

## KEY VISTA PHASE I

39/102

A REPLAT OF A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 15 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68 THROUGH 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; ALSO, A SUBDIVISION OF A PORTION OF SAID SECTION 26.

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
 )SS:  
COUNTY OF PASCO )

All of Tract 2 of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION, of Section 26, Township 26 South, Range 15 East, as shown on the plat recorded in Plat Book 1, pages 68 through 70 of the Public Records of Pasco County, Florida; ALSO, a portion of Tracts 1, 3, 4, 5, 6, 7, 8, 14, 15, 17, 18, 20, 25, 26, 27, 28, and 29 of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION, of said Section 26; AND ALSO, the Southeastern 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 26; AND ALSO, a portion of the Northwest 1/4 of the Northeast 1/4 of said Section 26; all being further described as follows:

Commence at the Northeast corner of said Section 26; thence along the North boundary line of the Northeast 1/4 of said Section 26, North 89°38'09" West, a distance of 280.00 feet to the Northwest corner of the Florida Power Corporation Parcel as described in Official Record Book 721, page 823 of the Public Records of Pasco County, Florida, the same being the Northeast corner of the Holiday Gulf Parcel as described in Official Record Book 1243, page 457 of the Public Records of Pasco County, Florida; thence parallel with and 280 feet West of the East boundary line of the Northeast 1/4 of said Section 26, along the West boundary line of said Florida Power Corporation Parcel and along the East boundary line of said Holiday Gulf Parcel, South 00°49'10" West, a distance of 1306.71 feet to the Northeast corner of the Pasco County Parcel, as described in Official Record Book 1841, page 564 of the Public Records of Pasco County, Florida; thence along the northerly boundary line of said Pasco County Parcel, North 89°22'44" West, a distance of 16.51 feet; thence continue along the northerly boundary line of said Pasco County Parcel and the northwesterly extension thereof, 1010.64 feet along the arc of a curve to the right to the point of reverse curvature, said curve having a radius of 1050.00 feet, a central angle of 55°08'52" and a chord of 972.07 feet which bears North 61°48'18" West; thence 29.97 feet along the arc of a curve to the left to the point of reverse curvature, said curve having a radius of 20.00 feet, a central angle of 85°51'40", and a chord of 27.24 feet which bears North 77°09'42" West; thence 244.72 feet along the arc of a curve to the right to the point of reverse curvature, said curve having a radius of 1450.00 feet, a central angle of 09°40'11", and a chord of 244.43 feet which bears South 64°44'34" West; thence 227.89 feet along the arc of a curve to the left to the point of reverse curvature, said curve having a radius of 750.00 feet, a central angle of 17°24'33", and a chord of 227.01 feet which bears South 60°52'23" West; thence 319.51 feet along the arc of a curve to the right to the point of reverse curvature, said curve having a radius of 1750.00 feet, a central angle of 10°27'39", and a chord of 319.07 feet which bears South 57°23'56" West; thence 30.85 feet along the arc of a curve to the left, said curve having a radius of 20.00 feet, a central angle of 88°22'45", and a chord of 27.88 feet which bears South 18°26'20" West; thence South 25°45'07" East, for 77.47 feet to the point of curvature; thence 115.97 feet along the arc of a curve to the right, said curve having a radius of 630.00 feet, a central angle of 08°00'21", and a chord of 115.88 feet which bears South 21°44'56" East; thence South 72°15'14" West, a distance of 60.00 feet; thence 456.93 feet along the arc of a curve to the right to the point of reverse curvature, said curve having a radius of 770.00 feet, a central angle of 34°00'00", and a chord of 450.25 feet which bears South 00°44'46" East; thence 306.07 feet along the arc of a curve to the left, said curve having a radius of 1230.00 feet, a central angle of 14°15'26", and a chord of 305.28 feet which bears South 09°07'31" West; thence North 88°00'12" West, a distance of 63.18 feet; thence South 69°08'19" West, a distance of 109.71 feet; thence North 83°37'26" West, a distance of 55.79 feet; thence South 70°54'44" West, a distance of 93.22 feet; thence South 32°12'05" West, a distance of 52.75 feet; thence South 35°11'48" East, a distance of 126.46 feet; thence South 17°19'02" East, a distance of 152.39 feet; thence North 89°45'28" West, a distance of 252.04 feet; thence North 00°14'32" East, a distance of 35.20 feet; thence North 89°51'52" West, a distance of 802.75 feet; thence North 37°10'19" West, a distance of 591.64 feet; thence North 00°08'08" East, a distance of 102.78 feet; thence North 07°11'25" East, a distance of 153.09 feet; thence North 04°11'12" West, a distance of 60.46 feet; thence North 10°01'46" West, a distance of 44.67 feet; thence North 00°10'25" West, a distance of 98.75 feet; thence 380.55 feet along the arc of a curve to the right to the point of reverse curvature, said curve having a radius of 800.00 feet, a central angle of 27°15'17", and a chord of 376.97 feet which bears North 85°12'35" West; thence 162.91 feet along the arc of a curve to the left, said curve having a radius of 300.00 feet, a central angle of 31°06'47", and a chord of 160.91 feet which bears North 87°08'20" West; thence South 77°18'17" West, for 85.05 feet to the easterly, right-of-way line of Baileys Bluff Road (also known as Pineview Drive); thence along said easterly, right-of-way line of Baileys Bluff 100.03 feet along the arc of a curve to the left, said curve having a radius of 1095.00 feet, a central angle of 05°13'57", and a chord of 100.00 feet which bears North 12°41'43" West; thence leaving said easterly, right-of-way line of Baileys Bluff North 77°18'17" East, for 85.05 feet to the point of curvature; thence 217.21 feet along the arc of a curve to the right to the point of reverse curvature, said curve having a radius of 400.00 feet, a central angle of 31°06'47", and a chord of 214.55 feet which bears South 87°08'20" East; thence 244.66 feet along the arc of curve to the left, said curve having a radius of 700.00 feet, a central angle of 20°01'34", and a chord of 243.42 feet which bears South 81°35'43" East; thence North 01°36'29" West, a distance of 39.57 feet; thence North 87°02'17" East, a distance of 42.96 feet; thence South 05°20'05" East, a distance of 39.18 feet; thence 42.79 feet along the arc of a curve to the left to the point of reverse curvature, said curve having a radius of 700.00 feet, a central angle of 03°30'09", and a chord of 42.78 feet which bears North 82°54'51" East; thence 284.55 feet along the arc of a curve to the right, said curve having a radius of 914.00 feet, a central angle of 17°50'14", and a chord of 283.40 feet which bears South 89°55'06" East; thence North 49°14'44" East, a distance of 942.35 feet; thence South 82°58'24" East, a distance of 178.38 feet; thence North 07°45'14" East, a distance of 40.16 feet; thence North 00°14'32" East, a distance of 396.79 feet; thence North 22°19'32" East, a distance of 67.38 feet; thence South 68°12'09" East, a distance of 132.88 feet; thence South 73°27'55" East, a distance of 70.30 feet; thence South 68°12'09" East, a distance of 110.00 feet; thence North 63°39'47" East, a distance of 33.79 feet; thence South 83°05'11" East, a distance of 298.71 feet; thence South 41°36'55" East, a distance of 332.45 feet; thence North 34°27'39" East, a distance of 676.75 feet; thence North 00°21'51" East, a distance of 64.89 feet to the north boundary line of the Northeast 1/4 of said Section 26; thence along the north boundary line of the northeast 1/4 of said Section 26 South 89°38'09" East, a distance of 1115.06 feet to the POINT OF BEGINNING.

Said parcel containing 104.005 acres, more or less.

## LESS AND EXCEPT:

Commence at the Northeast corner of said Section 26; thence along the North boundary line of the Northeast 1/4 of said Section 26, North 89°38'09" West, a distance of 280.00 feet to the Northwest corner of the Florida Power Corporation Parcel as described in Official Record Book 721, page 823 of the Public Records of Pasco County, Florida, the same being the Northeast corner of the Holiday Gulf Parcel as described in Official Record Book 1243, page 457 of the Public Records of Pasco County, Florida; thence parallel with and 280 feet West of the East boundary line of the Northeast 1/4 of said Section 26, along the West boundary line of said Florida Power Corporation Parcel and along the East boundary line of said Holiday Gulf Parcel, South 00°49'10" West, a distance of 1306.71 feet to the Northeast corner of the Pasco County Parcel, as described in Official Record Book 1841, page 564 of the Public Records of Pasco County, Florida; thence along the northerly boundary line of said Pasco County Parcel, North 89°22'44" West, a distance of 16.51 feet; thence continue along the northerly boundary line of said Pasco County Parcel and the northwesterly extension thereof, 1010.63 feet along the arc of a curve to the right to the point of reverse curvature, said curve having a radius of 1050.00 feet, a central angle of 55°08'52" and a chord of 972.07 feet which bears North 61°48'18" West; thence 29.97 feet along the arc of a curve to the left to the point of reverse curvature, said curve having a radius of 20.00 feet, a central angle of 85°51'40", and a chord of 27.24 feet which bears North 77°09'42" West; thence 244.72 feet along the arc of a curve to the right to the point of reverse curvature, said curve having a radius of 1450.00 feet, a central angle of 09°40'11", and a chord of 244.43 feet which bears South 64°44'34" West; thence 227.89 feet along the arc of a curve to the left to the point of reverse curvature, said curve having a radius of 750.00 feet, a central angle of 17°24'33", and a chord of 227.01 feet which bears South 60°52'23" West; 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thence North 88°00'12" West, a distance of 63.18 feet; thence South 69°08'19" West, a distance of 109.71 feet; thence North 83°37'26" West, a distance of 55.79 feet; thence South 70°54'44" West, a distance of 93.22 feet; thence South 32°12'05" West, a distance of 52.75 feet; thence South 35°11'48" East, a distance of 126.46 feet; thence South 17°19'02" East, a distance of 152.39 feet; thence North 89°45'28" West, a distance of 252.04 feet; thence North 00°14'32" East, a distance of 35.20 feet; thence North 89°51'52" West, a distance of 802.75 feet; thence North 37°10'19" West, a distance of 591.64 feet; thence North 00°08'08" East, a distance of 102.78 feet; thence North 07°11'25" East, a distance of 153.09 feet; thence North 04°11'12" West, a distance of 60.46 feet; thence North 10°01'46" West, a distance of 44.67 feet; thence North 00°10'25" West, a distance of 98.75 feet; thence 380.55 feet along the arc of a curve to the right to the point of reverse curvature, said curve having a radius of 800.00 feet, a central angle of 27°15'17", and a chord of 376.97 feet which bears North 85°12'35" West; 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Lessed out parcel containing 6.866 acres, more or less.

Said overall parcel containing 97.139 acres, more or less.

Have caused said land to be subdivided as shown hereon; and do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all street rights-of-way, that are not identified as tracts, as shown and depicted hereon; and reserve all tracts for the private and nonexclusive use of the undersigned, its successors, grantees and assigns, in perpetuity and to the exclusion of the public at large, provided, however, that any political subdivision of the State of Florida or corporate sovereign having jurisdiction from time to time over Key Vista Phase I, and private, public and quasi-public utility companies shall have a non-exclusive right to use all of said roads, streets and drives for the installation and maintenance of drainage facilities, storm sewers and utilities, as well as for ingress, and egress for the purpose of providing emergency fire, medical and similar services the nonexclusive right to use the utility and drainage easements shown hereon, but only for the installation and maintenance of utilities and drainage facilities, and purposes incidental thereto; and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all utility improvements and facilities necessary for providing water and sewer service to Key Vista Phase I, 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 land 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 utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said improvements, facilities and appurtenances is assumed by Pasco County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, the title to any 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 29 DAY OF AUGUST, 2000 A.D.

OWNER  
KEY VISTA INVESTMENTS, L.L.C.

*Lea Friedland*  
LEA FRIEDLAND, PRESIDENT

*Brian Goldsmith*  
BRIAN GOLDSMITH, VICE PRESIDENT

*Dalia Delach*  
WITNESS

*Elyse Lorusso*  
WITNESS

*Deborah Under*  
WITNESS

*Sharon Under*  
WITNESS



FLORIDA DESIGN CONSULTANTS, INC.  
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

6321 Grand Boulevard, New Port Richey FL 34652  
Tel: (727) 849-7588 - Fax: (727) 848-3648

Certificate of Authorization, LB 6707  
State of Florida

## NOTE:

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County. No permanent private structures including masonry or concrete block fences are to be located within easements.

SHEET 1 OF 11

KEY VISTA PHASE I