

40/100

PLAT BOOK
PAGE
SHEET 1 OF 2

JOYNER COMMONS

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 20 EAST, CITY OF SAN ANTONIO, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) ss:
The undersigned owner and mortgagee of the lands shown on this plat to be known as JOYNER COMMONS, located in the City of San Antonio, Pasco County, Florida, being more particularly described as follows:

DESCRIPTION
A portion of the Southwest 1/4 of the Southwest 1/4 of Section 2, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:
For a Point of Reference commence at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 2, Township 25 South, Range 20 East, Pasco County, Florida, thence South 22° 15' 00" West a distance of 47.50 feet to a point on the Northern right-of-way line of State Road No. 52 (a 100 foot right-of-way); thence departing said East boundary, N 89° 45' 54" W, along said Northern right-of-way line, a distance of 31.40 feet to the POINT OF BEGINNING; thence bearing N 89° 45' 54" W, a distance of 229.97 feet; thence N 00° 41' 58" E, a distance of 140.00 feet; thence bearing S 88° 45' 54" E, a distance of 751.54 feet; thence S 00° 42' 22" W, a distance of 622.50 feet to the POINT OF BEGINNING.

Together With
Begin 612.50 feet East of the Southwest Corner of the Southwest 1/4 of the Southwest 1/4; thence North 50.00 feet, for a Point of Beginning; thence East 230.00 feet; thence North 140.00 feet; thence South 50.00 feet; thence East 230.00 feet of the West 842.50 feet of the Southwest 1/4 of the Southwest 1/4 lying North of right-of-way of state Road 52.
Containing 10.753 acres more or less.

DEDICATION:
The undersigned, as the owners of the herein described lands which are being platted into a subdivision of JOYNER COMMONS, have caused said land to be divided and subdivided as shown hereon; and do hereby dedicate to the perpetual use and benefit of the public all easements (including public utility easements) shown herein for utilities, and other public purposes provided.

All of the aforesaid easement dedications, grants, and reservations, are subject to the condition that any party accepting and using such a dedication, grant, or reservation by the use, operation, or maintenance of any structure, building, or other improvement on the land, shall be required to restore the City shall be required to restore such damage only to the prevailing minimum construction quality standards in the City of San Antonio.

This the 27th day of JANUARY, A.D. 2001
OWNER: Diana Joyner

Signed, sealed and delivered in the presence of:
Witness: Diana Joyner
Dianna Oph Witness Dianna Oph

ACKNOWLEDGMENT
STATE OF FLORIDA)
COUNTY OF SUMMIT) ss:
This is to certify, that on this 24th day of JANUARY, A.D. 2001, before me, before me personally appeared Diana Joyner, to me known to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.
Witness my hand and seal at Dushauville, Summit County, Florida, the day
My commission expires: Sept. 30, 2002
Dianna Oph Notary Public, State of Florida at Large

JOINDER AND CONSENT TO DEDICATION
The undersigned, hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon the lands described above by the owner thereof, and agrees that its mortgage, lien or other encumbrance, which is recorded in the Official Records Book _____ Page _____ of the Public Records of Pasco County, Florida shall be subordinated to the above dedication.

ABSTRACTOR'S CERTIFICATE

I hereby certify that Diane Joyner is the apparent record owner of the lands hereby platted; that there are no delinquent taxes on such lands, and that record title to all access roads is held by the State of Florida.

Dianna Oph Abstractor
Date: 1-24-2001

COVENANTS AND RESTRICTIONS

Lots will be subject to all other conditions referenced in the documents of "Dedication of Public Utility Easements" which is being recorded with the plat in the Public Records of Pasco County, Florida.

NOTICE

This plat is recorded in its graphic form in the official records of the subdivided lands. The record owner will be responsible for any encumbrances be imposed 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.

All platted utility easements will also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however no such construction, installation, maintenance, and operation of cable television services, or other public utility, in the event a cable television company damages the facilities of a public utility, it will be solely responsible for the damages, and the cable television company shall be responsible for the cost of repair and maintenance of such electric, telephone, gas, or other public utility. Such construction, installation and maintenance and operation will comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

This plat has been reviewed approved as to form.
Dianna Oph City Attorney
Date: 02/01/2001

CERTIFICATE OF APPROVAL BY THE CITY OF SAN ANTONIO, PASCO COUNTY, FLORIDA

This is to certify that on JANUARY 2, 2001, the foregoing plat or plan was approved and accepted by the City of San Antonio, Pasco County, Florida.
Dianna Oph Mayor
Date: 1 Feb 01

PLAT APPROVAL

This plat has been reviewed in accordance with Florida Statutes, Section 177.081 for Chapter conformity. The geometry data has not been verified.
Reviewed By: Dianna Oph Date: 01/11/2001

SURVEYOR'S CERTIFICATE

I certify that the within plat was drawn from a survey made under my supervision, that said plat was prepared under my direction and supervision and that the plat complies with all the requirements of Chapter 177 of the Florida Statutes, and that P.M.L.S. (Permanent Reference Monuments) and lot corner have been set.

D.C. Johnson & Associates, Inc.
Florida-Licensed Surveyor Number 4514
Dianna Oph
Date: 10 Jan 2001
Glen A. Pilon
Florida Professional Land Surveyor No. 4935

