WINDRIDGE OF GULF TRACE

SECTION 25, TOWNSHIP 26 SOUTH, RANGE 15 EAST AND
SECTION 30, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA
BEING A REPLAT OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION, PLAT BOOK 1, PAGES 68-70

DEDICATION

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

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS WINDRIDGE OF GULF TRACE, BEING A REPLAT OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION, PLAT BOOK 1, PAGES 68-70.

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 26 SOUTH, RANGE 15 EAST AND SECTION 30, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 30 AND RUN S89°19'53"W, 12.53 FEET; THENCE S01°22'26"W, 216.20 FEET TO THE POINT OF BEGINNING; THENCE RUN S01°22'26"W, 100.07 FEET; THENCE S89°13'16"W, 1306.55 FEET; THENCE N78°25'46"W, 153.79 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 85°30'00", A CHORD BEARING S58°49'14"W, 373.34 FEET, AN ARC DISTANCE OF 410.37 FEET; THENCE S16°04'14"W, 608.82 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 73°11'41", A CHORD BEARING S52°40'04"W, 435.22 FEET, AN ARC DISTANCE OF 466.28 FEET; THENCE S89°15'55"W, 315.99 FEET; THENCE N89°19'06"W, 528.87 FEET; THENCE N00°40'54"E, 141.20 FEET; THENCE N30°00'00"E, 400.00 FEET; THENCE N75°00'00"E, 160.00 FEET; THENCE N30°00'00"E, 420.00 FEET; THENCE N60°00'00"E, 220.00 FEET; THENCE N30°00'00"E, 154.06 FEET; THENCE N89°19'53"E, 999.09 FEET; THENCE S01°22'26"W, 38.63 FEET; THENCE N89°13'16"E, 1306.55 FEET, TO THE POINT OF BEGINNING. CONTAINING 28.34 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES 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 WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE 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, LIFT STATIONS, PUMPING STATION, BUILDINGS, SEWAGE DISPOSAL PLANTS, AND OTHER UTILITY PLANTS AND OTHER APPRUTENANT 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 THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 27 DAY OF March, A.D., 1985

TITLE CERTIFICATE

I, LINDA HOWELL OF CHELSEA TITLE AND GUARANTY COMPANY, HEREBY CERTIFY THAT THE OWNER AND MORTGAGEE OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT IS 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 84 HAVE BEEN PAID.

THIS THE 1st DAY OF October, A.D., 1985.

BY: Linda Howell
LINDA HOWELL, ASSISTANT SECRETARY

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
THIS 8TH DAY OF October, 1985.

Ted Pittman
CLERK OF CIRCUIT COURT
By: B. Cunningham, D.C.

COUNTY COMMISSION APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA THIS 8TH DAY OF October, A.D., 1985

CHAIRMAN

OWNER

ARTHUR RUTENBERG CORP.

Lee R. Thompson — Lynn D. Mungenmeier — Chester Tomm
LEE R. THOMPSON, VICE PRESIDENT — WITNESS — WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO) SS

I HEREBY CERTIFY THAT ON THIS 27 DAY OF March, A.D., 1985, BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED LEE R. THOMPSON, VICE PRESIDENT, ARTHUR RUTENBERG CORP. TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS MY HAND AN OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THIS 27 DAY OF March, 1985.

MY COMMISSION EXPIRES: 3/21/87 — Lynn D. Mungenmeier
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGEE

CENTERBANC SAVINGS ASSOCIATION

T GLYNN GILBERT, SR VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Kathleen Andrusky — Michelle M. Bruglio
WITNESS — WITNESS

ACKNOWLEDGEMENT

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

30th DAY OF September, A.D. 1985 BEFORE ME PERSONALLY APPEARED T. GLYNN GILBERT, SR VICE PRESIDENT OF CENTERBANC SAVINGS ASSOCIATION, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS BY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 3-18-89 — Carla A. Mintz
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

SURVEYOR'S CERTIFICATE

I, EARL L. RATLIFF, JR., THE SURVEYOR MAKING THIS PLAT, HEREBY CERTIFY THAT IT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND I FURTHER CERTIFY THAT THE PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY FLORIDA STATUTE 177.091.

EARL L. RATLIFF, JR., PLS
FLORIDA REG. NO. 3400

3-19-85
DATE OF SURVEY

KING ENGINEERING ASSOCIATES, INC.
Consulting Engineers Surveyors
Suite 105 3250 US 19 North · Clearwater Florida 33515 (813) 785 2446

24/44

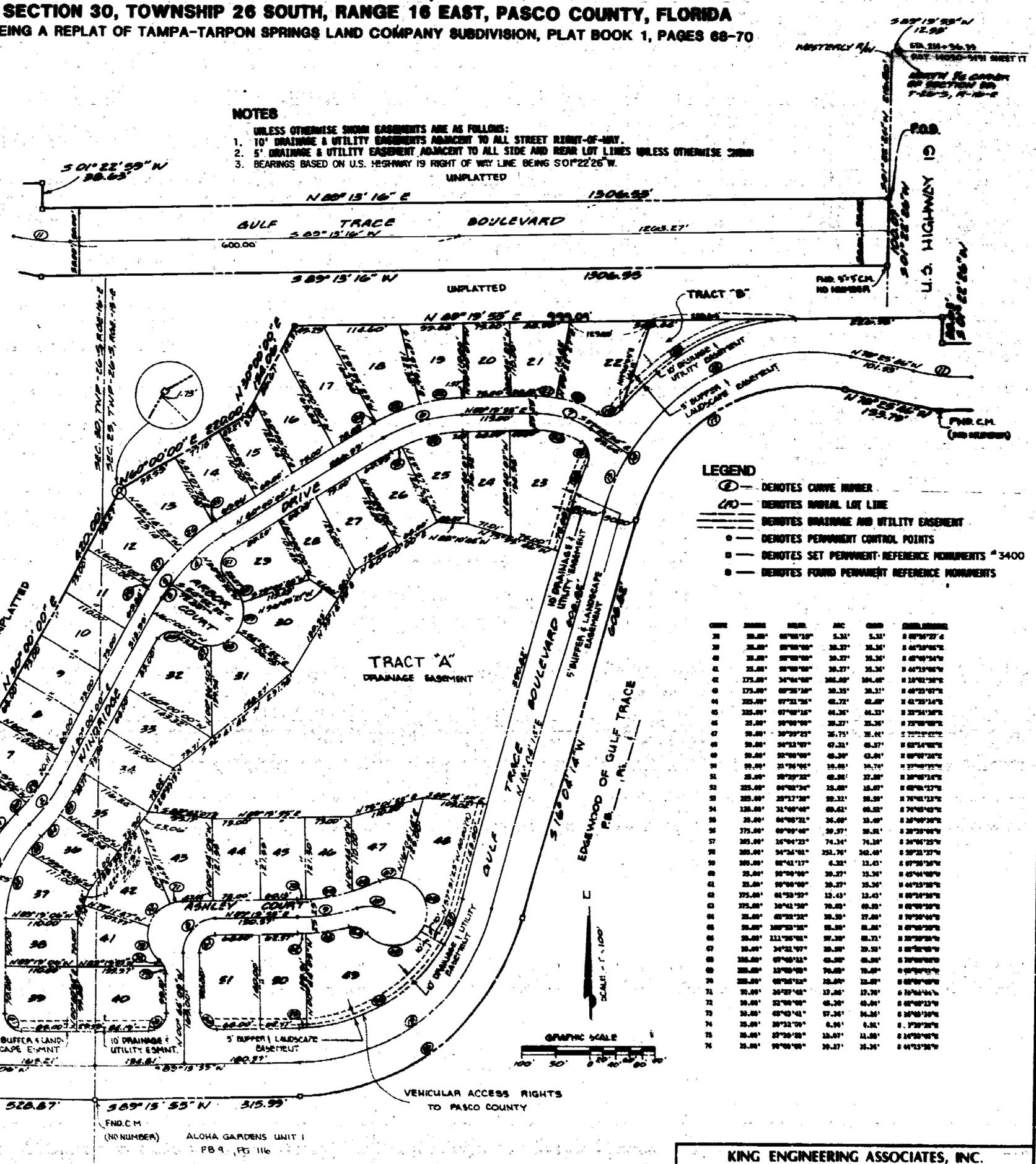
WINDRIDGE OF GULF TRACE

SECTION 25, TOWNSHIP 26 SOUTH, RANGE 15 EAST AND
SECTION 30, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA
BEING A REPLAT OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION, PLAT BOOK 1, PAGES 68-70

NOTES

UNLESS OTHERWISE SHOWN EASEMENTS ARE AS FOLLOWS:

1. 10' DRAINAGE & UTILITY EASEMENTS ADJACENT TO ALL STREET RIGHT-OF-WAY.
2. 5' DRAINAGE & UTILITY EASEMENT ADJACENT TO ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN
3. BEARINGS BASED ON U.S. HIGHWAY 19 RIGHT OF WAY LINE BEING S01°22'26"W.



KING ENGINEERING ASSOCIATES, INC.
Consulting Engineers · Surveyors
Suite 105, 3250 U.S. 19 North · Clearwater, Florida 33515 · (813) 785-2556

SHEET 2 OF 2