

TIMBER HILLS PLAZA - PHASE TWO

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

PLAT BOOK 29
PAGE 44

LEGAL DESCRIPTION :

STATE OF FLORIDA:
COUNTY OF HERNANDO:

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 89°58'00" West, 570.95 feet to the POINT OF BEGINNING; thence continue N89°58'00"W, along said South line, 230.03 feet; thence N00°02'00"E, 311.51 feet; thence N50°41'40"W, 13.72 feet; thence S39°18'20"W, 130.00 feet; thence N50°41'40"W, 780.00 feet to a point here-in-after referred to as POINT "X"; thence N39°18'20"E, 322.35 feet to a point of curvature of a curve concave to the south; thence northeasterly 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 chord bearing of N67°10'07"E, 112.17 feet to a point of tangency; thence S84°58'05"E, 215.72 feet to a point of curvature of a curve concave to the north; thence northeasterly 109.80 feet along the arc of said curve, having a radius of 112.89 feet, a central angle of 55°43'35" and a chord bearing N67°10'07"E, 105.52 feet to a point of tangency; thence N39°18'20"E, 18.72 feet to a point on the southerly right-of-way boundary of Trenton Avenue Extension; thence along said southerly right-of-way boundary the following three (3) courses: 1) S50°41'40"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 angle of 50°43'40" and a chord 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.

ALONG WITH:

Commence at the aforementioned POINT "X" and run thence S39°18'20"W, 25.00 feet to the POINT OF BEGINNING; thence continue S39°18'20"W, 635.00 feet; thence N50°41'40"W, 50.00 feet; thence S39°18'20"W, 302.28 feet to a point on the South line of the aforesaid Section 20; thence N89°58'00"W, along the South line of said Section 20, 254.20 feet to a point on the arc of a curve concave to the southeast, said curve also being on the southeasterly right-of-way boundary of U.S. Highway 19 (S.R. 55); thence northeasterly 189.53 feet along the arc of said curve and said southeasterly right-of-way boundary, said curve having a radius of 5597.58 feet, a central angle of 6°24' and a chord bearing N38°20'08"E, 189.52 feet to a point of tangency; thence N39°18'20"E, along said southeasterly right-of-way boundary, 933.70 feet; thence S50°41'40"E, 175.00 feet to a point of curvature of a curve concave to the west; thence southeasterly 39.27 feet along the arc of said curve having a radius of 25.00 feet, a central angle of 90°00'00" and a chord bearing S05°41'40"E, 35.36 feet; thence S50°41'40"E, 50.00 feet to the POINT OF BEGINNING.

Containing 18.43 acres, more or less.

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 do 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 hydrants, wells, lift stations, pumping stations, buildings, sewage disposal plants, other water and sewer system plants and other appurtenant facilities lying within or upon the lands depicted on this plat and do hereby reserve unto itself, its heirs, successors, assigns or legal representatives, the right to construct, operate and maintain all such dedicated lands, streets, water and sewer improvements and appurtenances until such time as the operation and maintenance of said lands, improvements facilities, and appurtenances is assumed by Hernando County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives the title to any lands or improvements dedicated to the Public or to the County if for any reason such dedication shall be either voluntarily or involuntarily vacated, voided or invalidated.

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

OWNER : KRYSHER-DELZER-FEDDELER, PARTNERS

Carl A. Feddeler
Carl A. Feddeler, Managing Partner

Walter B. Krysher
Walter B. Krysher

Harvey V. Delzer
Harvey V. Delzer

Laura J. Myers
Witness
LAURA J. MYERS

M. Louise Feddeler
M. Louise Feddeler

Ruth E. Krysher
Ruth E. Krysher

Hilda P. Delzer
Hilda P. Delzer

Cheryl M. Silvia
Witness
CHERYL M. SILVIA

ACKNOWLEDGEMENT:

STATE OF FLORIDA:
COUNTY OF PASCO:

I hereby certify on this 02 day of APRIL, 1996 A.D., before me personally appeared CARL A. FEDDELER, as Managing Partner of Krysher-Delzer-Feddeler, a HILDA P. DELZER, 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.

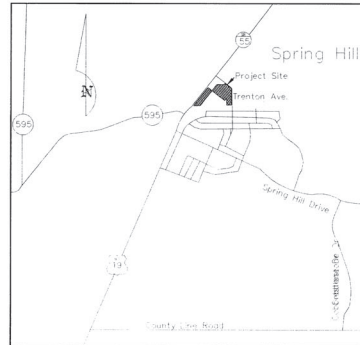
Witness my hand and official seal at PASCO COUNTY, FLORIDA, the day and year aforesaid.

Laura J. Myers
Notary Public, State of Florida at Large

Produced Identification
Type of Identification Produced:
Printed Name of Notary Public

Oath was ___ or Was Not ☒ Taken My Commission Expires: _____

WALTER B. KRYSHER,
HARVEY V. DELZER,
M. LOUISE FEDDELER,
RUTH E. KRYSHER,



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 access roads is held by Hernando County or the State of Florida.

DELZER & COULTER

Harvey V. Delzer
For: DELZER & COULTER
HARVEY V. DELZER

DATE: 5-20-96

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

This plat has been approved and reviewed as to form.

V. C. ...
County Attorney

6-23-96
Date

CLERK'S CERTIFICATE:

I, Karen Nicolai, Clerk of the Circuit Court of Hernando County, Florida, hereby certify that I have examined this plat, that it complies in form with all the provisions of Chapter 177, Florida Statutes, that it was filed for record on the 26 day of June, 1996. File No 96-23648 and recorded in Plat Book 29 at Page 44-45

Karen Nicolai
Clerk of Circuit Court
Hernando County, Florida

SURVEYOR'S CERTIFICATE:

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

Timothy A. Col
Timothy A. Col, 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 mortgage lien, 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 mortgage, lien, or other encumbrance, which is recorded in Official Record Book 587, Page 1281, of the Public Records of Hernando County, Florida shall be subordinated to the above dedication.

Signed, Sealed and Delivered in the presence of:

Barrett Bank of Pasco
BARNETT BANK OF PASCO
DAVID A. SPICHER

Pamela R. Chehnut
WITNESS
PAMELA R. CHEHNUT

ACKNOWLEDGEMENT:

STATE OF FLORIDA:
COUNTY OF PASCO:

This is to certify, that on this 28 day of April, 1996, before me, an officer duly authorized to take acknowledgements in the state and county aforesaid, personally appeared *David A. Spicher*, to me known to be the person described in and who executed the foregoing Joinder and Consent to Dedication and severally acknowledged the execution thereof to be their free and deed for the uses and purposes therein expressed.

uses and purposes therein expressed. *Presently before me and did not have no other*

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

Pamela R. Chehnut
Notary Public
PAMELA R. CHEHNUT

My Commission expires:



JOINDER AND CONSENT TO DEDICATION:

The undersigned hereby certifies that it is the holder of a mortgage lien, 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 mortgage, lien, or other encumbrance, which is recorded in Official Record Book 1040, Page 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:

Winn-Dixie Stores, Inc.
WINN-DIXIE STORES, INC.
DAVID A. SPICHER

Laura J. Myers
WITNESS
LAURA J. MYERS

ACKNOWLEDGEMENT:

STATE OF FLORIDA:
COUNTY OF ~~PASCO~~ DUVAL

This is to certify, that on this 10 day of April, 1996, before me, an officer duly authorized to take acknowledgements in the state and county aforesaid, personally appeared *Laura E. Baughman*, to me known to be the person described in and who executed the foregoing Joinder and Consent to Dedication and severally acknowledged the execution thereof to be their free and deed for the uses and purposes therein expressed.

uses and purposes therein expressed. *Presently before me and did not have no other*

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

Laura E. Baughman
Notary Public
LAURA E. BAUGHMAN

My Commission expires:

RESOLUTION:

Whereas, this plat was on the 26 day of May, 1996, submitted to the Board of County Commissioners, Hernando County, Florida, for record and has been approved by said Commission; now therefore be it resolved by the Board of County Commissioners, Hernando County, Florida, that said plat is hereby approved and shall be recorded in the Public Records of this 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 binding on all persons thereafter.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Karen Nicolai
Attest: Clerk

Laura J. Myers
Chairman

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

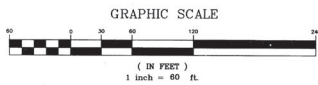
SHEET 1 OF 2

TIMBER HILLS PLAZA - PHASE TWO

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

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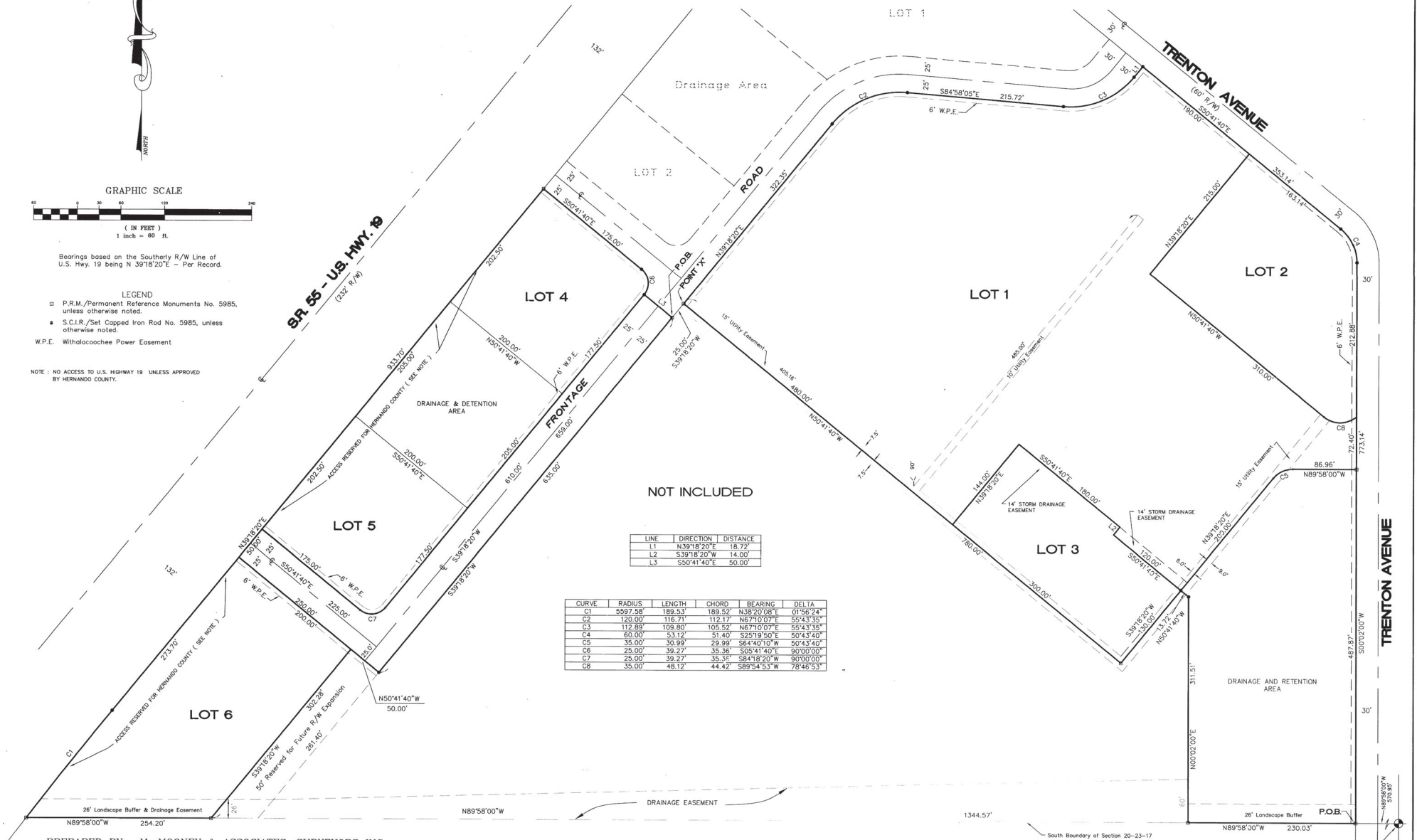
Bearings based on the Southerly R/W Line of U.S. Hwy. 19 being N 39°18'20"E - Per Record.

LEGEND

- P.R.M./Permanent Reference Monuments No. 5985, unless otherwise noted.
- S.C.I.R./Set Capped Iron Rod No. 5985, unless otherwise noted.

W.P.E. Withalocoochee Power Easement

NOTE: NO ACCESS TO U.S. HIGHWAY 19 UNLESS APPROVED BY HERNANDO COUNTY.



LINE	DIRECTION	DISTANCE
L1	N39°18'20"E	18.72'
L2	S39°18'20"W	14.00'
L3	S50°41'40"E	50.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	5597.58'	189.53'	189.52'	N38°20'08"E	01°56'24"
C2	120.00'	116.71'	112.17'	N67°10'00"E	55°43'35"
C3	112.89'	109.80'	105.52'	N67°10'00"E	55°43'35"
C4	60.00'	53.12'	51.40'	S25°19'50"E	50°43'40"
C5	35.00'	30.99'	29.99'	S64°40'10"W	50°43'40"
C6	25.00'	39.27'	35.36'	S05°41'40"E	90°00'00"
C7	25.00'	39.27'	35.36'	S84°18'20"W	90°00'00"
C8	35.00'	48.12'	44.42'	S89°54'53"W	78°46'53"

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

South Boundary of Section 20-23-17
Southeast Corner of Sec. 20, T-23-S, R-17-E

SHEET 2 OF 2