

HUNTING CREEK MULTI - FAMILY

A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA

DESCRIPTION AND DEDICATION:

A PORTION OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE ALONG THE EASTERLY BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 23, S.00°16'55"W., 762.94 FEET; THENCE N.89°43'05"W., 773.55 FEET; THENCE N.03°05'56"E., 446.82 FEET; THENCE N.01°28'02"E., 31.97 FEET; THENCE N.14°25'34"W., 23.72 FEET; THENCE N.20°09'33"W., 37.18 FEET; THENCE N.68°23'20"W., 17.90 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 3601, PAGE 1155 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS BY THE FOLLOWING FIVE COURSES: 1 - THENCE N.06°27'21"E., 171.48 FEET; 2 - THENCE N.79°24'40"W., 208.59 FEET; 3 - THENCE S.66°46'00"W., 91.01 FEET; 4 - THENCE N.76°32'42"W., 153.42 FEET; 5 - THENCE S.14°29'00"W., 124.43 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHWESTERLY 202.83 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°39'04" (CHORD BEARING S.40°18'38"W., 196.03 FEET); THENCE S.66°07'44"W., 141.32 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 54 AS RECORDED IN O.R. BOOK 3601, PAGE 1155 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N.23°51'50"W., 50.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N.66°07'44"E., 141.32 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY 157.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°39'04" (CHORD BEARING N.40°18'38"E., 152.47 FEET); THENCE N.14°29'06"E., 174.77 FEET; THENCE N.32°50'41"W., 13.55 FEET TO A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 45.00 FEET; THENCE WESTERLY 63.53 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°53'27" (CHORD BEARING N.73°17'25"W., 58.39 FEET); THENCE S.66°15'52"W., 54.08 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 16.00 FEET; THENCE NORTHWESTERLY 46.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 168°07'04" (CHORD BEARING N.29°40'36"W., 31.83 FEET) TO A POINT OF RETURN CURVE HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY 81.94 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°14'46" (CHORD BEARING N.15°15'33"E., 75.72 FEET); THENCE SOUTHWESTERLY 73.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°53'20" (CHORD BEARING S.72°34'50"W., 72.96 FEET); THENCE S.66°08'10"W., N.23°51'50"W., 636.35 FEET; THENCE S.79°01'30"W., 195.06 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHWESTERLY 73.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°53'20" (CHORD BEARING S.72°34'50"W., 72.96 FEET); THENCE S.66°08'10"W., 68.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 54 AS RECORDED IN O.R. BOOK 3601, PAGE 1155 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N.23°51'50"W., 50.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N.66°07'44"E., 141.32 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 375.00 FEET; THENCE NORTHEASTERLY 84.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°53'20" (CHORD BEARING N.72°34'50"E., 84.18 FEET); THENCE N.79°01'30"E., 254.86 FEET; 2 - THENCE N.48°04'34"W., 348.66 FEET; 3 - THENCE N.40°03'39"E., 52.32 FEET; 4 - THENCE N.48°32'40"W., 145.23 FEET; 5 - THENCE N.44°18'38"W., 62.97 FEET; THENCE N.43°35'35"E., 0.68 FEET TO THE CENTER LINE OF THE ANCIOTE RIVER; THENCE ALONG SAID CENTERLINE BY THE FOLLOWING SEVEN COURSES: 1 - THENCE N.27°33'12"E., 40.79 FEET; 2 - THENCE N.66°27'15"E., 55.15 FEET; 3 - THENCE N.37°17'27"E., 25.79 FEET; 4 - THENCE N.25°30'13"E., 93.21 FEET; 5 - THENCE N.27°33'12"E., 40.79 FEET; 6 - THENCE N.16°04'03"E., 70.36 FEET; 7 - THENCE N.57°15'46"E., 42.43 FEET; 8 - THENCE S.77°44'14"E., 35.00 FEET; 9 - THENCE S.85°52'02"E., 35.36 FEET; 10 - THENCE S.70°36'44"E., 40.31 FEET; 11 - THENCE S.39°26'49"E., 48.41 FEET; 12 - THENCE S.34°03'52"W., 32.31 FEET; 13 - THENCE S.17°58'25"W., 90.45 FEET; 14 - THENCE S.14°11'36"W., 89.05 FEET; 15 - THENCE S.25°23'16"W., 16.65 FEET; 16 - THENCE N.73°07'43"E., 20.59 FEET; 17 - THENCE S.34°36'58"E., 50.99 FEET; 18 - THENCE S.67°43'39"E., 53.85 FEET; 19 - THENCE N.89°39'10"E., 70.01 FEET; 20 - THENCE S.23°08'37"E., 54.23 FEET; 21 - THENCE S.36°50'09"E., 50.64 FEET; 22 - THENCE S.07°12'15"W., 50.00 FEET; 23 - THENCE S.59°57'44"E., 20.62 FEET; 24 - THENCE S.23°02'11"W., 69.64 FEET; 25 - THENCE S.08°32'11"W., 43.01 FEET; 26 - THENCE S.12°30'04"E., 59.91 FEET; 27 - THENCE S.48°13'00"E., 2.65 FEET; 28 - THENCE S.65°37'29"E., 37.48 FEET; 29 - THENCE S.38°17'37"E., 32.02 FEET; 30 - THENCE S.88°15'48"E., 25.50 FEET; 31 - THENCE N.76°28'54"E., 55.90 FEET; 32 - THENCE N.58°02'48"E., 35.36 FEET; 33 - THENCE N.48°35'04"E., 43.01 FEET; 34 - THENCE N.37°29'26"E., 60.42 FEET; 35 - THENCE S.76°57'12"E., 25.00 FEET; 36 - THENCE S.18°57'31"E., 47.17 FEET; 37 - THENCE S.13°31'06"E., 55.90 FEET; 38 - THENCE S.50°23'18"E., 55.90 FEET; 39 - THENCE S.45°59'22"E., 58.31 FEET; 40 - THENCE S.60°15'15"E., 52.20 FEET; 41 - THENCE N.86°20'51"E., 52.20 FEET; 42 - THENCE N.64°23'13"E., 32.02 FEET; 43 - THENCE N.35°50'51"W., 72.50 FEET; 44 - THENCE N.04°00'02"W., 37.06 FEET; 45 - THENCE N.52°31'54"E., 23.57 FEET; 46 - THENCE S.83°30'31"E., 58.12 FEET; 47 - THENCE S.57°18'17"E., 20.16 FEET; 48 - THENCE S.54°10'15"E., 54.23 FEET; 49 - THENCE S.65°38'36"E., 50.99 FEET; 50 - THENCE S.11°23'50"E., 60.42 FEET; 51 - THENCE S.47°42'16"E., 28.65 FEET; 52 - THENCE S.82°39'50"E., 50.25 FEET; 53 - THENCE N.83°14'52"E., 26.57 FEET; 54 - THENCE N.25°18'41"E., 117.69 FEET; 55 - THENCE S.88°15'48"E., 25.50 FEET; 56 - THENCE S.13°59'03"E., 55.01 FEET; 57 - THENCE S.20°21'16"E., 79.00 FEET; 58 - THENCE S.04°32'40"W., 50.19 FEET; 59 - THENCE S.25°23'51"E., 50.00 FEET; 60 - THENCE S.14°05'15"E., 50.99 FEET; 61 - THENCE S.25°23'51"E., 50.00 FEET; 62 - THENCE S.76°37'18"E., 53.67 FEET; 63 - THENCE N.81°54'17"E., 50.25 FEET; 64 - THENCE N.65°48'50"E., 26.93 FEET; 65 - THENCE N.16°03'01"E., 79.06 FEET; 66 - THENCE N.70°54'58"E., 52.20 FEET; 67 - THENCE S.61°25'15"E., 29.15 FEET; 68 - THENCE S.42°11'25"E., 39.05 FEET; 69 - THENCE S.70°35'00"E., 26.93 FEET; 70 - THENCE S.47°23'05"E., 35.36 FEET; 71 - THENCE S.61°25'15"E., 29.15 FEET; 72 - THENCE S.47°23'05"E., 35.36 FEET; 73 - THENCE S.58°10'08"E., 30.23 FEET; 74 - THENCE S.35°31'08"E., 56.19 FEET TO THE EASTERLY BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE ALONG SAID EASTERLY BOUNDARY S.00°16'55"W., 686.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.52 ACRES, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA ALL STREET RIGHTS-OF-WAY, STREET EASEMENTS AND EASEMENTS OTHER THAN UTILITY EASEMENTS AS SHOWN AND DEPICTED HEREON, AND DOES HEREBY DEDICATE TO ANY UTILITY PROVIDER SUBSEQUENTLY AUTHORIZED BY IT, A NONEXCLUSIVE UTILITY EASEMENT OVER AND ACROSS THE AREA SHOWN AND DEPICTED HEREON, AS UTILITY EASEMENTS FOR THE SOLE AND EXCLUSIVE PURPOSE OF THE INSTALLATION, OPERATION AND MAINTENANCE OF THE UTILITY FACILITIES THEREIN; AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO RETAIN THE USE OF SAID UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING UTILITY FACILITIES AND MAY GRANT SUCH ADDITIONAL EASEMENTS, LICENSES OR USE AGREEMENTS RELATIVE TO SAID AREAS AS IT MAY DEEM NECESSARY, AND PROVIDED FURTHER, THAT THIS DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION BY THE OWNER FOR THE PROVIDING OF SUCH SERVICES BY UTILITY PROVIDER TO THE PROPERTY, WHICH SHALL BE AUTHORIZED ONLY UPON TERMS AND CONDITIONS ACCEPTABLE TO OWNER.

THIS THE 16th DAY OF May, 2002

SUNFIELD HOMES, INC. - OWNER

Patricia Orsi, Vice President
Witness: Denise Paxson
Witness: Joseph R. Gibbons
Witness: Denise Paxson

NOTE:
PER FLORIDA STATUTES 177.191 (28), "ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION."

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES 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.

ACKNOWLEDGMENT OF OWNERS

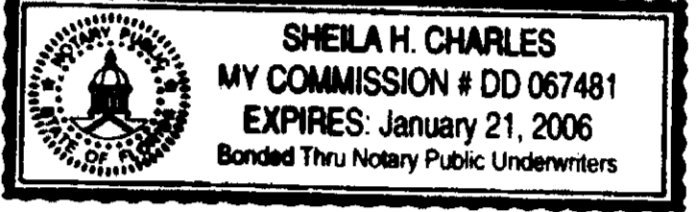
STATE OF FLORIDA }
COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 20th DAY OF May, 2002 A.D., BEFORE ME PERSONALLY APPEARED PATRICIA ORSI, AS VICE PRESIDENT OF SUNFIELD HOMES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE 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

1-21-2006
MY COMMISSION EXPIRES:



CERTIFICATE OF TITLE

STATE OF FLORIDA }
COUNTY OF PASCO }

I, H. CLYDE HOBBS, AS PARTNER OF HOBBS, GREY & REEVES, ATTORNEYS AT LAW 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 THE 20th DAY OF May, 2002 A.D.

HOBBS, GREY & REEVES
BY: H. Clyde Hobbs
NAME PRINTED: H. Clyde Hobbs

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 18 DAY OF JUNE, 2002 A.D., THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

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 24 DAY OF JUNE, 2002 A.D.
IN PLAT BOOK 43, PAGES 125, 126, 127, 128, 129, 130.

Clerk of the Circuit Court

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS DAY OF JUNE, 2002.

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

SURVEYORS' CERTIFICATE

I, JOHN O. DIEHL, UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT ON THIS 2nd DAY OF APRIL, 2002, THE AFORESAID 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 CERTIFICATION AND PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATION. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

John O. Diehl
JOHN O. DIEHL
FLORIDA REGISTERED SURVEYOR
REGISTRATION NO. 4053

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING
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CLEARWATER, FLORIDA 33759
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LB # 6113
SHEET 1 OF 6