

# PRESERVE AT FAIRWAY OAKS UNIT FOUR

39/23

A REPLAT OF A PORTION OF TRACTS 13 AND 14, AND ALL OF TRACT 8 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, AND A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SAID SECTION 36.

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
                          )SS  
COUNTY OF PASCO)

The undersigned owner of lands shown on this plat to be known as PRESERVE AT FAIRWAY OAKS UNIT FOUR, a replat of a portion of Tracts 13 and 14 and all of Tract 8 of the Port Richey Land Company Subdivision of Section 36, Township 24 South, Range 16 East, as shown on the plat recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County Florida, and a portion of the Northwest 1/4 of said Section 36, all being further described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 36, thence along the East boundary line of the Northwest 1/4 of said Section 36, South 00°41'37" West, a distance of 276.67 feet to the Southeast Corner of Tract J of Fairway Oaks Unit Seven, as recorded in Plat Book 32, Pages 56 and 57 of the Public Records of Pasco County, Florida, for a Point of Beginning; thence continue along the East boundary line of the Northwest 1/4 of said Section 36, South 00°41'37" West, a distance of 713.62 feet to the Northwest corner of said Tract 8, thence along the North boundary line of said Tract 8, South 89°33'25" East, a distance of 1320.05 feet to the Northeast corner of said Tract 8, thence along the East boundary line of said Tracts 8 and 13, South 00°41'33" West, a distance of 660.80 feet to the Southeast corner of said Tract 13, thence along the South boundary line of said Tract 13, North 89°31'49" West, a distance of 879.84 feet to the Northeast corner of said Tract 14; thence along the East boundary line of said Tract 14, South 00°41'22" West, a distance of 975.47 feet to a point 15.00 feet North of the South boundary line of the Northeast 1/4 of said Section 36, thence parallel with and 15.00 feet North of the South boundary line of the Northeast 1/4 of said Section 36, North 89°30'10" West, a distance of 425.29 feet to a point 15.00 feet East of the West boundary line of the Northeast 1/4 of said Section 36, thence parallel with and 15.00 feet East of the West boundary line of the Northeast 1/4 of said Section 36, North 00°41'37" East, a distance of 951.07 feet to the South boundary line of Tract M of The Preserve at Fairway Oaks Unit Three, as recorded in Plat book 35 pages 27 through 30, inclusive, of the public records of Pasco County, Florida; thence along the boundary line of said The Preserve at Fairway Oaks Unit Three the following six courses and distances: South 89°18'19" East, 189.95 feet; North 00°41'41" East, 140.00 feet; North 89°33'08" West, 82.75 feet, 430.01 feet along the arc of a curve to the right, said curve having a radius of 442.81 feet, a central angle of 53°38'23" and a chord of 413.31 feet which bears North 61°43'56" West, North 33°54'45" West, 285.00 feet; North 33°03'52" West, 50.01 feet to the most Southerly corner of said Fairway Oaks Unit Seven, thence along the Easterly boundary line of said Fairway Oaks Unit Seven the following four courses and distances: North 56°05'15" East, 294.33 feet; North 33°54'45" West, 76.48 feet; North 00°41'37" East, 560.72 feet, South 89°18'23" East, 265.00 feet to the POINT OF BEGINNING, containing 37.131 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, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS 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, WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH PASCO 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 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 4TH DAY OF FEBRUARY, 2000 A.D.

## OWNER

RYLAND COMMUNITIES, INC., A FLORIDA CORPORATION, FORMERLY KNOWN AS REGENCY COMMUNITIES, INC.

WILLIAM G. WRIGHT, PRESIDENT

WITNESS

WITNESS

## ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA )  
                          )SS.  
COUNTY OF PINELLAS)

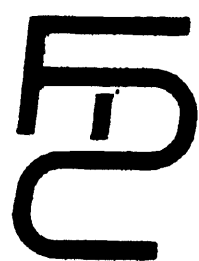
I HEREBY CERTIFY ON THIS 4th DAY OF FEBRUARY, A.D., 2000, BEFORE ME PERSONALLY APPEARED WILLIAM G. WRIGHT AS PRESIDENT OF RYLAND COMMUNITIES, INC., A FLORIDA CORPORATION, FORMERLY KNOWN AS REGENCY COMMUNITIES INCORPORATED, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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.

WITNESS MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_, PINELLAS COUNTY FLORIDA, THE DAY AND YEAR AFORESAID.

Connie C. Holt  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CONNIE C. HOLT  
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-07-02  
SERIAL NUMBER: CC795616



FLORIDA DESIGN CONSULTANTS, INC.

ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

6321 Grand Boulevard, New Port Richey, FL 34652  
Tel: (727) 849-7588 - Fax: (727) 848-3648

Certificate of Authorization, LB 6707  
State of Florida

## NOTE.

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstance be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

## CERTIFICATE OF TITLE

STATE OF FLORIDA )  
                          )SS:  
COUNTY OF PASCO )

I, STEPHEN C. BOOTH, OF BOOTH & COOK, 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 THIS PLAT IN THE EVENT THAT THIS 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 TAXES FOR THE YEAR 1999 HAVE BEEN PAID.

THIS THE 31 DAY OF JAN, 2000 A.D.

BOOTH & COOK, P.A.

BY: Stephen C. Booth  
STEPHEN C. BOOTH

## SURVEYOR AND MAPPER'S CERTIFICATE

I, JOHN D. WEIGLE, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY ON THIS 10th DAY OF FEBRUARY, 2000, THE AFOREMENTIONED PROPERTY WAS SURVEYED, 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 (PRM'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THAT THE PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNER MONUMENTATION HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

FLORIDA DESIGN CONSULTANTS, INC.  
6321 GRAND BOULEVARD  
NEW PORT RICHEY, FLORIDA

JOHN D. WEIGLE  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION No. 5248

## REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 10th DAY OF JUNE, 2000.

BY: Nellie Mae Robinson  
Nellie Mae Robinson

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # 3392

## CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 10th DAY OF JUNE, 2000, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Chairman of the Board  
of County Commissioners

## 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 10th DAY OF JUNE, 2000, IN PLAT BOOK 39 AND 42 THROUGH 49.

Clerk of the Circuit Court

SHEET 1 OF 7

PRESERVE AT FAIRWAY OAKS UNIT FOUR

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_