, before me personally appeared [illegible] and [illegible], President and Secretary, respectively, of CHEMICAL BANK, a New York Corporation, to me known to be the persons described in and who executed the foregoing certificate and dedication and severally 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 [illegible], the day and year aforesaid.

My commission expires: _____.

Notary Public State of _____

OWNER:

RADICE - PASCO INCORPORATED A FLORIDA CORPORATION

Charles F. Radice, Exec. Vice Pres. — Helena M. Whalen, Asst. Secretary

Signed, sealed and delivered in the presence of:

Witness for Both — Witness for Both

ACKNOWLEDGMENT:

State of Florida)
) SS
County of Broward)

I hereby certify that on this 30th day of November, A.D., 1983, before me personally appeared Charles F. Radice and Helena M. Whalen, Executive Vice President and Assistant Secretary, respectively, of Radice -Pasco Inc., a Florida Corporation, to me known to be the persons described in and who executed the foregoing certificate and dedication and severally 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 FORT LAUDERDALE, Florida, the day and year aforesaid.

My Commission Expires: 6-11-84

Notary Public, State of Florida at Large

SURVEYOR'S CERTIFICATE:

I, Jack L. Boyd, of Post, Buckley, Schuh & Jernigan, Inc., owner of this plat, do certify that it is a true and correct representation of the lands therein described and platted or subdivided; that it was prepared under my direct supervision; and that it complies with the requirements of Chapter 177 of the Florida Statutes.

Signed on this 30th day of November, 1983

Post, Buckley, Schuh & Jernigan, Inc.

Jack L. Boyd
Professional Land Surveyor No. 4000
State of Florida

POST, BUCKLEY, SCHUH & JERNIGAN, INC.

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