

SHADOW OAKS II

BEING A REPLAT OF A PORTION OF TRACTS 42, 43 AND 44, TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68 THRU 70 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS SHADOW OAKS II, A SUBDIVISION OF A PORTION OF TRACTS 42, 43 AND 44, TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68 THRU 70 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE RUN ALONG THE EAST BOUNDARY LINE OF SAID SECTION 20, NORTH 00°13'57" EAST, 662.44 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG THE NORTHERLY BOUNDARY LINE OF SHADOW OAKS SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 17, PAGES 36 AND 39 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH 89°30'03" WEST, 886.65 FEET; THENCE NORTH 00°13'48" EAST, 10.00 FEET; THENCE NORTH 89°30'03" WEST, 128.50 FEET; THENCE SOUTH 00°13'48" WEST, 10.00 FEET; THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY LINE OF SHADOW OAKS SUBDIVISION, NORTH 89°30'03" WEST, 586.53 FEET; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION 20, SOUTH 00°13'57" WEST, 12.50 FEET; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH 89°30'03" WEST, 12.50 FEET; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID SECTION 20, SOUTH 00°13'57" WEST, 331.22 FEET TO THE POINT OF BEGINNING. CONTAINING 10.0175 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.

THIS 22 DAY OF Oct., A.D. 1999.

OWNER: ST. MARTIN CONSTRUCTION CO., INC.

Edward H. Martin
LEONARD ST. MARTIN PRESIDENT

Sharon Simpson
MARA SIMPSON VICE-PRESIDENT

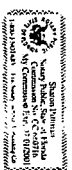
William E. Gault
WITNESS FOR BOTH

Sharon Simpson
WITNESS FOR BOTH

ACKNOWLEDGEMENT OF OWNER

I HEREBY CERTIFY ON THIS 22 DAY OF Oct., A.D. 1999 BEFORE ME PERSONALLY APPEARED LEONARD ST. MARTIN, PRESIDENT, AND MARA SIMPSON, VICE-PRESIDENT, FOR ST. MARTIN CONSTRUCTION CO., INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION, AND I ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

Sharon Simpson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, DAVID R. CARTER, P.A., OF ATTORNEYS' TITLE INSURANCE FUND, INC. 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. THE PERSON, PERSONS, PLAT DOES NOT CONTAIN A DEDICATION. I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORDED TITLE TO THE LAND, ADDITIONALLY, I CERTIFY THAT THERE ARE NO LENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; AND THAT THE TAXES FOR THE YEAR 1998 HAVE BEEN PAID.

THIS 22 DAY OF October, A.D. 1999.

ATTORNEYS' TITLE INSURANCE FUND, INC.
BY: David R. Carter
DAVID R. CARTER, P.A.

MORTGAGEE: CONSENT TO DEDICATION

MADISON BANK

David R. Carter
DAVID PATRULLO EXECUTIVE VICE PRESIDENT

Scott S. Mellecker
SCOTT S. MELLECKER SENIOR VICE PRESIDENT

Richard J. Mellecker
WITNESS FOR BOTH

Sharon Simpson
WITNESS FOR BOTH

ACKNOWLEDGEMENT OF MORTGAGEE

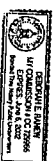
STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 22 DAY OF October, A.D. 1999 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED DAVID PATRULLO, EXECUTIVE VICE PRESIDENT AND SCOTT S. MELLECKER, SENIOR VICE PRESIDENT, TO ME KNOWN TO BE THE PERSONS 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 IN PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Sharon Simpson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____



CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 22 DAY OF October, A.D. 1999 IN PLAT BOOK 38, PAGES 47-49.

CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON December 7, 1999, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Sharon Simpson
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 22 DAY OF October, A.D. 1999

BY: William E. Gault
WILLIAM E. GAULT
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER NO. 2392

SURVEYOR'S CERTIFICATE

I, DENNIS J. LEEK, THE UNDERSIGNED REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON THIS 22 DAY OF October, A.D. 1999 THE AFORESAIDED 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, AND THE PERMANENT CONTROL POINTS (C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN THE YEAR OF THE DATE OF THIS CERTIFICATE. THIS CERTIFICATE COMPLETES ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

D.J.L. SURVEYING COMPANY, INC.
8324 CORPORATE WAY (P.O. BOX 791)
NEW PORT RICHEY, FLORIDA 34686

BY: Dennis J. Leek
DENNIS J. LEEK
PROFESSIONAL SURVEYOR AND MAPPER NO. 2699
SHEET 1 OF 3 SHEETS