

OAK GROVE PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO)

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS OAK GROVE PHASE 2, A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 35, OAK GROVE PHASE 1B, AS RECORDED IN PLAT BOOK 35, PAGES 18 THROUGH 26, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OAK GROVE BOULEVARD AS SHOWN ON SAID PLAT OF OAK GROVE PHASE 1B BY THE FOLLOWING 4 COURSES:
1 - SOUTHERLY, 580.33 FEET ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 660.00 FEET THROUGH A CENTRAL ANGLE OF 33°01'00" (CHORD BEARING S21°21'29"E., 375.08 FEET);
2 - THENCE S.37°51'59"E., 382.01 FEET TO A CURVE CONCAVE NORTH-EASTERLY HAVING A RADIUS OF 1060.00 FEET;
3 - THENCE 104.14 FEET THROUGH A CENTRAL ANGLE OF 05°37'43", (CHORD BEARING S.40°40'51"E., 104.09 FEET);
4 - THENCE S.43°29'42"E., 643.28 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1445.10 FEET; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID OAK GROVE BOULEVARD AS SHOWN ON THE PLAT OF OAK GROVE PHASE 1A AS RECORDED IN PLAT BOOK 33, PAGES 75 THROUGH 80 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A CURVE CONCAVE SOUTHWESTERLY, 342.95 FEET THROUGH A CENTRAL ANGLE OF 13°35'50" (CHORD BEARING S.35°43'35"E., 342.14); THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE ON A NON-RADIAL LINE, S.66°23'53"W., 68.90 FEET TO A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 865.00 FEET; THENCE WESTERLY 88.72 FEET THROUGH A CENTRAL ANGLE OF 05°52'35" (CHORD BEARING S.69°20'10"W., 88.68 FEET); THENCE S.72°16'28"W., 112.34 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 215.00 FEET; THENCE WESTERLY 90.08 FEET THROUGH A CENTRAL ANGLE OF 24°00'20" (CHORD BEARING S.84°16'38"W., 89.42 FEET) TO A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 425.00 FEET; THENCE WESTERLY 286.20 FEET THROUGH A CENTRAL ANGLE OF 38°35'01" (CHORD BEARING S.76°59'17"W., 280.82 FEET); THENCE S.57°29'25"W., 44.84 FEET TO A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1365.00 FEET; THENCE WESTERLY 411.89 FEET THROUGH A CENTRAL ANGLE OF 17°11'20" (CHORD BEARING S.68°08'51"W., 410.32 FEET); THENCE DEPARTING SAID CURVE ON A RADIAL LINE, S.15°13'15"E., 555.26 FEET; THENCE S.57°21'42"W., 280.92 FEET; THENCE S00°00'00"W., 211.52 FEET; THENCE S.69°36'11"W., 300.44 FEET TO THE EASTERLY BOUNDARY OF TURTLE LAKES UNIT 3 PHASE 2 AS RECORDED IN PLAT BOOK 25, PAGE 113 THROUGH 115, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TURTLE LAKES UNIT 3 PHASE 2 AND THE EASTERLY BOUNDARY OF TURTLE LAKES UNIT 5 AS RECORDED IN PLAT BOOK 28, PAGES 141 THROUGH 144, N.00°03'33"E., 2374.37 FEET; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY, N.00°01'16"E., 602.17 FEET TO THE SAID OAK GROVE PHASE 1B; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY BY THE FOLLOWING 5 COURSES:
1 - S.89°58'44"E., 91.02 FEET;
2 - THENCE S.30°48'12"E., 72.58 FEET;
3 - THENCE S.48°46'08"E., 102.24 FEET;
4 - THENCE S.66°44'24"E., 73.97 FEET;
5 - THENCE S.69°44'22"E., 56.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.941 ACRES, MORE OR LESS.

HAVE CAUSED THE AFORESAIDED 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 SHOWN AND DEPICTED HEREON; 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 APPURTENANCES 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, 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 REPRESENTATIVE, 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 4th DAY OF April, 2000.

SUNFIELD HOMES, INC. - OWNER

Patricia Orsi Pamela Peck
PATRICIA ORSI, VICE PRESIDENT WITNESS
Pamela Peck
WITNESS NAME PRINTED

ACKNOWLEDGMENT OF OWNERS

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 4th DAY OF April, 2000, BEFORE ME PERSONALLY APPEARED PATRICIA ORSI, TO ME KNOWN TO BE THE PERSON(S) 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Sheila H. Charles
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Sheila H. Charles
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-21-2002

ORSI DEVELOPMENT, INC. - OWNER

Patricia Orsi Pamela Peck
PATRICIA ORSI, VICE PRESIDENT WITNESS
Pamela Peck
WITNESS NAME PRINTED

ACKNOWLEDGMENT OF OWNERS

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COUNTY OF PASCO)

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

Sheila H. Charles
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Sheila H. Charles
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-21-2002

CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO)

I, H. CLYDE HOBBY, OF HOBBY, GREY & REEVES, P.A., 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 1999, HAVE BEEN PAID.

THIS THE 4th DAY OF April, 2000

HOBBY, GREY AND REEVES.

BY: H. Clyde Hobby
CLYDE HOBBY

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 6 DAY OF JUNE, 2000, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Patricia Orsi
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 9 DAY OF JUNE, 2000.
IN PLAT BOOK 39, PAGES 10 THROUGH 16

Edith Wilson
CLERK OF THE CIRCUIT COURT

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 5th DAY OF JUNE, 2000

Nellie Mae Robinson
SIGNATURE
PRINTED NAME
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # 3392

SURVEYORS' CERTIFICATE

I, JOHN O. DIEHL, UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT ON THIS 22nd DAY OF MARCH, 2000, THE AFORESAIDED PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY ME UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION AND ALL OTHER CORNERS HAVE BEEN OR WILL BE SET. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

John O. Diehl
JOHN O. DIEHL
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO.4053

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING
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