

DEAN DAIRY COMMERCIAL SUBDIVISION
A REPLAT OF A PORTION OF TRACTS 116 AND 125, ZEPHYRHILLS COLONY COMPANY SUBDIVISION
OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT
BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

PLAT BOOK **76** PAGE **132**

LEGAL DESCRIPTION:

A Parcel of land lying in Section 4, Township 26 South, Range 21 East, Pasco County, Florida. Said Parcel being a portion of Tracts 116 and 125, ZEPHYRHILLS COLONY COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, Page 55 of the Public Records of Pasco County, Florida. Said Parcel being more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 4; thence along the West boundary of said Southeast 1/4, North 02°19'51" East, 15.02 feet; thence departing said West boundary, North 89°59'50" East, 15.17 feet to a point on the West boundary of Parcel 127, as described in that certain document recorded in Official Records Book 3046, Page 319, Public Records of Pasco County, Florida; Thence along said West boundary, North 02°19'30" East, 149.11 feet; thence departing said West boundary, and along the North boundary of said Parcel 127, North 89°41'03" East, 20.02 feet to a point on the Easterly Right of Way line of Dean Dairy Road, as described in that certain document recorded in Official Records Book 3978, Page 1998, Public Records of Pasco County, Florida, said point being the Point of Beginning of the herein described parcel; thence along said Easterly Right of Way line, North 02°20'06" East, 336.66 feet to the North line of the South 1/2 of said Tract 116; thence departing said Easterly Right of Way line, along said North line, North 89°43'37" East, 634.35 feet to the East line of said Tract 116; thence South 02°11'50" West, 361.15 feet, along the East line of said Tracts 116 and 125 to a point on the aforesaid North boundary of Parcel 127; thence along said Northerly boundary the following 3 courses: 1) South 89°41'23" West, 155.30 feet; 2) North 00°41'17" West, 24.96 feet; 3) South 89°41'03" West, 478.63 feet to the point of beginning.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STREETSIDE AT ZEPHYRHILLS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, ("OWNER") HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "DEAN DAIRY COMMERCIAL SUBDIVISION", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- 1.) ALL EASEMENTS (DRAINAGE, UTILITY, INGRESS, EGRESS) AS SHOWN AND DEPICTED HEREON ARE HEREBY CONVEYED TO THE STREETSIDE AT ZEPHYRHILLS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ("THE ASSOCIATION"). SAID ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EASEMENTS THEREOF WHICH SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS.
- 2.) OWNER DOES FURTHER HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL PRIVATE DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE ASSOCIATION FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENT/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.
- 3.) OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, A PERPETUAL EASEMENT OVER AND ACROSS ALL PRIVATE ACCESS EASEMENTS AND PARKING AREAS WHICH ARE SHOWN HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCIDENTAL THERETO.
- 4.) THE OWNER DOES GRANT, CONVEY AND DEDICATE TO THE COUNTY AND ALL UTILITY ENTITIES A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (PUE) FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS UTILITY EASEMENTS, AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF ALL LOCAL, STATE, AND FEDERAL GOVERNMENTS, INCLUDING ALL AGENCIES AND DEPARTMENTS THEREOF. IN THE EVENT IMPROVEMENTS ARE CONSTRUCTED OVER SAID EASEMENTS, IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO REPAIR OR REPLACE SAID IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.

OWNER: STREETSIDE AT ZEPHYRHILLS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION

Douglas C. Davidson Authorized Representative

(Witness Name)

(Witness Name)

OWNER ACKNOWLEDGMENT:

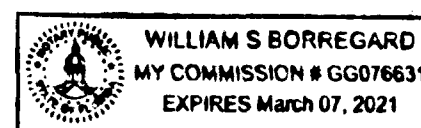
STATE OF FLORIDA))
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 4TH DAY OF MAY, 2018, BEFORE ME PERSONALLY APPEARED DOUGLAS C. DAVIDSON, AUTHORIZED REPRESENTATIVE OF STREETSIDE AT ZEPHYRHILLS, LLC, KNOWN TO ME OR WHO HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON 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 SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 3/7/2021

William S Borregard
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



CERTIFICATE OF ACCEPTANCE

THIS THE 3RD DAY OF MAY, 2018.

STREETSIDE AT ZEPHYRHILLS OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION
STREETSIDE AT ZEPHYRHILLS OWNERS ASSOCIATION, INC. HEREBY CONSENTS TO AND ACCEPTS THE CONVEYANCES AND MAINTENANCE RESPONSIBILITY SHOWN HEREON.

Jon P. Christensen Vice President
Jon P. Christensen
(WITNESS NAME)

Jon L. Auvil
Jon L. Auvil
(WITNESS NAME)

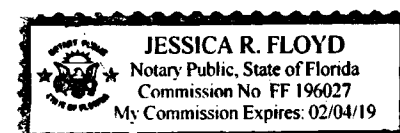
ASSOCIATION ACKNOWLEDGMENT:

STATE OF FLORIDA))
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 3RD DAY OF MAY, 2018, BEFORE ME PERSONALLY APPEARED JON P. CHRISTENSEN, VICE PRESIDENT OF STREETSIDE AT ZEPHYRHILLS OWNERS ASSOCIATION, KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON 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 SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 2/4/19
Jon L. Auvil
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



CERTIFICATE OF TITLE

STATE OF FLORIDA))
COUNTY OF PASCO)

I, JON L. AUVIL, OF JON L. AUVIL, P.A. 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 PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT. ADDITIONALLY, I CERTIFY THAT THERE ARE NO DELINQUENT TAXES, OUTSTANDING TAX CERTIFICATES, OR OMITTED YEAR'S TAXES OUTSTANDING ON THE LAND.

THIS THE 3RD DAY OF MAY, 2018.

Jon L. Auvil
JON L. AUVIL
LICENSED ATTORNEY- FLORIDA BAR NUMBER 365637

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS THE 22ND DAY OF MAY, 2018, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Paula S. O'Neil
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC

RECORDS OF PASCO COUNTY, FLORIDA THIS 22ND DAY OF MAY.

2018 IN PLAT BOOK 76, PAGES 132 THROUGH 133.

Paula S. O'Neil
PAULA S. O'NEIL, PH.D.
PASCO COUNTY CLERK AND COMPTROLLER

REVIEW OF PLAT BY REGISTERED SURVEYOR, PASCO COUNTY, FLORIDA

PURSUANT TO SECTION 177.081(1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER, MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 16TH DAY OF MAY, 2018

Dennis J. DeHoff
DENNIS J. DEHOFF

STATE OF FLORIDA SURVEYOR AND MAPPER NO. 4289

SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID BEARING ON THE NORTH LINE OF ZEPHYRHILLS BYPASS PARCEL NO. 127, AS BEING NORTH 89°41'03" EAST AND ARE TIED TO THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-1990 RE-ADJUSTMENT).
- 2.) THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-1990 RE-ADJUSTMENT) AND WERE ESTABLISHED TO THIRD-ORDER CLASS I ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION.
- 3.) NOTICE OF EASEMENT GRANTED TO DUKE ENERGY FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 9589, PAGE 509, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. SAID EASEMENT IS BLANKET IN NATURE AND IS NOT SHOWN GRAPHICALLY ON THIS PLAT.
- 4.) 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.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART 1.

SIGNED AND SEALED THIS 3RD DAY OF MAY, 2018.

David F. Peach
David F. Peach, P.S.M.

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5931
CERTIFICATE OF AUTHORIZATION NUMBER 7934

IMPACT SURVEYING AND MAPPING, INC.
L.B. #7934
7815 NORTH DALE MABRY HIGHWAY,
SUITE 107, TAMPA, FL 33614
Phone: (813) 644-6570

Sheet: 1 Of 2

PLAT BOOK 76 PAGE 133

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	44.03'	88.23'	28°35'48"	N 73°00'23" E	43.58'	
C2	14.23'	22.50'	36°13'29"	N 39°59'16" E	13.99'	
C3	12.52'	3.32'	15°11'27"	N 14°16'11" E	3.31'	
C4	68.13'	127.00'	30°44'13"	S 74°38'30" W	67.32'	
C5	4.39'	127.00'	1°58'55"	N 51°50'58" E	4.39'	
C6	65.80'	97.00'	36°52'07"	N 70°17'34" E	64.55'	
C7	7.74'	1.00'	36°14'31"	S 71°50'47" E	7.59'	
C8	2.27'	13.50'	95°05'48"	S 72°10'43" W	1.44'	
C9	14.40'	32.00'	22°11'58"	S 79°10'24" E	12.32'	
C10	14.51'	12.00'	69°16'29"	N 33°26'10" W	13.64'	
C11	23.28'	14.00'	95°17'42"	N 45°27'19" W	20.69'	
C12	62.81'	127.00'	28°20'10"	N 75°50'32" E	62.17'	
C13	5.32'	127.00'	02°24'03"	N 60°28'25" E	5.32'	

EASEMENT "A"	DRAINAGE EASEMENT	0.280± ACRES
EASEMENT "B"	INGRESS/ EGRESS, DRAINAGE AND UTILITY	1.052± ACRES
EASEMENT "C"	DRAINAGE EASEMENT	0.300± ACRES
EASEMENT "D"	UTILITY EASEMENT	0.071± ACRES
EASEMENT "E"	UTILITY EASEMENT	0.151± ACRES

