

28/119

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS CHELSEA PLACE UNIT TWO-A, A PORTION OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 34, NORTH 00°23'38" EAST, A DISTANCE OF 1236.31 FEET TO THE WESTERLY EXTENSION OF THE NORTH BOUNDARY LINE OF WYNDTREE PHASE I, VILLAGE I AND VILLAGE 2, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 27, PAGES 43 THROUGH 49 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY EXTENSION OF THE NORTH BOUNDARY LINE OF SAID WYNDTREE PHASE I, VILLAGE I AND VILLAGE 2, AND THE NORTH BOUNDARY LINE OF SAID WYNDTREE PHASE II, VILLAGE I AND VILLAGE 2, TO THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PROPOSED CHELSEA PLACE UNIT ONE, FOR A POINT OF BEGINNING; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PROPOSED CHELSEA PLACE UNIT ONE THE FOLLOWING COURSES AND DISTANCES: NORTH 00°23'38" EAST, 225.59 FEET; S33.40 FEET, 533.40 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 620.00 FEET AND A CHORD OF 517.10 FEET WHICH BEARS NORTH 75°02'25" EAST; NORTH 50°23'38" EAST, 129.07 FEET, 34.53 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 325.00 FEET AND A CHORD OF 34.51 FEET WHICH BEARS NORTH 42°38'56" EAST; NORTH 00°23'38" EAST, 129.07 FEET, 34.53 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 325.00 FEET AND A CHORD OF 34.51 FEET WHICH BEARS NORTH 42°38'56" EAST; SOUTH 50°23'38" WEST, 50.00 FEET; NORTH 39°36'22" WEST, 15.01 FEET; SOUTH 00°23'38" WEST, 130.00 FEET; SOUTH 39°36'22" WEST, 35.01 FEET; 15.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 320.00 FEET AND A CHORD OF 15.01 FEET WHICH BEARS SOUTH 52°13'55" WEST; THENCE LEAVING THE WESTERLY BOUNDARY LINE OF PROPOSED CHELSEA PLACE UNIT ONE, NORTH 39°36'22" WEST, A DISTANCE OF 124.51 FEET; THENCE NORTH 50°23'38" EAST, A DISTANCE OF 320.00 FEET; THENCE SOUTH 39°36'22" EAST, A DISTANCE OF 250.00 FEET; THENCE NORTH 00°23'38" EAST, A DISTANCE OF 138.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 450.00 FEET AND A CHORD OF 137.59 FEET WHICH BEARS NORTH 59°11'15" EAST; THENCE NORTH 39°36'22" WEST, A DISTANCE OF 110.75 FEET; THENCE NORTH 14°36'22" WEST, A DISTANCE OF 26.39 FEET; THENCE NORTH 75°23'38" EAST, A DISTANCE OF 176.04 FEET; THENCE A DISTANCE OF 357.69 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 273.25 FEET AND A CHORD OF 332.69 FEET WHICH BEARS NORTH 37°53'38" EAST; THENCE NORTH 00°23'38" EAST, A DISTANCE OF 748.08 FEET; THENCE NORTH 70°15'31" EAST, A DISTANCE OF 121.00 FEET; THENCE NORTH 00°23'38" EAST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 49°36'38" EAST, A DISTANCE OF 150.39 FEET; THENCE SOUTH 00°23'38" WEST, A DISTANCE OF 205.00 FEET; THENCE NORTH 39°36'22" WEST, A DISTANCE OF 201.24 FEET; THENCE NORTH 00°23'38" EAST, A DISTANCE OF 21.99 FEET; THENCE A DISTANCE OF 25.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET AND A CHORD OF 25.00 FEET WHICH BEARS NORTH 03°42'09" WEST; THENCE SOUTH 71°33'29" WEST, A DISTANCE OF 148.14 FEET; THENCE SOUTH 08°15'46" EAST, A DISTANCE OF 80.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH BOUNDARY LINE OF SAID BOUNDARY LINE OF SAID WYNDTREE PHASE I, VILLAGE I AND VILLAGE 2; THENCE ALONG THE EASTERLY EXTENSION OF THE BOUNDARY LINE OF SAID WYNDTREE PHASE I, VILLAGE I AND VILLAGE 2, TO THE POINT OF BEGINNING, CONTAINING 30.788 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 DO HEREBY RESERVE UNTO THEMSELVES, THEIR 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 VACATED, VOIDED OR INVALIDATED.

THIS THE 2ND DAY OF FEBRUARY, A.D., 1990.

~~CHELSEA PROPERTIES, INC.~~

Carl N. Minieri
CARL N. MINIERI, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Shirley L. Allen
WITNESS FOR BOTH

DEEB CUSTOM HOMES, INC.
Richard G. Deeb
RICHARD G. DEEB, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS W. J. Foreman

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 2nd DAY OF February, A.D., 1990, BEFORE ME PERSONALLY APPEARED CARL N. MINIERI AND RICHARD MINIERI, PRESIDENT AND VICE-PRESIDENT RESPECTIVELY, OF CHELSEA PROPERTIES, INC., A FLORIDA CORPORATION, AND RICHARD G. DEEB, PRESIDENT, OF DEEB CUSTOM HOMES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION 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 Port Richey, Pasco COUNTY, FLORIDA, THE DAY AND YEAR
AFORESAID.

MY COMMISSION EXPIRES: 07/12/92 Virginia S. Sulo
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

BARNETT BANK OF PASCO COUNTY

R. Max Gainer
R. MAX GAINER, SENIOR VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

BWPerrine
WITNESS

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 9th DAY OF February, A.D., 1990, BEFORE ME PERSONALLY APPEARED R. MAX GAINER, SENIOR VICE PRESIDENT, 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 HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Holaday, Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: MAY 17, 1992

C. 1 m.

Carl Miniari
CARL MINIERI, AN INDIVIDUAL

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS Susan Silva

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 01st DAY OF Feb A.D., 1990, BEFORE ME PERSONALLY APPEARED CARL MINIERI, AN INDIVIDUAL, 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 HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: 1-9-93 Karianne Spozate
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I, DANIEL N. MARTIN, OF MARTIN AND FIGURSKI, AS AGENT FOR ATTORNEY'S TITLE INSURANCE FUND, INC., 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 IT IS SHOWN ON THE PLAT. 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 1988 HAVE BEEN PAID.

THIS THE 5th DAY OF February, A.D., 1990.

MARTIN AND FIGURSKI

BY: Daniel N. Martin
DANIEL N. MARTIN

HEREBY CERTIFY ON THIS 21ST DAY OF MARCH, A.D., 1990, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES; THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE, THE PERMANENT CONTROL POINTS (P.C.P.'S) HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE.

CASSON ENGINEERING COMPANY
106 NORTH BOULEVARD
NEW PORT RICHEY, FLORIDA.

DENNIS J. DeHOFF
FLORIDA LAND SURVEYOR' REG'N. NO. 428

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 8th DAY OF May, A.D., 1990.

Curtis L. Lowe
CHAIRMAN

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THE 9th DAY OF May, A.D., 1990, IN PLAT
BOOK 28, PAGES 119, 120, 121, 122, 123 AND 124.

12-1-1964
J. L. Piller
CLERK OF THE CIRCUIT COURT
J. L. Piller

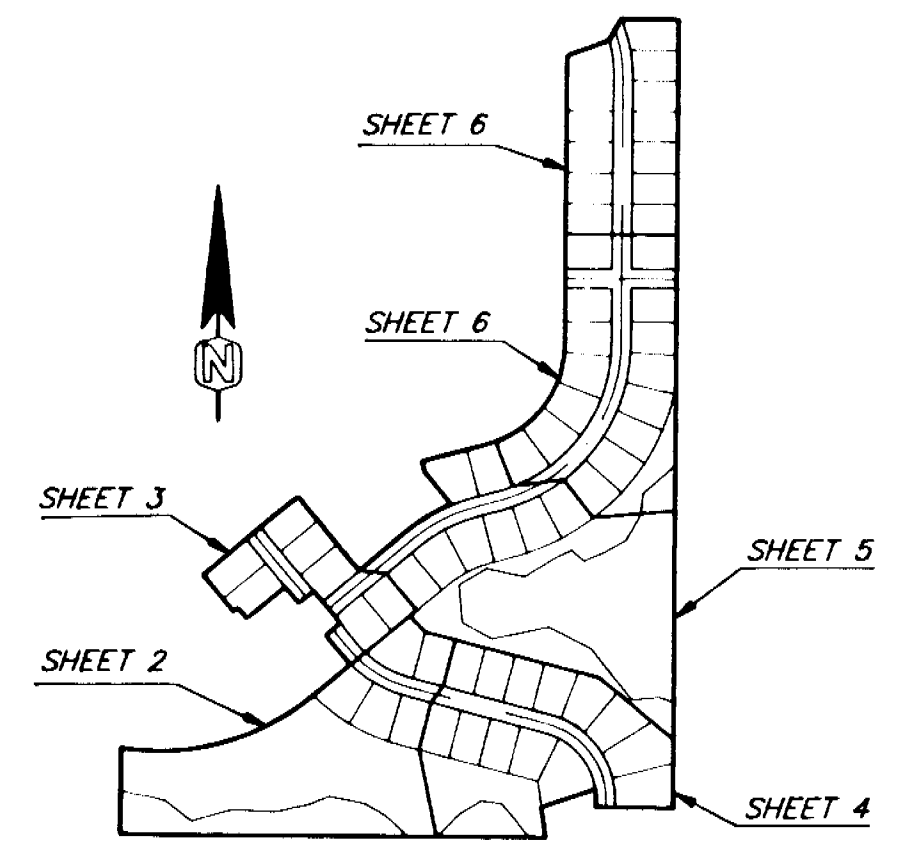
SHEET 1 OF 6

CHELSEA PLACE UNIT TWO--A

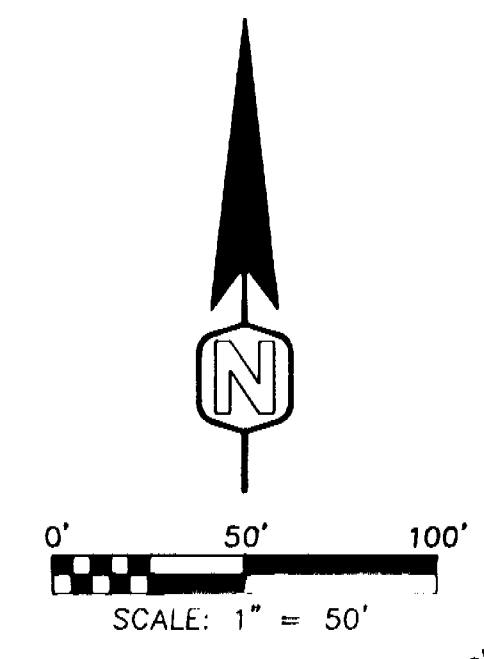
PLAT BOOK 28, PAGE 119

CHELSEA PLACE UNIT TWO-A

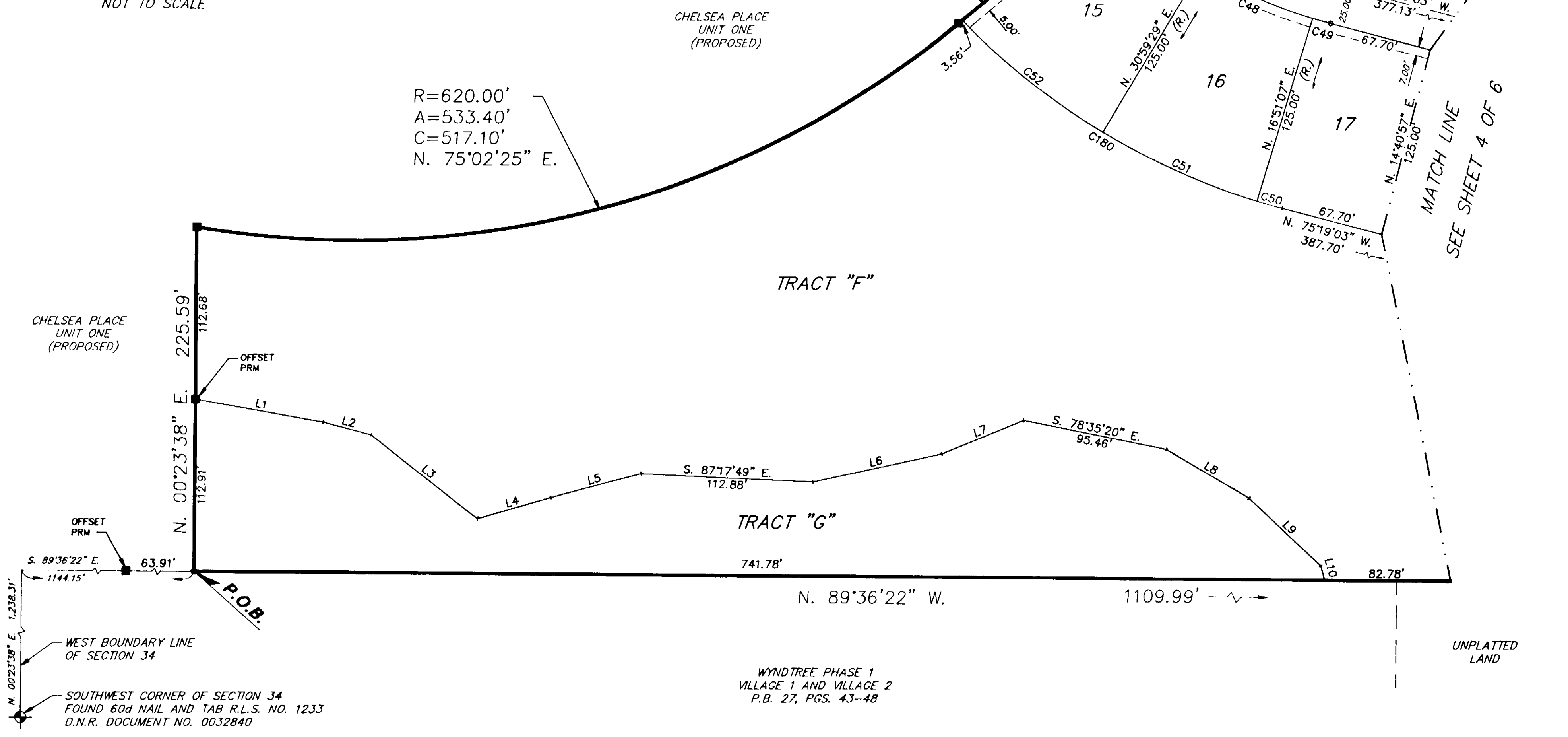
A PORTION OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.



- NOTES**
1. EASEMENTS ARE SHOWN THUS AND THUS AND ARE FOR DRAINAGE AND/OR UTILITIES, UNLESS OTHERWISE SHOWN.
 2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00°23'38" EAST FOR THE WEST BOUNDARY LINE OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.
 3. SET PERMANENT REFERENCE MONUMENT.
 4. FOUND PERMANENT REFERENCE MONUMENT MARKED "PRM 4415".
 5. PERMANENT CONTROL POINT.
 6. REFERENCE POINT.
 7. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 8. (R.) AND (N.R.) INDICATES A SIDE LOT LINE BEING RADIAL OR NON-RADIAL, RESPECTIVELY, TO THE FRONT AND/OR REAR LOT LINE.
 9. THERE IS A DRAINAGE AND/OR UTILITIES EASEMENT OVER ALL OF TRACTS "F" AND "J".
 10. THERE IS A CONSERVATION/PRESERVATION AND DRAINAGE EASEMENT OVER ALL OF TRACTS "G", "H" AND "I".



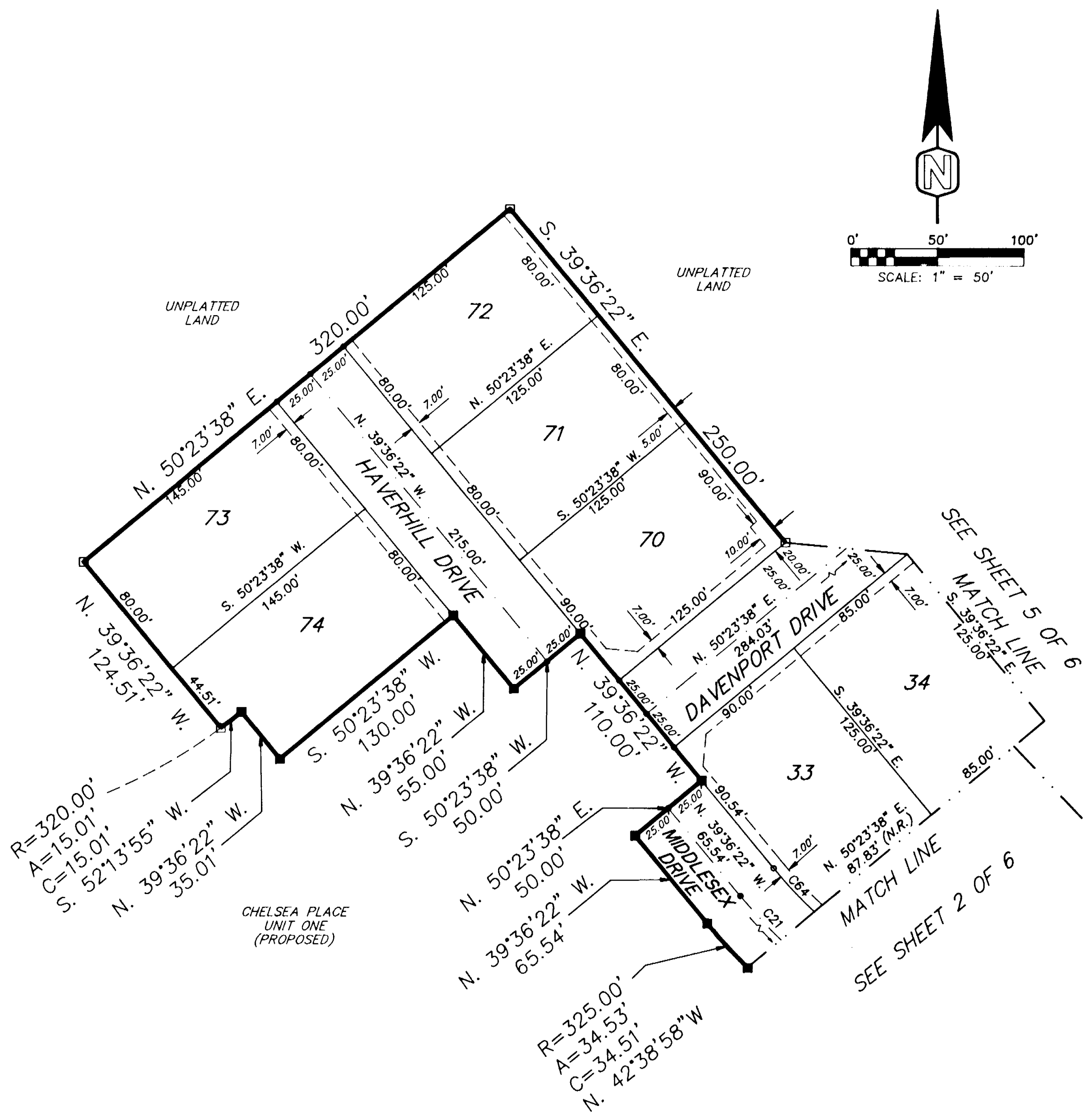
KEY MAP
NOT TO SCALE



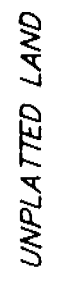
CHELSEA PLACE UNIT TWO-A

A PORTION OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

CURVE NUMBER	CURVE DELTA	CURVE RADIUS	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
C21	35°42'41"	300.00'	186.98'	183.97'	S. 57°27'43" E.
C22	75°42'41"	200.00'	264.28'	245.47'	S. 37°27'43" E.
C23	25°00'00"	425.00'	185.44'	183.97'	N. 62°53'38" E.
C47	13°18'57"	325.00'	75.53'	75.36'	S. 52°21'02" E.
C48	14°08'22"	325.00'	80.20'	80.00'	S. 66°04'42" E.
C49	02°10'10"	325.00'	12.31'	12.31'	S. 74°13'58" E.
C50	02°10'10"	450.00'	17.04'	17.04'	N. 74°13'58" W.
C51	14°08'22"	450.00'	111.05'	110.77'	N. 66°04'42" W.
C52	15°00'38"	450.00'	117.89'	117.58'	N. 51°30'12" W.
C53	11°56'04"	175.00'	36.45'	36.38'	S. 69°21'01" E.
C54	55°35'03"	175.00'	168.77'	163.19'	S. 35°35'28" E.
C58	14°01'17"	225.00'	55.06'	54.93'	N. 08°37'01" W.
C59	18°07'14"	225.00'	71.16'	70.86'	N. 22°41'16" W.
C60	18°15'07"	225.00'	71.68'	71.37'	N. 40°52'26" W.
C61	18°25'40"	225.00'	72.37'	72.05'	S. 59°12'50" E.
C62	06°53'24"	225.00'	27.06'	27.04'	S. 71°52'21" E.
C63	28°30'46"	275.00'	136.85'	135.44'	N. 61°03'40" W.
C64	07°11'55"	275.00'	34.55'	34.53'	N. 43°12'20" W.
C65	11°42'01"	400.00'	81.68'	81.54'	N. 56°14'39" E.
C66	13°17'59"	400.00'	92.85'	92.64'	N. 68°44'39" E.
C67	03°40'16"	450.00'	28.83'	28.83'	N. 73°33'30" E.
C68	03°09'22"	575.00'	31.67'	31.67'	S. 73°48'57" W.
C69	13°17'59"	275.00'	63.83'	63.69'	S. 68°44'39" W.
C70	11°42'01"	275.00'	56.16'	56.06'	S. 56°14'39" W.
C83	75°00'00"	425.00'	556.32'	517.45'	N. 37°53'38" E.
C99	09°45'51"	450.00'	76.69'	76.59'	N. 66°50'26" E.
C100	09°45'51"	450.00'	76.69'	76.59'	N. 57°04'35" E.
C101	09°45'51"	450.00'	76.69'	76.59'	N. 47°18'44" E.
C102	09°45'51"	450.00'	76.69'	76.59'	N. 37°32'53" E.
C103	09°45'51"	450.00'	76.69'	76.59'	N. 27°47'02" E.
C104	09°45'51"	450.00'	76.69'	76.59'	N. 18°01'11" E.
C105	09°45'51"	450.00'	76.69'	76.59'	N. 08°15'20" E.
C106	02°58'46"	450.00'	23.40'	23.40'	N. 01°53'01" E.
C107	02°16'51"	575.00'	22.89'	22.89'	S. 12°14'15" W.
C108	09°50'17"	575.00'	98.73'	98.61'	S. 18°17'49" W.
C109	09°49'45"	575.00'	98.64'	98.52'	S. 28°07'50" W.
C110	09°49'05"	575.00'	98.53'	98.41'	S. 37°57'15" W.
C111	09°48'20"	575.00'	98.40'	98.28'	S. 47°45'58" W.
C112	09°47'30"	575.00'	98.27'	98.15'	S. 57°33'53" W.
C113	09°46'38"	575.00'	98.12'	98.00'	S. 67°20'57" W.
C114	15°51'21"	400.00'	110.69'	110.34'	S. 13°08'37" W.
C115	04°49'19"	400.00'	33.66'	33.65'	S. 02°48'17" W.
C116	15°53'35"	400.00'	110.95'	110.60'	S. 29°01'05" W.
C117	15°57'24"	400.00'	111.40'	111.04'	S. 44°56'35" W.
C118	16°02'32"	400.00'	112.00'	111.63'	S. 60°56'33" W.
C119	06°25'49"	400.00'	44.89'	44.87'	S. 72°10'43" W.
C120	04°56'27"	273.25'	23.56'	23.56'	S. 02°51'52" W.
C121	16°14'11"	273.25'	77.43'	77.18'	N. 13°27'10" E.
C122	16°14'11"	273.25'	77.43'	77.18'	N. 29°41'22" E.
C123	16°14'11"	273.25'	77.43'	77.18'	N. 45°55'33" E.
C124	16°14'11"	273.25'	77.43'	77.18'	N. 62°09'44" E.
C125	05°06'49"	273.25'	24.38'	24.38'	N. 72°50'14" E.
C126	07°24'45"	450.00'	58.22'	58.18'	S. 71°41'15" W.
C160	20°00'00"	300.00'	104.72'	104.19'	N. 09°36'22" W.
C166	10°47'03"	325.00'	61.17'	61.08'	N. 04°59'54" W.
C167	09°12'57"	325.00'	52.27'	52.22'	N. 14°59'54" W.
C169	17°39'20"	275.00'	84.74'	84.41'	S. 08°26'02" E.
C180	31°19'10"	450.00'	245.98'	242.93'	N. 59°39'28" W.
C181	64°17'49"	575.00'	645.26'	611.93'	N. 43°14'44" E.
C182	25°00'00"	275.00'	119.99'	119.04'	N. 62°53'38" E.



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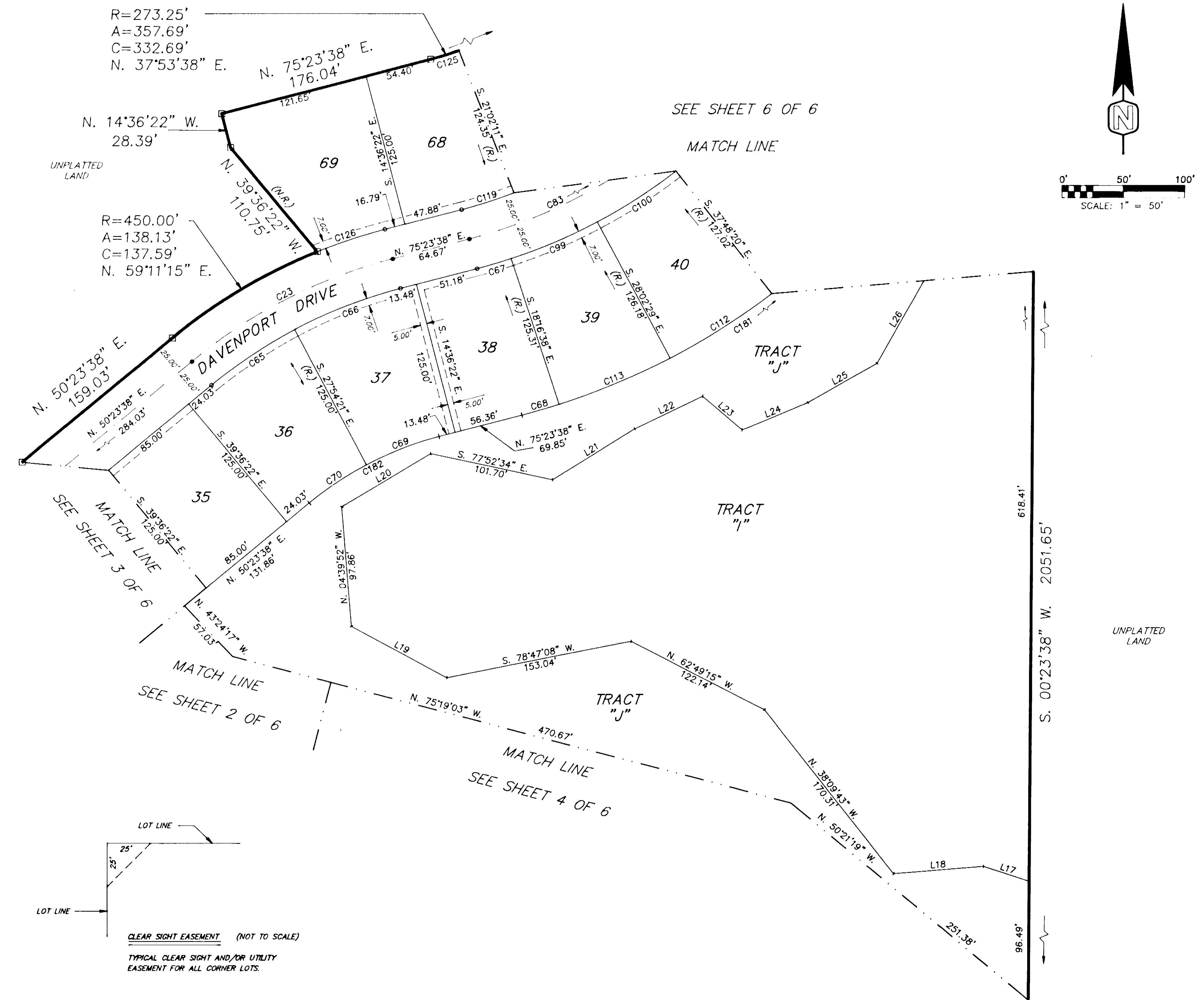


LINE NUMBER	LINE BEARING	LINE DISTANCE
L1	S. 79°50'29" E.	85.09'
L2	S. 75°13'41" E.	32.60'
L3	S. 51°48'51" E.	88.78'
L4	N. 73°50'10" E.	49.98'
L5	N. 75°03'20" E.	61.40'
L6	N. 77°42'00" E.	86.43'
L7	N. 67°47'35" E.	58.04'
L8	S. 59°40'22" E.	62.92'
L9	S. 46°48'08" E.	64.57'
L10	S. 15°37'06" E.	10.10'
L11	N. 44°48'27" E.	85.94'
L12	N. 60°15'51" E.	66.08'
L13	S. 82°45'50" E.	52.41'
L14	S. 39°40'20" E.	64.05'
L15	S. 37°53'30" E.	50.07'
L16	S. 00°23'38" W.	21.99'
L17	N. 71°57'04" W.	39.30'
L18	S. 85°15'43" W.	73.59'
L19	N. 61°44'37" W.	88.56'
L20	N. 58°59'12" E.	84.65'
L21	N. 58°11'40" E.	78.80'
L22	N. 64°18'56" E.	61.50'
L23	S. 49°19'53" E.	42.44'
L24	N. 67°12'04" E.	58.11'
L25	N. 60°18'37" E.	64.86'
L26	N. 29°38'05" E.	77.49'
L27	N. 05°04'33" E.	53.09'
L28	N. 19°36'22" W.	10.25'
L29	N. 19°36'22" W.	31.56'

PLAY BOOK 28 PAGE 122

CHELSEA PLACE UNIT TWO-A

A PORTION OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

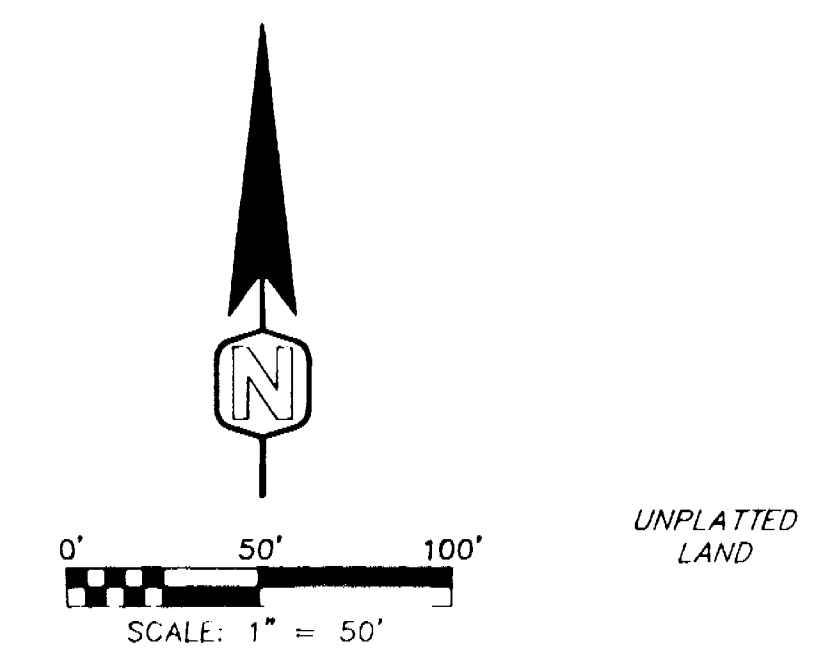
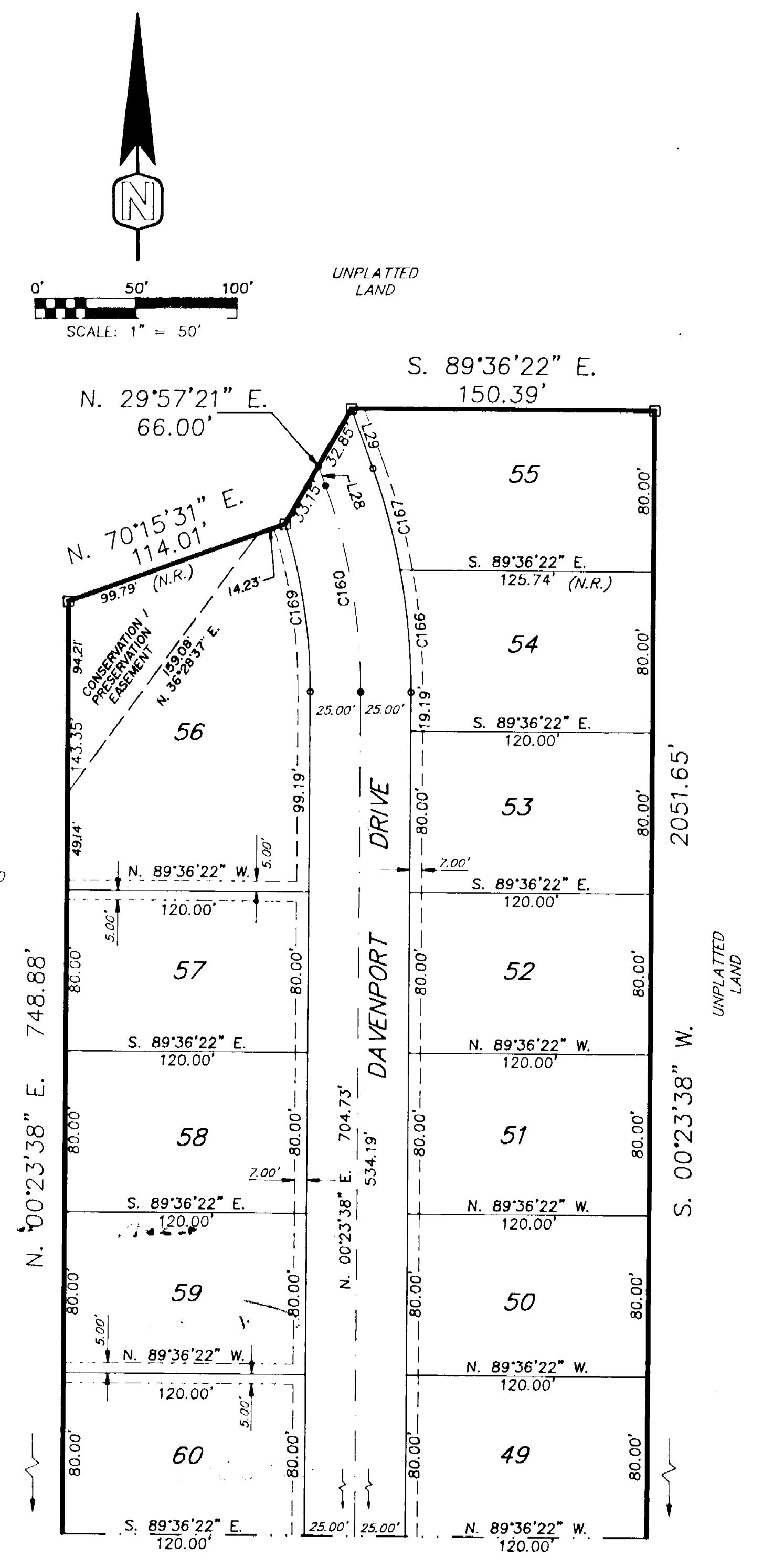
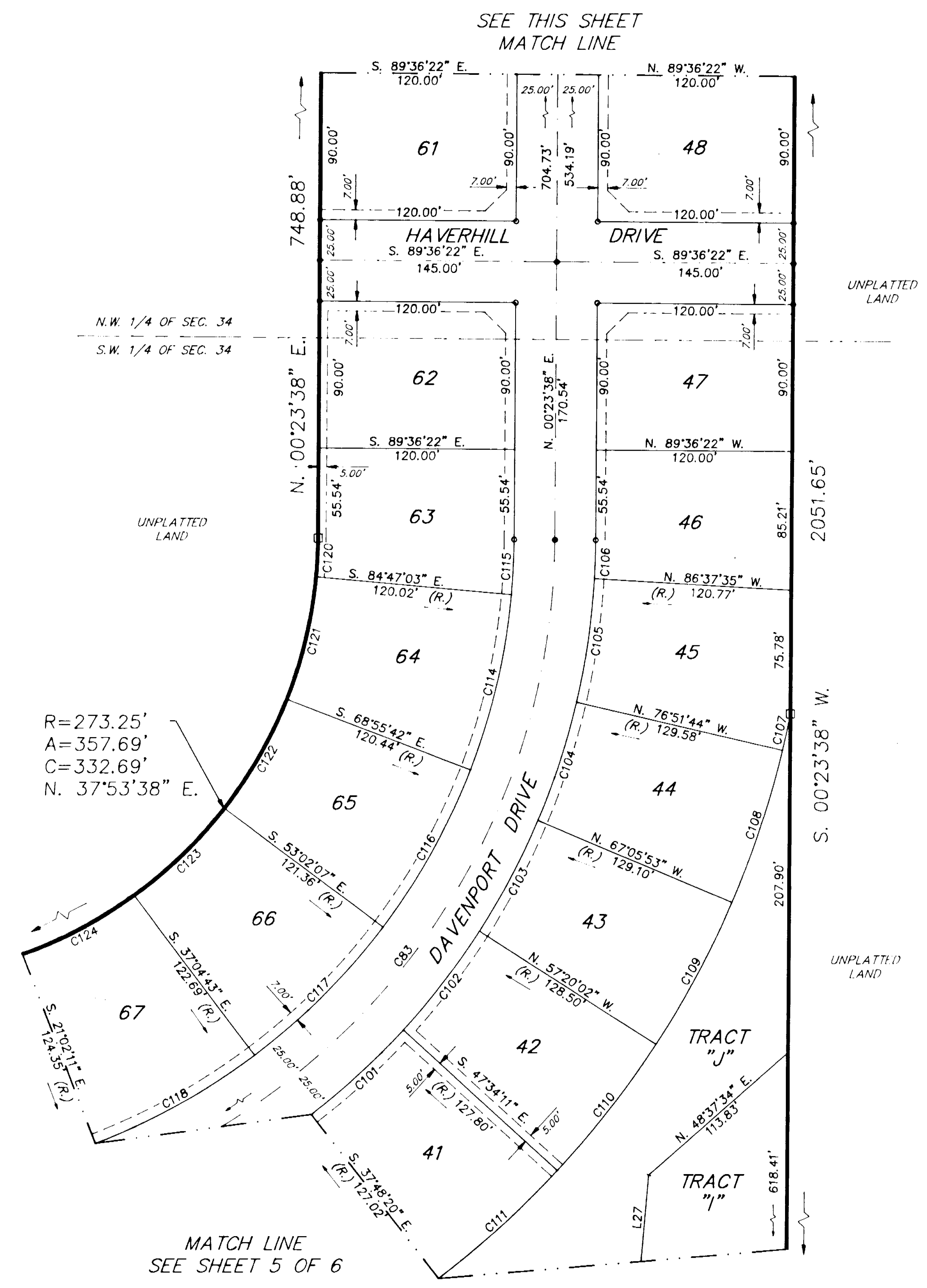


SHEET 5 OF 6

CHELSEA PLACE UNIT TWO-A

CHELSEA PLACE UNIT TWO-A

A PORTION OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.



MATCH LINE
SEE SHEET 5 OF 6

MATCH LINE
SEE THIS SHEET