

SUGAR CREEK UNIT ONE

A SUBDIVISION OF A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

STATE OF FLORIDA } ss.
COUNTY OF PASCO

The undersigned, owner and mortgagee of the lands shown on this Plat to be known as SUGAR CREEK UNIT ONE, a subdivision of a portion of the tract ... North West 1/4 of Section 3, Township 25 South, Range 17 East, and a portion of the East 1/2 of Section 4, Township 25 South, Range 17 East, all in Pasco County, Florida, being further described as follows:

Commence at the Northwest corner of said Section 4; thence run along the North boundary line of the Northwest 1/4 of said Section 4, South 89°30'49" East, a distance of 5,647.04 feet to the Northeast corner of the Northwest 1/4 of said Section 4; thence run South a distance of 416.89 feet; thence East a distance of 1,744.18 feet to a Point of Beginning; thence continue East a distance of 1,825.18 feet; thence South a distance of 853.19 feet; thence South 73°18'03" West, a distance of 63.49 feet; thence South 12°05'41" West, a distance of 143.18 feet; thence South 54°09'44" West, a distance of 22.04 feet; thence West a distance of 130.00 feet; thence South 35°09'34" West, a distance of 348.17 feet; thence West a distance of 240.00 feet; thence North 61°30'16" West, a distance of 431.77 feet; thence West a distance of 350.00 feet; thence South 03°53'48" West, a distance of 456.18 feet; thence West a distance of 378.47 feet; thence North 48°14'48" West, a distance of 5.00 feet; thence South 41°50'18" West, a distance of 91.33 feet; thence a distance of 700.82 feet along the arc of a curve to the left, said curve having a radius of 593.00 feet and a chord of 720.82 feet which bears South 02°31'57" East; thence South 42°42'08" East, a distance of 45.00 feet; thence South 47°17'55" West, a distance of 360.00 feet; thence a distance of 106.85 feet along the arc of a curve to the left, said curve having a radius of 155.00 feet and a chord of 104.75 feet, which bears South 27°32'53" West; thence South 07°48'04" West, a distance of 258.80 feet to the Northerly right-of-way line of State Road No. 52 as it is now established; thence along the Northerly right-of-way line of said State Road No. 52, North 82°11'56" West, a distance of 20.00 feet; thence North 07°48'04" East, a distance of 258.80 feet; thence a distance of 168.89 feet along the arc of a curve to the right, said curve having a radius of 243.00 feet and a chord of 165.57 feet, which bears North 71°52'53" East; thence North 47°17'55" East, a distance of 571.62 feet; thence a distance of 678.58 feet along the arc of a curve to the right, said curve having a radius of 625.00 feet and a chord of 688.01 feet, which bears North 01°41'55" East; thence North 41°58'12" East, a distance of 200.63 feet; thence North 48°14'48" West, a distance of 5.00 feet; thence North a distance of 632.16 feet; thence East a distance of 340.00 feet; thence North a distance of 471.08 feet; thence East a distance of 250.05 feet; thence South 89°18'13" East, a distance of 50.00 feet; thence East a distance of 250.00 feet; thence North a distance of 128.53 feet to the Point of Beginning.

have caused said land to be divided and subdivided as shown hereon; and do hereby dedicate to the perpetual use of the public all roads, streets, alleys, other rights-of-way, parks, recreation areas, easements for utilities, easements for drainage, and easements for other purposes as shown and depicted hereon; reserving, however, the reversion or reversions thereof, should some be renounced, abandoned, or the use thereof discontinued as prescribed by law, by appropriate official action of the proper officials having charge or jurisdiction thereof; also reserving the right of ingress and egress over all rights-of-way and easements dedicated by this Plat; also reserving the right to construct and maintain water and sewer lines within all rights-of-way and easements dedicated by this Plat; in the event the repair or maintenance of said water and sewer lines causes damage to existing streets, Owners agree to replace said streets to their prior condition within said damaged area. This the 15th day of November, A.D. 1977.

OWNER:

METRO COMMUNITIES OF PASCO, INC.

Paul M. Miller
Paul M. Miller, Vice President
STATE OF FLORIDA } ss.
COUNTY OF PASCO

Signed, Sealed and Delivered
in the presence of:

John E. H. Smith
John E. H. Smith, Secretary
STATE OF FLORIDA } ss.
COUNTY OF PASCO

MORTGAGEE:

FIRST TROPIC SERVICE CORPORATION

Robert L. Thompson
Robert L. Thompson, President
STATE OF FLORIDA } ss.
COUNTY OF PASCO

Signed, Sealed and Delivered
in the presence of:

Robert L. Thompson
Robert L. Thompson, Secretary
STATE OF FLORIDA } ss.
COUNTY OF PASCO

I hereby certify on this 15th day of November, A.D. 1977, before me personally appeared CARL MINIERI and EUSTIN L. MILLER, President and Vice President, respectively, of METRO COMMUNITIES OF PASCO, INC., a Delaware corporation, to me known to be the persons 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 uses and purposes therein expressed. Witness my hand and official seal of New Port Richey, Pasco County, Florida, the day and year aforesaid.

My Commission expires: 12-9-80

Thomas F. Huey
Thomas F. Huey, Notary Public, State of Florida at Large

I hereby certify on this 15th day of November, A.D. 1977, before me personally appeared ROBERT L. THOMPSON and ROBERT L. THOMPSON, President and Exec. Vice President, respectively, of FIRST TROPIC SERVICE CORPORATION, a Florida Corporation, to me known to be the persons 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 uses and purposes therein expressed. Witness my hand and official seal of New Port Richey, Pasco County, Florida, the day and year aforesaid.

My Commission expires: 8-8-78

Thomas F. Huey
Thomas F. Huey, Notary Public, State of Florida at Large

SURVYOR'S CERTIFICATE: I hereby certify on this 15th day of December, A.D. 1977, that this Plat is a true and accurate representation of the lands surveyed and that the survey was made under my supervision and that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes.

CASSON ENGINEERING COMPANY

Walter F. Casson, Jr.
Walter F. Casson, Jr.
FLORIDA ENGINEERS REG. NO. 5448
FLORIDA SURVEYORS REG. NO. 125

APPROVED: by the Board of County Commissioners of Pasco County, Florida, on this 14th day of December, A.D. 1977

FILED AND RECORDED: in the Public Records of Pasco County, Florida, on this 14th day of December, A.D. 1977, in Plat Book 13, Page 11, 10-2-77.

John E. H. Smith
John E. H. Smith, Clerk of Circuit Court

NOTES:

- 1 ——— Indicates Permanent Reference Monument (P.R.M.)
- 2 ——— Indicates Permanent Control Point (P.C.P.)
- 3 Bearings shown hereon are based on an assumed bearing of South 89°30'49" East, for the North boundary line of the Northwest 1/4 of Section 4, Township 25 South, Range 17 East, Pasco County, Florida.
- 4 Easements are shown this ——— and this ——— and are for drainage and for utilities unless otherwise noted.

SHEET 1 OF 3 SHEETS

SUGAR CREEK UNIT ONE
PLAT BOOK 13, PAGE 11

ORDER NO. 750973
METRO COMMUNITIES OF PASCO, INC.