

WATERFORD on LAKE BERNADETTE

A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 8,
TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

31/10
PLAT BOOK
PAGE
SHEET 1 OF 2

LEGAL DESCRIPTION and DEDICATION:

STATE OF FLORIDA }
COUNTY OF PASCO } ss:

The undersigned, owner of the lands shown on this plat to be known as Waterford on Lake Bernadette, a subdivision of a portion of the Southwest 1/4 of Section 8, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

For a point of reference commence at the Southwest corner of said Section 8; thence N.89°48'17"E. along the South boundary of said Section 8, a distance of 801.37 feet; thence N.00°11'43"W, a distance of 840.00 feet to a point on the Westerly right-of-way line of Golf Links Boulevard (a 100.00 foot right-of-way) as shown on plat of Epping Forest at Lake Bernadette recorded in Plat Book 28, Page 129 of the Public Records of Pasco County, Florida; thence Northerly along said Westerly right-of-way line 280.88 feet along the arc of a curve to the right, said curve having a radius of 982.95 feet, a central angle of 16°22'21", and a chord bearing and distance of N.151°11'10"W, 279.93 feet to the end of said curve; thence departing said Westerly right-of-way line N.83°00'00"E, a distance of 100.00 feet to a point on the Easterly right-of-way line of said Golf Links Boulevard, said point being the point of tangency of a curve; thence N.07°00'00"W. along said Easterly right-of-way line, a distance of 235.11 feet for a POINT OF BEGINNING; thence the following two (2) courses along said Easterly right-of-way line: (1) continue N.07°00'00"W, a distance of 498.48 feet; (2) Northerly 462.87 feet along the arc of a curve to the left, said curve having a radius of 951.80 feet, a central angle of 27°52'11", and a chord bearing and distance of N.20°56'05"W, 458.32 feet; thence Northerly 37.42 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 85°45'43", and a chord bearing and distance of N.08°00'41"E, 34.02 feet; thence N.50°53'33"E, a distance of 180.47 feet to the most Westerly corner of that certain parcel of land described as "FUTURE PARKING AREA" in Official Records Book 1612, Page 1675 of the Public Records of Pasco County, Florida; thence the following two (2) courses along the boundaries of said certain parcel: (1) thence S.48°35'23"E, a distance of 150.00 feet; (2) N.51°03'37"E, a distance of 141.30 feet; thence S.74°49'13"E, a distance of 18.22 feet to a point on the Southwesterly boundary of that certain parcel of land described as "CLUBHOUSE SITE" in Official Records Book 1612, Page 1675 of the Public Records of Pasco County, Florida; thence the following two (2) courses along the boundaries of said Southwesterly boundary, a distance of 107.84 feet; thence S.88°49'01"W, a distance of 8.10 feet; thence S.20°15'34"W, a distance of 87.48 feet; thence S.24°34'50"W, a distance of 71.78 feet; thence S.04°34'56"W, a distance of 97.80 feet; thence S.11°01'41"E, a distance of 190.74 feet; thence S.07°24'15"E, a distance of 228.93 feet; thence S.03°30'45"E, a distance of 224.07 feet; thence S.07°45'09"W, a distance of 67.33 feet to a point on the Northerly boundary of that certain parcel of land described as "LAKE 49" in Official Records Book 1890, Page 1783 of the Public Records of Pasco County, Florida; thence S.83°14'44"W. along said Northerly boundary, a distance of 233.27 feet to the POINT OF BEGINNING. Containing 6.796 acres more or less.

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, 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 appurtenances is assumed 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 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 3RD day of SEPTEMBER, A.D., 1993

OWNER:

Lake Bernadette Development, Inc.
James M. Cracchiolo
James M. Cracchiolo
President

Signed, sealed and delivered in the presence of:

Susan A. Morrow
Witness

[Signature]
Witness

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I hereby certify on this 3RD day of SEPTEMBER, A.D., 1993 before me personally appeared James M. Cracchiolo, President of Lake Bernadette Development, Inc., a Florida Corporation, to me known to be the persons described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at ZEPHYRHILLS, PASCO County, Florida, the day and year aforesaid.

My commission expires: MARCH 30, 1997

Commission number: CC 272832

Michael M. Armstrong
Notary Public, State of Florida at Large

TITLE CERTIFICATE

STATE OF FLORIDA }
COUNTY OF PASCO } ss:

I, Susan A. Morrow of Sunstate Title Agency, 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, 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 1992 have been paid.

This the 3rd day of Sept, 1993

Sunstate Title Agency, Inc.

By: Susan A. Morrow

BOARD OF COUNTY COMMISSIONERS

This is to certify that on 10-5-93, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

[Signature]
Chairman of the Board of County Commissioners

CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County Florida this day of 10-5-93, 1993 in Plat Book 31, Pages 105 through 110

[Signature] By: [Signature]
Ed Pittman, Clerk of the Circuit Court

SURVEYOR'S CERTIFICATE

I, Daniel C. Johnson the undersigned Registered Land Surveyor, hereby certify that on SEPT. 3, 1993, the aforescribed 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) as shown hereon have been set as of the date of this certification. This plat complies with all requirements of Chapter 177, of the Florida Statutes and amendments thereof.

[Signature]
Daniel C. Johnson
Florida Professional Land Surveyor No. 3653



NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

