

PLAT BOOK
PAGE
SHEET 1 OF 8

### LEGAL DESCRIPTION and DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss:

The undersigned, owners of the lands shown on this plat to be known as Aberdeen Phase 1, a subdivision of a portion of Section 10, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

**DESCRIPTION (DEVELOPMENT PARCEL)**

A parcel of land lying in the Southeast 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida being described as a portion of that certain parcel of land as described in that certain instrument recorded in Official Records Book 1699, page 1693, as amended by instrument recorded in Official Records Book 2014, page 691 and Official Records Book 3168, Page 480, of the Public Records of Pasco County, Florida, being more particularly described as follows:

As a Point of Reference, commence at the South 1/4 of corner of Section 10, Township 26 South, Range 20 East, Pasco County, Florida, thence N.00°18'14"E, along the West boundary of said Southeast 1/4, a distance of 1078.56 feet; thence departing said West boundary of said Southeast 1/4, S.89°41'46"E, a distance of 50.10 feet for a POINT OF BEGINNING; thence N.00°18'14"E, a distance of 1551.43 feet to the North boundary of the Southeast 1/4 of said Section 10; thence N.88°24'00"E, along the North boundary of the Southeast 1/4 of said Section 10, a distance of 1778.65 feet; thence departing said North boundary, S.00°18'14"W, a distance of 555.56 feet; thence S.89°59'59"W, a distance of 121.16 feet; thence S.80°29'04"W, a distance of 68.31 feet; thence S.58°07'28"W, a distance of 75.99 feet; thence S.53°17'02"W, a distance of 99.83 feet to a non-tangent point of curvature; thence Northwestwesterly 240.43 feet along the arc of a curve to the right, said curve having a radius of 119.09 feet, a central angle of 115°40'27", and a chord bearing and distance of N.82°59'55"W, 201.83 feet to a point of tangency; thence N.05°09'41"W, a distance of 15.51 feet to a point of curvature; thence Northwestwesterly 229.84 feet along the arc of a curve to the left, said curve having a radius of 315.83 feet, a central angle of 41°43'16", and a chord bearing and distance of N.28°01'19"W, 224.79 feet; thence N.59°50'47"W, a distance of 125.42 feet; thence N.78°31'29"W, a distance of 87.54 feet; thence N.26°09'39"W, a distance of 7.26 feet to a non-tangent point of curvature; thence Westerly 44.49 feet along the arc of a curve to the left, said curve having a radius of 315.83 feet, a central angle of 08°04'34", and a chord bearing and distance of N.87°08'32"W, 44.45 feet; thence N.89°49'19"W, a distance of 77.42 feet to a non-tangent point of curvature; thence Southwestwesterly 248.61 feet along the arc of a curve to the left, said curve having a radius of 240.83 feet, a central angle of 59°08'46", and a chord bearing and distance of S.57°48'39"W, 237.72 feet; thence S.23°28'27"W, a distance of 62.99 feet; thence S.03°09'42"W, a distance of 117.24 feet; thence S.06°53'32"W, a distance of 47.12 feet; thence S.28°23'39"W, a distance of 161.68 feet; thence S.18°07'27"W, a distance of 196.76 feet; thence S.12°29'12"W, a distance of 75.57 feet; thence S.08°13'39"W, a distance of 12.86 feet; thence S.15°06'12"E, a distance of 84.24 feet; thence S.42°41'36"E, a distance of 62.40 feet; thence S.58°43'35"E, a distance of 86.63 feet; thence S.60°24'06"E, a distance of 224.74 feet; thence N.33°52'33"E, a distance of 407.41 feet; thence S.56°07'27"E, a distance of 170.00 feet; thence N.33°52'33"E, a distance of 260.20 feet; thence S.00°02'22"E, a distance of 75.43 feet to a point of curvature; thence Southeasteasterly 289.91 feet along the arc of a curve to the left, said curve having a radius of 240.00 feet, a central angle of 69°12'43", and a chord bearing and distance of S.34°38'44"E, 272.61 feet to a point of tangency; thence S.69°15'05"E, a distance of 44.10 feet; thence N.89°57'38"E, a distance of 90.95 feet; thence S.68°37'36"E, a distance of 53.71 feet; thence N.89°57'38"E, a distance of 127.14 feet; thence S.00°18'14"W, a distance of 1261.30 feet; thence N.64°18'06"W, a distance of 1967.80 feet to the POINT OF BEGINNING.

Containing 81.949 acres more or less.

## Description (ACCESS PARCEL)

A parcel of land lying in the Southeast 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida being more particularly described as follows:

As a Point of Reference Commence at the South 1/4 corner of said Section 10; thence N.00°18'14"E. along the West boundary of the Southeast 1/4 of said Section 10, a distance of 600.31 feet to the North right-of-way line of State Road 54; thence departing said West boundary, S.64°18'17"E., along said North right-of-way line a distance of 861.55 feet to a non-tangent point of curvature and for a Point of Beginning; thence departing said North right-of-way line Eastarily S.69°00'00"W. along the arc of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 90°00'00" and a chord bearing and distance of N.70°41'43"E., 35.36 feet to a point of tangency; thence N.25°41'43"E., a distance of 39.18 feet to a non-tangent point of curvature; thence Northerly 89.69 feet along the arc of a curve to the left, said curve having a radius of 200.00 feet, a central angle of 25°41'43" and a chord bearing and distance of N.12°52'00"E., 88.94 feet to a point of tangency; thence N.00°01'09"E., a distance of 244.13 feet to a non-tangent point of curvature; thence Northerly 83.58 feet along the arc of a curve to the right, said curve having a radius of 225.00 feet, a central angle of 21°24'31" and a chord bearing and distance of N.10°43'25"E., 84.07 feet; thence S.64°18'06"E., a distance of 50.18 feet to a non-tangent point of curvature; thence Southerly 61.65 feet along the arc of a curve to the left, said curve having a radius of 175.00 feet, a central angle of 20°11'07", and a chord bearing and distance of S.10°06'42"W., 61.33 feet to a point of tangency; thence S.00°01'09"W., a distance of 279.62 feet to a non-tangent point of curvature; thence Southerly 121.13 feet along the arc of a curve to the right, said curve having a radius of 299.62 feet, a central angle of 23°09'51", and a chord bearing and distance of S.11°35'38"W., 120.31 feet to a point of reverse curvature; thence Southerly 38.17 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 87°28'50", and a chord bearing and distance of S.20°33'52"E., 34.57 feet to a point on the North right-of-way line of said State Road 54; thence N.64°18'17"W. along said North right-of-way, a distance of 119.98 feet to the POINT OF BEGINNING

**Subject Property Contains 0.604 Acres or 26293 square feet.**

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 as shown and depicted hereon; and further do hereby cause an assessment to the public and Pasco County, Florida, over all lands shown and depicted hereon, for the use and enjoyment of the public and Pasco County, Florida, for the use and enjoyment 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, it's 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, streets, utility improvements, or utilities and appurtenances is assumed by Pasco County, Florida; and further do hereby reserve unto itself, it's 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 5<sup>th</sup> day of July, A.D., 2001.

**OWNER:** (Development Parcel)

Haydon Rubin Development, Inc. Signed, sealed and delivered in the presence of:

  

Roger Haydon  
President

Witness

Witness

## ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF Hillsborough ) ss

I hereby certify on this 3rd day of July, A.D. 2001, before me personally appeared Rogers Haydon, President of Haydon-Rubin Development, Inc., a Florida Corporation who have identified himself to me as the person 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 seal at \_\_\_\_\_, Hillsborough County, Florida, the day and year aforesaid.

My commission expires: October 13, 2003

Reena S. Hernandez  
Notary Public, State of Florida at Large

 Reina B Fernandez  
My Commission CC87946  
Expires October 13, 2003

## Certificate of Title (DEVELOPMENT PARCEL)

I, Melinda Turner, of Commonwealth Land Title Insurance Company, 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. In the event the 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 2000 have been paid.

This the 18th day of July, 2001

Commonwealth Land Title Insurance Company, by: Melinda Turner

**MORTGAGEE:**

Regions Bank an Alabama Banking Corporation

William J. Hindman, Sr. Vice President.

Frederic D. Whipple  
Witness

Witness

#### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF Hillsborough ) ss

I hereby certify on this 6 day of JULY, A.D. 2001, before me personally appeared William J. Hindman of Regions Bank an Alabama Banking Corporation, who has identified himself to me as the person 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 seal at \_\_\_\_\_, Hillsborough County, Florida, the day and year aforesaid.

My commission expires: march 26, 2007

Frederic D. W. Krip  
Notary Public, State of Florida at Large



**Freda D. Whipple**  
MY COMMISSION # CC898367 EXPIRES  
**March 26, 2004**  
BONDED THROUGH TROY FAIR INSURANCE, INC.

**OWNER:** (Access Parcel)

**Apple Investments, Inc.**

Mark R. Willett  
Director

Signed, sealed and delivered in the presence of:

Witness

**Witness**



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