

THOUSAND OAKS MULTI-FAMILY

A PORTION OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 26 SOUTH,
RANGE 16 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO) SS

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS THOUSAND OAKS MULTI-FAMILY, A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35 AS A POINT OF REFERENCE; THENCE S00°43'07"W., ALONG THE WESTERLY BOUNDARY OF SAID NORTHEAST 1/4, 530.00 FEET TO THE NORTHEAST CORNER OF LOT 111 OF TRINITY OAKS INCREMENT "M" NORTH, AS RECORDED IN PLAT BOOK 29, PAGES 63 THROUGH 67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE S.89°29'16"E., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MITCHELL BOULEVARD (A 210.00 FOOT RIGHT-OF-WAY) AS RECORDED IN O.R. BOOK 1469, PAGE 1422 AND O.R. BOOK 1939, PAGE 240 OF THE PUBLIC RECORDS OF SAID PASCO COUNTY, FLORIDA, 1388.26 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S.00°30'44"W., 429.76 FEET TO A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 120.00 FEET; THENCE 64.32 FEET SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°42'35" (CHORD BEARING S.14°50'34"E., 63.55 FEET); THENCE S.30°11'51"E., 50.88 FEET; THENCE N.84°32'21"W., 109.92 FEET; THENCE S.30°11'51"E., 105.00 FEET; THENCE S.59°48'09"W., 230.34 FEET; THENCE N.81°22'53"W., 446.32 FEET; THENCE N.84°32'21"W., 86.99 FEET; THENCE N.86°44'41"W., 141.49 FEET; THENCE S.51°45'12"W., 71.47 FEET TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY 71.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°37'23" (CHORD BEARING S.50°13'01"W., 65.36 FEET; THENCE DEPARTING SAID CURVE ALONG A NON-TANGENT LINE, S.18°26'28"W., 56.23 FEET; THENCE N.88°41'40"W., 280.22 FEET; THENCE S.70°37'22"W., 88.96 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN O.R. BOOK 4024, PAGE 778 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N.29°59'29"W., ALONG THE EASTERLY BOUNDARY OF SAID LANDS, 75.89 FEET TO THE EASTERLY BOUNDARY OF TRINITY OAKS INCREMENT "X" AS RECORDED IN PLAT BOOK 29, PAGES 128 THROUGH 135 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N.00°43'07"E., ALONG SAID EASTERLY BOUNDARY, 101.57 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 3876, PAGE 236 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 525.00 FEET; THENCE NORTHEASTERLY 25.20' ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°45'02" (CHORD BEARING N.72°03'40"E., 25.20 FEET); THENCE N.24°27'04"W., ALONG THE EASTERLY BOUNDARY OF SAID LANDS, 56.14 FEET TO THE EASTERLY BOUNDARY OF SAID TRINITY OAKS INCREMENT "X"; THENCE N.00°43'07"E., ALONG SAID EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY OF SAID TRINITY OAKS INCREMENT "M" NORTH, 662.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.028 ACRES, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN HEREON FOR DRAINAGE AND UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO, WITH RESPECT TO THE AREAS SHOWN ON THIS PLAT TO BE USED AS UTILITY EASEMENTS, THE UNDERSIGNED HEREBY DEDICATES TO ANY UTILITY PROVIDER SUBSEQUENTLY AUTHORIZED BY THE UNDERSIGNED A NON-EXCLUSIVE UTILITY EASEMENT OVER AND ACROSS SUCH AREAS FOR THE SOLE AND EXCLUSIVE PURPOSE OF THE INSTALLATION, OPERATION AND MAINTENANCE OF THE UTILITY FACILITIES THEREIN; PROVIDED, HOWEVER THAT SAID OWNERS SHALL HAVE THE RIGHT TO RETAIN THE USE OF SAID UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING UTILITY FACILITIES AND MAY GRANT SUCH ADDITIONAL EASEMENTS, LICENSES OR USE AGREEMENTS AS OWNERS MAY DEEM NECESSARY, AND PROVIDED, FURTHER THAT THIS DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION BY THE OWNERS FOR THE PROVIDING OF SUCH SERVICES BY UTILITY PROVIDER TO THE PROPERTY, WHICH SHALL BE AUTHORIZED ONLY UPON TERMS AND CONDITIONS, ACCEPTABLE TO THE UNDERSIGNED, NONE OF THE STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER AREAS SHOWN ON THIS PLAT ARE TO BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC, APPROVAL TO ACCESS UTILITY LINES AND EASEMENTS IN THE EVENT OF AN EMERGENCY IS HEREBY GRANTED TO PASCO COUNTY, EXCEPT TO THE EXTENT THAT SUCH APPROVAL CONFLICTS WITH THE UTILITY SERVICE AGREEMENT BETWEEN OWNER AND ALOHA UTILITIES, INC.

AND:

PER FLORIDA STATUTES 177.091 (28), "ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION."

THIS THE 29th DAY OF Oct, 2000

OWNER

SUNFIELD HOMES, INC.

Patricia Orsi
PATRICIA ORSI, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Carol C Clark
WITNESS
CAROL C CLARK
PRINTED NAME OF WITNESS

Vickie Hackett
WITNESS
Vickie Hackett
PRINTED NAME OF WITNESS

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

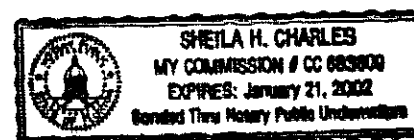
I HEREBY CERTIFY ON THIS 29th DAY OF Sept., 2000, BEFORE ME PERSONALLY APPEARED PATRICIA ORSI, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

Sheila H. Charles
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Sheila H. Charles
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-21-2002



BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 24th DAY OF OCTOBER, 2000, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

Patricia Orsi
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 30th DAY OF OCTOBER, 2000, IN PLAT BOOK 40 PAGES 9 THROUGH 11.

Patricia Orsi
CLERK OF THE CIRCUIT COURT

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 13th DAY OF OCTOBER, 2000.

Nellie Mae Robinson
SIGNATURE
Nellie Mae Robinson
PRINTED NAME
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #3392

SURVEYORS' CERTIFICATE

I, JOHN O. DIEHL, UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT ON THIS 27th DAY OF July, 2000, 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) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION, AND ALL OTHER CORNERS HAVE BEEN OR WILL BE SET, THIS PLAT COMPIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

John O. Diehl
JOHN O. DIEHL
FLORIDA REGISTERED SURVEYOR REGISTRATION NO.4053

CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, H. Clyde Hobby OF Hobby, Gary & Reeves 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 1999 HAVE BEEN PAID.

THIS THE 29th DAY OF Sept., 2000

BY: H. Clyde Hobby
H. Clyde Hobby
PRINTED NAME



POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING
2915 S.R. 590, SUITE 17
CLEARWATER, FLORIDA 33759
727 669 0522
LB # 6113

SHEET 1 OF 3