

# PASADENA PINES

PLAT BOOK 40, PAGE 72  
SHEET 1 OF 2

SECTION 9, TOWNSHIP 25 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA

CONTAINING 8.484 ACRES

### LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA, COUNTY OF PASCO

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "PASADENA PINES" LYING IN SECTION 9, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS:

### LEGAL DESCRIPTION: PASADENA PINES

THE WEST 470.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 25 SOUTH, RANGE 21 EAST, LESS SOUTH 450.00 FEET THEREOF AND LESS ROAD RIGHT OF WAY.

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 AS SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY GRANT AN EASEMENT TO THE PUBLIC AND PASCO COUNTY, FLORIDA, OVER 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 IMPROVEMENT AND FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER LINES OR PIPES, FIRE HYDRANTS, WELL, BUILDING, 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 IT'S HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, STREETS, SIDEWALKS, UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, IT'S HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED, TO THE PRIVATE UTILITY FURNISHING WATER SERVICE AND APPURTENANCES THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENT DEDICATION 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 18 DAY OF December, A.D., 2000

### OWNER:

GENERAL HOME DEVELOPMENT CORP.

BY: Thomas E. Smith  
THOMAS E. SMITH  
PRESIDENT

### SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Cindy G. Brown  
WITNESS  
PRINTED NAME: Cindy G. Brown

Janet K. Blackwell  
WITNESS  
PRINTED NAME: Janet K. Blackwell

### MORTGAGEE:

BANK AT ORMOND BY THE SEA

BY: Leonard Johnson  
LEONARD JOHNSON  
VICE CHAIRMAN OF THE BOARD

### SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Karen Williams  
WITNESS  
PRINTED NAME: Karen Williams

Barbara A. Allison  
WITNESS  
PRINTED NAME: Barbara A. Allison

### OWNER'S ACKNOWLEDGMENT

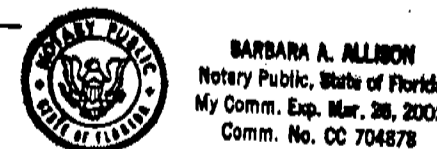
STATE OF FLORIDA, COUNTY OF PASCO

THIS IS TO CERTIFY, THAT ON THIS 18<sup>th</sup> DAY OF December, A.D., 2000 BEFORE ME PERSONALLY APPEARED THOMAS E. SMITH, PRESIDENT OF GENERAL HOMES DEVELOPMENT CORP., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AS OWNER AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 3-26-2002

Barbara A. Allison  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINTED NAME:



### MORTGAGEE'S ACKNOWLEDGMENT

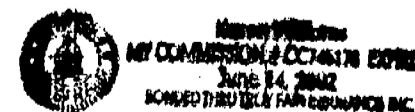
STATE OF FLORIDA, COUNTY OF PASCO

THIS IS TO CERTIFY, THAT ON THIS 18<sup>th</sup> DAY OF December, A.D., 2000, BEFORE ME PERSONALLY APPEARED LEONARD JOHNSON, VICE CHAIRMAN OF THE BOARD, BANK AT ORMOND BY THE SEA, A FLORIDA BANKING CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AS MORTGAGEE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 6-14-2002

Karen Williams  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
PRINTED NAME: KAREN WILLIAMS



### BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF JANUARY, A.D., 2001 THE FOREGOING PLAT OR PLATS WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

### CLERK OF THE CIRCUIT COURTS:

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 17 DAY OF JANUARY, A.D., 2001 IN PLAT BOOK 40, PAGES 72 THROUGH 73.

CLERK OF THE CIRCUIT COURTS

### SURVEYOR'S STATEMENT:

STATE OF FLORIDA, COUNTY OF PASCO

I HEREBY STATE THAT THIS PLAT OF "PASADENA PINES" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AND AMENDMENTS THEREOF, AND THAT ALL P.R.M.'S, P.C.P.'S, AND ALL OTHER CORNERS HAVE BEEN SET AS SHOWN OR NOTED.

Patrick J. O'Leary 9-7-00  
PATRICK J. O'LEARY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. PLS 5130

### CERTIFICATE OF TITLE

STATE OF FLORIDA, COUNTY OF PASCO

I, LEONARD JOHNSON, 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 THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATED 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 2000 HAVE BEEN PAID.

THIS THE 18<sup>th</sup> DAY OF December, A.D., 2000

JOHNSON, AUVIL, & BROCK, P.A.

BY: Leonard Johnson  
LEONARD JOHNSON  
ATTORNEY AT LAW

### REVIEW OF PLAT BY REGISTERED SURVEYOR

STATE OF FLORIDA, COUNTY OF PASCO

THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 177, FLORIDA STATUTES, ON THIS 10<sup>th</sup> DAY OF January, 2001

Nellie Mae Robinson  
Nellie Mae Robinson  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 3392

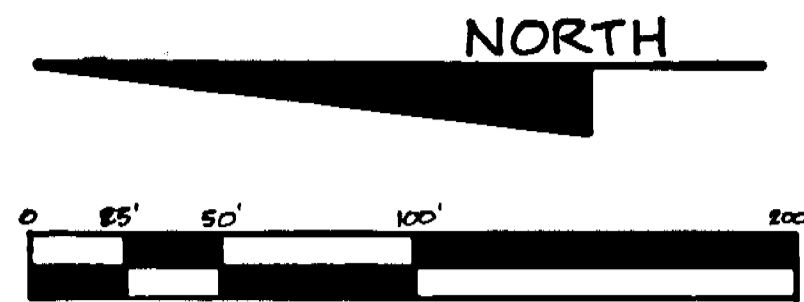
**NORTH POINT**  
LAND SURVEYING, INC.

1035 S. FLORIDA AVENUE, SUITE 215  
LAKELAND, FLORIDA 33803  
(863) 683-6153  
FAX 683-5262

# PASADENA PINES

PLAT BOOK 40, PAGE 73  
SHEET 2 OF 2

SECTION 9, TOWNSHIP 25 SOUTH, RANGE 21 EAST  
PASCO COUNTY, FLORIDA



GRAPHIC SCALE  
1" = 50'

**NOTES:**

TRACTS A & B ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION FOR MAINTENANCE PURPOSES.

ALL PLATTED UTILITY EASEMENTS SHALL INCLUDE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION.

**NOTES:**

□ P.R.M. = PERMANENT REFERENCE MONUMENT - SET 4"x4" CONCRETE MONUMENT "PRM LS 5130"

□ P.C.P. = PERMANENT CONTROL POINT - SET NAIL & DISK "PCP LS 5130"

UNLESS OTHERWISE NOTED, A 5/8" IRON ROD AND CAP "LS 5130" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION THAT DOES NOT REQUIRE A PRM OR A PCP.

BEARINGS BASED ON WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, AS S-00°00'00"E.

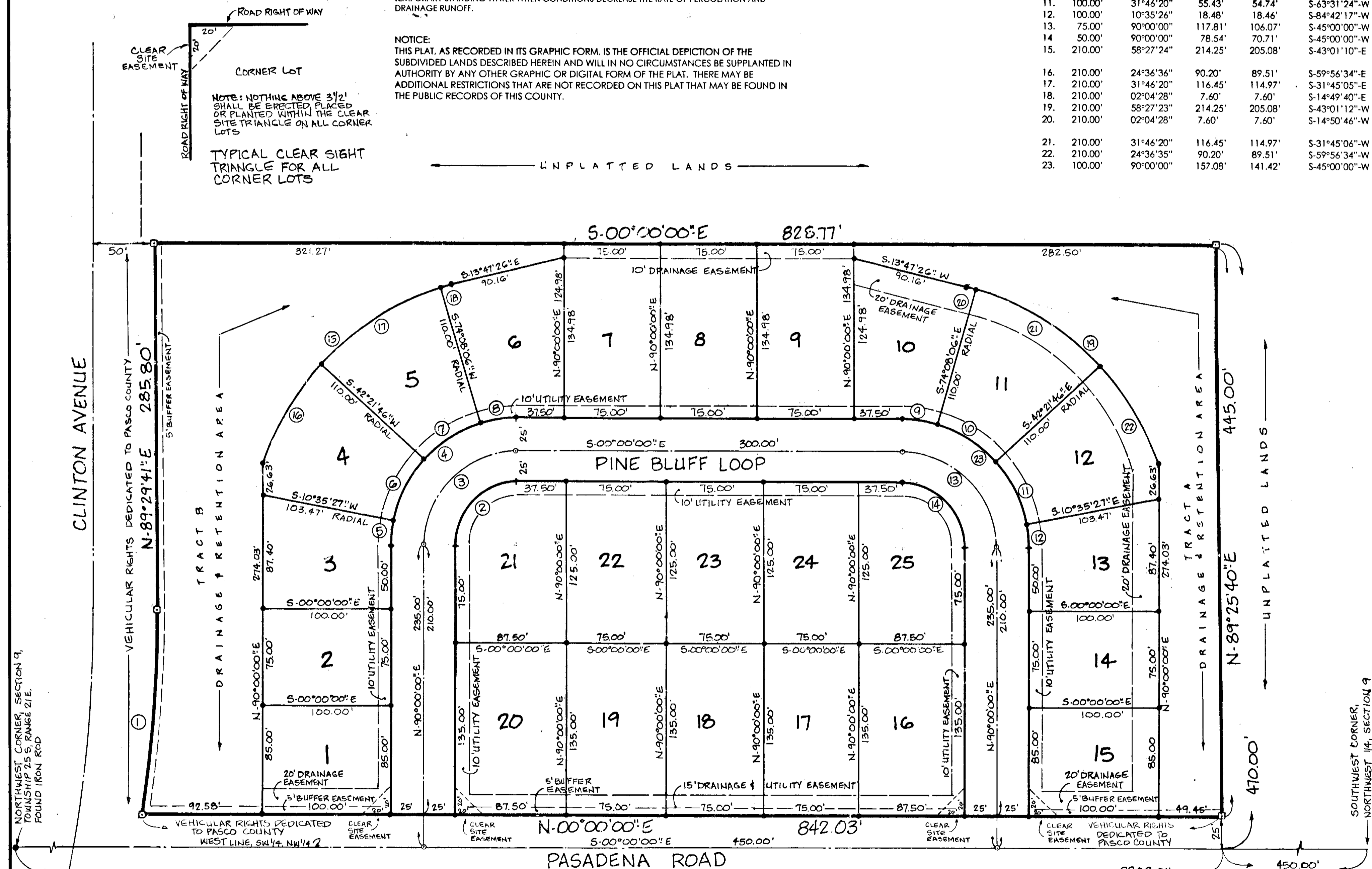
LANDS IN THE VICINITY OF THE DRAINAGE RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.

**NOTICE:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**CURVE DATA**

	RADIUS	DELTA	LENGTH	CHORD	BEARING
1.	999.39'	09°09'34"	159.77'	159.60'	S-85°55'32"E
2.	50.00'	90°00'00"	78.54'	70.71'	S-45°00'00"E
3.	75.00'	90°00'00"	117.81'	106.07'	S-45°00'00"E
4.	100.00'	90°00'00"	157.08'	141.42'	S-45°00'00"E
5.	100.00'	10°35'27"	18.48'	18.46'	S-84°42'17"E
6.	100.00'	31°46'20"	55.43'	54.74'	S-63°31'23"E
7.	100.00'	31°46'20"	55.43'	54.74'	S-31°45'03"E
8.	100.00'	15°51'53"	27.69'	27.60'	S-07°55'56"E
9.	100.00'	15°51'54"	27.69'	27.60'	S-07°55'57"W
10.	100.00'	31°46'20"	55.43'	54.74'	S-31°45'04"W
11.	100.00'	31°46'20"	55.43'	54.74'	S-63°31'24"W
12.	100.00'	10°35'26"	18.48'	18.46'	S-84°42'17"W
13.	75.00'	90°00'00"	117.81'	106.07'	S-45°00'00"W
14.	50.00'	90°00'00"	78.54'	70.71'	S-45°00'00"W
15.	210.00'	58°27'24"	214.25'	205.08'	S-43°01'10"E
16.	210.00'	24°36'36"	90.20'	89.51'	S-59°56'34"E
17.	210.00'	31°46'20"	116.45'	114.97'	S-31°45'05"E
18.	210.00'	02°04'28"	7.60'	7.60'	S-14°49'40"E
19.	210.00'	58°27'23"	214.25'	205.08'	S-43°01'12"W
20.	210.00'	02°04'28"	7.60'	7.60'	S-14°50'46"W
21.	210.00'	31°46'20"	116.45'	114.97'	S-31°45'06"W
22.	210.00'	24°36'35"	90.20'	89.51'	S-59°56'34"W
23.	100.00'	90°00'00"	157.08'	141.42'	S-45°00'00"W



NORTHWEST CORNER, SECTION 9, TOWNSHIP 25 S, RANGE 21 E, FOUND IRON ROD

SOUTHWEST CORNER, NORTHWEST 1/4, SECTION 9

RIGHT OF WAY FOR CLINTON AVENUE PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 1468-0-850. ADDITIONAL RIGHT OF WAY FOR CLINTON AVENUE AND PASADENA ROAD DEEDED TO PASCO COUNTY PER O.R. BOOK 4094, PAGES 570 - 573 AND O.R. BOOK 4276, PAGES 1613 - 1615.

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