

31/25

# ARISTIDA PHASE II - A

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA |  
ISS:  
COUNTY OF PASCO |

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS ARISTIDA PHASE II-A, A SUBDIVISION OF A PORTION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF LOT 30, ARISTIDA PHASE I-A, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 30, PAGES 68 THROUGH 71, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ARISTIDA PHASE I-A, NORTH 63°26'21" EAST, A DISTANCE OF 603.53 FEET; THENCE SOUTH 26°33'39" EAST, A DISTANCE OF 430.00 FEET; THENCE SOUTH 05°18'58" WEST, A DISTANCE OF 55.65 FEET; THENCE SOUTH 76°22'02" WEST, A DISTANCE OF 190.00 FEET; THENCE A DISTANCE OF 35.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 03°33'49" AND A CHORD OF 35.76 FEET WHICH BEARS SOUTH 11°51'04" EAST; THENCE SOUTH 10°04'09" EAST, A DISTANCE OF 161.70 FEET; THENCE SOUTH 79°55'51" WEST, A DISTANCE OF 270.00 FEET; THENCE NORTH 10°04'09" WEST, A DISTANCE OF 41.66 FEET; THENCE NORTH 36°16'20" WEST, A DISTANCE OF 515.17 FEET, TO THE POINT OF BEGINNING. CONTAINING 6.762 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 PASCO 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, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 1993, A.D.

## OWNER

J B S OF PASCO, INC.

*Jay B. Starkey, Jr.* President  
JAY B. STARKEY, JR., PRESIDENT

*Jay B. Starkey, III* VP  
JAY B. STARKEY, III, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

*John R. Sechser*  
WITNESS FOR BOTH

*John R. Sechser*  
WITNESS FOR BOTH

## ACKNOWLEDGEMENT OF OWNER

STATE OF FLORIDA |  
ISS:  
COUNTY OF PASCO |

I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1993, A.D., BEFORE ME PERSONALLY APPEARED JAY B. STARKEY, JR. AND JAY B. STARKEY, III, PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF J B S PASCO, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS 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 NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUALS WHO SIGNED:  
ARE PERSONALLY KNOWN \_\_\_\_\_  
PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINTED NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

OATH WAS \_\_\_\_\_ OR WAS NOT \_\_\_\_\_ TAKEN.



## MORTGAGEE CONSENT TO DEDICATION

BARNETT BANK OF PASCO COUNTY  
*Lori Ann Katz*  
LORI ANN KATZ, LOAN ADMINISTRATION OFFICER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

*James E. Stokeland*  
WITNESS

*James E. Stokeland*  
WITNESS

## ACKNOWLEDGEMENT OF MORTGAGEE

STATE OF FLORIDA |  
ISS:  
COUNTY OF PASCO |

I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 1993, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED LORI ANN KATZ, LOAN ADMINISTRATION OFFICER OF BARNETT BANK OF PASCO COUNTY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO 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 NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED:  
IS PERSONALLY KNOWN \_\_\_\_\_  
PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
*James E. Stokeland*

PRINTED NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

OATH WAS \_\_\_\_\_ OR WAS NOT \_\_\_\_\_ TAKEN.



## CERTIFICATE OF TITLE

STATE OF FLORIDA |  
ISS:  
COUNTY OF PASCO |

I, RONALD G. THORNTON, ESQUIRE, OF THORNTON, TORRENCE, ~~WATKINS~~ & GONZALES, 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 THIS DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THAT THIS 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 1992 HAVE BEEN PAID.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1993, A.D.

THORNTON, TORRENCE, ~~WATKINS~~ & GONZALES P.A.

BY: *Ronald G. Thornton*  
RONALD G. THORNTON, ESQUIRE

## SURVEYOR'S CERTIFICATE

I, CLIFFORD G. SECHSER, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON November 9, 1993, THE AFORESAID 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 CERTIFICATE. THE PERMANENT CONTROL POINTS (P.C.P.'S) HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

*Clifford G. Sechser*  
CLIFFORD G. SECHSER  
FLORIDA REGISTER L.S. NO. 4865  
CASSON ENGINEERING COMPANY  
6321 GRAND BOULEVARD  
NEW PORT RICHEY, FLORIDA

## BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 1st DAY OF Dec., 1993, A.D., THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

*John R. Sechser*  
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 2nd DAY OF Dec., 1993 AD, IN PLAT BOOK 31 PAGES 25-26

*John R. Sechser*  
CLERK OF CIRCUIT COURT  
By: *ngc*

DR. CK. LGL. BDT. LOTS. STMA. SHAK. W. L. EL. CO. TEL. CO. ENVIR. P. G. P. C. M. T.V. P. MGR.

ORDER NO. 920002

J B S OF PASCO, INC.