

# QUAIL RIDGE PARCEL G

PLAT BOOK 52 PAGE 55

A PARCEL OF LAND BEING A PORTION OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST,  
PASCO COUNTY, FLORIDA

## LEGAL DESCRIPTION:

THE UNDERSIGNED, SUNCOAST COMMERCIAL INC., OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS QUAIL RIDGE PARCEL G A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE S00°01'14"E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 975.09 FEET TO THE NORTHEAST CORNER OF QUAIL RIDGE UNIT TWO, AS RECORDED IN PLAT BOOK 28, PAGES 125-128 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID QUAIL RIDGE UNIT TWO, S89°43'54"W, FOR 511.46 FEET TO THE POINT OF BEGINNING, SAME BEING THE NORTHEAST CORNER OF LOT 29, SAID QUAIL RIDGE UNIT TWO, SAME ALSO BEING THE NORTHWEST CORNER OF TRACT E, SAID QUAIL RIDGE UNIT TWO; THENCE LEAVING SAID NORTH LINE OF QUAIL RIDGE UNIT TWO, N07°37'22"E, FOR OF 531.45 FEET; THENCE N31°27'33"E, FOR 118.76 FEET; THENCE N04°42'20"E, FOR 129.55 FEET; THENCE N88°28'21"W, FOR 612.76 FEET; THENCE N71°42'51"W, FOR 185.24 FEET; THENCE N89°47'29"W, FOR 309.55 FEET; THENCE S78°41'56"W, FOR 369.83 FEET; THENCE S09°03'50"W, FOR 144.68 FEET; THENCE S36°15'50"E, FOR 402.02 FEET; THENCE S68°27'36"E, ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE OF QUAIL RIDGE UNIT TWO AND SAID NORTH LINE OF QUAIL RIDGE UNIT TWO, RESPECTIVELY, FOR 863.92 FEET TO THE NORTHWEST CORNER OF LOT 30, SAID QUAIL RIDGE UNIT TWO, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4695, PAGE 535 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N14°05'42"E, ALONG THE WEST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED OFFICIAL RECORDS BOOK 4695, PAGE 535, FOR 40.20 FEET; THENCE LEAVING SAID WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4695, PAGE 535, S88°47'20"E, FOR 110.44 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4695, PAGE 535; THENCE S00°15'55"E, ALONG SAID EAST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4695, PAGE 535, FOR 13.57 FEET TO THE NORTHWEST CORNER OF TRACT A, SAID QUAIL RIDGE UNIT TWO; THENCE N89°43'54"E, ALONG THE NORTH LINE OF SAID TRACT A, QUAIL RIDGE UNIT TWO AND THE NORTH LINE OF SAID LOT 29, QUAIL RIDGE UNIT TWO, RESPECTIVELY, FOR 178.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 892,504 SQUARE FEET OR 20.489 ACRES, MORE OR LESS.

## DEDICATION:

THE UNDERSIGNED, OWNER OF THE LANDS TO BE KNOWN AS "QUAIL RIDGE PARCEL G", HEREBY STATES AND DECLARES THE FOLLOWING:

- 1) THE OWNER HEREBY DEDICATES TO UTILITY COMPANIES PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER ESSENTIAL UTILITIES, A NON-EXCLUSIVE UTILITY EASEMENT AS SHOWN HEREON FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC POWER UTILITIES, TELEPHONE, CABLE TELEVISION, AND OTHER ESSENTIAL UTILITIES;
- 2) AND FURTHER DEDICATES TO SUNCOAST GOLF, INC. AN EXCLUSIVE PEDESTRIAN EASEMENT AS SHOWN HEREON FOR THE PURPOSE OF INGRESS/EGRESS;
- 3) AND FURTHER DEDICATES TO UTILITY COMPANIES PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER ESSENTIAL UTILITIES, A UTILITY EASEMENT OVER THE PRIVATE ROADWAY INGRESS/EGRESS AREA SHOWN AS TRACT A, ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND REPLACING THE UTILITY FACILITIES LOCATED WITHIN TRACT A;
- 4) AND FURTHER DEDICATES TO PASCO COUNTY, A WATER MAIN AND SANITARY SEWER EASEMENT OVER THE PRIVATE ROADWAY INGRESS/EGRESS AREA SHOWN AS TRACT A, ALONG WITH THE RIGHT OF INGRESS AND EGRESS OF SERVICE VEHICLES THERETO FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND REPLACING THE WATER MAIN AND SANITARY SEWER FACILITIES LOCATED WITHIN SAID TRACT A, AND FURTHER DEDICATES TO EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, THE RIGHT OF INGRESS AND EGRESS OVER SAID TRACT A. THE PRIVATE ROADWAY INGRESS/EGRESS AREA DESIGNATED AS TRACT A SHALL REMAIN PRIVATELY OWNED AND MAINTAINED AND WILL BE CONVEYED TO THE QUAIL RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC. BY A SEPARATELY EXECUTED INSTRUMENT;
- 5) AND FURTHER DEDICATES TO THE QUAIL RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC. THE DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND REPLACING THE DRAINAGE FACILITIES CONTAINED THEREIN.
- 6) TRACT A IS HEREBY DESIGNATED AS A PRIVATE ROAD, INGRESS/EGRESS AND UTILITY EASEMENT AND WILL BE CONVEYED TO AND MAINTAINED BY THE QUAIL RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC. BY A SEPARATELY EXECUTED INSTRUMENT.
- 7) TRACTS G, AND F ARE HEREBY DESIGNATED AS DRAINAGE AREA TRACTS AND WILL BE CONVEYED TO AND MAINTAINED BY THE QUAIL RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC. BY A SEPARATELY EXECUTED INSTRUMENT.
- 8) TRACTS B AND E ARE HEREBY DESIGNATED AS PEDESTRIAN ACCESS TRACTS AND WILL BE CONVEYED TO AND MAINTAINED BY THE QUAIL RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC. BY A SEPARATELY EXECUTED INSTRUMENT.
- 9) TRACT C IS HEREBY DESIGNATED AS AN EMERGENCY VEHICLE ACCESS TRACT AND WILL BE CONVEYED TO AND MAINTAINED BY THE QUAIL RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC. BY A SEPARATELY EXECUTED INSTRUMENT.
- 10) TRACT D IS HEREBY DESIGNATED AS A PARK AND DRAINAGE EASEMENT TRACT AND WILL BE CONVEYED TO AND MAINTAINED BY THE QUAIL RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC. BY A SEPARATELY EXECUTED INSTRUMENT.

## OWNER

SUNCOAST COMMERCIAL, INC.

George Nicholas  
GEORGE NICHOLAS, PRESIDENT  
WITNESS: Suzanne Letasi

12-03-04  
DATE

Madeira L. White  
WITNESS

## ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA) SS:  
COUNTY OF PASCO )

I HEREBY CERTIFY ON THIS 3RD DAY OF December A.D., 2004, BEFORE ME PERSONALLY APPEARED GEORGE NICHOLAS, PRESIDENT, SUNCOAST COMMERCIAL, INC., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY 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 , PASCO COUNTY, STATE OF FLORIDA, THE DAY AND YEAR AFORESAID.

Suzanne Letasi  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
SUZANNE LETASI  
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-13-07

SERIAL NUMBER: DD 255025

CORPORATE SEAL

## MORTGAGEES CONSENT TO DEDICATION

WHITNEY NATIONAL BANK, A FLORIDA BANKING CORPORATION, AS MORTGAGEE UNDER A CERTAIN MORTGAGE DATED OCTOBER 8TH, 2003 RECORDED IN OFFICIAL RECORD BOOK 5582, PAGE 1586 THROUGH 1599 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND THE DEDICATIONS SHOWN HEREON.

Eugene E. Obenreder  
EUGENE E. OBENREDER, VICE PRESIDENT  
WITNESS: Arrisue Vega

12-03-04  
DATE

Suzanne Letasi  
WITNESS

## ACKNOWLEDGMENT OF MORTGAGEE

STATE OF FLORIDA) SS:  
COUNTY OF PASCO )

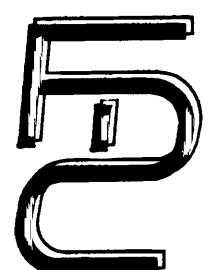
I HEREBY CERTIFY ON THIS 3RD DAY OF December A.D. 2004, BEFORE ME PERSONALLY APPEARED EUGENE E. OBENREDER, VICE PRESIDENT OF WHITNEY NATIONAL BANK, A FLORIDA BANKING CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERELY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

Suzanne Letasi  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
SUZANNE LETASI  
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-13-07

SERIAL NUMBER: DD 255025



**FLORIDA DESIGN CONSULTANTS, INC.**

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State of Florida

SHEET 1 OF 4

QUAIL RIDGE PARCEL G