

# TIMBER OAKS TRACT 13 PHASE 2

BEING A REPLAT OF PORTIONS OF TRACTS 8, 13, 17-20, 25, & 28, PORT RICHEY LAND COMPANY SUBDIVISION,  
PLAT BOOK I PAGE 61, SECTION 14, TOWNSHIP 25 SOUTH, RANGE 16 EAST  
PASCO COUNTY, FLORIDA

A parcel of land in Section 14, Township 25 South, Range 16 East, Pasco County, Florida being portions of Tracts 8, 13, 17, 18, 19, 20, 25 and 28 of PORT RICHEY LAND COMPANY SUBDIVISION as recorded in Plat Book 1, Page 61 of the Public Records of Pasco County, Florida and being more particularly described as follows:

Commence at the southeast corner of the NE 1/4 of said Section 14; thence N 89°32'04"W, along the south line of said Section 14, for 2303.59 feet; thence N 0°27'58"E, along a line perpendicular to the last described line, for 1328.04 feet to the POINT OF BEGINNING of the hereinafter described parcel and being an intersection with the westerly right-of-way of Ponderosa Avenue; thence N 84°53'45"W, for 96.10 feet; thence N 85°43'50"W, for 99.14 feet; thence N 89°32'04"W, for 146.07 feet; thence S 23°39'08"W, for 81.16 feet; thence S 37°08'47"W, for 74.21 feet; thence S 26°10'11"W, for 78.60 feet; thence S 10°35'17"W, for 165.23 feet; thence S 28°02'06"E, for 30.00 feet; thence S 65°00'57"W, for 154.22 feet; thence S 80°54'52"W, for 66.58 feet to an intersection with the arc of a curve concave to the southeast; said intersection bearing N 71°34'29"E, from the radius point of said curve; thence northwesterly along the arc of said curve having a radius of 105.04 feet and a central angle of 22°04'28" for 40.82 feet to the point of tangency; thence N 40°30'00"W, for 96.00 feet to the point of curvature of a curve concave to the southeast; thence northeasterly and northeasterly along the arc of said curve having a radius of 131.34 feet and a central angle of 84°50'00" for 194.66 feet to a point of reverse curvature of a curve concave to the northwest; thence northeasterly along the arc of said curve having a radius of 542.95 feet and a central angle of 22°30'00" for 213.22 feet to a point of compound curvature of a curve concave to the southwest; thence northeasterly and northeasterly along the arc of said curve having a radius of 76.79 feet and a central angle of 77°50'00" for 104.32 feet to a point of compound curvature of a curve concave to the southeast; thence northeasterly and southeasterly along the arc of said curve having a radius of 105.62 feet and a central angle of 64°00'00" for 117.98 feet to a point of compound curvature of a curve concave to the southeast; thence southeasterly along the arc of said curve having a radius of 267.19 feet and a central angle of 27°45'00" for 129.41 feet to the point of tangency; thence S 32°15'00"W, for 134.00 feet to the point of curvature of a curve concave to the northwest; thence southeasterly along the arc of said curve having a radius of 84.04 feet and a central angle of 61°30'00" for 90.21 feet to the point of tangency; thence N 56°19'00"W for 22.00 feet to the point of curvature of a curve concave to the northeast; thence northeasterly along the arc of said curve having a radius of 81.59 feet and a central angle of 63°00'00" for 89.71 feet to the point of tangency; thence N 23°15'00"W, for 47.00 feet to the point of curvature of a curve concave to the southeast; thence northeasterly along the arc of said curve having a radius of 182.16 feet and a central angle of 68°55'00" for 219.11 feet to the point of tangency; thence S 87°50'00"W, for 96.00 feet to the point of curvature of a curve concave to the southeast; thence southeasterly along the arc of said curve having a radius of 221.23 feet and a central angle of 24°19'25" for 93.92 feet; thence N 26°29'25"W, for 21.55 feet; thence N 54°25'00"W, for 25.00 feet to the most southeasterly corner of the plat of SAN ELENTE VILLAGE, UNIT 5, as recorded in Plat Book 13, Page 18 of the Public Records of Pasco County, Florida; thence N 16°12'56"E, along the easterly line of said plat, for 950.00 feet; thence S 56°11'19"E, for 220.25 feet; thence S 62°54'28"E, for 136.97 feet; thence S 46°02'42"E, for 282.78 feet; thence S 31°07'11"E, for 402.23 feet; thence N 87°10'41"E, for 304.66 feet; thence S 84°53'45"E, for 200.36 feet to an intersection with said westerly right-of-way of Ponderosa Avenue, being also the arc of a curve concave to the southwest and bearing N 70°14'44"E, from the radius point of said curve; thence southeasterly along the arc of said curve having a radius of 720.00 feet and a central angle of 24°19'25" for 275.60 feet to the POINT OF BEGINNING. Containing 20.58 acres more or less.

## CERTIFICATE OF TITLE:

STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

I, CHRISTOPHER J. THIEL, 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 8TH day of JUNE, 1978.

By: *Christopher J. Thiel*

## COUNTY COMMISSION APPROVAL:

Approved by the Board of County Commissioners of Pasco County, Florida, this 19 day of Dec, 1978.

Chairman

## COUNTY CLERK APPROVAL:

In the Public Records of Pasco County, Florida on this 20 day of Dec, A.D., 1978. In Plat Book 10 Page 117-119

Jed P. Hahn, Clerk of the Circuit Court

## SURVEYORS' CERTIFICATE

I, William B. Shane, of Post, Buckley, Schuh & Jernigan, Inc., having offices at 2280 U.S. Hwy 19 N., Suite 165, Clearwater, Florida, the surveyor making this plat, hereby certify that it is a true and correct representation of a survey made under my responsible direction and supervision, that such survey is accurate to the best of my knowledge and belief, that Permanent Reference Monument's (P.R.M.'s) have been placed as required by law, and that the survey data complies with all requirements of Chapter 177, Florida Statutes and I further certify that the plat meets all material in composition required by Florida Statute 177.091. Signed on this 27 day of JUNE, A.D. 1978.

Post, Buckley, Schuh & Jernigan, Inc.

William B. Shane  
Professional Land Surveyor #2513  
State of Florida

## DEDICATION

The undersigned hereby certifies that it is the owner of the above described tract of land hereby platting as TIMBER OAKS - TRACT 13 - PHASE 2, that it dedicates to the public all streets, roads and rights-of-ways shown for road and street purposes and for the installation and maintenance of drainage facilities, storm sewers, utilities and purposes incidental thereto; and that it grants to the public the right to use the utility and drainage easements shown but only for the installation and maintenance of utilities and drainage facilities and purposes incidental thereto.

U. S. Home Corporation, a Delaware Corporation

Witness

Witness

Witness

Witness

## ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF PASCO ) S.S.

I hereby certify that on this 19 day of Dec, 1978 A.D. before me a Notary Public, in and for said county personally appeared, John A. Bodziak, Jr. and Joanne S. Bodziak, Division Vice-President and Division Asst. Secretary, respectively, of the U. S. Home Corporation, a Delaware Corporation, qualified to transact business in the State of Florida, to me known to be the persons described in and who executed the foregoing dedication and they acknowledged the execution thereof to be their own free act and deed.

My Commission Expires August 20, 1980  
PGST, BUCKLEY, SCHUH & JERNIGAN, INC.  
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
2280 U.S. HWY. 19 N., CLEARWATER, FLA. 33515

P B  
S I J

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