TIMBER HILLS PLAZA - PHASE TWO

SECTION 20. TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK 29 PAGE

LEGAL DESCRIPTION :

STATE OF FLORIDA:

A portion of Section 20, Township 23 South, Range 17 East, Hernando County, Florida, lying South and East of U.S. Highway No. 19 and West of Trenton Avenue Extension and being further described as follows:

Commence at the Southeast corner of said Section 20 for a Point-OF-Reference; thence along the South line of said Section 20, North 88°58'00" west, 570.95 feet to the POINT OF BEGINNING; thence continue N88°58'00" work 15.70.95 feet to the POINT OF BEGINNING; thence continue N88°58'00" work olong said South line, 230.93 feet; thence N000200°E, 31.51 feet; thence N504'140" M, 13.72 feet; thence S39'18'20" K, 322.55 feet to a point of curvature of a curve concave to the south; thence notheastery 116.71 feet along the arc of said curve, having a radius of 120.00 feet, a central angle of 55'43'35" and a chard bearing of N57'10'0'7E, 112.17 feet to a point of tangency, thence S45'8'50'E, 215.72 feet to a point of curvature of a curve concave to the south series S45'8'0'E, 215.72 feet to a point of curvature of a curve concave to the north; thence northeasterly 108.80 feet along the arc of said curve, having a radius of 112.88 feet, a central ongle of 55'43'35" and a chard bearing N57'10'0'7E, 105.2 feet to a point of tangency, thence N39'16'20'E, 18.72 feet to a point on the southerly right-of-way boundary of Tenton Avenue Extension; thence along said southerly right-of-way boundary the following three (3) courses: 1) S50'4'40'E, 353.14 feet to a point of curvature of a curve concave to the southwest; 2) thence southeasterly 53.12 feet along the arc of said curve having a radius of 60.00 feet, a central ongle of 50'43'40' and a control bearing S25'19'50'E, 51.40 feet to a point of tangency. 3) thence S00'02'00'W, 773.15 feet to the POINT OF BEGINNING.

Commence at the dorementioned POINT "X" and run thence \$3918'20"W, 25,00 feet to the POINT OF BEGINNING; thence continue \$3918'20"W, 635.00 feet; thence N50'41'40"W, 50.00 feet; thence \$3918'20"W, 302.28 feet to a point on the South line of the doresoid Section 20, 25+20 feet to a point on the arc of a curve conceve to the southeast, sold curve diso being on the southwesterly right-of-way boundary of U.S.R. 55); thence northeasterly 189.53 feet loding the arc of sold section and acid southwesterly right-of-way boundary, sold curve having a radius of \$597.58 feet, a central angle 5'24" and a chard bearing \$382'00'8', [189.52 feet to a point of tongency, thence \$3918'20''w, along sold and the sold southwesterly right-of-way boundary, \$33.70 feet, thence \$504140'E, 175.00 feet to a point of curvoture seed thence southwesterly sold the arc of sold curve having a radius \$50.00 feet to a point of tonger \$50.00 feet to the POINT OF BEGINNING.

Containing 18.43 acres, more or less.

DEDICATION :

DEDICATION:

The undersigned, as owners or mortgagees of the lands referred to as TIMBER HILLS PLAZA, PHASE TWO, and described in the foregoing caption of this plat, does hereby dedicate to the perpetual use of the Public and Hernando County, Florida, the street rights of way of the Frontage road, and U.S. 19 access road, the drainage retention area, public places, and easements as shown and depicted hereon; and further of hereby to the perpetual use of the Public and Hernando County, Florida, all lands upon which or within water and sewer system improvements or facilities exist; and further do hereby dedicate to the perpetual use of the Public and Hernando County, Florida, all water and sewer system improvements and facilities including, but not limited to water or sewer lines or pipes, fire hydronts, wells, lift stations, pumping stations, buildings, sewage disposal plants, other water and sewer system pinats and other appurteent facilities lying within or upon the lands depicted on this plat and do hereby reserve unto itself, its heirs, successors, assigns or legal representitives, the right to construct, operate and maintain all such dedicated lands, streets, usagins of legul representatives, in Fight to Constitute, operated and maintain at such dedicated londs, streets, water and sewer improvements and appurtenances until such time as the operation and maintenance of said lands, improvements facilities, and appurtenances is assured by Hernando County. Florida; and further do hereby reserve unto itself, its heirs, successors, assigns or legal representitives the title to any lands or improvements dedicated to the Public or to the County if for any reason such dedication shall be either exhibitations in independent excepted varieties of small statements. voluntarily or involuntarily vacated, voided or invalidated.

OWNER: KRYSHER-DELZER-FEDDELER, PARTNERS A Seddel-Carl A. Feddeler, Managing Partner Tally B. Kupsher Walter B. Krysher N Harvey V. Delzer Hilda P. Detzer Cherica Shea 1. Myero Witness LAURA J. MYERG CHERYL M. SILVIA

ACKNOWLEDGEMENT:

HARVEY V. DELZER, M. LOUISE FEDDELER,

Partners, as owner or mortgagee to me known to be the persons described in and who executed the foregoing certificate of dedication and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed. the foregoing certificate with the control of the uses and purposes therein expression.

Witness my hand and official seal at PASCO COUNTY, FLORIDA, the day and year aforesaid.

Notary Public, State of Florida at Large

DATED this 02 day of APRIL , 1996, A.D.

Individual who signed is:
Personally Known _____
Produced Identification ____
Type of Identification Produced:

LAURA J. MYERS Printed Name of Notary Public

Oath was ___ or Was Not __ Taken My Commission Expires: __

OFFICIAL NOTARY SEAL
LAURA | MYSES
NOTARY PUBLIC STATE OF FLORI



ABSTRACTORS CERTIFICATE:

I hereby certify that Carl A. Feddeler as Managing Partner of Krysher—Delzer—Feddeler Partners, that are the owners of the lands hereby platted; and that there are no delinquent taxes on such lands and the record title to all accerads is held by Hernando County or the State of Florida.

For: DELZER & COULTER DATE: 5 20.94

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

This plat has been approved and reviewed as to form.

County Attorney Date

CLERK'S CERTIFICATE:

I, Koran Nicolai, Clerk of the Crouil Court of Hernondo County, Florida, hardly certify that I have exomined this joid. that it complies in form with all the provisions of Chapter 177, Florida Statutes, that it was filed for second on the 1 day of 2 day o

Karen Nicolai Clerk of Circuit Court . Hernando County, Florida

SURVEYOR'S CERTIFICATE:

I, Timothy A. Coil, hereby certify that I prepared this plat and that it is a correct representation of the lands platted; that this plat complies complies with all provisions of Chapter 177. Florida Statutes, and with all of the plat requirements adopted by the Board of County Commissioners, Hermanda County, Florida.

Though a Soil

Timothy A. Coil, Registered Land Surveyor Florida Certificate No. 5465

PREPARED BY: M. MOONEY & ASSOCIATES, SURVEYORS INC. 333 FALKENBURG ROAD, TAMPA, FL. 33619

JOINDER AND CONSENT TO DEDICATION:

The undersigned hereby certifies that it is the holder of a mortage lein, or other encumbrance upon the property described hereon and that the undersigned hereby joins in and consents to the dedigation of the lands described hereon by the owner thereof, and agrees that it's mortage, lein, or other encumbrance, which is recorded in Official Record Book 557, Page 1281, of the Public Records of Hernando County , Florida shall be subordinated to the above dedication.

BARNETT BANK OF PASCO MENIG A SPICHER

Signed Sealed and Delivered in the presence of:

While LONGLE M. WHITE

PAMELA R. CHEGNUT

ACKNOWLEDGEMENT:

This is to certify, that on this <u>see</u> day of <u>Appen</u>, 1996, before me, an officer duly authorized to take acknowledgements in the state and county aforesaid, personally appeared <u>(Appen A. Spinhor)</u>, to me known to be the person described in and who executed the foregoing Joinder and Consent to bedication and severally acknowledged the execution thereof to be their free and deed for the uses and purposes therein expressed. <u>Neverthal personal times and purposes therein expressed</u>.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Pamelo F. Chesnul My Commission expires:



JOINDER AND CONSENT TO DEDICATION:

The undersigned hereby certifies that it is the holder of a mortage lein, or other encumbrance upon the property described hereon and that the undersigned hereby joins in and consents to the dedication of the lands described hereon by the owner thereof, and agrees that it's mortage, lein, or other encumbrance, which is recorded in Official Records Book 104/p. Aga et 1435–1440, of the Public Records of Hernando County , Florida shall be subordinated to the above dedication.

Signed, Sealed and Delivered in the presence of:

Jan Tradelly Fresident WINN-DIXIE STORES, INC.

WITNESS LINE I CONT

ACKNOWLEDGEMENT:

This is to certify, that on this $\frac{I>\Gamma}{C}$ day of $\frac{I}{I}$ $\frac{I}{C}$ $\frac{$

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

DE Lauximen Notary Public LAURA E. BAUGHMAN

My Commission expires:

RESOLUTION:

Whereas, this plat was on the day of MAY

1996, submitted to the Board of County Commissioners, Hernando County, Florida, for reverse the Board of Board approach by said Commission, now therefore be it resolved to the plant of the Board of the County, and that the dedication of all aforementioned streets, drainage easements, as well as the sewer lift station, and other public places shown thereon is hereby accepted by said Commission for Hernando County and the public generally and shall be Bridding on all presons thereafter.

BOARD OF COUNTY COMMISSIONERS HERNANDO COUNTY, FLORIDA

Karen Vicolai Henri M. Formon Attest: Clerk Chairmon

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

