

3743

LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS SOUTHERN OAKS UNIT FOUR, A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 CORNER OF SAID SECTION 18, THE SAME BEING ON THE WEST BOUNDARY LINE OF SOUTHERN OAKS UNIT THREE-  
B, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 35, PAGES 56 THROUGH 62 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY  
LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18 AND THE WEST BOUNDARY LINE OF SAID SOUTHERN OAKS UNIT THREE-B TO A DISTANCE OF 109'25" SOUTH, 17'00" EAST,  
89°57'41" EAST, A DISTANCE OF 322.53 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHERN OAKS UNIT THREE-B, SOUTH  
EASTERLY BOUNDARY LINE OF SAID SOUTHERN OAKS UNIT THREE-B THE FOLLOWING TWELVE COURSES:  
1. A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 02°33'24" AND A CHORD OF 31.04 FEET WHICH BEARS  
SOUTH 63°04'21" EAST, A DISTANCE OF 100.00 FEET;  
2. A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1371.00 FEET, A CENTRAL ANGLE OF 02°29'34" AND A CHORD OF 27.22 FEET WHICH BEARS  
SOUTH 63°04'21" EAST, A DISTANCE OF 100.00 FEET;  
3. A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1371.00 FEET, A CENTRAL ANGLE OF 02°29'34" AND A CHORD OF 27.22 FEET WHICH BEARS  
SOUTH 63°04'21" EAST, A DISTANCE OF 100.00 FEET;  
4. A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1371.00 FEET, A CENTRAL ANGLE OF 02°29'34" AND A CHORD OF 27.22 FEET WHICH BEARS  
SOUTH 63°04'21" EAST, A DISTANCE OF 100.00 FEET;  
5. A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1371.00 FEET, A CENTRAL ANGLE OF 02°29'34" AND A CHORD OF 27.22 FEET WHICH BEARS  
SOUTH 63°04'21" EAST, A DISTANCE OF 100.00 FEET;  
6. A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1371.00 FEET, A CENTRAL ANGLE OF 02°29'34" AND A CHORD OF 27.22 FEET WHICH BEARS  
SOUTH 63°04'21" EAST, A DISTANCE OF 100.00 FEET;  
7. A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1371.00 FEET, A CENTRAL ANGLE OF 02°29'34" AND A CHORD OF 27.22 FEET WHICH BEARS  
SOUTH 63°04'21" EAST, A DISTANCE OF 100.00 FEET;  
8. A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1371.00 FEET, A CENTRAL ANGLE OF 02°29'34" AND A CHORD OF 27.22 FEET WHICH BEARS  
SOUTH 63°04'21" EAST, A DISTANCE OF 100.00 FEET;  
9. A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1371.00 FEET, A CENTRAL ANGLE OF 02°29'34" AND A CHORD OF 27.22 FEET WHICH BEARS  
SOUTH 63°04'21" EAST, A DISTANCE OF 100.00 FEET;  
10. A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1371.00 FEET, A CENTRAL ANGLE OF 02°29'34" AND A CHORD OF 27.22 FEET WHICH BEARS  
SOUTH 63°04'21" EAST, A DISTANCE OF 100.00 FEET;  
11. A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1371.00 FEET, A CENTRAL ANGLE OF 02°29'34" AND A CHORD OF 27.22 FEET WHICH BEARS  
SOUTH 63°04'21" EAST, A DISTANCE OF 100.00 FEET;  
12. A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1371.00 FEET, A CENTRAL ANGLE OF 02°29'34" AND A CHORD OF 27.22 FEET WHICH BEARS  
SOUTH 63°04'21" EAST, A DISTANCE OF 100.00 FEET;  
THENCE SOUTH 22°59'57" WEST, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING, CONTAINING 34.961 ACRES, MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH UTILITY FACILITIES EXIST TO WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER FACILITIES, AND FACILITIES USED FOR THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES; AND FURTHER DO HEREBY RESERVE UNTO MYSELF, MY HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, ENLARGE, IMPROVE, OR OTHERWISE USE ANY OF SAID FACILITIES FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO MYSELF, MY HEIRS, SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES; AND FURTHER DO HEREBY RESERVE UNTO MYSELF, MY HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING, BUT NOT LIMITED TO, THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND FACILITIES; AND FURTHER DO HEREBY RESERVE UNTO MYSELF, MY HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, 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 25<sup>th</sup> DAY OF January, 1999 A.D.

DEMETREE-PASCO PROPERTIES, INC., A FLORIDA CORPORATION

CHRISTOPHER C. DEMETREE, AS VICE PRESIDENT  
MARJORIE H. SINDELAR, AS ASSISTANT SECRETARY

Barbara Johnson  
WITNESS

Paige D. Maurer  
WITNESS

MAJORIE H. SINDELAR  
MAJORIE H. SINDELAR, AS ASSISTANT SECRETARY

WITNESS  
Kathryn D. H. H.

FIRST UNION NATIONAL BANK

NICK V. CHRISTOPOLIS, AS VICE PRESIDENT  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Witness William H. Tending

## STATE OF GEORGIA

COUNTY OF FULTON ) ss.

I HEREBY CERTIFY ON THIS 26<sup>th</sup> DAY OF January, A.D. 1997, BEFORE ME PERSONALLY APPEARED CHRISTOPHER C. DEMETREE AS VICE PRESIDENT OF DEMETREE-PASCO PROPERTIES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE 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 AT ALPHARETTA (CITY), FULTON (COUNTY),  
GEORGIA (STATE), THE DAY AND YEAR AFORESAID.

INDIVIDUALS WHO SIGNED, ARE:  
PERSONALLY KNOWN X  
PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED:  
N/A

PAIGE M. MAURME  
NOTARY PUBLIC, STATE OF GEORGIA AT LARGE  
PAIGE M. MAURME  
PRINTED NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES: NOVEMBER 3, 2002  
SERIAL No.

## STATE OF FLORIDA

COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 25 DAY OF January, A.D., 1999, BEFORE ME PERSONALLY APPEARED MARJORIE H. SINDELAR AS ASSISTANT SECRETARY OF DEMETREE-PASCO PROPERTIES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE 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 HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

INDIVIDUALS WHO SIGNED ARE:  
PERSONALLY KNOWN X  
PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED:  
N/A

## STATE OF FLORIDA

COUNTY OF DUVAL

THIS IS TO CERTIFY, THAT ON THIS 10th DAY OF February A.D., 1983, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED NICK V. CHRISTOPoulos, AS VICE PRESIDENT, OF FIRST UNION NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND HE 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 Jacksonville, DUVAL COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUALS WHO SIGNED ARE:  
PERSONALLY KNOWN ✓  
PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
Marie M. Tuttle  
PRINTED NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8-14-02  
SERIAL No. CC133448


 Michael M. Tumbler  
 FBI COMMISSION # CC733448 EXP-01  
 August 14, 2002  
 BOSTON FIELD OFFICE, 100 BULFARK, BOSTON, MA 02118

STATE OF FLORIDA)  
                                )SS  
COUNTY OF DUVAL)

I, CHARLES L. GRANFORD, OF MARTIN, ADE, BIRCHFIELD & MICKLER, 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 THIS DEDICATION AS SHOWN ON THE 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 THE RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; AND THAT THE TAXES FOR THE YEAR 1998 HAVE BEEN PAID.

THIS 9 DAY OF February, A.D., 1999

MARTIN, ADE, BIRCHFIELD &amp; MICKLER P. 4

BY: Charles L. Cranford  
CHARLES L. CRANFORD

I, DENNIS J. DAIHOFF, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 199\_\_\_\_, THE AFORESAIDED 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 (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THAT THE PERMANENT CONTROL POINTS (P.C.P.'S) 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

DENNIS J. DeHOFF  
FLORIDA SURVEYOR AND MAPPER REGISTRATION No. 4289

THIS IS TO CERTIFY, THAT ON THIS 1st DAY OF APR, A.D., 1997, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD  
OF COUNTY COMMISSIONERS

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 21<sup>st</sup> DAY OF AUG. 1994 AD. IN PLAT BOOK 11 PAGE 1 AND 2.

*[Signature]*  
CLERK OF CIRCUIT COURT

**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.

*SHEET 1 OF 5*

*SOUTHERN OAKS UNIT COURT*

PLAT BOOK PAGE