

# PALM LAKE TRACT I

A PORTION OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 16 EAST,  
PASCO COUNTY, FLORIDA

### LEGAL DESCRIPTION AND DEDICATION:

The undersigned, owner of the lands shown on this plat to be known as PALM LAKE TRACT I, a subdivision of a portion of the Southwest 1/4 of Section 14, Township 25 South, Range 16 East, Pasco County, Florida, being further described as follows:

Commencing at the Northwest corner of said Southwest 1/4; thence S. 89°32'04" E., 192.77 feet to the North line of said Southwest 1/4; thence S. 03°27'24" W., 192.77 feet to a point on the South right-of-way line of JASMINE BOULEVARD and the "TRUE POINT OF BEGINNING"; thence along said South right-of-way line, the following courses and curves: BEGINNING; thence along said South right-of-way line, the following courses and curves: having a radius of 328.46 feet; thence Northeasterly along said curve 223.12 feet through a central angle of 38°55'12" to the beginning of a tangent reverse curve concave to the Southeast and having a radius of 358.47 feet; thence Northeasterly along said curve 182.37 feet through a central angle of 38°55'12"; thence tangent from said curve to the S. 89°32'04" E., 838.82 feet to a point of cusp with a tangent curve concave to the Southeast and having a radius of 25.00 feet; thence tangent from said curve a distance of 39.27 feet through a central angle of 90°00'00"; thence tangent from said curve, S. 00°27'56" W., 50.00 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 25.00 feet; thence radial from said curve, S. 00°27'56" W., 50.00 feet; thence N. 89°32'04" W., 17.26 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 25.00 feet; thence Southwesterly along said curve 408.28 feet to the beginning of 87°21'15"; thence tangent from said curve 300.19 feet; thence a tangent curve concave to the Northeast and having a radius of 300.19 feet; thence Southwesterly along said curve 222.08 feet through a central angle of 27°00'00"; thence tangent from said curve S. 39°16'32" E., 420.00 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 364.29 feet; thence Southeasterly along said curve 253.12 feet through a central angle of 39°48'39"; thence tangent from said curve, S. 00°32'07" W., 59.16 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 25.00 feet; thence tangent from said curve, central angle of 90°00'00" to a point of cusp; thence tangent from said curve, N. 89°27'53" W., 185.70 feet; thence N. 51°51'25" W., 781.17 feet to a point on a curve concave to the Northeast and having a radius of 79.00 feet (a radial to said point bears, S. 10°23'01" W.); thence Northwesterly along said curve 9.70 feet through a central angle of 07°02'00" to the beginning of a tangent curve concave to the Southwest and having a radius of 30.00 feet; thence Northwesterly along said curve 12.48 feet through a central angle of 14°18'20"; thence tangent from said curve, N. 86°53'19" W., 638.40 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 25.00 feet; thence along said curve 39.12 feet through a central angle of 89°39'17"; thence radial from said curve, N. 86°32'36" W., 50.00 feet; thence N. 03°27'24" E., 33.40 feet; thence N. 85°32'36" W., 110.00 feet to a point on the East boundary of JASMINE LAKES UNIT 6-A, as recorded in Plat Book 10, Page 66, Public Records of Pasco County, Florida; thence along said East boundary N. 03°27'24" E., 776.94 feet to the "TRUE POINT OF BEGINNING".

Containing 30.27 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 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 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.

This the 7th day of January, A.D. 1980.

OWNER: U.S. HOME CORPORATION, a Delaware corporation  
 Leonard Selligman, Division President  
 Linda Harbour, Division Asst. Secretary

Signed, Sealed and Delivered in the Presence of:

Witness for Both: Walter R. Jones, James C. Reese

This the 15th day of NOVEMBER, A.D. 1979.

MORTGAGEE: FRANK ORSI and VINENZA ORSI, his wife

Frank Orsi, Vincenza Orsi

Signed, Sealed and Delivered in the Presence of:

Witness for Both: Michael P. Chapman, Walter R. Jones

### ACKNOWLEDGEMENTS:

STATE OF FLORIDA )  
 COUNTY OF PINELLAS ) ss:

I hereby certify on this 7 day of January, A.D. 1980, before me personally appeared Leonard Selligman and Linda Harbour, Division President and Division Assistant Secretary respectively, of U.S. HOME CORPORATION, a Delaware corporation, to me known to be the persons described in and who executed the foregoing certificate and dedication and severally 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 Clearwater, Pinellas County, Florida, the day and year aforesaid.

April 3, 1983  
 My commission expires

James C. Reese  
 Notary Public, State of Florida at Large

STATE OF FLORIDA )  
 COUNTY OF PINELLAS ) ss:

I hereby certify on this 15th day of November, A.D. 1979, before me personally appeared Frank Orsi and Vincenza Orsi, to me known to be the persons described in and who executed the foregoing certificate and dedication and severally 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 Clearwater, Pinellas County, Florida, the day and year aforesaid.

10/29/81  
 My commission expires

Norma D. Hanson  
 Notary Public, State of Florida at Large

### CERTIFICATE OF TITLE

STATE OF FLORIDA )  
 COUNTY OF PASCO ) ss:

I, Robert W. Wilson, Attorney at Law, hereby certify that the Owners and Mortgagees of the property lying within the parcel described on this Plat are as shown on said Plat, 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 1977 have been paid.

This the 15th day of November, 1979.

By: Robert W. Wilson

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED:

By the Board of County Commissioners of Pasco County, Florida, on this 26 day of Feb, 1980.

Chairman

### CLERK OF THE CIRCUIT COURT CERTIFICATE

FILED AND RECORDED:

In the Public Records of Pasco County, Florida, on this 28 day of Feb, 1980, in Plat Book 10, Pages 84 thru 85.

Jed Dittus  
 Clerk of the Circuit Court

### SURVEYOR'S CERTIFICATE

I hereby certify on this 9 day of January, A.D. 1980 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 all the requirements of Chapter 177 of the Florida Statutes.

CUMBEY & FAIR, INC.  
 9450 Reger Blvd., Suite 106, St. Petersburg, FL 33702

Gary M. Cumbeby  
 Florida Surveyor's Regn. No. 6607

18/84

