

SUNSET LAKES PHASES 1B AND 2B

A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

41/24

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS, SUNSET LAKES PHASES 1B AND 2B, A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 14; THENCE RUN ALONG THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 14, ALSO BEING THE SOUTH BOUNDARY LINE OF DEER PARK PHASE 2-C, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 26, PAGES 96 THRU 100 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH 89°15'16" WEST, 338.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°44'44" WEST, 330.00 FEET TO THE MOST EASTERLY CORNER OF LOT 48, SUNSET LAKES PHASE 2A, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 38, PAGES 19 THRU 21 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SUNSET LAKES PHASE 2A, NORTH 70°00'00" WEST, 242.60 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE, NORTH 89°15'16" WEST, 733.24 FEET; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SUNSET LAKES PHASE 2A, SOUTH 00°35'53" WEST, 401.67 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF TROUBLE CREEK ROAD AS NOW ESTABLISHED, NORTH 89°31'27" WEST, 846.23 FEET; THENCE NORTH 00°55'54" EAST, 373.83 FEET; THENCE SOUTH 89°15'16" EAST, 96.14 FEET; THENCE NORTH 00°44'44" EAST, 116.83 FEET; THENCE NORTH 89°15'16" WEST, 49.60 FEET; THENCE NORTH 00°44'44" EAST, 50.00 FEET; THENCE 31.42 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, SUBTENDED BY A CHORD DISTANCE OF 28.28 FEET WHICH BEARS NORTH 45°44'44" EAST; THENCE NORTH 00°44'44" EAST, 95.00 FEET; THENCE ALONG THE SOUTH BOUNDARY LINE OF DEER PARK PHASE 2-A, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 24, PAGES 103 AND 104 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND THE SOUTH BOUNDARY LINE OF SAID DEER PARK PHASE 2-C, ALSO BEING THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 14, SOUTH 89°15'16" EAST, 1739.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.9226 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-WAY 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 WATER OR SEWER 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 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 THERETO, 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 _____ DAY OF _____, A.D. 2001.

OWNER: GREENE BUILDERS, INC.

David R. Greene
DAVID R. GREENE PRESIDENT

Carolee Bailey
WITNESS

Carolee Bailey
WITNESS

Jerry Greene
JERRY GREENE SECRETARY TREASURER

Carolee Bailey
WITNESS

Carolee Bailey
WITNESS

MORTGAGEE: CONSENT TO DEDICATION

MERCANTILE BANK

Edwin C. Hancock
EDWIN C. HANCOCK SENIOR VICE-PRESIDENT

Lori Ann Katz
WITNESS

Dennis J. Leek
WITNESS

ACKNOWLEDGEMENT OF OWNER

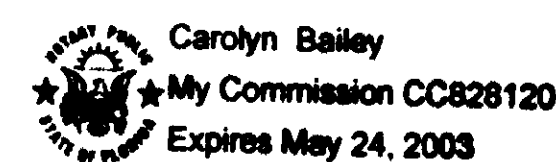
STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 30 DAY OF April, A.D. 2001, BEFORE ME PERSONALLY APPEARED DAVID R. GREENE, PRESIDENT, GREENE BUILDERS, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL IN PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Carolee Bailey
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:



ACKNOWLEDGEMENT OF MORTGAGEE

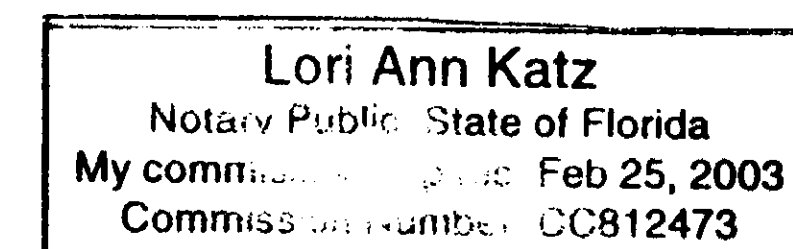
STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 27th DAY OF APRIL, A.D. 2001, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED EDWIN C. HANCOCK, SENIOR VICE-PRESIDENT OF MERCANTILE BANK, PASCO COUNTY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL IN PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Lori Ann Katz
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:



CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, STEPHEN C. BOOTH, ATTORNEY AT LAW, AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, 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 THE PLAT. IN THE EVENT THE 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 2000 HAVE BEEN PAID.

THIS 27 DAY OF APRIL, A.D., 2001.

BY: Stephen C. Booth
STEPHEN C. BOOTH, ATTORNEY AT LAW

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 17th DAY OF MAY, A.D., 2001, IN PLAT BOOK 41, PAGES 24, 25, 26, 27

Scott D. Hinton
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON MAY 15, 2001, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Steve L.
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 14th DAY OF May, A.D., 2001

Nellie Mae Robinson
Nellie Mae Robinson

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 3392

SURVEYOR'S CERTIFICATE

I, DENNIS J. LEEK, THE UNDERSIGNED REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON THIS 30th DAY OF April, A.D., 2001, THE AFORESAIDED PROPERTY WAS SURVEYED AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THE PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

Dennis J. Leek
DENNIS J. LEEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 2689
(L.B. 5789)

DJL SURVEYING COMPANY, INC.
8324 CORPORATE WAY (P.O. BOX 791)
NEW PORT RICHEY, FLORIDA 34656

SHEET 1 OF 4 SHEETS