

# HUNTER'S LAKE PHASE ONE

A PORTION OF THE SOUTH 1/2 OF SECTION 4, AND A PORTION OF THE NORTH 1/2 OF SECTION 9,  
TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA  
COUNTY OF PASCO

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS HUNTER'S LAKE PHASE ONE, A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 4, AND A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE RUN SOUTH 01°50'36" EAST, 54.96 FEET; THENCE NORTH 89°10'28" WEST, 2376.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°50'36" EAST, 521.43 FEET; THENCE SOUTH 54°19'33" WEST, 329.84 FEET; THENCE 208.05 FEET ALONG THE ARC OF A 1472.40 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST SUBTENDED BY A CHORD OF 207.87 FEET, BEARING SOUTH 50°16'41" WEST; THENCE NORTH 89°10'08" WEST, 607.17 FEET; THENCE NORTH 00°06'32" EAST, 907.10 FEET; THENCE NORTH 00°40'09" EAST, 51.95 FEET; THENCE SOUTH 89°19'51" EAST, 150.00 FEET; THENCE NORTH 00°40'09" EAST, 5.67 FEET; THENCE SOUTH 89°19'51" EAST, 95.00 FEET; THENCE NORTH 00°40'09" EAST, 8.00 FEET; THENCE NORTH 85°34'59" EAST, 146.66 FEET; THENCE 24.41 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST SUBTENDED BY A CHORD OF 24.40 FEET, BEARING NORTH 01°32'28" EAST; THENCE SOUTH 89°19'51" EAST, 108.63 FEET; THENCE SOUTH 72°06'54" WEST, 542.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.6602 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, AND DO HEREBY DEDICATED 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 LINES OR 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 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 OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 2nd DAY OF AUGUST, A.D. 19 90

OWNER:  
HUNTERS LAKE JOINT VENTURE

MANAGING PARTNER  
HUNTERS LAKE DEVELOPMENT CORPORATION

MARK E. SWARTSEL

PRESIDENT

THOMAS A. PETERSON

SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS FOR BOTH

WITNESS FOR BOTH

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 2nd DAY OF AUGUST, A.D. 19 90, BEFORE ME PERSONALLY APPEARED MARK E. SWARTSEL AND THOMAS A. PETERSON, PRESIDENT AND SECRETARY, RESPECTIVELY, OF HUNTER'S LAKE DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

Notary Public, State of Florida, My Commission Expires July 28, 1991

## MORTGAGEE:

SUN BANK OF PASCO COUNTY

Kirby H. Griffin  
KIRBY H. GRIFFIN, SR. VICE PRESIDENT

Kevin C. Tennie  
KEVIN C. TENNIE, VICE PRESIDENT

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF:

Adam M. Burch  
WITNESS FOR BOTH

Adam M. Burch  
WITNESS FOR BOTH

## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 1st DAY OF August, A.D. 19 90, BEFORE ME PERSONALLY APPEARED KIRBY H. GRIFFIN AND KEVIN C. TENNIE, SR. VICE PRESIDENT, VICE PRESIDENT RESPECTIVELY OF SUN BANK OF PASCO COUNTY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

Notary Public, State of Florida, My Commission Expires June 8, 1991

NOTARY PUBLIC

## CERTIFICATE OF TITLE

STATE OF FLORIDA  
COUNTY OF PASCO

I, LAURA PERRINO OF LIBERTY TITLE SERVICES, INC. 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 OR 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 1989 HAVE BEEN PAID.

THIS THE 26th DAY OF July, 1990.

BY Laura Perrino

## CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA  
COUNTY OF PASCO

THIS IS TO CERTIFY THAT ON THE 15 DAY OF January, 1991, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD

## SURVEYORS CERTIFICATE

I HEREBY CERTIFY ON THIS 12th DAY OF Nov., A.D. 19 90, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA, PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET AS INDICATED HEREON AND COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

Dennis J. Leek  
DENNIS J. LEOK, F.R.L.S.  
P.O. BOX 791,  
NEW PORT RICHEY, FLORIDA 34864-0791

## FILED AND RECORDED

STATE OF FLORIDA  
COUNTY OF PASCO

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 16 DAY OF Jan, A.D. 19 91, IN PLAT BOOK 29, PAGE 41  
THRU 44

Jed Pittman, Clerk  
Reg. Reg. Sec. S.C.