

PLANTATION PALMS PHASE TWO-B

41/125

A PORTION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
SS:
COUNTY OF PASCO }

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS PLANTATION PALMS PHASE TWO-B, A SUBDIVISION OF A PORTION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20 FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, NORTH 89°23'33" WEST, A DISTANCE OF 1,588.47 FEET TO THE SOUTHEASTERLY BOUNDARY LINE OF PLANTATION PALMS PHASE TWO-A AS RECORDED IN PLAT BOOK 40, PAGES 48 THROUGH 52 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID PLANTATION PALMS PHASE TWO-A, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: (1) NORTH 00°36'27" EAST, 137.73 FEET; (2) SOUTH 89°28'08" EAST, 24.54 FEET; (3) NORTH 00°31'52" EAST, 50.00 FEET; (4) 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD OF 35.36 FEET WHICH BEARS NORTH 44°28'08" WEST; (5) NORTH 00°31'52" EAST, 108.65 FEET; (6) 6.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 1°09'44" AND A CHORD OF 6.59 FEET WHICH BEARS NORTH 00°03'08" WEST; (7) SOUTH 89°28'08" EAST, 1,240.06 FEET; (8) NORTH 34°32'25" EAST, 42.04 FEET; (9) NORTH 00°45'37" EAST, 30.64 FEET; (10) NORTH 18°38'10" WEST, 90.41 FEET; (11) SOUTH 89°14'23" EAST, 150.02 FEET; (12) NORTH 00°45'37" EAST, 125.64 FEET; (13) 14.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.38 FEET, A CENTRAL ANGLE OF 32°50'47" AND A CHORD OF 14.35 FEET WHICH BEARS NORTH 15°39'46" WEST; (14) NORTH 57°54'50" EAST, 55.00 FEET; (15) SOUTH 89°14'23" EAST, 164.54 FEET TO THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 20, SOUTH 00°45'37" WEST, A DISTANCE OF 648.79 FEET TO THE POINT OF BEGINNING, CONTAINING 13.9 ACRES MORE OR LESS.

HAS CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND FURTHER DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA (THE COUNTY), ALL UTILITY IMPROVEMENTS AND FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, CABLE TELEVISION FACILITIES AND OTHER APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON THE AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DOES HEREBY DEDICATE TO THE COUNTY A PERPETUAL EASEMENT OVER AND ACROSS ALL STREET RIGHTS-OF-WAY, UTILITY AND OTHER EASEMENTS AS SHOWN AND DEPICTED HEREON FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, MAINTAINING OR OPERATING THE FOREGOING UTILITY IMPROVEMENTS AND FACILITIES; AND FURTHER DOES HEREBY DEDICATE TO THE COUNTY A PERPETUAL EASEMENT OVER AND ACROSS THE DRAINAGE EASEMENTS FOR THE PURPOSE OF MAINTAINING OR OPERATING THE DRAINAGE FACILITIES SITUATED THEREON; AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH 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 THE PLANTATION PALMS HOMEOWNERS ASSOCIATION (H.O.A.) OR THE COUNTY; AND FURTHER DOES HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC, TO THE H.O.A. OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED OR INVALIDATED.

OWNER:

PERFECTION PARTNERS LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP BY SKYLAND DEVELOPMENT, INC. A NEVADA CORPORATION, ITS GENERAL PARTNER.

Ronald L. Edwards
RONALD L. EDWARDS
PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Genevieve J. Morris
WITNESS

Craig L. Long
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA }
SS:
COUNTY OF INDIAN RIVER }

I HEREBY CERTIFY ON THIS 6 DAY OF July, 2001, BEFORE ME PERSONALLY APPEARED RONALD L. EDWARDS, PRESIDENT OF SKYLAND DEVELOPMENT, INC., A NEVADA CORPORATION, GENERAL PARTNER OF PERFECTION PARTNERS LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, 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 USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL AT INDIAN RIVER COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Genevieve J. Morris
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

GENEVIEVE J. MORRIS
Notary Public, State of Florida
My comm. exp. Aug. 15, 2003
Comm. No. CC863171

MY COMMISSION EXPIRES: 8/15/03

CERTIFICATE OF TITLE:

STATE OF FLORIDA }
SS:
COUNTY OF PASCO }

I, STEPHEN C. BOOTH, OF BOOTH & COOK, 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 2000 HAVE BEEN PAID.

THIS THE 10 DAY OF July, 2001

BOOTH & COOK, P.A. ATTORNEYS AT LAW

BY: Stephen C. Booth
STEPHEN C. BOOTH

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON 8/7, 2001, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

SB
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 9th DAY OF August, 2001, IN PLAT BOOK 41, PAGES 125 THROUGH 127 INCLUSIVE.

[Signature]
CLERK OF THE CIRCUIT COURT

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 30th DAY OF July, 2001.

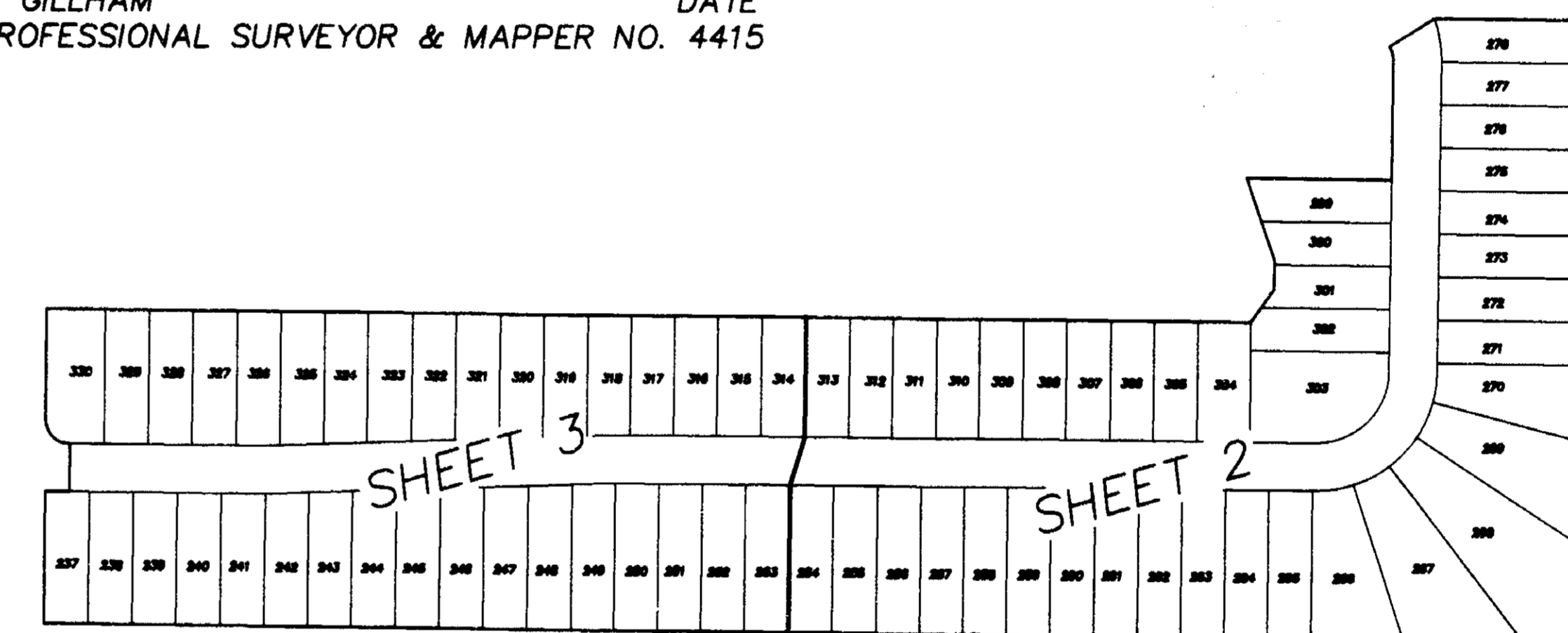
BY: Nellie Mae Robinson
Nellie Mae Robinson # 3392

SURVEYOR'S CERTIFICATE

I, THOMAS F. GILLHAM, OF PRECISION SURVEYING & MAPPING, INC., THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON 06-22-01 THE AFOREMENTIONED 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; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE PLACED AS SHOWN HEREON WITHIN THE TIME ALLOTTED IN CHAPTER 177.091(8); THAT MONUMENTS WILL BE SET AT ALL LOT CORNERS AND AT ALL P.C.'S, P.T.'S AND CHANGE IN DIRECTIONS ON SAID LOTS WITHIN THE TIME ALLOTTED IN CHAPTER 177.091(9); AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

PRECISION SURVEYING & MAPPING, INC.
8606 LITTLE ROAD, NEW PORT RICHEY, FLORIDA 34654
CERTIFICATE OF AUTHORIZATION NO. LB-6734

Thomas F. Gillham 7-19-01
THOMAS F. GILLHAM DATE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4415



KEY MAP
NOT TO SCALE

NOTES:

- EASEMENTS ARE SHOWN THUS --- AND THUS === AND ARE FOR THE PURPOSE STATED.
- BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF NORTH 00°45'37" EAST FOR THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SECTION 20, TWP. 26 S., RNG. 19 E.
- ALL SIDE LOT LINES ARE RADIAL TO THE FRONT AND/OR THE REAR LOT LINE UNLESS NOTED BY (NR) WHICH INDICATES A SIDE LOT LINE BEING NON-RADIAL.
- TRACT "H" IS HEREBY DESIGNATED AS AN INGRESS AND EGRESS TRACT FOR THE USE AND BENEFIT OF THE RESIDENTS OF PLANTATION PALMS AND THEIR ASSIGNS. THERE IS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES OVER ALL OF TRACT "H". SAID TRACT SHALL BE CONVEYED TO A HOMEOWNERS ASSOCIATION.
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-1990 RE-ADJUSTMENT) AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 ACCURACY, AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984.

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.

PRECISION SURVEYING & MAPPING, INC.

8606 LITTLE ROAD, NEW PORT RICHEY, FLORIDA 34654
PHONE 727-841-8414 FAX 727-841-9295
LB NO. 6734