

# CATTLEMAN'S CROSSING PHASE TWO

A SUBDIVISION OF  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF PASCO )

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

COMMENCE AT SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 88°22'16" EAST, A DISTANCE OF 270.07 FEET TO THE SOUTHEAST CORNER OF LOT 39, CATTLEMAN'S CROSSING PHASE ONE, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 30, PAGES 115 AND 116 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 39 AND THE NORTHERLY EXTENSION THERE OF, NORTH 00°00'27" EAST, A DISTANCE OF 182.99 FEET TO THE SOUTH BOUNDARY LINE OF LOT 40 OF SAID CATTLEMAN'S CROSSING PHASE ONE; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 40 AND THE EASTERLY EXTENSION THERE OF, SOUTH 89°51'33" EAST, A DISTANCE OF 138.60 FEET; THENCE A DISTANCE OF 90.91 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1226.99 FEET, A CENTRAL ANGLE OF 0°41'42" AND A CHORD OF 30.89 FEET WHICH BEARS NORTH 88°01'06" EAST; THENCE A DISTANCE OF 93.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3509.30 FEET, A CENTRAL ANGLE OF 01°31'33" AND A CHORD OF 93.46 FEET WHICH BEARS NORTH 86°39'32" EAST; THENCE NORTH 87°25'19" EAST, A DISTANCE OF 206.63 FEET; THENCE NORTH 46°32'05" EAST, A DISTANCE OF 128.20 FEET; THENCE NORTH 63°01'53" EAST, A DISTANCE OF 86.88 FEET; THENCE SOUTH 39°02'07" EAST, A DISTANCE OF 64.53 FEET; THENCE SOUTH 78°11'25" EAST, A DISTANCE OF 77.84 FEET; THENCE NORTH 68°50'06" EAST, A DISTANCE OF 5.88 FEET; THENCE SOUTH 16°10'20" EAST, A DISTANCE OF 2.36 FEET; THENCE A DISTANCE OF 204.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3422.62 FEET, A CENTRAL ANGLE OF 03°52'19" AND A CHORD OF 204.39 FEET WHICH BEARS SOUTH 18°12'59" EAST; THENCE SOUTH 19°55'39" EAST, A DISTANCE OF 100.00 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88°22'16" WEST, A DISTANCE OF 921.51 FEET, TO THE POINT OF BEGINNING. CONTAINING 4.892 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; 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 11th DAY OF JANUARY, A.D., 1994.

## OWNERS

REGENCY COMMUNITIES, INC.

John E. Hudson  
JOHN E. HUDSON, PRESIDENT

Susan Silva  
SUSAN SILVA, SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Richard L. Hag  
WITNESS FOR BOTH

Alfred M. Resch  
WITNESS FOR BOTH

## MORTGAGEE CONSENT TO DEDICATION

SUN BANK OF PASCO COUNTY

James H. Kimbrough  
JAMES H. KIMBROUGH, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Kathy Gail Whitman  
WITNESS Kathy Gail Whitman

Deborah K. Langley  
WITNESS Deborah K. Langley

## ACKNOWLEDGEMENT OF OWNERS

STATE OF FLORIDA )  
COUNTY OF PASCO )

I HEREBY CERTIFY ON THIS 10th DAY OF Jan, A.D., 1994, BEFORE ME PERSONALLY APPEARED JOHN E. HUDSON AND SUSAN SILVA, PRESIDENT AND SECRETARY RESPECTIVELY OF REGENCY COMMUNITIES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOR GOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

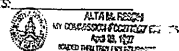
WITNESS MY HAND AND OFFICIAL SEAL AT Fort Myers, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

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

Alfred M. Resch  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINTED NAME OF NOTARY PUBLIC

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

MY COMMISSION EXPIRES:



## ACKNOWLEDGEMENT OF MORTGAGEE

STATE OF FLORIDA )  
COUNTY OF PASCO ) HERNANDO

I HEREBY CERTIFY ON THIS 11 DAY OF January, A.D., 1994, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JAMES H. KIMBROUGH, PRESIDENT OF SUN BANK OF PASCO COUNTY, 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 Brooksville, HERNANDO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED IS:  
PERSONALLY KNOWN ✓  
PRODUCED IDENTIFICATION  
TYPE OF IDENTIFICATION PRODUCED:

Kathy Gail Whitman  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINTED NAME OF NOTARY PUBLIC

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

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION EXPIRES: \_\_\_\_\_  
SIGNED THRU G. RESCH, THIS, 1994.

## CERTIFICATE OF TITLE

STATE OF FLORIDA )  
COUNTY OF PASCO )

I, DANIEL N. MARTIN, OF MARTIN, FIGURSKI AND HARRILL, 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 1993 HAVE BEEN PAID.

THIS 16th DAY OF JULY, A.D., 1994.

MARTIN, FIGURSKI AND HARRILL

BY: Daniel N. Martin  
DANIEL N. MARTIN

## SURVEYOR'S CERTIFICATE

I, CLIFFORD G. SECHSER, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY ON THIS 11th DAY OF February, A.D., 1994, 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 COMPLEES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

CASSON ENGINEERING COMPANY  
6321 GRAND BOULEVARD  
NEW PORT RICHEY, FLORIDA

Clifford G. Sechser  
CLIFFORD G. SECHSER  
FLORIDA SURVEYOR'S REG. NO. 4865

## BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 13th DAY OF March, A.D., 1994, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Ann S. Brown  
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 16th DAY OF March, 1994 AD, IN PLAT BOOK 31 PAGES 87 AND 88.

Edith H. Brown  
CLERK OF CIRCUIT COURT