

WEST PASCO INDUSTRIAL PARK - PHASE III

A PORTION OF SECTION 29 TOWNSHIP 26, RANGE 17

LYING IN PASCO COUNTY, FLORIDA

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 WEST PASCO INDUSTRIAL PARK-PHASE III a subdivision of a portion of Section 29, Township 26 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commence at the Northwest corner of said Section 29; thence S 00°16'40" W, 1322.94 feet, along the Westerly boundary line of said Section 29 to the Point of Beginning; thence S 89°01'56" E, 1499.91 feet, along the North boundary line of the South 3/4 of said Section 29; thence S 00°03'06" W, 2513.81 feet to a point on the existing right of way line S.R. 54; thence, along said right of way line, N 71°57'42" W, 276.17 feet; thence N 18°02'19" E, 10.00 feet; thence N 71°57'42" W, 866.16 feet; thence S 18°02'19" W, 10.00 feet; thence N 71°57'42" W, 623.01 feet; thence N 18°01'01" E, 66.05 feet to a point of curvature to the left having a radius of 100.50 feet, a delta of 18°01'01", a chord of 31.47 feet bearing N 00°00'30" E; thence, along the arc of said curve, 31.60 feet; thence N 00°00'00" E, 19.69 feet to a point of curvature to the left having a radius of 33.00 feet, a delta of 87°58'30", a chord of 45.84 feet bearing N 43°59'15" W; thence, along the arc of said curve, 50.67 feet to a point of reverse curvature to the right having a radius of 234.50 feet, a delta of 15°59'15", a chord of 65.22 feet bearing N 79°58'58" W; thence, along the arc of said curve, 65.43 feet; thence N 71°59'15" W, 54.84 feet to a point on the Westerly boundary line of said Section 29; thence, along said Westerly boundary line, N 00°16'40" E, 305.35 feet; thence, departing said Westerly boundary line, S 89°08'46" E, 135.00 feet; thence N 00°16'40" E, 1267.15 feet; thence N 89°08'46" W 135.00 feet to a point on the Westerly boundary line of said Section 29; thence, along said Westerly boundary line, N 00°16'40" E, 321.13 feet to the Point of Beginning.

containing 74.16 acres more or less.

Have caused said land to be divided and sub-divided as shown hereon; and do hereby reserve all roads, streets and drives shown hereon for the private and non-exclusive use of the undersigned, WPIP Merchants Association II, Inc. a Florida not for profit corporation, the owners of the commercial lots more particularly described hereon as being part of West Pasco Industrial Park-Phase III, and their respective successors, assigns, agents, employees, contractors, guests, invitees, and lessees for ingress, egress and regress, in perpetuity and to the exclusion of the public at large, provided however, that any political subdivision of the State of Florida or corporate sovereign having jurisdiction from time to time over West Pasco Industrial Park-Phase III, and private, public and quasi-public utility companies shall have a non-exclusive right to use said roads, streets and drives for the installation and maintenance of drainage facilities, storm sewers and utilities, including, but not limited to, water, sewer, telephone, electricity, cable television and collection of trash and purposes incidental thereto, as well as for ingress, egress and regress for the purpose of providing emergency fire, medical and similar services; and that it grants to any political subdivision of the State of Florida or corporate sovereign having jurisdiction from time to time over West Pasco Industrial Park-Phase III, and Aloha Utilities, Inc. The non-exclusive right to use the utility and drainage easements shown hereon, but only for the installation and maintenance of utilities and drainage facilities, and purposes incidental thereto and all platted utility easements shall provide that such easements shall also be easements for the construction, installation, 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 Electric Safety Code as adopted by the Florida Public Service Commission; and further do hereby dedicate to the perpetual use of the public and Aloha Utilities, Inc. all utility improvements and facilities necessary for providing water and sewer service to West Pasco Industrial Park-Phase III, including, but not limited to, water or sewer lines or pipes, fire hydrants, wells, lift 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 utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said 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 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 10th day of January, A.D., 2003.

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I hereby certify, that the foregoing plat has been filed in the public records of Pasco County, Florida, this 28 day of March, A.D. 2003, in Plat Book 45, pages 58, 59, 60

[Signature]
Clerk of the Circuit Court

OWNER: SUNRISE R.V. PARK, INC.

Richard W. Baker
RICHARD BAKER PRESIDENT

Michelle K. Gordon
WITNESS

OWNER: DAVID E. OLSON TRUSTEE

David E. Olson
DAVID E. OLSON PRESIDENT

Shelly L. Sewell
WITNESS

Robt. A. Grawther
WITNESS

ACKNOWLEDGMENT OF OWNER:

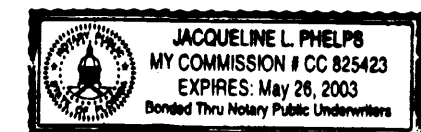
STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I hereby certify on this 10th day of January, A.D. 2003, before me personally appeared Richard Baker, President, for Sunrise R.V. Park Inc., a Florida 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 his free act and deed for the purposes therein expressed.

Witness my hand and official seal in Pasco County, Florida, the day and year aforesaid.

Jacqueline L. Phelps
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:



ACKNOWLEDGMENT OF OWNER:

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I hereby certify on this 10th day of January, A.D. 2003, before me personally appeared David E. Olson, Trustee, to me known to be the person described in and who executed the foregoing Certificate and dedication, and acknowledged the execution thereof to be his free act and deed for the purposes therein expressed.

Witness my hand and official seal in Pasco County, Florida, the day and year aforesaid.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, N. Michael Kovskovits, N. Michael Kovskovits P.A., 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 2002 have been paid.

This the 13 day of January, 2003.

N. Michael Kovskovits, P.A. By: *[Signature]* (seal)
Name of Company Signature
N. Michael Kovskovits
Print

REVIEW OF PLAT BY REGISTERED SURVEYOR

Reviewed for compliance with Chapter 177 of the Florida Statutes on this the 15th day of March 2003.

Nellie Mae Robinson
Signature
Nellie Mae Robinson
Print
Florida Professional Surveyor and Mapper #3392

SURVEYOR'S CERTIFICATE

I, ANSIL DANIEL MILLER, THE UNDERSIGNED, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON 03-02-03 THE AFORESAID PROPERTY WAS SURVEYED, AND 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 CERTIFICATE AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

Ansil Daniel Miller
Signature
Ansil Daniel Miller, P.S.M.
Florida Registered Surveyor and Mapper No. 6294

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

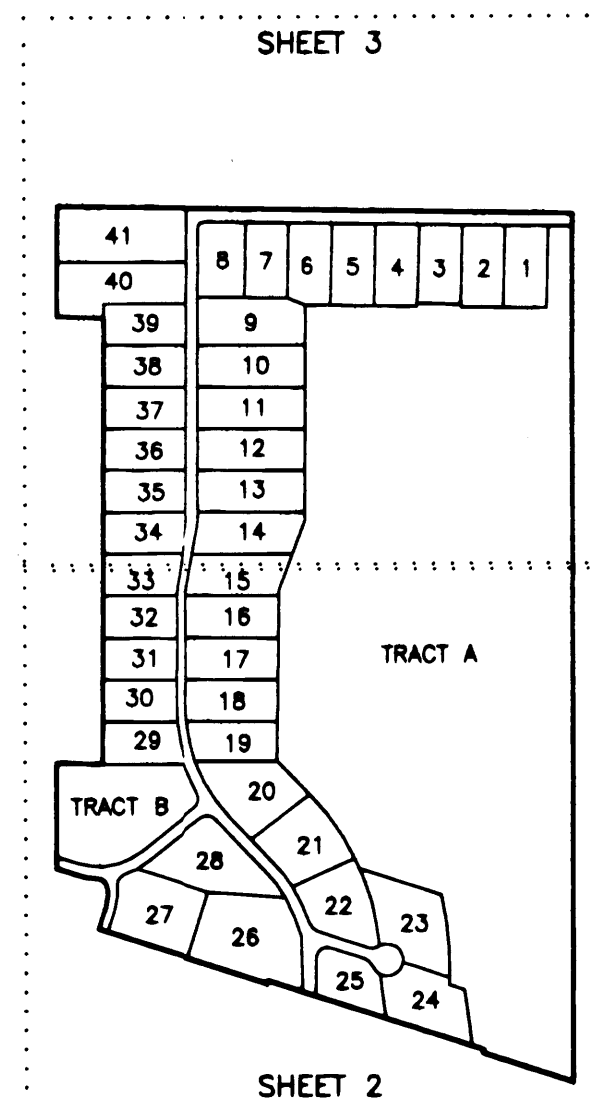
This is to certify, that on March 28, 2003, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

[Signature]
Chairman of the Board of County Commissioners

NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

KEY MAP



FORESIGHT SURVEYORS, INC. LB 5776
773 PROVIDENCE BOULEVARD
BROOKSVILLE, FLORIDA, 34801
PH. (352) 797-6306 FAX (352) 797-6308