

CLAYTON VILLAGE PHASE I

BEING A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST
PASCO COUNTY
FLORIDA

LEGAL DESCRIPTION AND DEDICATION CERTIFICATE

LEGAL DESCRIPTION & DEDICATION:

State of Florida }
County of Pasco }

The undersigned, owner of the lands shown on this plat to be known as "CLAYTON VILLAGE PHASE I", a subdivision of a portion of Section 35, Township 24 South, Range 16 East, Pasco County, Florida, being further described as follows:

COMMENCE at the Northeast Corner of Section 2, Township 25 South, Range 16 East; thence S 1°11'37" W along the East line of said Section 2, for 2,066.28 feet; thence N 88°48'23" W, for 343.94 feet, to an intersection with the arc of a curve concave to the Southwest, and bearing N 45°51'46" E from the radius point of said curve, said intersection also being on the centerline of Fivay Road; thence northwesterly along the arc of said curve and said centerline having a radius of 889.21 feet and a central angle of 0°32'24", for 8.19 feet, to the point of tangency; thence continue along said centerline N 44°40'38" W, for 3,039.61 feet, to the POINT OF BEGINNING; thence continue along the centerline of Fivay Road N 44°40'38" W, for 1,421.09 feet; thence N 45°19'22" E, for 16.26 feet; thence S 44°40'38" E, for 1,240.00 feet; thence N 86°28'48" E, for 900.00 feet; thence S 45°19'22" W, for 320.62 feet; thence S 0°13'13" E, for 50.00 feet; thence S 89°46'47" W, for 5.90 feet, to the point of curvature of a curve concave to the Northeast; thence westerly along the arc of said curve having a radius of 275.00 feet and a central angle of 10°30'22", for 50.43 feet; thence S 10°17'09" W, for 100.00 feet; thence S 26°01'18" E, for 126.48 feet; thence S 45°19'22" W, for 397.50 feet, to the POINT OF BEGINNING. The above described parcel contains 27.57 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 and 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 facilities 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.

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SURVEYORS CERTIFICATE

I, William G. Shane, of Post, Buckley, Schuh & Jernigan, Inc., having offices at 2280 U.S. Highway 19 N., Suite 165, Clearwater, Florida, the surveyor making this plat, hereby certify that it is a true and correct representation of a survey made under my responsible supervision and belief, that such survey is accurate to the best of my knowledge and belief, and that the survey data complies with all requirements of Chapter 177, Florida Statutes 177.091.

Signed on this 11th day of April, A.D., 1979.

Post, Buckley, Schuh & Jernigan, Inc.

William G. Shane
William G. Shane
Professional Land Surveyor #2513
State of Florida

P. B. POST, BUCKLEY, SCHUH & JERNIGAN, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
2280 U.S. HWY. 19 N., CLEARWATER, FLA. 33315
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