

JENNITA POINT

A REPLAT OF LOT 348-B SEA RANCH ON THE GULF, SEVENTH ADDITION, AS SHOWN ON PLAT RECORDED IN
PLAT BOOK 10, PAGE 5 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) S.S.

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS JENNITA POINT, A RESUBDIVISION OF LOT 348-B, SEA RANCH ON THE GULF, SEVENTH ADDITION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 5 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

CUMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°30'30" EAST, 1328.80 FEET ALONG THE EAST BOUNDARY LINE OF SAID SECTION 33 TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 33, ALSO BEING THE CENTERLINE OF SUNSET DRIVE AS NOW ESTABLISHED; THENCE SOUTH 89°29'25" WEST, 4159.67 FEET ALONG SAID NORTH BOUNDARY LINE AND SAID CENTERLINE TO THE NORTHEAST CORNER OF SAID SEA RANCH ON THE GULF, SEVENTH ADDITION; THENCE SOUTH 00°30'35" EAST, 900.00 FEET ALONG THE EAST BOUNDARY LINE OF SAID SEA RANCH ON THE GULF, SEVENTH ADDITION; THENCE SOUTH 89°29'25" WEST, 40.00 FEET ALONG THE EASTERLY EXTENSION OF THE NORTH BOUNDARY LINE OF SAID LOT 348-B TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°30'35" EAST, 252.44 FEET ALONG THE EAST BOUNDARY LINE OF SAID LOT 348-B; THENCE SOUTH 89°29'25" WEST, 200.00 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 348-B; THENCE NORTH 00°30'35" WEST, 252.44 FEET ALONG THE WEST BOUNDARY LINE OF SAID LOT 348-B; THENCE NORTH 89°29'25" EAST, 100.00 FEET ALONG THE NORTH BOUNDARY LINE OF SAID LOT 348-B; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE OF SAID LOT 348-B, 54.01 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE CONCAVED TO THE LEFT, SUBTENDED BY A CHORD DISTANCE OF 50.00 FEET, WHICH BEARS NORTH 89°29'25" EAST; THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE OF SAID LOT 348-B, NORTH 89°29'25" EAST 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.445 ACRES, MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND 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 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, STREETS, UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL 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 TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED. THIS THE 21 DAY OF FEBRUARY, A.D. 1985.

OWNER: FLORIDA CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS

J. P. Rogers
J. P. ROGERS VICE PRESIDENT
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Floyd H. Powell
FLOYD H. POWELL SECRETARY

Mary H. Rogers
WITNESS FOR BOTH

Frank M. Smith
WITNESS FOR BOTH

STATE OF FLORIDA)
COUNTY OF PASCO) S.S.

THIS IS TO CERTIFY, THAT ON FEBRUARY 21, 1985 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED J. P. ROGERS, VICE PRESIDENT AND FLOYD H. POWELL, SECRETARY, OF FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS, A CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED, THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THERETO, AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: AUGUST 18, 1987

Paul Hunsinger
NOTARY PUBLIC, STATE OF FLORIDA



PREPARED BY: GLOBAL ENGINEERING & MAPPING COMPANY, INC.

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON April 2, 1985, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Allan J. Safford, Jr.
CHAIRMAN OF THE BOARD

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 3rd DAY OF April, A.D., 1985,
IN PLAT BOOK 23 PAGES 92 AND 93.

Ed Dittman
CLERK OF CIRCUIT COURT

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PASCO) S.S.

I, PAUL HUNSINGER, EXECUTIVE VICE PRESIDENT OF COASTAL BONDED TITLE COMPANY, HEREBY CERTIFY THAT THE OWNERS OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT ARE AS SHOWN ON SAID PLAT, 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 1984 HAVE BEEN PAID.

THIS THE 26TH DAY OF FEBRUARY, 1985.

BY: Paul Hunsinger
PAUL HUNSINGER

SURVEYORS CERTIFICATE

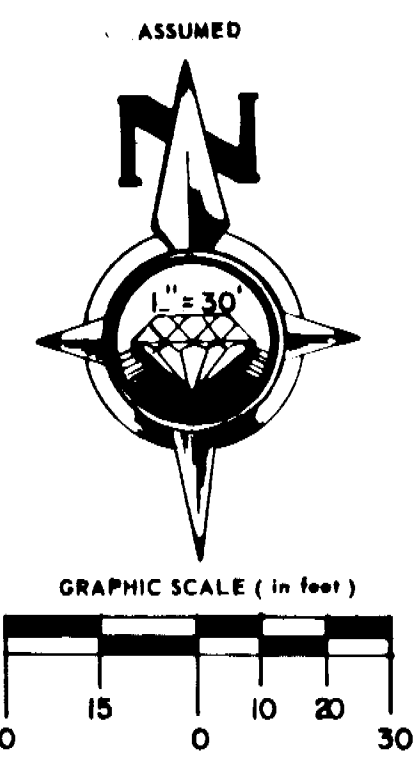
I HEREBY CERTIFY ON THIS 22 DAY OF March, A.D., 1985, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

SURVEYOR: GLOBAL ENGINEERING AND MAPPING CO., INC.

Dennis J. Leek
DENNIS J. LEEK
FLORIDA REG. LAND SURVEYOR NO. 2689

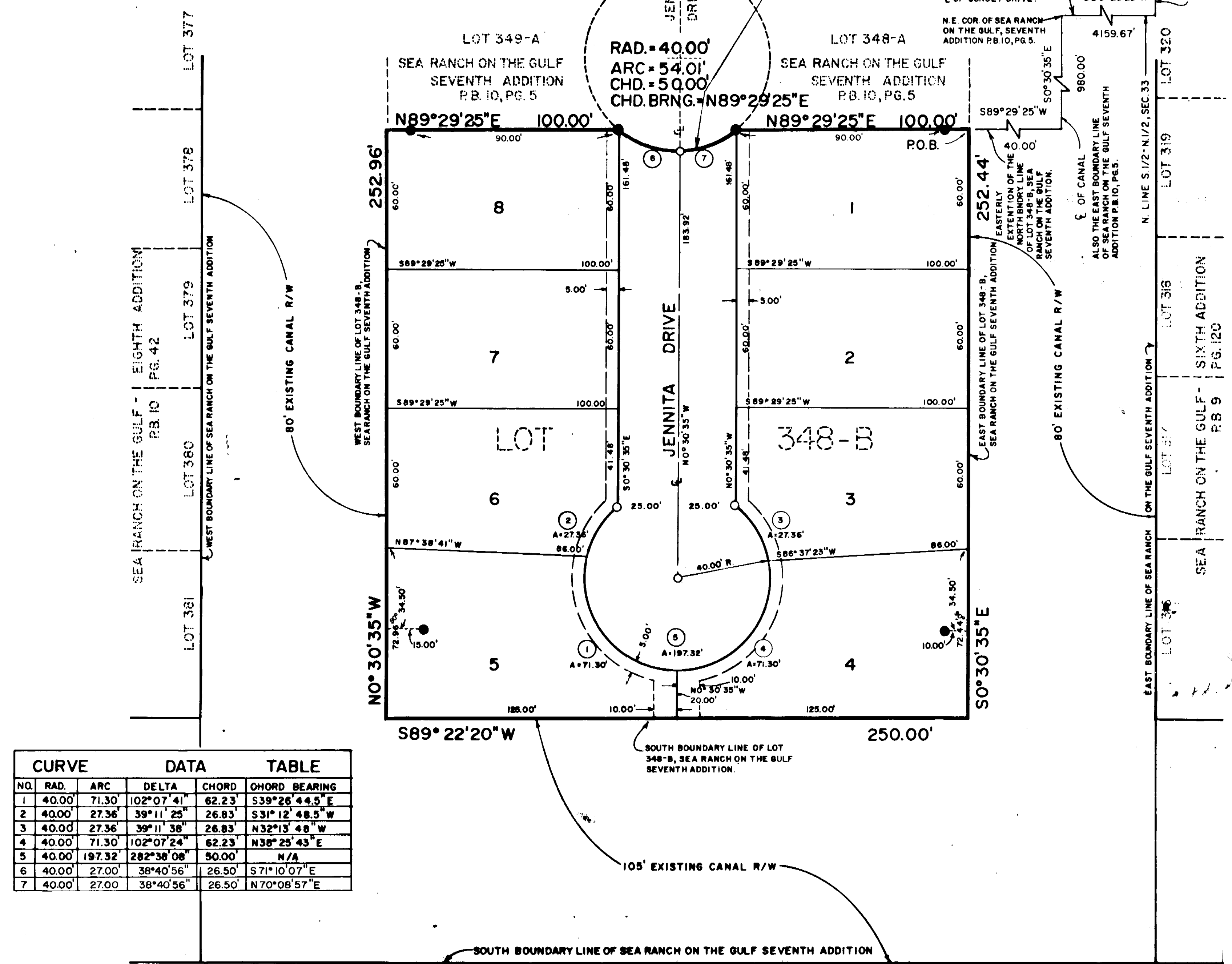
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NOTES

- 1) INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
- 2) EASEMENTS ARE SHOWN THUS OR THUS AND ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE.
- 3) INDICATES PERMANENT CONTROL POINT (P.C.P.)



CURVE		DATA		TABLE	
NO.	RAD.	ARC	DELTA	CHORD	CHORD BEARING
1	40.00'	71.30'	102°07'41"	62.23'	S39°26'44.5"E
2	40.00'	27.36'	39°11'25"	26.83'	S31°12'48.5"W
3	40.00'	27.36'	39°11'38"	26.83'	N32°13'48"W
4	40.00'	71.30'	102°07'24"	62.23'	N38°25'43"E
5	40.00'	197.32'	282°38'08"	50.00'	N/A
6	40.00'	27.00'	38°40'56"	26.50'	S71°10'07"E
7	40.00'	27.00'	38°40'56"	26.50'	N70°08'57"E