

PANTHER RUN SUBDIVISION

A SUBDMISION IN

SECTION 6, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK 38 PAGE 139

DESCRIPTION & DEDICATION
STATE OF FLORIDA
COUNTY OF PASCO

The undersigned, owner of the lands shown on this plat to be known as PANTHER RUN, a subdivision of a portion of Section 6, Township 26 South, Range 19 East, Pasco County, Florida, being further described as follows:

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE RUN N 01 DEG 05'56" E ALONG THE EASTERLY BOUNDARY OF SAID SECTION 6, 3195.51 FEET; THENCE N 90 DEG 00" W, 2441.66 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING S 09 DEG 44'08" W, 60.00 FEET; THENCE S 08 DEG 12' 11" W, 700.00 FEET; THENCE N 48 DEG 38' 21" W, 431.50 FEET; THENCE N 21 DEG 43' 05" W, 60.00 FEET; THENCE S 68 DEG 11' 55" W, 960.00 FEET; THENCE N 21 DEG 48' 05" W, 360.00 FEET; THENCE N 68 DEG 11' 55" E, 1013.19 FEET TO A POINT OF CURVE; THENCE EASTERLY, 550.33 FEET, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 31 DEG 31'55" AND A CHORD BEARING AND DISTANCE OF N 83 DEG 58'09 E, 543.42 FEET TO THE POINT OF BEGINNING.

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS PANTHER RUN, A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, THE ROAD RIGHT-OF-WAY SHOWN AS TRACT "A" AND UTILITY EASEMENTS SHOWN HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT ARE EXPRESSLY RESERVED AS A PRIVATE RIGHT-OF-WAY AND EASEMENTS, WHICH SHALL BE DEDICATED UTILITY EASEMENTS FOR THE BENEFICIAL USE OF ALL THE LOT OWNERS IN THE SUBDIVISION.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE APPROPRIATE GOVERNMENTAL AGENCY OR UTILITY PROVIDERS AN ACCESS EASEMENT OVER ALL AREAS DESIGNATED ON THE PLAT AS ROADWAYS, UTILITY, DRAINAGE, CONSERVATION, AND OTHER EASEMENT AREAS FOR THE USE OF EMERGENCY, UTILITY PROVIDER AND GOVERNMENTAL BUSINESS ONLY.

THE UNDERSIGNED OWNER OF THE LANDS HEREIN PLATTED AS DEDICATOR, DOES HEREBY DEDICATE TO THE PERPETUAL USE OF PASCO COUNTY, FLORIDA, WATER AND SEWER SYSTEM IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, PUMPING STATIONS AND OTHER APPURTENANCES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL WATER OR SEWER SYSTEM IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA, AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE TITLE TO ANY IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO PASCO COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL EITHER BE VOLUNTARILY VACATED, VOIDED OR INVALIDATED.

LEGAL TITLE TO TRACT "A" SHALL BE CONVEYED TO PANTHER RUN HOMEOWNERS ASSOCIATION. THE PANTHER RUN HOMEOWNERS ASSOCIATION, BY ACCEPTANCE OF THIS CONVEYANCE, SHALL AGREE TO MAINTAIN THE ROADS AND EASEMENTS FOR THE USE AND BENEFIT OF LOT OWNERS IN PANTHER RUN SUBDIVISION."

This the 6th day of March A.D., 2000.

OWNER: C. RUSSELL ADAMS AND MAUREEN M. ADAMS

BY: C. Russell Adams

BY: Maureen M. Adams

WITNESS Ginger L. Caruso

WITNESS Donna E. Lauria

WITNESS

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PASCO

I, hereby certify on this 6th day of March A.D., 2000, before me personally appeared C. Russell Adams and Maureen M. Adams to me known to be the persons described in and who executed the foregoing certificate and dedication and they acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and official seal, the day and year aforesaid.

Karen K. Morrow
Notary Public
State of Florida, at Large

CC 684481
Commission No.

Sept. 29, 2001
My Commission Expires:



MORTGAGEE CONSENT TO DEDICATION

This the 6th day of March A.D., 2000.

MORTGAGEE: MARTHA G. MIXON

BY: Martha G. Mixon

Ginger L. Caruso

WITNESS Donna E. Lauria

WITNESS

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF PASCO

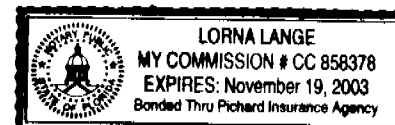
I, hereby certify on this 6th day of MARCH A.D., 2000, before me personally appeared Martha G. Mixon, to me known to be the persons described in and who executed the foregoing certificate and dedication and they acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and official seal, the day and year aforesaid.

Donna E. Lauria
Notary Public
State of Florida, at Large

CC 85378
Commission No.

11/19/2003
My Commission Expires:



CERTIFICATE OF TITLE.
STATE OF FLORIDA
COUNTY OF PASCO

I, J. T. Pelt, 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 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 1999 have been paid.

This the 7th day of March A.D., 2000.

J. T. Pelt, Manager
Paul Gracie and Title Division

FILED AND RECORDED:

In the Public Records of Pasco County, Florida on this 11TH day of MAY A.D., 2000, in Plat Book 38 page(s) 139 through 140.

Paul Gracie
Clerk of the Circuit Court

BY:

APPROVED:

By the Board of County Commissioners of Pasco County, Florida, on this 9th day of MAY A.D., 2000.

Chairman

NOTES:

- Bearings shown hereon are based on The SOUTHERLY right-of-way line of PARKWAY BLVD. having a bearing of N. 68°11'55" E.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
- Benchmark shown are based on datum provided from the National Geodetic Vertical Datum of 1929 and the elevation shown are to third order accuracy as defined by the National Oceanic and Atmospheric Administration
- This subdivision plat by no means represents a determination of whether properties will or will not flood. Lands within the boundaries of this plat may or may not be subject to flooding. The building department has information regarding flooding and restriction on development.
- This subdivision contains right-of-way, easements and other common areas that are neither owned nor maintained by Pasco County. It is the responsibility of the individual lot owners to maintain all right of ways, easements or common areas, until such time as Pasco county accepts ownership and responsibility of such areas. There shall be no improvements or development in any right-of-way, drainage easements or other common areas that may obstruct or hinder the flow of traffic or drainage of designed and intended purpose.
- This Plat as recorded in its graphic form, is the official depiction of the subdivision lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
- All Drainage Easements are to be dedicated to the public. This is in addition to any other assignments to a Homeowner's Association or entity other than Pasco County for ownership and maintenance.
- Fire protection is provided by Land O'Lakes VFD.

SURVEYOR'S CERTIFICATE:

I, Billy R. Davis Jr., of Hamilton Engineering & Surveying Inc., maker of this plat, do certify that this survey was made under my responsible direction and supervision and that it is a true and correct 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 Statutes 177.091, and that on the 9th day of JULY 1999 the Permanent Reference Monuments (P.R.M.'s) were in place, as shown hereon, and Permanent Control Points (P.C.P.'s) and all other corners will be placed within one year, as required by law, and that the survey data complies with all requirements of Chapter 177.

Signed on this 13 day of MARCH A.D., 2000.

Hamilton Engineering & Surveying Inc.

Billy R. Davis Jr.

Billy R. Davis Jr.
Professional Land Surveyor No. 5099
State of Florida

REVIEW OF PLAT BY REGISTERED SURVEYOR

Reviewed for compliance with chapter 177 of the Florida Statutes on this the 27th day of APRIL A.D., 2000.

Nellie Mae Robinson
Signature line

Nellie Mae Robinson
Florida Professional Surveyor and Mapper # 3372

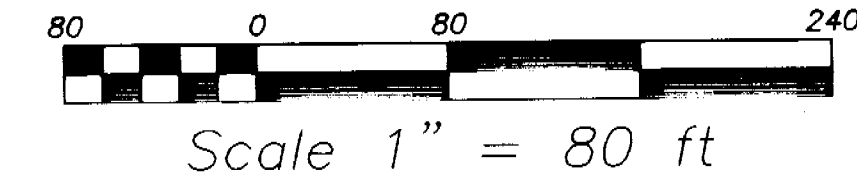


HAMILTON
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SHEET 1 of 2

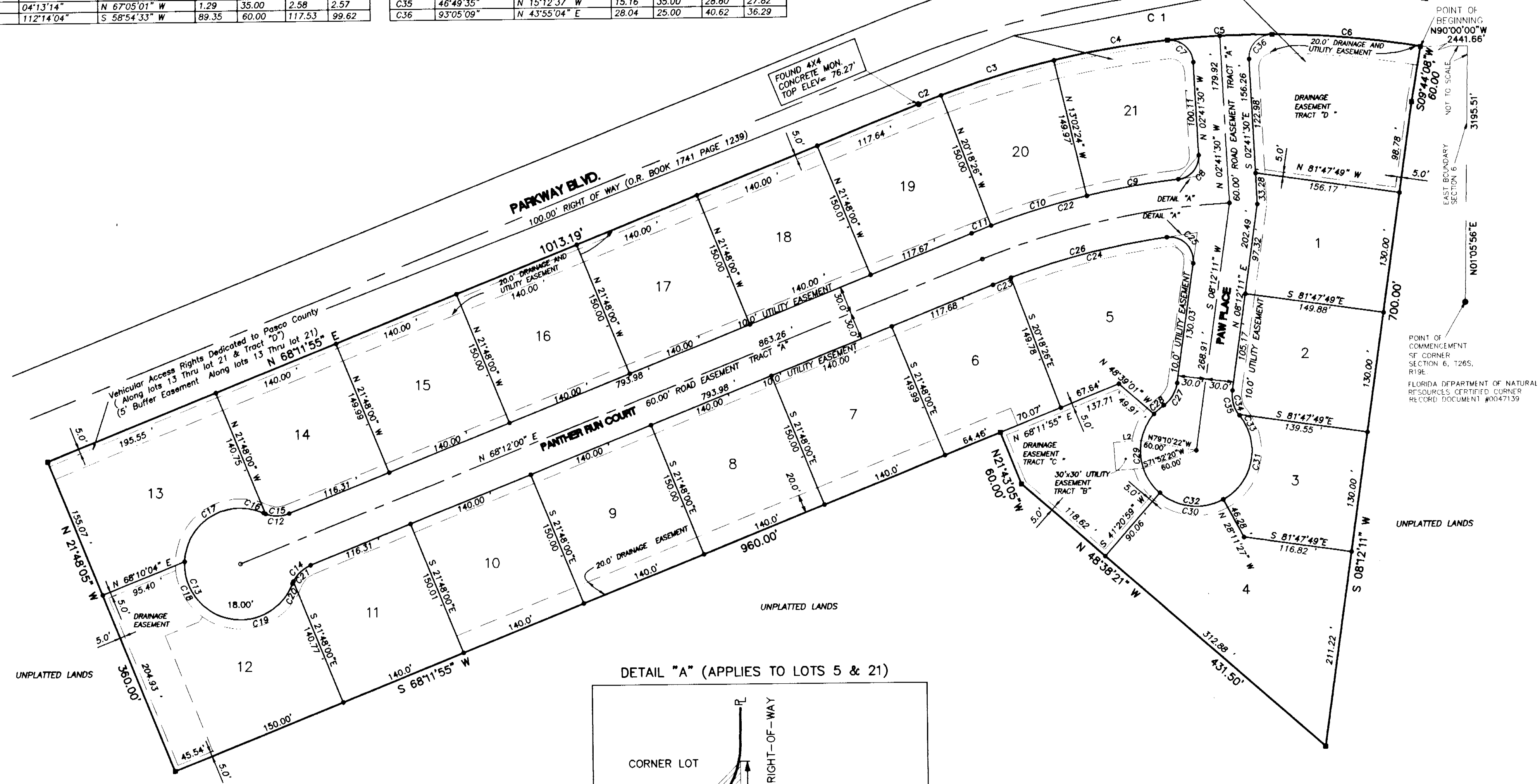
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PASCO COUNTY, FLORIDA

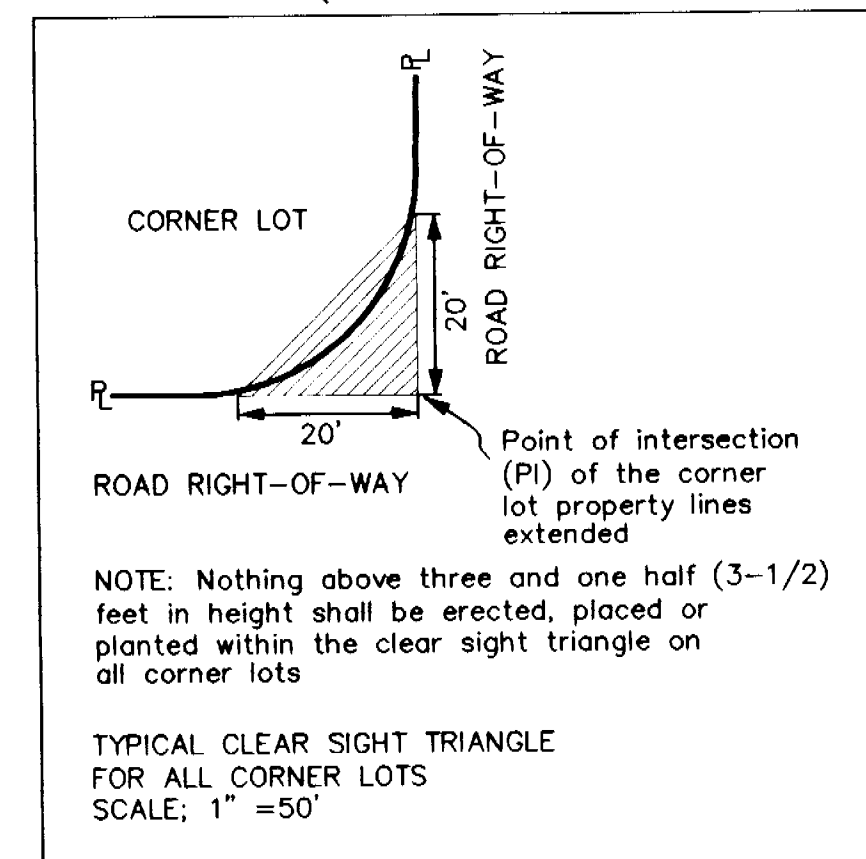


NUMBER	DELTA	CHORD BEARING	TAN	RADIUS	LENGTH	CHORD
C1	31°31'55"	N 83°58'09" E	282.33	1000.00	550.34	543.42
C2	01°30'17"	N 68°57'21" E	13.19	1000.00	26.26	26.26
C3	07°16'02"	N 73°20'30" E	63.50	1000.00	126.84	126.75
C4	07°06'52"	N 80°31'57" E	62.16	1000.00	124.17	124.09
C5	06°27'55"	N 89°19'20" E	56.50	1000.00	112.84	112.78
C6	09°10'49"	S 89°51'18" E	79.54	1000.00	160.23	160.06
C7	93°13'07"	N 49°18'04" W	26.44	25.00	40.67	36.33
C8	86°23'46"	S 40°30'23" W	23.47	25.00	37.70	34.23
C9	06°44'40"	S 80°19'56" W	50.09	850.00	100.06	100.00
C10	07°16'02"	S 73°19'35" W	53.98	850.00	107.81	107.74
C11	01°30'18"	S 68°56'25" W	11.16	850.00	22.32	22.32
C12	46°49'35"	N 88°23'12" W	15.16	35.00	28.60	27.82
C13	273°39'10"	S 21°48'00" E	56.29	60.00	286.57	82.11
C14	46°49'35"	N 44°47'13" E	15.16	35.00	28.60	27.82
C15	42°56'21"	S 89°30'11" W	13.65	35.00	26.03	25.43
C16	04°13'14"	N 67°05'01" W	1.29	35.00	2.58	2.57
C17	112°14'04"	S 58°54'33" W	89.35	60.00	117.53	99.62

NUMBER	DELTA	CHORD BEARING	TAN	RADIUS	LENGTH	CHORD
C18	60°30'34"	S 27°27'46" E	35.00	60.00	63.37	60.46
C19	100°54'32"	N 71°49'41" E	72.67	60.00	105.67	92.53
C20	04°13'14"	N 23°29'02" E	1.29	35.00	2.58	2.58
C21	42°36'21"	N 46°53'50" E	13.65	35.00	26.03	25.43
C22	15°31'00"	S 75°56'46" W	115.81	850.00	230.19	229.49
C23	01°30'19"	N 68°56'24" E	10.38	790.00	20.75	20.75
C24	12°34'44"	N 75°58'56" E	87.07	790.00	173.44	173.09
C25	105°55'54"	N 44°45'46" W	33.13	25.00	46.22	39.91
C26	14°05'03"	N 75°13'46" E	97.59	790.00	194.19	193.70
C27	46°49'35"	S 31°36'59" W	15.16	35.00	28.60	27.82
C28	13°40'48"	S 48°11'22" W	7.20	60.00	14.33	14.29
C29	90°00'00"	S 03°39'01" E	60.00	60.00	94.25	84.85
C30	69°32'25"	S 83°25'14" E	41.65	60.00	72.82	68.43
C31	100°25'58"	N 11°35'35" E	72.06	60.00	105.17	92.22
C32	273°39'10"	S 61°42'49" E	56.29	60.00	286.57	82.11
C33	01°38'15"	N 37°48'17" W	0.50	35.00	1.00	1.00
C34	45°11'20"	N 14°23'29" W	14.57	35.00	27.60	26.89
C35	46°49'35"	N 15°12'37" W	15.16	35.00	28.60	27.82
C36	93°05'09"	N 43°55'04" E	28.04	25.00	40.62	36.29



DETAIL "A" (APPLIES TO LOTS 5 & 21)



- LEGEND**
- SCM ■ DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.)
 - FCM □ DENOTES FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) (P.L.S. AS NOTED)
 - DENOTES SET PERMANENT CONTROL POINT (P.C.P.) L.B. #5099
 - DENOTES FOUND PERMANENT CONTROL POINT (P.C.P.) (P.L.S. AS NOTED)
 - SCIR SET CAPPED IRON ROD L.B. #5099
 - (NR) NON-RADIAL

BILLY R. DAVIS JR No. 5099

HAMILTON
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