

QUAIL RIDGE UNIT TWO A REPLAT OF TRACT D

A SUBDIVISION IN
SEC 6, TWP 25S, RNC 18E, PASCO COUNTY, FLORIDA
SHEET 1 OF 3

PLAT BOOK 35
PAGE 15

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO)

Subdivided, some of the lands shown on this plat to be known as QUAIL RIDGE UNIT TWO, A REPLAT OF TRACT "D", a subdivision of a portion of Section 6, Township 25 South, Range 18 East, Pasco County, Florida, being further described as follows:

Begin at the Southeast corner of Tract "C", QUAIL RIDGE UNIT TWO as per plat thereof recorded in Plat Book 22, Pages 125 thru 128 inclusive, of the Public Records of Pasco County, Florida, run thence along the Northern right-of-way line of Sandhill Crane Drive the following: each (8) courses and distances: 1) S 87° 22' 28" W, 101.66 feet; 2) 422.81 feet along the arc of a curve concave Northwesterly having a radius of 275.00 feet and a central angle of 86° 04' 47"; 3) 8.85-28.07W, 2-2.91 feet; 4) 172.96 feet along the arc of a curve concave Northwesterly having a radius of 275.00 feet and a central angle of 30° 02' 06"; 5) 172.96 feet along the arc of a curve concave Southerly having a radius of 393.38 feet and a central angle of 27° 53' 47"; 6) 42.21-28" W, 226.14 feet; 7) 335° 22' feet along the arc of a curve concave Southerly having a radius of 825.90 feet and a central angle of 38° 59' 00"; 8) 25.90 feet along the arc of a curve concave Southerly having a radius of 275.00 feet and a central angle of 87° 28' 53" to the Southeast corner of Tract "D" as being described herein, thence run N 14° 4' 33" E, 181.97 feet to the Southeast corner of aforesaid Tract "C", run thence S 87° 11' 55" E, 42.00 feet, thence N 84° 02' 12" E, 82.65 feet, thence N 13° 10' 51" E, 81.00 feet, thence N 97° 14' 18" E, 71.21 feet, thence S 82° 01' 14" E, 184.54 feet, thence N 8° 58' 46" E, 38.47 feet, thence N 84° 10' 11" E, 40.36 feet, thence N 13° 23' 37" E, 49.26 feet, thence N 13° 12' 18" E, 137.32 feet, thence N 78° 14' 21" E, 129.00 feet, thence S 45° 27' 25" E, 172.76 feet, S 72° 10' 47", 279.61 feet, thence N 37° 49' 20" E, 243.48 feet, thence N 50° 24' 26" E, 145.44 feet, N 72° 12' 28" E, 56.83 feet, thence S 43° 17' 32" E, 29.09 feet, thence S 12° 12' 52" E, 39.00 feet, thence S 00° 02' 12" E, 47.00 feet, thence N 89° 57' 28" E, 133.00 feet to the POINT OF BEGINNING.

LESS than certain portion of said Tract "D" known as THE VILLAGE AT QUAIL RIDGE PHASE I as amended herein and more particularly described as follows:

Begin at the Southeast corner of Tract "C", QUAIL RIDGE UNIT TWO as per plat thereof recorded in Plat Book 22, Pages 125 thru 128 inclusive, of the Public Records of Pasco County, Florida, run thence S 01° 22' 28" W along the Western right-of-way line of Sandhill Crane Drive, a distance of 101.66 feet to the P.C. of a curve concave Northwesterly having a central angle of 86° 04' 47" and a radius of 275.00 feet, thence 224.46 feet along the arc of said curve, thence leaving said right-of-way N 32° 53' 42" W, 145.92 feet, thence 80.94 feet along the arc of curve concave Southerly having a radius of 47.00 feet and a central angle of 98° 39' 59", thence N 57° 33' 16" E, 11.35 feet, thence N 00° 02' 32" W, 102.98 feet, thence N 89° 57' 28" E, 143.00 feet to the POINT OF BEGINNING.

have caused said land to be subdivided as shown herein and do hereby dedicate to the perpetual use of Pasco County, Florida, all easements as shown and depicted herein, and further do hereby dedicate to the perpetual use of Pasco County, Florida, all lands upon which or within which utility improvements or facilities exist, and further do hereby dedicate to Pasco County, Florida, all utility improvements and facilities including, but not limited to water or sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, buildings, sewage disposal plants, other utility plants and other appurtenant facilities lying within or upon 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 dedications, lands, streets, utility improvements or facilities and appurtenances unto 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 county if for any reason such dedication shall be either voluntarily or involuntarily vacated, voided or invalidated.

This the 15th day of SEP AD 1997

OWNER

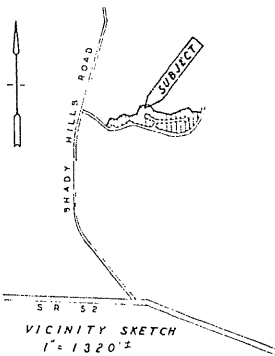
Quail Ridge Properties Inc., a Florida Corporation

Donald C. Darbee
Mohrhard (Ali) Darvish

AREA OF ABOVE DESCRIPTION = 9.522± ACRES

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE Q OF SANDHILL CRANE DRIVE BEING N 89° 20' 10" E AS PER PLAT RECORDED IN P.B. 28, PGS. 125 THRU 128.
2. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PASCO COUNTY.
3. VEHICULAR ACCESS RIGHTS ARE DEDICATED TO PASCO COUNTY LOTS 13 THRU 27 INCLUSIVE & LOTS 29 & 30.
4. ROADS SHOWN HEREON ARE PRIVATE FOR THE USE AND BENEFIT OF THE RESIDENTS OF QUAIL RIDGE UNIT TWO AND THEY ASSUME AND SHALL BE DEEMED TO BE THE HOMEOWNERS ASSOCIATION SUBJECT TO AN EASEMENT TO BE GRANTED IN FAVOR OF PASCO COUNTY, FLORIDA FOR THE PURPOSE OF MAINTAINING THE WATER, SEWER, AND DRAINAGE SYSTEMS.



VICINITY SKETCH
1" = 1320'

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF)

I hereby certify on this 15th day of SEP AD 1997, before me personally appeared Mohrhard (Ali) Darvish, President of Quail Ridge Properties, Inc. 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 purposes and uses therein expressed.

Witness my hand and official seal at St. Petersburg County, Florida,

My commission expires _____

Notary Public, State of Florida John J. Darbee

APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on 15th day of SEP AD 1997 the foregoing plat was approved by the Board of County Commissioners of Pasco County, Florida.

Chairman

CLERK OF THE CIRCUIT COURT

Filed and recorded in the Public Records of Pasco County, Florida on this 15th day of SEP AD 1997 in Plat Book 35, Pages 15 through 17.

CERTIFICATE OF TITLE

I, _____ of Allied Title Insurance do hereby certify that the apparent 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 that the developer of the plat, subdivision has apparent record title to the land. Additionally, I hereby 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 _____ have been paid.

This the _____ day of _____ AD 1997

Allied Title Insurance

by _____

SURVEYOR'S CERTIFICATE

I, Donald C. Darbee, President of Global Surveys, Inc., maker of this plat, do hereby certify that this plat was done under my responsible direction and supervision, and is a true and accurate representation of the land platted and this plat complies with the requirements of Chapter 177 of the Florida Statutes, and I further certify that this plat meets all material, in composition, required by Florida Statute 177.091, and that on the 17th day of SEP the permanent reference monuments and the permanent control points were in place as required by law, and that the survey data complies with all requirements of said Chapter 177.

Donald C. Darbee 5-14-97
DONALD C. DARBE PLS NO 4882 DATE

REVISION	DATE
REVIEW COMMENTS OF JUNE 10 1997	7-09-97

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PR. DONALD C. DARBE, PLS.

ORIGINAL