

PARKER POINTE PHASE ONE

ALL LYING IN SECTION 34, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

From the Northwest corner of the Northeast 1/4 of Section 34, Township 26 South, Range 17 East, Pasco County, Florida; run thence South 89°29'44" East, 194.1 feet, along the North boundary of the Northeast 1/4 of said Section 34, to the East right-of-way line of Gandy Highway (County Road No. 587); thence, continuing along said North boundary South 89°29'44" East, 930.18 feet; thence South 80°45'56" East, 1310.74 feet to a point on the North line of the South 1/4 of the Northeast 1/4 of said Section 34 and the POINT OF BEGINNING; thence South 89°21'43" East, 639.73 feet, along the North boundary of the South 1/4 of the Northeast 1/4 of said Section 34; thence South 80°49'19" East, 636.11 feet; thence South 89°17'43" East, 329.82 feet; thence South 80°41'52" East, 656.50 feet; thence South 80°15'43" East, 329.58 feet along the South boundary of the Northeast 1/4 of said Section 34; thence South 00°04'39" East, 660.29 feet; thence North 80°18'45" West, 369.11 feet; thence South 30°54'15" West, 67.66 feet to the North right-of-way line of the Tampa Gulf Coast Railroad; thence run North 88°50'00" West, 757.59 feet; thence run North 81°05'45" West, 50.35 feet; thence run North 70°00'00" West, 165.06 feet; thence run South 20°00'00" West, 199.73 feet; thence run South 64°00'00" West, 238.28 feet; thence run South 89°24'15" West, 462.25 feet to the East right-of-way line for Gandy Highway; thence run North 6°40'33" West, 706.81 feet along said right-of-way to a curve concave to the East; thence run 440.23 feet along said curve, having a radius of 1512.02 feet, a central angle of 15°56'00", a chord bearing of South 11°04'27" East, and a chord length of 446.84 feet; thence run North 09°07'27" East, 1008.89 feet; thence run South 80°52'33" East, 15.00 feet; thence run North 89°20'27" East, 15.39 feet to the North line of the South 1/4 of the Northeast 1/4 of said Section 34; thence run South 89°21'43" East, along the 1/4 section line 819.33 feet to the POINT OF BEGINNING.

MORTGAGEE

FLORIDA FEDERAL SAVINGS AND LOAN ASSOCIATION

Barbara A. Ireland
VICE PRESIDENT

Signed, Sealed and Delivered in the Presence of

Senath S. Thompson

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PASCO

I, hereby certify on this 28th day of December, A.D. 1984, before me personally appeared *Barbara A. Ireland*, Vice President respectively, of FLORIDA FEDERAL SAVINGS AND LOAN ASSOCIATION, a Florida Association, to me known to be 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 official seal at St. Petersburg, Pinellas County, Florida, the day and year aforesaid. My Commission Expires: *March 11, 1985*

Jeff Quistad
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

DEDICATION CERTIFICATE

STATE OF FLORIDA
COUNTY OF PASCO

The undersigned, owner of the lands shown on this plat to be known as PARKER POINTE PHASE ONE, a subdivision of a portion of Section 34, Township 26 South, Range 17 East, Pasco County, Florida, as described herein. Have caused said lands to be divided and subdivided as shown hereon, and do hereby dedicate as follows:

STREETS:
The Streets (Tract E) shown hereon are hereby dedicated to the PARKER POINTE Property Owners Association, Inc. and are the perpetual maintenance responsibility of said Association.

UTILITY EASEMENTS:
The Utility easements shown hereon are hereby dedicated to the perpetual use of the public and Pasco County, Florida.

DRAINAGE EASEMENTS:
The drainage easements, water retention area and maintenance easements are hereby dedicated to the PARKER POINTE Property Owners Association, Inc. and are the perpetual maintenance responsibility of said Association.

WATER RIGHT-OF-WAY ACCESS EASEMENT:
The water right-of-way access easement shown hereon is hereby dedicated to the perpetual use of the public and Pasco County, Florida.

TRACTS A, B, C AND D:
Tracts A, B, C and D shown hereon are hereby dedicated to the PARKER POINTE Property Owners Association, Inc. and are the perpetual maintenance responsibility of said Association.

LANDSCAPE BUFFER EASEMENT:
The Landscape Buffer Easement shown hereon are for landscape purposes and are hereby dedicated to the perpetual use of Pasco County, Florida.

VEHICULAR ACCESS:
The vehicular access rights on the rear lot line of all double frontage lots are hereby dedicated to the perpetual use of the public and Pasco County, Florida.

UTILITIES:
The utilities within the Plat of PARKER POINTE PHASE ONE are hereby dedicated to the perpetual use of the public and Pasco County, Florida.

THIS THE 28th DAY OF DECEMBER, A.D., 1984

OWNER:

PREFERRED PROPERTIES

A FLORIDA GENERAL PARTNERSHIP

James A. Barnes
GENERAL PARTNER *W. Kenneth Barnes*

Signed, Sealed and Delivered in the presence of:

June H. Jones
WITNESS FOR OWNER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PASCO

I, hereby certify this 28th day of December, A.D. 1984, before me personally appeared *W. Kenneth Barnes*, a general partner respectively, of PREFERRED PROPERTIES, a Florida general partnership known to be 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 official seal at Tampa, Hillsborough County, Florida, the day and year aforesaid. My Commission Expires: *May 21, 1985*

James A. Wilson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Stanley H. Reynolds of *McBain, Reynolds, Allen & Kelly*, hereby certify that the Owners and Mortgagees of record 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 1984 have been paid.

this the 28th day of December, 1984.

McBain, Reynolds, Allen & Kelly
BY *Stanley H. Reynolds*
(SNU)

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

"Approved" by the Board of County Commissioners of Pasco County, Florida on this day of 1984.

William F. Reynolds
CHAIRMAN

CLERK OF THE CIRCUIT COURT CERTIFICATE

"Filed and recorded" in the Public Records of Pasco County, Florida, on this 16th day of January, 1985, in Plat Book 23, Pages 78 thru 81.

J. P. H. Hines
CLERK OF THE CIRCUIT COURT
By: E. Long

SURVEYOR'S CERTIFICATE

I hereby certify on this 28th day of December, A.D. 1984, that this plat is a true and correct representation of the lands surveyed and that the survey was made under my supervision and that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes.

Gerald Weatherington
DATE

1985
P.A. SURVEYOR'S EXEM. NO.

Gerald Weatherington
REGISTERED LAND SURVEYOR
2809 ORANGE AVENUE FT. PIERCE, FLORIDA
305 461-8054