

VILLAGE ON THE POND

Phase Two

A SUBDIVISION IN SECTION 36, TOWNSHIP 26 SOUTH, RANGE 18 EAST
LAND 'O LAKES, PASCO COUNTY, FLORIDA

P.B. 31 PG. 108
SHEET 1 OF 3

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 VILLAGE ON THE POND - PHASE TWO, a subdivision of a portion of the Northeast 1/4 of Section 36, Township 26 South, Range 18 East, Pasco County, Florida, being further described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 36, run thence N.89°41'40"E., 1,203.73 feet along the North boundary of said Northeast 1/4 of Section 36 to the Easterly right-of-way line of Osprey Lane, said point also being a point on a curve; thence along said Easterly right-of-way line, Southwesterly, 101.40 feet and a central angle of 14°10'12" (chord bearing S.10°44'50"W., 101.14 feet) to a point of tangency; thence continue along said Easterly right-of-way line, S.17°56'56"W., 239.11 feet to a point of curvature, said point also being the POINT OF BEGINNING; thence Southeasterly, 77.23 feet along the arc of a curve to the left having a radius of 45.00 feet and a central angle of 98°19'56" (chord bearing S.31°20'02"E., 68.10 feet) to a point of tangency; thence S.80°30'00"E., 37.72 feet to a point of curvature; thence Easterly 80.29 feet along the arc of a curve to the left having a radius of 575.00 feet and a central angle of 08°00'00" (chord bearing S.84°30'00"E. 80.22 feet) to a point of tangency; thence S.88°30'00"E. 130.07 feet to a point of curvature; thence Easterly 59.34 feet along the arc of a curve to the right having a radius of 400.00 feet and a central angle of 08°30'00" (chord bearing S.84°15'00"E., 59.29 feet) to a point of tangency; thence S.80°00'00"E., 75.73 feet to a point of curvature; thence Northeasterly, 123.69 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 70°52'00" (chord bearing N.64°34'00"E., 115.95 feet) to a point of tangency; thence N.29°08'00"E., 36.16 feet to a point of curvature; thence Northeasterly, 114.90 feet along the arc of a curve to the right having a radius of 110.00 feet and a central angle of 59°51'00" (chord bearing N.59°03'30"E., 109.75 feet) to a point of tangency; thence N.88°59'00"E., 159.98 feet; thence N.51°20'25"W., 44.82 feet; thence N.05°16'26"W., 65.28 feet; thence N.21°48'05"E., 75.39 feet; thence N.60°56'43"E., 30.89 feet; thence N.66°48'05"E., 30.46 feet; thence N.18°01'11"E., 88.40 feet to a point which is S.10°41'55"W., 10.79 feet from the North boundary of the Northeast 1/4 of said Section 36; thence S.10°41'55"W., 737.01 feet; thence S.88°16'48"W., 509.85 feet to a point on the West boundary of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 36; thence N.00°22'49"W., 85.80 feet along said West boundary of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 36; thence S.89°49'56"W., 281.65 feet along said South boundary of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 36 to a point on the aforesaid Easterly right-of-way line of Osprey Lane; thence along said Easterly right-of-way line following three (3) courses: 1) N.00°10'04"E., 70.00 feet to a point of curvature; 2) Northeasterly, 109.96 feet along the arc of a curve to the right having a radius of 350.00 feet and a central angle of 18°00'00" (chord bearing N.08°49'56"E., 109.59 feet) to a point of tangency; 3) N.17°49'56"E., 164.07 feet to the POINT OF BEGINNING.

Containing 6.768 acres, more or less.

Have cause said land to be divided 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; developer hereby reserves unto itself and grants to the Association, appropriate Governmental Bodies and Utility Services easements over, under, across and through the Properties for ingress, egress, and access and for the installation, construction, maintenance, repair, alteration, and operation of utility services to adequately serve the Properties, or any other property in Cypress Cove, including without limitation, temporary roads, street lights, cable television and radio services, public utilities (including but not limited to water, sewer, electric, gas and other utility services, both publicly and privately operated), lighting, irrigation systems and surface and subsurface drainage systems, together with all machinery and apparatus appurtenant thereto as may be necessary or desirable for providing such services and all improvements and facilities located thereon. Any entity or individual making an entry pursuant to this Section shall restore the property as nearly as practicable to the condition which existed prior to such entry. The Developer prior to the Turnover Meeting and the Association thereafter, shall have the right and responsibility to control all surface and subsurface drainage on the Properties, except to the extent that some other entity has a superior right or duty. There is hereby created an easement for rainwater runoff over all of the Properties for the benefit of all other portions of the Properties and all other property in Cypress Cove. This the 25th day of (Month) March, A.D., 1994.

OWNER: Mid-Continent Plantation, Inc.

(SIGNATURE) Lynne Bageard (seal)
Vice President Lynne Bageard

(SIGNATURE) Ivy A. Willing
Witness
(NAME PRINTED) Ivy A. Willing

(SIGNATURE) Catalino B. Valdovino
Witness
(NAME PRINTED) Catalino B. Valdovino

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 25 day of (Month) March, A.D., 1994 before me personally appeared Lynne Bageard, Vice President of Mid-Continent Plantation, Inc., a Delaware Corporation, to me known to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be her free act and deed for the uses and purposes therein express.

Witness my hand and official seal at (City) Tampa, Hillsborough County, Florida, the day and year aforesaid.

(SIGNATURE) Ivy A. Willing (SEAL)
Notary Public, State of Florida at Large

(NAME PRINTED) Ivy A. Willing
My Commission expires: My Comm. Exp. July 8, 1995
Bonded thru 12/31/94 by Agency

CERTIFICATE OF TITLE

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I, Sherry Newgent, of TICO Title, 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 this plat. 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 1993 have been paid.

This the 29th day of March, 1994.

TICO TITLE, INC.
(SIGNATURE) Sherry Newgent (SEAL)
Sherry Newgent Attorney-in-Fact

SURVEYOR'S CERTIFICATE

I hereby certify on this 28th day of March, 1994, that this plat is a true and correct representation of the lands surveyed, and that the survey was made under my supervision and that the survey data complies with the requirements of Chapter 177 of the Florida Statutes, and the Permanent Reference Markers (P.R.M.s) have been placed as described by law.

PREMIERE ENGINEERING, INC.
(SIGNATURE) Ronald H. Page (SEAL)
Ronald H. Page, P.L.S.
Florida Surveyor's Registration No. 4660

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED by the Board of County Commissioners of Pasco County, Florida, on this 19 day of April, 1994.

(SIGNATURE) Ronald H. Page
Chairman
(NAME PRINTED) _____

CLERK OF CIRCUIT COURT CERTIFICATE

FILED AND RECORDED in the Public Records of Pasco County, Florida, on this 28 day of April, 1994, in Plat Book 21 on Pages 108 through 110, inclusive.

(SIGNATURE) Jed Pittman
Clerk of Circuit Court
(NAME PRINTED) Jed Pittman

(SIGNATURE) Norma Jean Cecil
Deputy Clerk
(NAME PRINTED) Norma Jean Cecil

