

# WOOD TRAIL VILLAGE UNIT THREE

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION:

A parcel of land lying in Section 14, Township 26 South, Range 16 East, Pasco County, Florida, being described as follows:  
For a point of beginning commencing at the Northwest corner of WOOD TRAIL VILLAGE UNIT ONE, as recorded in Plat Book 23, pages 22 and 23. Said point also being the Northwest corner of WOOD TRAIL VILLAGE UNIT TWO-B, as recorded in Plat Book 23, Page 101 through 103, inclusive, both recorded in the public records of Pasco County, Florida; thence run N. 83° 28' 00" N., along the North boundary line of said WOOD TRAIL VILLAGE UNIT ONE, 250.00 feet; thence N. 00° 32' 00" E., 175.00 feet; thence N. 23° 40' 22" N., 58.82 feet; thence N. 00° 32' 00" E., 100.57 feet; thence N. 00° 36' 25" E., 018.05 feet; thence 6.85° 26' 15" E., 166.18 feet to a point on the westerly right-of-way line of the Little Extension as now established, thence along said line, run N. 20° 25' 47" N., Parallel to and 60.00 feet west of the East boundary line of said section 14, a distance of 935.37 feet to the Northwest corner of WOOD TRAIL VILLAGE UNIT TWO-A, as recorded in Plat Book 23, Pages 25 through 26, inclusive, Public records of Pasco County, Florida; thence, along the Northern boundary thereof run the following five courses: N. 63° 28' 00" N., 151.02 feet; N. 00° 32' 00" E., 57.66 feet; N. 23° 20' 00" N., 300.00 feet; S. 60° 20' 00" N., 70.00 feet; 6.34° 10' 13" N., 176.22 feet to a point on the Northern boundary of the aforesaid WOOD TRAIL VILLAGE UNIT TWO-B; thence along said boundary run the following three courses: N. 70° 35' 57" N., 152.75 feet; N. 24° 58' 35" N., 120.31 feet; N. 63° 28' 00" N., 200.00 feet to the Point of beginning, containing 27.7255 acres more or less.

## DEDICATION:

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PASCO )

The undersigned, Owner of the lands shown on this plat to be known as WOOD TRAIL VILLAGE UNIT THREE, a subdivision of a portion of Section 14, Township 26 South, Range 16 East, Pasco County, Florida.

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 lines or pipes, fire hydrants, wells, life 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 dedicated operation and maintenance of said lands, improvements, facilities and appurtenances as owned 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 of any lands or improvements dedicated to the public or to the county if for any reason such dedication shall be voluntarily or involuntarily vacated, voided or invalidated.

This is 26 day of May, A.D. 1987

OWNER:  
WOOD TRAILS LAND AND DEVELOPMENT COMPANY

ALAN R. FILSON  
Signed and delivered in the presence of

Carla Kelly Bates  
Witness

ACKNOWLEDGEMENT  
STATE OF FLORIDA ) SS:  
COUNTY OF PASCO )

I, Carla Kelly Bates, do hereby certify on this 26 day of May, A.D. 1987 before me personally appeared Alan R. Filson, President of WOOD TRAILS LAND AND DEVELOPMENT COMPANY, a Florida Corporation, to me known to be the person who executed the foregoing certificate and dedication and personally acknowledged the execution thereof to be his act and deed and the contents thereof to be true and correct.

Witness my hand and official seal of Pasco County, Florida, the day and year aforesaid.  
My Commission expires January 2, 1990

Carla Kelly Bates  
Notary Public, State of Florida at Large

## NOTES:

Bearings shown hereon are based on the plats of WOOD TRAIL VILLAGE, UNIT ONE, Plat Book 23, Pages 22 and 23, WOOD TRAIL VILLAGE UNIT TWO-A, Plat Book 23, Pages 25 through 26, inclusive, WOOD TRAIL VILLAGE UNIT TWO-B, Plat Book 23, Pages 101 through 103, all recorded in Public records of Pasco County, Florida.

Legal description based on the above mentioned Plats and a boundary survey by Global Engineering and Mapping Co., Inc., dated 6-30-85, identified by MLLS #12590, Inc. 12-14-85. The Developer agrees that the maintenance of the proposed retention lakes and associated drainage facilities be clearly assigned to the abutting property owners.

## MORTGAGEE

BARNETT BANK OF PASCO COUNTY, FLA.

Signed, sealed and delivered in the presence of

Witness

Vice President JOSEPH ANDRUZZI

Witness

## ACKNOWLEDGMENT:

STATE OF FLORIDA ) SS:  
COUNTY OF PASCO )

I hereby certify on this 1st day of June, A.D. 1987 before me personally appeared Joseph Andruzzi, Vice President of Barnett Bank of Pasco County, N.A. to me known to be the person described in and who executed the foregoing certificate and dedication and personally acknowledged the execution thereof to be his act and deed for the uses and purposes thereon expressed.

Witness my hand and official seal of Pasco County, Florida, the day and year aforesaid.  
My Commission expires June 13, 1989

Notary Public, State of Florida at Large

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

### APPROVED

By the Board of County Commissioners of Pasco County, Florida, on this 22 day of June, A.D. 1987

Chairman

## CLERK OF THE CIRCUIT COURT CERTIFICATE

### FILED AND RECORDED

In the Public Records of Pasco County, Florida, on this 27 day of June, A.D. 1987 in Plat Book 25, Page (s) 67, 68, 69.

## CERTIFICATE OF TITLE:

I, LINDA F. ROBERT, of STATE TITLE & ABSTRACT, INC., do hereby certify that the apparent record title to the land as described and shown on this plat is in the name of the person, persons or corporation executing this dedication as it is shown on the plat. In the event the plat does not contain a dedication, I hereby certify that the developer of the plat subdivision has apparent 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 1986 have been paid.  
This is the 27 day of June, 1987

STATE TITLE & ABSTRACT, INC.

By: Linda F. Robert  
LINDA F. ROBERT, VICE PRESIDENT (SEAL)

## SURVEYOR'S CERTIFICATE:

I certify that the within plat was drawn from a survey made under my supervision on the 22nd day of June, 1987, and that said plat is a correct representation of the land herein plotted and that the survey complies with all the requirements of CHAPTER 171 of the FLORIDA STATUTES and that Permanent Reference Monuments have been set.

MILLS AND ASSOCIATES, INC.

PREPARED BY:  
MILLS & ASSOCIATES, INC.  
TAMPA, FLORIDA

Lance E. Mills  
LANCE E. MILLS  
REGISTERED FLORIDA LAND SURVEYOR  
No. 5147