

# THOUSAND OAKS PHASES 6-9

A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 16 EAST  
PASCO COUNTY, FLORIDA

## DESCRIPTION AND DEDICATION:

A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "V" OF THOUSAND OAKS PHASES 2 - 5 AS RECORDED IN PLAT BOOK 40, PAGES 84 THROUGH 93 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID THOUSAND OAKS PHASES 2 - 5 BY THE FOLLOWING TEN (10) COURSES: N.89°59'51"W., 19.99 FEET; THENCE N.86°03'16"E., 80.13 FEET; THENCE N.89°30'10"W., 98.25 FEET; THENCE S.67°33'14"W., 78.87 FEET; THENCE S.56°53'30"W., 110.00 FEET; THENCE S.71°07'37"W., 51.58 FEET; THENCE S.55°19'05"W., 221.98 FEET; THENCE S.47°26'30"W., 68.91 FEET; THENCE S.41°35'16"W., 68.99 FEET; THENCE S.11°58'59"W., 47.55 FEET; THENCE S. 9°51'08"E., 280.02 FEET; THENCE S.79°27'39"W., 107.11 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, N.55°27'29"W., 87.55 FEET TO A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY 147.34 FEET THROUGH A CENTRAL ANGLE OF 168°50'05" (CHORD BEARING N.04°57'26"W., 99.53 FEET); THENCE DEPARTING SAID CURVE ON A NON-TANGENT LINE, S.79°27'37"W., 110.00 FEET; THENCE N.10°32'23"W., 163.80 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 235.00 FEET; THENCE NORTHEASTERLY 213.82 FEET THROUGH A CENTRAL ANGLE OF 52°07'55" (CHORD BEARING N15°31'34"E., 206.52 FEET); THENCE N.41°35'32"E., 145.48 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY 80.25 FEET THROUGH A CENTRAL ANGLE OF 13°43'33" (CHORD BEARING N.48°27'18"E., 80.06 FEET); THENCE N.55°19'05"E., 208.63 FEET; THENCE N.11°16'50"E., 26.00 FEET; THENCE N.51°03'05"E., 26.35 FEET; THENCE N.79°13'08"E., 100.50 FEET; THENCE N.11°16'50"E., 72.62 FEET; THENCE N.75°04'42"W., 110.22 FEET; THENCE N.11°16'50"E., 95.70 FEET; THENCE N.66°33'42"W., 70.39 FEET TO A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY 21.03 FEET THROUGH A CENTRAL ANGLE OF 48°11'23" (CHORD BEARING S.89°20'36"W., 20.41 FEET) TO A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY 114.51 FEET THROUGH A CENTRAL ANGLE OF 131°12'52" (CHORD BEARING N.49°08'39"W., 91.07 FEET); THENCE DEPARTING SAID CURVE ON A NON-TANGENT LINE, N.73°32'13"W., 110.00 FEET TO A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 160.00 FEET; THENCE EASTERLY 361.48 FEET THROUGH A CENTRAL ANGLE OF 129°26'13" (CHORD BEARING N.81°10'54"E., 289.35 FEET); THENCE NON-TANGENT FROM SAID CURVE S.66°33'42"E., 547.28 FEET; THENCE S.89°20'44"E., 20.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LITTLE ROAD AS RECORDED IN O.R. BOOK 2011, PAGE 1561 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.00°39'15"W., 300.67 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 20 OF THOUSAND OAKS PHASES 2 - 5 AS RECORDED IN PLAT BOOK 40, PAGES 84 THROUGH 93 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID THOUSAND OAKS PHASES 2 - 5 BY THE FOLLOWING NINE (9) COURSES: S.72°43'44"W., 270.11 FEET; THENCE N.17°07'25"W., 71.94 FEET TO A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE NORTHWESTERLY 23.69 FEET THROUGH A CENTRAL ANGLE OF 20°52'52" (CHORD BEARING N.27°33'50"W., 23.56 FEET); THENCE N.38°00'16"W., 21.09 FEET; THENCE S.61°59'28"W., 163.33 FEET; THENCE S.47°41'30"W., 91.82 FEET; THENCE S.42°33'47"W., 210.01 FEET; THENCE S.61°28'58"W., 95.62 FEET; THENCE S.67°05'44"W., 125.02 FEET ALONG THE WESTERLY EXTENSION OF SAID NORTHERLY BOUNDARY TO A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 160.00 FEET; THENCE WESTERLY 407.34 FEET THROUGH A CENTRAL ANGLE OF 145°52'10" (CHORD BEARING N.72°41'36"W., 305.91 FEET); THENCE DEPARTING SAID CURVE ON A RADIAL LINE, S.89°45'31"E., 110.00 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY 100.32 FEET THROUGH A CENTRAL ANGLE OF 114°57'49" (CHORD BEARING N57°43'23"E., 84.32 FEET) TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY 21.03 FEET THROUGH A CENTRAL ANGLE OF 48°11'23" (CHORD BEARING S.88°53'24"E., 20.41 FEET); THENCE N.67°00'55"E., 2.32 FEET; THENCE N.22°59'05"W., 110.00 FEET; THENCE N.07°11'13"E., 192.27 FEET; THENCE N.54°05'50"E., 38.16 FEET TO A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY 57.66 FEET THROUGH A CENTRAL ANGLE OF 66°04'17" (CHORD BEARING N02°52'02"W., 54.52 FEET); THENCE DEPARTING SAID CURVE ON A RADIAL LINE, N.59°49'53"W., 33.12 FEET; THENCE N.09°50'59"E., 110.86 FEET; THENCE N.73°14'25"E., 47.82 FEET; THENCE N.52°27'38"E., 350.00 FEET; THENCE N.21°59'11"W., 36.59 FEET TO A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 235.00 FEET; THENCE NORTHERLY 114.88 FEET THROUGH A CENTRAL ANGLE OF 28°00'32" (CHORD BEARING N.07°58'55"W., 113.74 FEET); THENCE N.06°01'21"E., 252.31 FEET; THENCE N.83°57'09"W., 110.12 FEET; THENCE N.27°39'54"W., 58.68 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY 78.50 FEET THROUGH A CENTRAL ANGLE OF 89°57'17" (CHORD BEARING N.72°41'16"W., 70.68 FEET); THENCE DEPARTING SAID CURVE ON A NON-TANGENT LINE, N.64°54'40"W., 129.89 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY 128.48 FEET THROUGH A CENTRAL ANGLE OF 14°36'30" (CHORD BEARING N33°25'33"E., 125.24 FEET) TO A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY 27.32 FEET THROUGH A CENTRAL ANGLE OF 31°18'14" (CHORD BEARING N.40°04'41"E., 26.98 FEET) TO A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 235.00 FEET; THENCE NORTHEASTERLY 172.91 FEET THROUGH A CENTRAL ANGLE OF 42°09'23" (CHORD BEARING N.45°30'15"E., 169.03 FEET); THENCE N.66°34'57"E., 90.66 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY 422.32 FEET THROUGH A CENTRAL ANGLE OF 151°18'47" (CHORD BEARING S.68°09'57"E., 296.02 FEET); THENCE DEPARTING SAID CURVE NON-TANGENT S.21°06'12"E., 76.75 FEET TO A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 235.00 FEET; THENCE SOUTHERLY 111.26 FEET THROUGH A CENTRAL ANGLE OF 27°07'33", (CHORD BEARING S07°32'26"E., 110.22 FEET); THENCE S.06°01'21"W., 401.13 FEET; THENCE S.21°59'11"E., 110.39 FEET TO A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHEASTERLY 39.19 FEET THROUGH A CENTRAL ANGLE OF 16°02'22" (CHORD BEARING S30°00'22"E., 39.06 FEET); THENCE S.38°01'33"E., 395.26 FEET TO A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHEASTERLY ALONG THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID LOT 20 109.57 FEET THROUGH A CENTRAL ANGLE OF 18°44'26" (CHORD BEARING S.28°39'06"E., 109.09 FEET); THENCE ALONG SAID WESTERLY BOUNDARY OF LOT 20, S.17°21'31"E., 83.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "X" OF THOUSAND OAKS PHASES 2 - 5 AS RECORDED IN PLAT BOOK 40, PAGES 84 - 93 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "X" BY THE FOLLOWING FOUR (4) COURSES; THENCE S.54°25'40"W., 232.17 FEET; THENCE S.74°09'05"W., 111.27 FEET; THENCE S.82°14'02"W., 460.93 FEET; THENCE S.87°10'08"W., 35.33 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 205.00 FEET; THENCE NORTHWESTERLY 317.27 FEET THROUGH A CENTRAL ANGLE OF 88°40'25" (CHORD BEARING N.43°33'07"W., 286.54 FEET); THENCE N.00°47'06"E., 355.66 FEET; THENCE S.89°12'54"E., 110.00 FEET; THENCE S.34°05'56"E., 37.43 FEET RADIAL TO A NON - TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY 187.52 FEET THROUGH A CENTRAL ANGLE OF 214°53'02" (CHORD BEARING S.18°39'25"E., 95.40 FEET); THENCE S.00°47'06"W., 88.44 FEET; THENCE S.89°12'54"E., 110.00 FEET; THENCE S.00°47'06"W., 70.00 FEET; THENCE N.82°14'02"E., 374.67 FEET; THENCE N.64°03'59"E., 68.14 FEET; THENCE N.54°25'40"E., 91.07 FEET TO THE WESTERLY BOUNDARY OF SAID THOUSAND OAKS PHASES 2 - 5; THENCE ALONG THE WESTERLY BOUNDARY OF SAID THOUSAND OAKS PHASES 2 - 5 BY THE FOLLOWING FIVE (5) COURSES: THENCE S.24°53'28"E., 11.33 FEET; THENCE S.29°22'26"E., 149.74 FEET; THENCE N.54°25'40"E., 100.70 FEET; THENCE S.25°10'38"E., 111.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL ACREAGE OF 37.8048 ACRES, MORE OR LESS.

HAVE CAUSED THE AFORESAIDED 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 SHOWN AND DEPICTED HEREON; 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, 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 31<sup>st</sup> DAY OF January, 2002

SUNFIELD HOMES, INC. - OWNER

Patricia Orsi  
PATRICIA ORSI, VICE PRESIDENT

Sheila H. Charles  
SHEILA H. CHARLES, NOTARY PUBLIC

Carol C. Clark  
CAROL C. CLARK, WITNESS

SEAL

WITNESS NAME PRINTED

WITNESS NAME PRINTED

## NOTE:

PER FLORIDA STATUTES 177.191 (28), "ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION."

## NOTE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## ACKNOWLEDGMENT OF OWNERS

STATE OF FLORIDA }  
COUNTY OF PASCO } SS

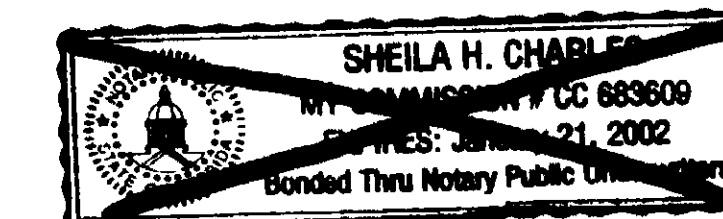
I HEREBY CERTIFY ON THIS 31<sup>st</sup> DAY OF January, 2002 A.D., BEFORE ME PERSONALLY APPEARED PATRICIA ORSI, AS VICE PRESIDENT OF SUNFIELD HOMES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

Sheila H. Charles  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Sheila H. Charles  
PRINTED NAME OF NOTARY PUBLIC

1-21-2006  
MY COMMISSION EXPIRES:



## CERTIFICATE OF TITLE

STATE OF FLORIDA }  
COUNTY OF PASCO } SS

I, H. CLYDE HOBBY, AS PARTNER OF HOBBY, GREY & REEVES, ATTORNEYS AT LAW 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 2001 HAVE BEEN PAID.

THIS THE 31<sup>st</sup> DAY OF January, 2002 A.D.

HOBBY, GREY & REEVES

BY: H. Clyde Hobby NAME PRINTED H. Clyde Hobby

## BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 19 DAY OF MARCH, 2002 A.D., THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

Chairman of the Board  
OF COUNTY COMMISSIONERS

## CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 22 DAY OF MARCH, 2002 A.D.  
IN PLAT BOOK 43, PAGES 71, 72, 73, 74, 75, 76  
2002  
CLERK OF THE CIRCUIT COURT

## REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 5<sup>th</sup> DAY OF MARCH, 2002.

Nellie Mae Robinson  
SIGNATURE

Nellie Mae Robinson  
PRINTED NAME  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #3392

## SURVEYORS' CERTIFICATE

I, JOHN O. DIEHL, UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT ON THIS 22<sup>nd</sup> DAY OF January, 2002, THE AFORESAIDED 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) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION AND PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATION. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

John O. Diehl  
JOHN O. DIEHL  
FLORIDA REGISTERED SURVEYOR  
REGISTRATION NO.4053

