

BRIAR PATCH VILLAGE OF SEVEN SPRINGS PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 16 EAST,
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, BRIAR PATCH VILLAGE OF SEVEN SPRINGS PHASE 2, A SUBDIVISION OF A PORTION OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, NORTH 00°36'25" EAST, 639.04 FEET; THENCE ALONG THE NORTHERLY BOUNDARY LINE, AND THE WESTERLY EXTENSION OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4595, PAGE 0517 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALSO BEING THE NORTHERLY BOUNDARY LINE OF BRIAR PATCH VILLAGE OF SEVEN SPRINGS PHASE 1, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 40, PAGES 79 THRU 83 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 89°31'33" EAST, 2652.89 FEET; THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY LINE OF SAID BRIAR PATCH VILLAGE OF SEVEN SPRINGS PHASE 1, ALSO BEING THE SOUTHERLY BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1600, PAGE 1519 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH 77°20'36" EAST, 109.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY LINE, NORTH 77°20'36" EAST, 512.89 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4407, PAGE 0689 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 89°21'01" EAST, 718.70 FEET; THENCE ALONG THE WESTERLY BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 3753, PAGE 1656 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 00°43'35" WEST, 616.39 FEET; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 4180, PAGE 0891 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH 89°21'01" WEST, 472.78 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY LINE, SOUTH 64°11'12" WEST, 622.65 FEET; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID BRIAR PATCH VILLAGE OF SEVEN SPRINGS PHASE 1 THE FOLLOWING (5) COURSES AND DISTANCES: 1.) NORTH 12°48'03" WEST, 302.56 FEET, 2.) NORTH 06°21'10" WEST, 30.00 FEET, 3.) NORTH 12°21'20" WEST, 383.52 FEET, 4.) NORTH 24°52'09" WEST, 64.11 FEET, 5.) NORTH 03°54'33" EAST, 20.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.7993 ACRES MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREIN, AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND EASEMENTS, OTHER THAN WATER, SEWER AND REUSE UTILITY EASEMENTS AS SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE NON-EXCLUSIVE PERPETUAL USE OF THE ALOHA UTILITIES, INC. ALL LANDS WHICH OR WITHIN WHICH WATER, SEWER AND REUSE UTILITY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO, FOR THE PERPETUAL USE OF ALOHA UTILITIES, INC. ALL WATER, SEWER AND REUSE IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER OR REUSE LINES OR PIPES, FIRE HYDRANTS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, AND 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, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS AND STREETS UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS AND IMPROVEMENTS IS ASSUMED BY PASCO COUNTY, FLORIDA.

THIS 11 DAY OF February, A.D. 2003.

OWNER: VILLAGE DEVELOPMENT, INC. OF PASCO

Michael J. Ryan PRESIDENT
MICHAEL J. RYAN
[Signature] WITNESS
Brenda Henderson WITNESS
BRENDA HENDERSON

ACKNOWLEDGEMENT OF OWNER

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 11 DAY OF February, A.D. 2003, BEFORE ME PERSONALLY APPEARED MICHAEL J. RYAN, PRESIDENT, FOR VILLAGE DEVELOPMENT, INC. OF PASCO, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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.

Brenda Henderson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:



CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, STEPHEN C. BOOTH, ATTORNEY AT LAW, AS AGENT FOR FIRST AMERICAN 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 2001 HAVE BEEN PAID.

THIS 12 DAY OF FEB., A.D., 2003.

BY: Stephen C. Booth
STEPHEN C. BOOTH, ATTORNEY AT LAW

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 28 DAY OF March, A.D., 2003, IN PLAT BOOK 45, PAGES 47, 48, 49, 50, 51

[Signature]
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON March 25, 2003, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

[Signature]
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 19th DAY OF MARCH, A.D., 2003.

Nellie Mae Robinson (SIGN)
NELLIE MAE ROBINSON (PRINT NAME)
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 3392

SURVEYOR'S CERTIFICATE

I, DENNIS J. LEEK, THE UNDERSIGNED REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON THIS 18th DAY OF February, A.D., 2003, 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 ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THE PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

Dennis J. Leek
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 2689
(L.B. 5789)

DJL SURVEYING COMPANY, INC.
8324 CORPORATE WAY (P.O. BOX 791)
NEW PORT RICHEY, FLORIDA 34656