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Real Estate Parcel/Account #24-26-21-0010-05800-0000

Owner:
 GAGNE ROBERT H TRUST
 GAGNE ROBERT H TRUSTEE

Property: (unknown)

[Parcel details](#)
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Amount Due

Your account is **paid in full**. There is nothing due at this time.
 Your last payment was made on **11/24/2021** for **\$0.23**. [Print paid bill \(PDF\)](#)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	\$0.00	Paid \$0.23	11/24/2021	Receipt #22-1-043795	Print (PDF)
2020 Annual Bill	\$0.00	Paid \$0.23	11/12/2020	Receipt #21-1-016920	Print (PDF)
2019 Annual Bill	\$0.00	Paid \$0.21	11/07/2019	Receipt #20-5-000300	Print (PDF)
2018 Annual Bill	\$0.00	Paid \$0.21	11/08/2018	Receipt #19-132-000307	Print (PDF)
2017 Annual Bill	\$0.00	Paid \$0.17	11/28/2017	Receipt #18-1-052612	Print (PDF)
2016 Annual Bill	\$0.00	Paid \$0.17	11/16/2016	Receipt #17-2-007121	Print (PDF)
2015 Annual Bill	\$0.00	Paid \$0.17	12/22/2015	Receipt #16-132-003081	Print (PDF)
2014 Annual Bill	\$0.00	Paid \$0.16	11/13/2014	Receipt #14-000-3090990	Print (PDF)
2013 Annual Bill	\$0.00	Paid \$0.16	11/08/2013	Receipt #13-000-327052	Print (PDF)
Total Amount Due	\$0.00				

Parcel ID		24-26-21-0010-05800-0000 (Card: 001 of 1)							
Classification		06000-Grzsoil Class1							
Mailing Address				Property Value					
GAGNE ROBERT H TRUST				Just Value (Classified Use)				\$11	
GAGNE ROBERT H TRUSTEE				Ag Land				\$11	
39441 PATTIE RD				Land				\$259	
ZEPHYRHILLS, FL 33540-3106				Building				\$0	
Physical Address				Extra Features				\$0	
No Physical Address									
Legal Description (First 200 characters)						Non-School		School	
<u>See Plat for this Subdivision</u>				Assessed		\$11		\$11	
ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG				Homestead Exemption		-\$0		-\$0	
55 POR OF TRACT 58 DESC AS FOLL: COM AT SW				Additional Exemptions		-\$0		-\$0	
COR OF NW1/4 OF SEC TH S89DG 55' 06"E ALG									
SOUTH BDY OF SAID NW1/4 606.90 FT TH N75DG									
54' 21"E 61.25 FT TO SOUTH BDY [...]				Taxable Value		\$11		\$11	
Jurisdiction									
<u>CITY OF ZEPHYRHILLS</u>									
Community Dev District									
N/A									
Land Detail (Card: 1 of 1)									
Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value
1	6000V	A1-1	Grazing 1	OPUD	0.030	AC	\$14,400.00	0.60	\$259
Additional Land Information									
Acres	Tax Area	FEMA Code	Subsidence Activity			Neighborhood Code(s)			
0.03	30ZH	X	None Reported			3ZHS			
Building Information - Use (Card: 1 of 1)									
Unimproved Parcel									
Extra Features (Card: 1 of 1)									
Line	Code	Description	Year	Units	Value				
No Extra Features									
Sales History									
Previous Owner:				GAGNE ROBERT					
Month/Year	Book/Page	Type	DOR Code	Condition	Amount				
1/2008	<u>7743 / 1772</u>	Quit Claim Deed		V	\$0				
4/2006	<u>7004 / 0940</u>	Quit Claim Deed		V	\$0				
4/2006	<u>7004 / 0921</u>	Warranty Deed		V	\$0				
1/2006	<u>6801 / 0199</u>	Warranty Deed		V	\$0				
12/1975	<u>0819 / 1631</u>	Warranty Deed		V	\$0				



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Real Estate Parcel/Account #24-26-21-0010-07100-0000

Owner:

GAGNE ROBERT H TRUST
GAGNE ROBERT H TRUSTEE

Property:

39216 CHANCEY RD
ZEPHYRHILLS 33540

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Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/24/2021** for **\$396.27**. [Print paid bill \(PDF\)](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2021 Annual Bill ⓘ	\$0.00 Paid \$396.27	11/24/2021 Receipt #22-1-043795	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$412.97	11/12/2020 Receipt #21-1-016920	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$382.74	11/07/2019 Receipt #20-5-000300	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$383.91	11/08/2018 Receipt #19-132-000307	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$389.75	11/28/2017 Receipt #18-1-052612	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$399.12	11/16/2016 Receipt #17-2-007121	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$410.04	12/22/2015 Receipt #16-132-003081	Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$381.14	11/13/2014 Receipt #14-000-3090988	Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$366.62	11/08/2013 Receipt #13-000-327051	Print (PDF)
Total Amount Due	\$0.00		

Parcel ID		24-26-21-0010-07100-0000 (Card: 001 of 1)							
Classification		06000-Grzsoil Class1							
Mailing Address				Property Value					
GAGNE ROBERT H TRUST				Just Value (Classified Use)		\$18,520			
GAGNE ROBERT H TRUSTEE				Ag Land		\$18,520			
39441 PATTIE RD				Land		\$814,356			
ZEPHYRHILLS, FL 33540-3106				Building		\$0			
				Extra Features		\$0			
Physical Address									
39216 CHANCEY ROAD, ZEPHYRHILLS, FL 33540									
Legal Description (First 200 characters)									
See Plat for this Subdivision									
ZEPHYRHILLS COLONY COMPANY LANDS PB 1 PG									
55 THAT PART OF TRACT 71 LYING WEST OF SCL									
RR R/W & TRACTS 72 73 74 87 88 89 90 103 104									
105 106 119 & 122 & THAT PART OF TRACTS 120									
& 121 LYING EAST OF SR 39 E[...]									
				Assessed		Non-School		School	
				Homestead Exemption		-\$0		-\$0	
				Additional Exemptions		-\$0		-\$0	
				Taxable Value		\$18,520		\$18,520	
Jurisdiction									
CITY OF ZEPHYRHILLS									
Community Dev District									
N/A									
Land Detail (Card: 1 of 1)									
Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value
1	5500V	SZ3-LO	Timber 2	OPUD	4.500	AC	\$120.00	1.00	\$540
2	6000V	A1-1	Grazing 1	OPUD	47.960	AC	\$14,400.00	0.89	\$614,655
3	6500V	A1-1	Grazing 6	OPUD	15.540	AC	\$14,400.00	0.89	\$199,161
Additional Land Information									
Acres	Tax Area	FEMA Code	Subsidence Activity			Neighborhood Code(s)			
68	30ZH	Multiple Zones	None Reported			3ZHS			
Building Information - Use (Card: 1 of 1)									
Unimproved Parcel									
Extra Features (Card: 1 of 1)									
Line	Code	Description			Year	Units	Value		
No Extra Features									
Sales History									
Previous Owner:				GAGNE ROBERT					
Month/Year	Book/Page		Type	DOR Code	Condition	Amount			
1/2008	7743 / 1772		Quit Claim Deed		V	\$0			
4/2006	7004 / 0940		Quit Claim Deed		V	\$0			
4/2006	7004 / 0921		Warranty Deed		V	\$0			
1/2006	6801 / 0199		Warranty Deed		V	\$0			
12/1975	0819 / 1631				V	\$0			



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Real Estate Parcel/Account #24-26-21-0010-10100-0000

Owner:
GAGNE ROBERT H TRUST
GAGNE ROBERT H TRUSTEE

Property: (unknown)

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[Property Appraiser](#)

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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/24/2021** for \$27.57. [Print paid bill \(PDF\)](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2021 Annual Bill ⓘ	\$0.00 Paid \$27.57	11/24/2021 Receipt #22-1-043795	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$134.56	11/12/2020 Receipt #21-1-016920	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$124.70	11/07/2019 Receipt #20-5-000300	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$125.10	11/08/2018 Receipt #19-132-000307	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$127.00	11/28/2017 Receipt #18-1-052612	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$129.56	11/16/2016 Receipt #17-2-007121	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$133.11	12/22/2015 Receipt #16-132-003081	Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$124.68	11/13/2014 Receipt #14-000-3090987	Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$119.64	11/08/2013 Receipt #13-000-327049	Print (PDF)
Total Amount Due	\$0.00		

Parcel ID		24-26-21-0010-10100-0000 (Card: 001 of 1)								
Classification		06500-Grzgsol Class6								
Mailing Address				Property Value						
GAGNE ROBERT H TRUST				Just Value (Classified Use)					\$1,288	
GAGNE ROBERT H TRUSTEE				Ag Land					\$1,288	
39441 PATTIE RD				Land					\$46,656	
ZEPHYRHILLS, FL 33540-3106				Building					\$0	
Physical Address				Extra Features					\$0	
No Physical Address										
Legal Description (First 200 characters)				Non-School					School	
See Plat for this Subdivision				Assessed					\$1,288	\$1,288
ZH COL SUB MB 1 PG 55 & B 2 P 1 & 6 TRS 101				Homestead Exemption					-\$0	-\$0
108 117 124 W OF RR TRS 102 107 118 & 123 & LESS COM AT NW COR OF SEC 24 TH				Additional Exemptions					-\$0	-\$0
S01DEG47'15"W 81.76 FT TH ALG ARC CV R RAD										
4643.87 FT CHD BRG & DIST S23DEG52'00[...]				Taxable Value					\$1,288	\$1,288
Jurisdiction										
CITY OF ZEPHYRHILLS										
Community Dev District										
N/A										
Land Detail (Card: 1 of 1)										
Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value	
1	6500V	A1-1	Grazing 6	OPUD	2.410	AC	\$14,400.00	0.60	\$20,822	
2	6000V	A1-1	Grazing 1	OPUD	2.990	AC	\$14,400.00	0.60	\$25,834	
Additional Land Information										
Acres	Tax Area	FEMA Code	Subsidence Activity			Neighborhood Code(s)				
5.4	30ZH	Multiple Zones	None Reported			3ZHS				
Building Information - Use (Card: 1 of 1)										
Unimproved Parcel										
Extra Features (Card: 1 of 1)										
Line	Code	Description	Year	Units	Value					
No Extra Features										
Sales History										
Previous Owner:			GAGNE ROBERT							
Month/Year	Book/Page	Type	DOR Code	Condition	Amount					
1/2008	<u>7743 / 1772</u>	Quit Claim Deed		V	\$0					
4/2006	<u>7004 / 0940</u>	Quit Claim Deed		V	\$0					
4/2006	<u>7004 / 0921</u>	Warranty Deed		V	\$0					
1/2006	<u>6801 / 0199</u>	Warranty Deed		V	\$0					
12/1975	<u>0819 / 1631</u>			V	\$0					

g
m

Prepared by and Return to:
Robert W. Bivins
Bivins & Hemenway, P.A.
1060 Bloomingdale Avenue
Valrico, Florida 33596

R



Rcpt: 1156070 Rec: 78.00
DS: 0.00 IT: 0.00
01/23/08 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
01/23/08 02:31pm 1 of 9
OR BK 7743 PG 1772

THIS QUITCLAIM DEED IS EXECUTED AND RECORDED TO CONVEY LEGAL TITLE TO THE PROPERTY FROM GRANTOR TO GRANTOR'S SELF-SETTLED TRUST AND DOES NOT ALTER BENEFICIAL OWNERSHIP OF THE PROPERTY. ACCORDINGLY, NO ADDITIONAL DOCUMENTARY STAMP TAXES ARE REQUIRED BY LAW IN CONNECTION WITH THE RECORDATION OF THIS QUITCLAIM DEED.

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ROBERT H. GAGNE**, a Florida resident with a mailing address of 1300 Benjamin Franklin Drive, Unit 601, Sarasota, Florida 34236 (the "Grantor"), hereby conveys, remises, releases, quitclaims, and transfers to **ROBERT H. GAGNE, AS TRUSTEE OF THE ROBERT H. GAGNE REVOCABLE TRUST OF 2008 U/A Dated January 21, 2008**, a Florida resident with a mailing address of 1300 Benjamin Franklin Drive, Unit 601, Sarasota, Florida 34236 (the "Grantee"), and Grantee's successors and assigns forever, all of Grantor's right, title, claim, and interest, if any, that Grantor may now have or hereinafter have, claim, or acquire in and to the following described real estate located in Pasco County, Florida:

SEE EXHIBIT "A"

Tax Parcel Nos.: 23-26-21-0020-06500-0000, 23-26-21-0020-07100-0020, 23-26-21-0020-08000-0000, 23-26-21-0020-09700-0000, 24-26-21-0000-00400-0010, 24-26-21-0010-05800-0000, 24-26-21-0010-07100-0000, 24-26-21-0010-07200-0000, 24-26-21-0010-10100-0000, 25-26-21-0010-00500-0000, 25-26-21-0010-01200-0000, and 25-26-21-0010-013B0-0000

together with all appurtenances, privileges, riparian and other rights, interests, reversions, remainders, and easements thereunto pertaining, as well as all improvements thereon, including fixtures, and equipment, if any.

In addition to all other easements, restrictions, and encumbrances of record, this conveyance is made expressly subject to that certain Mortgage and Security Agreement in favor of Diane

Gagne, dated June 7, 2007, and recorded June 14, 2007, at Official Records Book 7534, Page 1427, Public Records of Pasco County, Florida.

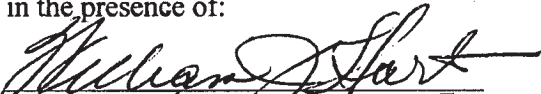
TO HAVE AND TO HOLD the said premises unto Grantee, and Grantee's successors and assigns, forever.

The foregoing real estate is not the homestead property of Grantor or any other person.


IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

EXECUTED: January 21, 2008

Signed, sealed and delivered
in the presence of:



Name: William T. Hart

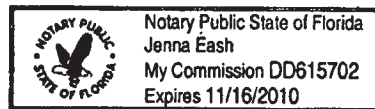

ROBERT H. GAGNE


Name: Jenna A. Gray

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 21st day of January, 2008, by Robert H. Gagne, a Florida resident. He is personally known to me.


Name: Jenna Eash
Notary Public, State of Florida
Notarial Seal or Stamp:



gagne\estateplan\qcdeed.rucks.trust.01-21-08

EXHIBIT "A"**LEGAL DESCRIPTIONS****I. RUCKS WEST PARCEL:****The Rowland Parcel (1)**

Tracts 1, 15, 16, that part of Tracts 2, 3, 13, and 14 lying East of the Atlantic Coast Line Railroad, Section 27, Township 26 South, Range 21 East; and Tracts 7, 8, 9 and 10 in Section 26, Township 26, South, Range 21 East, all according to map or plat of CRYSTAL SPRINGS COLONY FARMS, recorded in Plat Book 2, Page 24, Public Records of Pasco County, Florida; and Tracts 113 and 128, and that part of the Tracts 97, 112, 114 and 127 lying East of Atlantic Coast Line Railroad in Section 22, Township 26 South, Range 21 East, according to the plat of A Map of the ZEPHYRHILLS COLONY COMPANY and that part of Tracts 71, 74, 87, 88, 89, and 104 lying East of Atlantic Coast Line Railroad and all of Tracts 90, 103, 105, 106, 119, 120, 121 and 122 in Section 23, Township 26 South, Range 21 East, according to map or plat of ZEPHYRHILLS COLONY COMPANY Lands recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida.

And

The Tarnogorski Parcel

Tract 23, in Section 26, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY FARMS as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida; also known as Lots 1-44 inclusive, in Sunset View Subdivision as per plat thereof recorded in Plat Book 3, page 19, Public Records of Pasco County, Florida.

And

The Pecsénye Parcel

Tract 24, in Section 26, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

And

The Rowland Parcel (2)

TRACT #1: Tracts 101, 102, 107, 108, 117, 118, 123 and 124 of ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION of Section 23, Township 26 South, Range 21 East; said Tracts being shown on map recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida. TOGETHER WITH a 15 foot wide right-of-way lying immediately North of Tracts 101 and 102; lying immediately East of Tracts 101, 108, 117 and 124; and lying immediately South

of Tracts 123 and 124 of said ZEPHYRHILLS COLONY COMPANY LANDS. AND: Tracts 5 and 6 of CRYSTAL SPRINGS COLONY FARMS SUBDIVISION of Section 26, Township 26 South, Range 21 East, said Tracts being shown on map recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida; TOGETHER WITH a 30 foot wide right-of-way lying immediately North of Tracts 5 and 6, AND a 20 foot wide right-of-way lying immediately East of Tract 5 of said CRYSTAL SPRINGS COLONY FARMS.

Together with:

The North 233.60 feet of Tracts 11 and 12; The North 233.60 feet of the West ¾ of Tract 13; AND the West ¾ of Tract 4, in Section 26, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, according to the plat recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

And

The Seaboard Coast Line Railroad Company Parcel

A strip of land 130 feet in width, i.e., 65 feet wide on each side of the center line of the roadbed of the Seaboard Coast Line Railroad Company's former main track; said strip of land to commence at the north line of the SW1/4, Section 23, Township 26 South, Range 21 East, and extend southwestwardly approximately 5,726 feet, as measured along said center line to the west line of the NE1/4, Section 27, Township 26 South, Range 21 East.

ALL THE FOREGOING PARCELS BEING LESS AND EXCEPT the land described in the instrument recorded at Official Records Book 1864, Page 1016, Public Records of Pasco County, Florida.

LESS AND EXCEPT THE FOLLOWING:

PARCEL "A" PART "I"

DESCRIPTION: Part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, AND part of CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, both of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way (to be vacated); AND part of former railroad right-of-way for The Seaboard Coast Line Railroad, all lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the West boundary of said Southwest 1/4 of Section 23, S.00°05'47"E., 1211.49 feet to a point on the Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road) for a **POINT OF BEGINNING**; thence along said Southeasterly right-of-way line, N.42°39'22"E., 571.80 feet to a point of cusp; thence Southerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.02°20'38"E., 35.36 feet) to a point of tangency; thence S.47°20'38"E., 705.07 feet to a point of curvature; thence Easterly, 335.11

feet along the arc of a curve to the left having a radius of 450.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'41"E., 327.42 feet) to a point of tangency; thence N.89°59'17"E., 74.53 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'17"E., 35.36 feet) to a point on the West right-of-way line of Crystal Springs Drive; thence along said West right-of-way line, the following seven (7) courses: 1) S.00°00'43"E., 128.48 feet; 2) S.00°09'32"E., 1115.46 feet to the South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'39"W., 1.77 feet; 4) S.00°20'39"E., 984.30 feet; 5) S.00°09'54"W., 295.52 feet; 6) S.00°46'44"E., 346.16 feet; 7) S.00°20'39"E., 316.54 feet to the South boundary of Tract 23 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26; thence along the South boundary of said Tract 23 and the South boundary of Tract 24 of said CRYSTAL SPRINGS COLONY FARMS in said Section 26, N.89°37'26"W., 1267.38 feet to the Southwest corner of said Tract 24; thence along the West boundary of said Tract 24, and the Northerly extension thereof, N.00°00'11"E., 660.28 feet to the South boundary of the Northwest 1/4 of the Northwest 1/4 of aforesaid Section 26; thence along the Southerly extension of the West boundary of Tract 9 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, N.01°09'00"W., 20.03 feet to the Southwest corner of said Tract 9; thence along the Westerly extension of the South boundary of said Tract 9, N.89°47'04"W., 30.01 feet to the West boundary of said Northwest 1/4 of the Northwest 1/4 of said Section 26; thence along the South boundary of Tract 16 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Easterly extension thereof, and the South boundary of Tract 15 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Westerly extension thereof, and the South boundary of Tract 14 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Easterly extension thereof, and the South boundary of Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, S.88°56'40"W., 2544.05 feet to the aforesaid Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence along said Southeasterly right-of-way line, N.42°39'22"E., 3713.65 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING:

PARCEL "A" PART "II"

DESCRIPTION: Part of Tract 20, CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way; AND part of former railroad right-of-way for The Seaboard Coast Line Railroad, all lying in Section 27, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the West boundary of said Southwest 1/4 of Section 23, S.00°05'47"E., 1211.49 feet to a point on the Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence along said Southeasterly right-of-way line, S.42°39'22"W., 3713.65 feet to the **POINT OF BEGINNING**; thence along the South boundary of Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, N.88°56'40"E., 179.85 feet to the Easterly boundary of aforesaid former railroad right-of-way for The Seaboard Coast Line Railroad; thence

along said Easterly boundary of former railroad right-of-way, S.42°39'22"W., 447.31 feet to the West boundary of the Northeast 1/4 of aforesaid Section 27; thence along said West boundary of the Northeast 1/4 of Section 27, N.00°23'32"W., 190.44 feet to aforesaid Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence along said Southeasterly right-of-way line, N.42°39'22"E., 183.85 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING:

PARCEL "B"

DESCRIPTION: Part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, AND part of CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, both of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way (to be vacated), all lying in Sections 23 and 26, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the North boundary of said Southwest 1/4 of Section 23, N.89°22'28"E., 1340.65 feet to the Northwest corner of the Northeast 1/4 of said Southwest 1/4 of Section 23; thence along the West boundary of said Northeast 1/4 of the Southwest 1/4 of Section 23, S.00°10'29"E., 1328.13 feet to the Southwest corner thereof; thence along the South boundary of said Northeast 1/4 of the Southwest 1/4 of Section 23, the following two (2) courses: 1) N.89°19'03"E., 35.51 feet to the **POINT OF BEGINNING**; 2) continue N.89°19'03"E., 1306.97 feet to the Northeast corner of the Southeast 1/4 of said Southwest 1/4 of Section 23; thence along the East boundary of said Southeast 1/4 of the Southwest 1/4 of Section 23, S.00°15'12"E., 1326.78 feet to the Southeast corner thereof; thence along the South boundary of said Southeast 1/4 of the Southwest 1/4 of Section 23, S.89°15'39"W., 20.00 feet; thence along the East boundary of Tract 5 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Northerly extension thereof, S.00°00'40"E., 30.00 feet to the Northeast corner of said Tract 5; thence along the North boundary of said Tract 5, and the Easterly extension thereof, N.89°15'41"E., 20.00 feet to the West boundary of the Northwest 1/4 of aforesaid Section 26; thence along the North boundary of Tract 4 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Westerly extension thereof, N.89°14'06"E., 498.60 to the East boundary of the West 3/4 of said Tract 4 and Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26; thence along said East boundary of the West 3/4 of Tracts 4 and 13, S.00°02'18"E., 856.34 feet to the South boundary of the North 233.60 feet of said Tract 13; thence along said South boundary of the North 233.60 feet of Tract 13, and the Westerly extension thereof, S.89°27'49"W., 498.98 feet to aforesaid West boundary of the Northwest 1/4 of Section 26; thence along the South boundary of the North 233.60 feet of Tracts 11 and 12 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Easterly extension thereof, S.89°44'12"W., 1306.07 feet to the East right-of-way line of Crystal Springs Drive; thence along said East right-of-way line, the following three (3) courses: 1) N.00°25'29"W., 873.46 feet to aforesaid South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 23; 2) N.00°39'48"W., 408.97 feet; 3) N.00°16'14"E., 919.20 feet to the **POINT OF BEGINNING**.

II. RUCKS EAST PARCEL:

The Douglas Parcels

Parcel No. 1:

Tract 13, lying East of Railroad right-of-way and East of right-of-way of State Road No. 39; Tract 14, less Railroad right-of-way; Tracts 18, 19 and 31; and that portion of Tracts 30, 97, 112 and 113, lying East of the right-of-way of State Road No. 39; all being in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 2:

That portion of Tract 63, lying East of the right-of-way of State Road No. 39, in section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 2 (a):

Tracts 65 and 80, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY LANDS, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 3:

Tracts 17, 32, 49, 50 and 64, and that portion of Tracts 66, 79 lying East of the right-of-way of State Road No. 39; all being in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 4:

Tracts 33, 34, 47 and 48, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 5:

That portion of Tract 20, lying East of the right-of-way of State Road No. 39, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

ALSO,

That portion of the SW 1/4 of the NE 1/4, lying East of the right-of-way of State Road No. 39, in Section 23, Township 26 South, Range 21 East.

Parcel No. 6:

Tracts 41, 56, 57, 72, 73, 74, 87, 103; and that portion of Tracts 39, 40, 42, 55, 58 and 71, lying West of the Railroad right-of-way; all in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 6(a):

That portion of Tracts 117 and 124, lying West of Railroad right-of-way, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 7:

That portion of the SW1/4 of NW1/4 of NW1/4, and the S1/2 of NE1/4 of SW1/4, lying West of the Railroad right-of-way, in Section 24, Township 26 South, Range 21 East.

ALSO,

Tracts 88, 89, 90, 104, 105, 106, 119 and 122; and that portion of Tracts 120 and 121, lying East of the right-of-way of State Road No. 39, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 7(a):

Tracts 107, 118 and 123; and that portion of Tracts 101, 102 and 108, lying West of Railroad right-of-way, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 8:

Tracts 4B and 5, the North ½ of Tract 12, and All of Tract 13B, in Section 25, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

Parcel No. 9:

That part of the NW 1/4 of the NW ¼ of the NW 1/4 of Section 24, Township 26 South, Range 21 East, lying West of the Seaboard Coastline Railroad right-of-way, in Pasco County, Florida.

And

The Krusen Parcel

The South ½ of Tract 12, in Section 25, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

And

The Porter Parcel

That part of the Northwest ¼ of the Northeast ¼ of the Southwest ¼ of Section 24, Township 26 South, Range 21 East, lying West of the Seaboard Coast Line Railroad, Pasco County, Florida.

ALL THE FOREGOING PARCELS BEING LESS AND EXCEPT the land described in the

instruments recorded at Official Records Book 1864, Page 1016, at Official Records Book 3274, Page 1181, and at Official Records Book 3540, Page 1468, all in the Public Records of Pasco County, Florida.

LESS AND EXCEPT THE FOLLOWING:

RUCKS EAST RESIDENTIAL PARCEL

DESCRIPTION: Part of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 26 South, Range 21 East, Pasco County, Florida, lying West of the CSX Transportation, Inc. railroad right-of-way; AND that part of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 26 South, Range 21 East, lying East of State Road No. 39; AND part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, TOGETHER WITH portions of platted rights-of-way (to be vacated), all lying in Sections 23 and 24, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 24, run thence along the West boundary of said Northwest 1/4 of the Northwest 1/4 of Section 24, S.01°47'15"W., 81.76 feet to a point on a curve on the Westerly right-of-way line of said CSX Transportation Inc. railroad right-of-way for a **POINT OF BEGINNING**; thence along said Westerly right-of-way line the following two (2) courses: 1) Southeasterly, 388.84 feet along the arc of a curve to the left having a radius of 4643.87 feet and a central angle of 04°47'51" (chord bearing S.23°52'00"E., 388.72 feet); 2) S.25°21'34"E., 2252.90 feet to the Northerly right-of-way line of Chancey Road; thence along said Northerly right-of-way line, S.76°02'04"W., 980.66 feet; thence N.13°59'13"W., 304.02 feet; thence N.87°14'09"W., 135.92 feet; thence N.60°50'02"W., 15.29 feet; thence N.00°59'46"W., 46.71 feet; thence N.40°20'05"E., 58.36 feet; thence N.26°21'57"W., 84.10 feet; thence N.06°53'03"W., 56.97 feet; thence N.07°47'10"E., 25.05 feet; thence N.39°30'00"W., 339.49 feet; thence S.50°30'00"W., 316.09 feet; thence S.73°55'48"W., 849.08 feet to the Easterly right-of-way line of State Road No. 39; thence along said Easterly right-of-way line, N.27°12'50"W., 1930.45 feet; thence N.42°39'22"E., 374.87 feet to the North boundary of Tract 14 of said plat of ZEPHYRHILLS COLONY COMPANY in said Section 23; thence along said North boundary of Tract 14, N.89°47'09"E., 568.64 feet to the Northeast corner thereof; thence along the East boundary of said Tract 14, S.00°44'51"W., 328.75 feet to the Southeast corner thereof; thence along the Easterly extension of the South boundary of said Tract 14, N.89°43'51"E., 15.00 feet to the centerline of platted right-of-way, also being the West boundary of the Northeast 1/4 of the Northeast 1/4 of aforesaid Section 23; thence along the North boundary of Tract 18 of said plat of ZEPHYRHILLS COLONY COMPANY in said Section 23, and the Westerly extension thereof, and the North boundary of Tract 17 of said plat of ZEPHYRHILLS COLONY COMPANY in said Section 23, and the Easterly extension thereof, N.89°44'13"E., 1363.25 feet to the Northeast corner of the Southeast 1/4 of said Northeast 1/4 of the Northeast 1/4 of Section 23; thence along aforesaid West boundary of the Northwest 1/4 of the Northwest 1/4 of Section 24, N.01°47'15"E., 573.24 feet to the **POINT OF BEGINNING**

S/H

Prepared by and Return to:

Robert W. Bivins
Fuller Holsonback Bivins & Malloy, P.A.
400 North Ashley Drive, Suite 1500
Tampa, Florida 33602

R



Rept: 1001351 Rec: 86.50
DS: 0.70 IT: 0.00
05/25/06 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
05/25/06 09:29am 1 of 10
OR BK 7004 PG 940

THIS CORRECTIVE QUITCLAIM DEED IS EXECUTED AND RECORDED IN CONJUNCTION WITH A CORRECTIVE GENERAL WARRANTY DEED OF THE SAME DATE BEING EXECUTED BY THE ORIGINAL GRANTORS TO CORRECT ERRORS CONTAINED IN THE LEGAL DESCRIPTION ATTACHED TO THAT CERTAIN GENERAL WARRANTY DEED DATED JANUARY 13, 2006, AND RECORDED JANUARY 18, 2006, IN OFFICIAL RECORDS BOOK 6801, PAGE 199, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. NO ADDITIONAL DOCUMENTARY STAMP TAXES ARE REQUIRED BY LAW IN CONNECTION WITH THE RECORDATION OF THIS CORRECTIVE QUITCLAIM DEED.

CORRECTIVE QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **M/I HOMES OF TAMPA, LLC**, a Florida limited liability company with a mailing address of 4909 Eisenhower Boulevard, Suite 150, Tampa, Florida 33634-6329 ("Grantor"), hereby conveys, remises, releases, quitclaims, and transfers to **ROBERT GAGNE**, a Florida resident with a mailing address of c/o Robert W. Bivins, Fuller Holsonback Bivins & Malloy, P.A., 400 North Ashley Drive, Suite 1500, Tampa, Florida 33602 ("Grantee"); its successors and assigns forever, all of Grantor's right, title, claim, and interest, if any, that Grantor, may now have or hereinafter have, claim, or acquire in and to the following described real estate in Pasco County, Florida, to-wit:

SEE EXHIBIT "A"

together with all hereditaments and appurtenances belonging thereto, if any.

Tax Parcel Nos.: 23-26-21-0020-03300-0000, 23-26-21-0020-04900-0000, 23-26-21-0020-06300-0010, 23-26-21-0020-06500-0000, 23-26-21-0020-07100-0020, 24-26-21-0010-03900-0010, 24-26-21-0010-07200-0000, and 23-26-21-0000-00900-0000.

TO HAVE AND TO HOLD the said premises unto Grantees, and their assigns, forever.

The foregoing real estate is not the homestead property of Grantor or any other person.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of January 13, 2006.

WITNESSES

M/I HOMES OF TAMPA, LLC,
a Florida limited liability company

Kimberly L. McLoey
Name: Kimberly L. McLoey
Victoria L. Sheets
Name: VICTORIA L. Sheets

By: Timothy C. Hall Jr
Name: Timothy C. Hall Jr
As: VP

STATE OF ^{Ohio} ~~FLORIDA~~
COUNTY OF Franklin)

The foregoing instrument was acknowledged before me this 26th day of April, 2006, by Timothy C. Hall, Jr., as Vice President of M/I Homes of Tampa, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me, ~~or~~ has produced _____ as identification.

My commission expires:

Victoria L. Sheets
Name: _____

Notary Public, State of Florida
Commission No. _____



VICTORIA L. SHEETS
Notary Public, (State of Ohio)
My Commission Expires 11-17-07

EXHIBIT "A"

GAGNE PARCELS - 2006

I. RUCKS WEST PARCEL:

The Rowland Parcel (1)

Tracts 1, 15, 16, that part of Tracts 2, 3, 13, and 14 lying East of the Atlantic Coast Line Railroad, Section 27, Township 26 South, Range 21 East; and Tracts 7, 8, 9 and 10 in Section 26, Township 26, South, Range 21 East, all according to map or plat of CRYSTAL SPRINGS COLONY FARMS, recorded in Plat Book 2, Page 24, Public Records of Pasco County, Florida; and Tracts 113 and 128, and that part of the Tracts 97, 112, 114 and 127 lying East of Atlantic Coast Line Railroad in Section 22, Township 26 South, Range 21 East, according to the plat of A Map of the ZEPHYRHILLS COLONY COMPANY and that part of Tracts 71, 74, 87, 88, 89, and 104 lying East of Atlantic Coast Line Railroad and all of Tracts 90, 103, 105, 106, 119, 120, 121 and 122 in Section 23, Township 26 South, Range 21 East, according to map or plat of ZEPHYRHILLS COLONY COMPANY Lands recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida.

And

The Tarnogorski Parcel

Tract 23, in Section 26, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY FARMS as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida; also known as Lots 1-44 inclusive, in Sunset View Subdivision as per plat thereof recorded in Plat Book 3, page 19, Public Records of Pasco County, Florida.

And

The Pecsénye Parcel

Tract 24, in Section 26, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

And

The Rowland Parcel (2)

TRACT #1: Tracts 101, 102, 107, 108, 117, 118, 123 and 124 of ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION of Section 23, Township 26 South, Range 21 East; said Tracts being shown on map recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida. TOGETHER WITH a 15 foot wide right-of-way lying immediately North of Tracts 101 and 102; lying immediately East

of Tracts 101, 108, 117 and 124; and lying immediately South of Tracts 123 and 124 of said ZEPHYRHILLS COLONY COMPANY LANDS. AND: Tracts 5 and 6 of CRYSTAL SPRINGS COLONY FARMS SUBDIVISION of Section 26, Township 26 South, Range 21 East, said Tracts being shown on map recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida; TOGETHER WITH a 30 foot wide right-of-way lying immediately North of Tracts 5 and 6, AND a 20 foot wide right-of-way lying immediately East of Tract 5 of said CRYSTAL SPRINGS COLONY FARMS.

Together with:

The North 233.60 feet of Tracts 11 and 12; The North 233.60 feet of the West $\frac{3}{4}$ of Tract 13; AND the West $\frac{3}{4}$ of Tract 4, in Section 26, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, according to the plat recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

And

The Seaboard Coast Line Railroad Company Parcel

A strip of land 130 feet in width, i.e., 65 feet wide on each side of the center line of the roadbed of the Seaboard Coast Line Railroad Company's former main track; said strip of land to commence at the north line of the SW $\frac{1}{4}$, Section 23, Township 26 South, Range 21 East, and extend southwestwardly approximately 5,726 feet, as measured along said center line to the west line of the NE $\frac{1}{4}$, Section 27, Township 26 South, Range 21 East.

ALL THE FOREGOING PARCELS BEING LESS AND EXCEPT the land described in the instrument recorded at Official Records Book 1864, Page 1016, Public Records of Pasco County, Florida.

LESS AND EXCEPT THE FOLLOWING:

PARCEL "A" PART "I"

DESCRIPTION: Part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, AND part of CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, both of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way (to be vacated); AND part of former railroad right-of-way for The Seaboard Coast Line Railroad, all lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest $\frac{1}{4}$ of said Section 23, run thence along the West boundary of said Southwest $\frac{1}{4}$ of Section 23, S.00°05'47"E., 1211.49 feet to a point on the Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road) for a **POINT OF BEGINNING**; thence along said Southeasterly right-of-way line, N.42°39'22"E., 571.80 feet to a point of cusp;

thence Southerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$ (chord bearing $S.02^{\circ}20'38''E.$, 35.36 feet) to a point of tangency; thence $S.47^{\circ}20'38''E.$, 705.07 feet to a point of curvature; thence Easterly, 335.11 feet along the arc of a curve to the left having a radius of 450.00 feet and a central angle of $42^{\circ}40'05''$ (chord bearing $S.68^{\circ}40'41''E.$, 327.42 feet) to a point of tangency; thence $N.89^{\circ}59'17''E.$, 74.53 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$ (chord bearing $N.44^{\circ}59'17''E.$, 35.36 feet) to a point on the West right-of-way line of Crystal Springs Drive; thence along said West right-of-way line, the following seven (7) courses: 1) $S.00^{\circ}00'43''E.$, 128.48 feet; 2) $S.00^{\circ}09'32''E.$, 1115.46 feet to the South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, $S.89^{\circ}15'39''W.$, 1.77 feet; 4) $S.00^{\circ}20'39''E.$, 984.30 feet; 5) $S.00^{\circ}09'54''W.$, 295.52 feet; 6) $S.00^{\circ}46'44''E.$, 346.16 feet; 7) $S.00^{\circ}20'39''E.$, 316.54 feet to the South boundary of Tract 23 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26; thence along the South boundary of said Tract 23 and the South boundary of Tract 24 of said CRYSTAL SPRINGS COLONY FARMS in said Section 26, $N.89^{\circ}37'26''W.$, 1267.38 feet to the Southwest corner of said Tract 24; thence along the West boundary of said Tract 24, and the Northerly extension thereof, $N.00^{\circ}00'11''E.$, 660.28 feet to the South boundary of the Northwest 1/4 of the Northwest 1/4 of aforesaid Section 26; thence along the Southerly extension of the West boundary of Tract 9 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, $N.01^{\circ}09'00''W.$, 20.03 feet to the Southwest corner of said Tract 9; thence along the Westerly extension of the South boundary of said Tract 9, $N.89^{\circ}47'04''W.$, 30.01 feet to the West boundary of said Northwest 1/4 of the Northwest 1/4 of said Section 26; thence along the South boundary of Tract 16 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Easterly extension thereof, and the South boundary of Tract 15 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Westerly extension thereof, and the South boundary of Tract 14 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Easterly extension thereof, and the South boundary of Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, $S.88^{\circ}56'40''W.$, 2544.05 feet to the aforesaid Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence along said Southeasterly right-of-way line, $N.42^{\circ}39'22''E.$, 3713.65 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING:

PARCEL "A" PART "II"

DESCRIPTION: Part of Tract 20, CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way; AND part of former railroad right-of-way for The Seaboard Coast

Line Railroad, all lying in Section 27, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the West boundary of said Southwest 1/4 of Section 23, S.00°05'47"E., 1211.49 feet to a point on the Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence along said Southeasterly right-of-way line, S.42°39'22"W., 3713.65 feet to the **POINT OF BEGINNING**; thence along the South boundary of Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, N.88°56'40"E., 179.85 feet to the Easterly boundary of aforesaid former railroad right-of-way for The Seaboard Coast Line Railroad; thence along said Easterly boundary of former railroad right-of-way, S.42°39'22"W., 447.31 feet to the West boundary of the Northeast 1/4 of aforesaid Section 27; thence along said West boundary of the Northeast 1/4 of Section 27, N.00°23'32"W., 190.44 feet to aforesaid Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence along said Southeasterly right-of-way line, N.42°39'22"E., 183.85 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING:

PARCEL "B"

DESCRIPTION: Part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, AND part of CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, both of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way (to be vacated), all lying in Sections 23 and 26, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the North boundary of said Southwest 1/4 of Section 23, N.89°22'28"E., 1340.65 feet to the Northwest corner of the Northeast 1/4 of said Southwest 1/4 of Section 23; thence along the West boundary of said Northeast 1/4 of the Southwest 1/4 of Section 23, S.00°10'29"E., 1328.13 feet to the Southwest corner thereof; thence along the South boundary of said Northeast 1/4 of the Southwest 1/4 of Section 23, the following two (2) courses: 1) N.89°19'03"E., 35.51 feet to the **POINT OF BEGINNING**; 2) continue N.89°19'03"E., 1306.97 feet to the Northeast corner of the Southeast 1/4 of said Southwest 1/4 of Section 23; thence along the East boundary of said Southeast 1/4 of the Southwest 1/4 of Section 23, S.00°15'12"E., 1326.78 feet to the Southeast corner thereof; thence along the South boundary of said Southeast 1/4 of the Southwest 1/4 of Section 23, S.89°15'39"W., 20.00 feet; thence along the East boundary of Tract 5 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Northerly extension thereof, S.00°00'40"E.,

30.00 feet to the Northeast corner of said Tract 5; thence along the North boundary of said Tract 5, and the Easterly extension thereof, N.89°15'41"E., 20.00 feet to the West boundary of the Northwest 1/4 of aforesaid Section 26; thence along the North boundary of Tract 4 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Westerly extension thereof, N.89°14'06"E., 498.60 to the East boundary of the West 3/4 of said Tract 4 and Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26; thence along said East boundary of the West 3/4 of Tracts 4 and 13, S.00°02'18"E., 856.34 feet to the South boundary of the North 233.60 feet of said Tract 13; thence along said South boundary of the North 233.60 feet of Tract 13, and the Westerly extension thereof, S.89°27'49"W., 498.98 feet to aforesaid West boundary of the Northwest 1/4 of Section 26; thence along the South boundary of the North 233.60 feet of Tracts 11 and 12 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Easterly extension thereof, S.89°44'12"W., 1306.07 feet to the East right-of-way line of Crystal Springs Drive; thence along said East right-of-way line, the following three (3) courses: 1) N.00°25'29"W., 873.46 feet to aforesaid South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 23; 2) N.00°39'48"W., 408.97 feet; 3) N.00°16'14"E., 919.20 feet to the **POINT OF BEGINNING**.

II. RUCKS EAST PARCEL:

The Douglas Parcels

Parcel No. 1:

Tract 13, lying East of Railroad right-of-way and East of right-of-way of State Road No. 39; Tract 14, less Railroad right-of-way; Tracts 18, 19 and 31; and that portion of Tracts 30, 97, 112 and 113, lying East of the right-of-way of State Road No. 39; all being in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 2:

That portion of Tract 63, lying East of the right-of-way of State Road No. 39, in section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 2 (a):

Tracts 65 and 80, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY LANDS, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 3:

Tracts 17, 32, 49, 50 and 64, and that portion of Tracts 66, 79 lying East of the right-of-way of State Road No. 39; all being in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page

55, Public Records of Pasco County, Florida.

Parcel No. 4:

Tracts 33, 34, 47 and 48, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 5:

That portion of Tract 20, lying East of the right-of-way of State Road No. 39, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

ALSO,

That portion of the SW 1/4 of the NE ¼, lying East of the right-of-way of State Road No. 39, in Section 23, Township 26 South, Range 21 East.

Parcel No. 6:

Tracts 41, 56, 57, 72, 73, 74, 87, 103; and that portion of Tracts 39, 40, 42, 55, 58 and 71, lying West of the Railroad right-of-way; all in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 6(a):

That portion of Tracts 117 and 124, lying West of Railroad right-of-way, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 7:

That portion of the SW1/4 of NW1/4 of NW1/4, and the S1/2 of NE1/4 of SW1/4, lying West of the Railroad right-of-way, in Section 24, Township 26 South, Range 21 East.

ALSO,

Tracts 88, 89, 90, 104, 105, 106, 119 and 122; and that portion of Tracts 120 and 121, lying East of the right-of-way of State Road No. 39, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 7(a):

Tracts 107, 118 and 123; and that portion of Tracts 101, 102 and 108, lying West of Railroad right-of-way, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 8:

Tracts 4B and 5, the North ½ of Tract 12, and All of Tract 13B, in Section 25, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

Parcel No. 9:

That part of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 24, Township 26 South, Range 21 East, lying West of the Seaboard Coastline Railroad right-of-way, in Pasco County, Florida.

And

The Krusen Parcel

The South 1/2 of Tract 12, in Section 25, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

And

The Porter Parcel

That part of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 26 South, Range 21 East, lying West of the Seaboard Coast Line Railroad, Pasco County, Florida.

ALL THE FOREGOING PARCELS BEING LESS AND EXCEPT the land described in the instruments recorded at Official Records Book 1864, Page 1016, at Official Records Book 3274, Page 1181, and at Official Records Book 3540, Page 1468, all in the Public Records of Pasco County, Florida.

LESS AND EXCEPT THE FOLLOWING:

RUCKS EAST RESIDENTIAL PARCEL

DESCRIPTION: Part of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 26 South, Range 21 East, Pasco County, Florida, lying West of the CSX Transportation, Inc. railroad right-of-way; AND that part of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 26 South, Range 21 East, lying East of State Road No. 39; AND part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, TOGETHER WITH portions of platted rights-of-way (to be vacated), all lying in Sections 23 and 24, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 24, run thence along the West boundary of said Northwest 1/4 of the Northwest 1/4 of Section 24, S.01°47'15"W., 81.76 feet to a point on a curve on the Westerly right-of-way line of said CSX Transportation Inc. railroad right-of-way for a **POINT OF BEGINNING**; thence along said Westerly right-of-way line the

following two (2) courses: 1) Southeasterly, 388.84 feet along the arc of a curve to the left having a radius of 4643.87 feet and a central angle of $04^{\circ}47'51''$ (chord bearing $S.23^{\circ}52'00''E.$, 388.72 feet); 2) $S.25^{\circ}21'34''E.$, 2252.90 feet to the Northerly right-of-way line of Chancey Road; thence along said Northerly right-of-way line, $S.76^{\circ}02'04''W.$, 980.66 feet; thence $N.13^{\circ}59'13''W.$, 304.02 feet; thence $N.87^{\circ}14'09''W.$, 135.92 feet; thence $N.60^{\circ}50'02''W.$, 15.29 feet; thence $N.00^{\circ}59'46''W.$, 46.71 feet; thence $N.40^{\circ}20'05''E.$, 58.36 feet; thence $N.26^{\circ}21'57''W.$, 84.10 feet; thence $N.06^{\circ}53'03''W.$, 56.97 feet; thence $N.07^{\circ}47'10''E.$, 25.05 feet; thence $N.39^{\circ}30'00''W.$, 339.49 feet; thence $S.50^{\circ}30'00''W.$, 316.09 feet; thence $S.73^{\circ}55'48''W.$, 849.08 feet to the Easterly right-of-way line of State Road No. 39; thence along said Easterly right-of-way line, $N.27^{\circ}12'50''W.$, 1930.45 feet; thence $N.42^{\circ}39'22''E.$, 374.87 feet to the North boundary of Tract 14 of said plat of ZEPHYRHILLS COLONY COMPANY in said Section 23; thence along said North boundary of Tract 14, $N.89^{\circ}47'09''E.$, 568.64 feet to the Northeast corner thereof; thence along the East boundary of said Tract 14, $S.00^{\circ}44'51''W.$, 328.75 feet to the Southeast corner thereof; thence along the Easterly extension of the South boundary of said Tract 14, $N.89^{\circ}43'51''E.$, 15.00 feet to the centerline of platted right-of-way, also being the West boundary of the Northeast 1/4 of the Northeast 1/4 of aforesaid Section 23; thence along the North boundary of Tract 18 of said plat of ZEPHYRHILLS COLONY COMPANY in said Section 23, and the Westerly extension thereof, and the North boundary of Tract 17 of said plat of ZEPHYRHILLS COLONY COMPANY in said Section 23, and the Easterly extension thereof, $N.89^{\circ}44'13''E.$, 1363.25 feet to the Northeast corner of the Southeast 1/4 of said Northeast 1/4 of the Northeast 1/4 of Section 23; thence along aforesaid West boundary of the Northwest 1/4 of the Northwest 1/4 of Section 24, $N.01^{\circ}47'15''E.$, 573.24 feet to the **POINT OF BEGINNING**.

S/H

13

Prepared by and Return to:

Robert W. Bivins
Fuller Holsonback Bivins & Malloy, P.A.
400 North Ashley Drive, Suite 1500
Tampa, Florida 33602

R



Rcpt: 1001351 Rec: 112.00
DS: 0.70
05/25/06 KAIT: 0.00
Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
05/25/06 09:29am 1 of 13
OR BK 7004 PG 921

THIS CORRECTIVE GENERAL WARRANTY DEED IS EXECUTED AND RECORDED IN CONJUNCTION WITH A CORRECTIVE QUITCLAIM DEED OF THE SAME DATE TO CORRECT ERRORS CONTAINED IN THE LEGAL DESCRIPTION ATTACHED TO THAT CERTAIN GENERAL WARRANTY DEED DATED JANUARY 13, 2006, AND RECORDED JANUARY 18, 2006, IN OFFICIAL RECORDS BOOK 6801, PAGE 199, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. NO ADDITIONAL DOCUMENTARY STAMP TAXES ARE REQUIRED BY LAW IN CONNECTION WITH THE RECORDATION OF THIS CORRECTIVE GENERAL WARRANTY DEED.

CORRECTIVE GENERAL WARRANTY DEED

This General Warranty Deed is made as of the 13th day of January, 2006, by and among **NEIL E. RUCKS** and **RITA M. RUCKS**, husband and wife and each a Florida resident with a mailing address of 3160 Gall Boulevard, Zephyrhills, Florida 33541 (together, "Grantor"), and **ROBERT GAGNE**, a Florida resident with a mailing address of c/o Robert W. Bivins, Fuller Holsonback Bivins & Malloy, P.A., 400 North Ashley Drive, Suite 1500, Tampa, Florida 33602 ("Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, grants and sells to Grantee and the Grantee's successors and assigns the following described land (the "Premises"), located in Pasco County, Florida:

SEE EXHIBIT "A"

together with all hereditaments and appurtenances belonging thereto.

Tax Parcel Nos.: 23-26-21-0020-03300-0000, 23-26-21-0020-04900-0000, 23-26-21-0020-06300-0010, 23-26-21-0020-06500-0000, 23-26-21-0020-07100-0020, 24-26-21-0010-03900-0010, 24-

26-21-0010-07200-0000, and 23-26-21-0000-00900-0000.

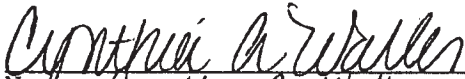
This conveyance is subject to:

- a. Those matters set forth on Exhibit "B" attached hereto and incorporated herein;
- b. Ad valorem real estate taxes for 2006 and subsequent years;
- d. Assessment levies for 2006 and subsequent years; and
- e. Zoning and other laws affecting the Premises.

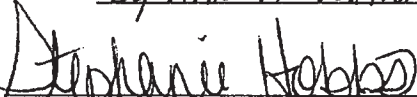
Except as specified above, Grantor fully warrants the title to the Premises described above and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of January 13, 2006.


WITNESSES

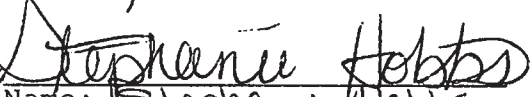

Name: Cynthia A. Waller


NEIL E. RUCKS


Name: Stephanie Hobbs


RITA M. RUCKS


Name: Cynthia A. Waller


Name: Stephanie Hobbs

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 25th
day of April, 2006, by Neil E. Rucks, a Florida resident. He is
personally known to me ~~or has produced~~ _____
_____ as identification.

My commission expires:

Cynthia A. Waller
Name: Cynthia A. Waller
Notary Public, State of Florida
Commission No. _____

(NOTARIAL SEAL)



Cynthia A. Waller
Commission # DD513933
Expires February 27, 2010
Bonded Troy Fen Insurance, Inc 800-385-7019

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 25th
day of April, 2006, by Rita M. Rucks, a Florida resident. She is
personally known to me ~~or has produced~~ _____
_____ as identification.

My commission expires:

Cynthia A. Waller
Name: CYNTHIA A. WALLER
Notary Public, State of Florida
Commission No. _____

(NOTARIAL SEAL)

rwbgagne-miclosingdocs\rucksdeedtogagne.corrective.04-17-06



Cynthia A. Waller
Commission # DD513933
Expires February 27, 2010
Bonded Troy Fen Insurance, Inc 800-385-7019

LEGAL DESCRIPTIONS

GAGNE PARCELS - 2006

I. RUCKS WEST PARCEL:

The Rowland Parcel (1) ,

Tracts 1, 15, 16, that part of Tracts 2, 3, 13, and 14 lying East of the Atlantic Coast Line Railroad, Section 27, Township 26 South, Range 21 East; and Tracts 7, 8, 9 and 10 in Section 26, Township 26, South, Range 21 East, all according to map or plat of CRYSTAL SPRINGS COLONY FARMS, recorded in Plat Book 2, Page 24, Public Records of Pasco County, Florida; and Tracts 113 and 128, and that part of the Tracts 97, 112, 114 and 127 lying East of Atlantic Coast Line Railroad in Section 22, Township 26 South, Range 21 East, according to the plat of A Map of the ZEPHYRHILLS COLONY COMPANY and that part of Tracts 71, 74, 87, 88, 89, and 104 lying East of Atlantic Coast Line Railroad and all of Tracts 90, 103, 105, 106, 119, 120, 121 and 122 in Section 23, Township 26 South, Range 21 East, according to map or plat of ZEPHYRHILLS COLONY COMPANY Lands recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida.

And

* The Tarnogorski Parcel

Tract 23, in Section 26, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY FARMS as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida; also known as Lots 1-44 inclusive, in Sunset View Subdivision as per plat thereof recorded in Plat Book 3, page 19, Public Records of Pasco County, Florida.

And

* The Pecsénye Parcel

Tract 24, in Section 26, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

And

The Rowland Parcel (2) ,

TRACT #1: Tracts 101, 102, 107, 108, 117, 118, 123 and 124 of ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION of Section 23, Township 26 South, Range 21 East; said Tracts being shown on map

recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida. TOGETHER WITH a 15 foot wide right-of-way lying immediately North of Tracts 101 and 102; lying immediately East of Tracts 101, 108, 117 and 124; and lying immediately South of Tracts 123 and 124 of said ZEPHYRHILLS COLONY COMPANY LANDS. AND:

Tracts 5 and 6 of CRYSTAL SPRINGS COLONY FARMS SUBDIVISION of Section 26, Township 26 South, Range 21 East, said Tracts being shown on map recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida; TOGETHER WITH a 30 foot wide right-of-way lying immediately North of Tracts 5 and 6, AND a 20 foot wide right-of-way lying immediately East of Tract 5 of said CRYSTAL SPRINGS COLONY FARMS.

Together with:

The North 233.60 feet of Tracts 11 and 12; The North 233.60 feet of the West $\frac{3}{4}$ of Tract 13; AND the West $\frac{3}{4}$ of Tract 4, in Section 26, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, according to the plat recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

And

The Seaboard Coast Line Railroad Company Parcel

A strip of land 130 feet in width, i.e., 65 feet wide on each side of the center line of the roadbed of the Seaboard Coast Line Railroad Company's former main track; said strip of land to commence at the north line of the SW $\frac{1}{4}$, Section 23, Township 26 South, Range 21 East, and extend southwestwardly approximately 5,726 feet, as measured along said center line to the west line of the NE $\frac{1}{4}$, Section 27, Township 26 South, Range 21 East.

ALL THE FOREGOING PARCELS BEING LESS AND EXCEPT the land described in the instrument recorded at Official Records Book 1864, Page 1016, Public Records of Pasco County, Florida.

LESS AND EXCEPT THE FOLLOWING:

PARCEL "A" PART "I"

DESCRIPTION: Part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, AND part of CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, both of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way (to be vacated); AND part of former railroad right-of-way for The Seaboard Coast Line Railroad, all lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the West boundary of said Southwest 1/4 of Section 23, S.00°05'47"E., 1211.49 feet to a point on the Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road) for a **POINT OF BEGINNING**; thence along said Southeasterly right-of-way line, N.42°39'22"E., 571.80 feet to a point of cusp; thence Southerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.02°20'38"E., 35.36 feet) to a point of tangency; thence S.47°20'38"E., 705.07 feet to a point of curvature; thence Easterly, 335.11 feet along the arc of a curve to the left having a radius of 450.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'41"E., 327.42 feet) to a point of tangency; thence N.89°59'17"E., 74.53 feet to a point of curvature; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'17"E., 35.36 feet) to a point on the West right-of-way line of Crystal Springs Drive; thence along said West right-of-way line, the following seven (7) courses: 1) S.00°00'43"E., 128.48 feet; 2) S.00°09'32"E., 1115.46 feet to the South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'39"W., 1.77 feet; 4) S.00°20'39"E., 984.30 feet; 5) S.00°09'54"W., 295.52 feet; 6) S.00°46'44"E., 346.16 feet; 7) S.00°20'39"E., 316.54 feet to the South boundary of Tract 23 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26; thence along the South boundary of said Tract 23 and the South boundary of Tract 24 of said CRYSTAL SPRINGS COLONY FARMS in said Section 26, N.89°37'26"W., 1267.38 feet to the Southwest corner of said Tract 24; thence along the West boundary of said Tract 24, and the Northerly extension thereof, N.00°00'11"E., 660.28 feet to the South boundary of the Northwest 1/4 of the Northwest 1/4 of aforesaid Section 26; thence along the Southerly extension of the West boundary of Tract 9 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, N.01°09'00"W., 20.03 feet to the Southwest corner of said Tract 9; thence along the Westerly extension of the South boundary of said Tract 9, N.89°47'04"W., 30.01 feet to the West boundary of said Northwest 1/4 of the Northwest 1/4 of said Section 26; thence along the South boundary of Tract 16 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Easterly extension thereof, and the South boundary of Tract 15 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Westerly extension thereof, and the South boundary of Tract 14 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Easterly extension thereof, and the South boundary of Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, S.88°56'40"W., 2544.05 feet to the aforesaid Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence along said Southeasterly right-of-way line, N.42°39'22"E., 3713.65 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING:

PARCEL "A" PART "II"

DESCRIPTION: Part of Tract 20, CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way; AND part of former railroad right-of-way for The Seaboard Coast Line Railroad, all lying in Section 27, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the West boundary of said Southwest 1/4 of Section 23, S.00°05'47"E., 1211.49 feet to a point on the Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence along said Southeasterly right-of-way line, S.42°39'22"W., 3713.65 feet to the **POINT OF BEGINNING**; thence along the South boundary of Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, N.88°56'40"E., 179.85 feet to the Easterly boundary of aforesaid former railroad right-of-way for The Seaboard Coast Line Railroad; thence along said Easterly boundary of former railroad right-of-way, S.42°39'22"W., 447.31 feet to the West boundary of the Northeast 1/4 of aforesaid Section 27; thence along said West boundary of the Northeast 1/4 of Section 27, N.00°23'32"W., 190.44 feet to aforesaid Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence along said Southeasterly right-of-way line, N.42°39'22"E., 183.85 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING:

PARCEL "B"

DESCRIPTION: Part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, AND part of CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, both of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way (to be vacated), all lying in Sections 23 and 26, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the North boundary of said Southwest 1/4 of Section 23, N.89°22'28"E., 1340.65 feet to the Northwest corner of the Northeast 1/4 of said Southwest 1/4 of Section 23; thence along the West boundary of said Northeast 1/4 of the Southwest 1/4 of Section 23, S.00°10'29"E., 1328.13 feet to the

Southwest corner thereof; thence along the South boundary of said Northeast 1/4 of the Southwest 1/4 of Section 23, the following two (2) courses: 1) N.89°19'03"E., 35.51 feet to the **POINT OF BEGINNING**; 2) continue N.89°19'03"E., 1306.97 feet to the Northeast corner of the Southeast 1/4 of said Southwest 1/4 of Section 23; thence along the East boundary of said Southeast 1/4 of the Southwest 1/4 of Section 23, S.00°15'12"E., 1326.78 feet to the Southeast corner thereof; thence along the South boundary of said Southeast 1/4 of the Southwest 1/4 of Section 23, S.89°15'39"W., 20.00 feet; thence along the East boundary of Tract 5 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Northerly extension thereof, S.00°00'40"E., 30.00 feet to the Northeast corner of said Tract 5; thence along the North boundary of said Tract 5, and the Easterly extension thereof, N.89°15'41"E., 20.00 feet to the West boundary of the Northwest 1/4 of aforesaid Section 26; thence along the North boundary of Tract 4 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Westerly extension thereof, N.89°14'06"E., 498.60 to the East boundary of the West 3/4 of said Tract 4 and Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26; thence along said East boundary of the West 3/4 of Tracts 4 and 13, S.00°02'18"E., 856.34 feet to the South boundary of the North 233.60 feet of said Tract 13; thence along said South boundary of the North 233.60 feet of Tract 13, and the Westerly extension thereof, S.89°27'49"W., 498.98 feet to aforesaid West boundary of the Northwest 1/4 of Section 26; thence along the South boundary of the North 233.60 feet of Tracts 11 and 12 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Easterly extension thereof, S.89°44'12"W., 1306.07 feet to the East right-of-way line of Crystal Springs Drive; thence along said East right-of-way line, the following three (3) courses: 1) N.00°25'29"W., 873.46 feet to aforesaid South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 23; 2) N.00°39'48"W., 408.97 feet; 3) N.00°16'14"E., 919.20 feet to the **POINT OF BEGINNING**.

II. RUCKS EAST PARCEL:

The Douglas Parcels ,

Parcel No. 1:

Tract 13, lying East of Railroad right-of-way and East of right-of-way of State Road No. 39; Tract 14, less Railroad right-of-way; Tracts 18, 19 and 31; and that portion of Tracts 30, 97, 112 and 113, lying East of the right-of-way of State Road No. 39; all being in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 2:

That portion of Tract 63, lying East of the right-of-way of State Road No. 39, in section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

* Parcel No. 2 (a): *

Tracts 65 and 80, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY LANDS, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 3:

Tracts 17, 32, 49, 50 and 64, and that portion of Tracts 66, 79 lying East of the right-of-way of State Road No. 39; all being in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 4:

Tracts 33, 34, 47 and 48, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 5:

That portion of Tract 20, lying East of the right-of-way of State Road No. 39, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

ALSO,

That portion of the SW 1/4 of the NE 1/4, lying East of the right-of-way of State Road No. 39, in Section 23, Township 26 South, Range 21 East.

Parcel No. 6: *

Tracts 41, 56, 57, 72, 73, 74, 87, 103; and that portion of Tracts 39, 40, 42, 55, 58 and 71, lying West of the Railroad right-of-way; all in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 6(a): *

That portion of Tracts 117 and 124, lying West of Railroad right-of-way, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 7:

That portion of the SW1/4 of NW1/4 of NW1/4, and the S1/2 of NE1/4 of SW1/4, lying West of the Railroad right-of-way, in Section 24, Township 26 South, Range 21 East.

ALSO,

Tracts 88, 89, 90, 104, 105, 106, 119 and 122; and that portion of Tracts 120 and 121, lying East of the right-of-way of State Road No. 39, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 7(a):

Tracts 107, 118 and 123; and that portion of Tracts 101, 102 and 108, lying West of Railroad right-of-way, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 8:

Tracts 4B and 5, the North $\frac{1}{2}$ of Tract 12, and All of Tract 13B, in Section 25, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

Parcel No. 9:

That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 26 South, Range 21 East, lying West of the Seaboard Coastline Railroad right-of-way, in Pasco County, Florida.

And

The Krusen Parcel

The South $\frac{1}{2}$ of Tract 12, in Section 25, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

And

The Porter Parcel

That part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 26 South, Range 21 East, lying West of the Seaboard Coast Line Railroad, Pasco County, Florida.

ALL THE FOREGOING PARCELS BEING LESS AND EXCEPT the land described in the instruments recorded at Official Records Book 1864, Page 1016, at Official Records Book 3274, Page 1181, and at Official Records Book 3540, Page 1468, all in the Public Records of Pasco County, Florida.

LESS AND EXCEPT THE FOLLOWING:

RUCKS EAST RESIDENTIAL PARCEL

DESCRIPTION: Part of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 26 South, Range 21 East, Pasco County, Florida, lying West of the CSX Transportation, Inc. railroad right-of-way; AND that part of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 26 South, Range 21 East, lying East of State Road No. 39; AND part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, TOGETHER WITH portions of platted rights-of-way (to be vacated), all lying in Sections 23 and 24, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 24, run thence along the West boundary of said Northwest 1/4 of the Northwest 1/4 of Section 24, S.01°47'15"W., 81.76 feet to a point on a curve on the Westerly right-of-way line of said CSX Transportation Inc. railroad right-of-way for a **POINT OF BEGINNING**; thence along said Westerly right-of-way line the following two (2) courses: 1) Southeasterly, 388.84 feet along the arc of a curve to the left having a radius of 4643.87 feet and a central angle of 04°47'51" (chord bearing S.23°52'00"E., 388.72 feet); 2) S.25°21'34"E., 2252.90 feet to the Northerly right-of-way line of Chancey Road; thence along said Northerly right-of-way line, S.76°02'04"W., 980.66 feet; thence N.13°59'13"W., 304.02 feet; thence N.87°14'09"W., 135.92 feet; thence N.60°50'02"W., 15.29 feet; thence N.00°59'46"W., 46.71 feet; thence N.40°20'05"E., 58.36 feet; thence N.26°21'57"W., 84.10 feet; thence N.06°53'03"W., 56.97 feet; thence N.07°47'10"E., 25.05 feet; thence N.39°30'00"W., 339.49 feet; thence S.50°30'00"W., 316.09 feet; thence S.73°55'48"W., 849.08 feet to the Easterly right-of-way line of State Road No. 39; thence along said Easterly right-of-way line, N.27°12'50"W., 1930.45 feet; thence N.42°39'22"E., 374.87 feet to the North boundary of Tract 14 of said plat of ZEPHYRHILLS COLONY COMPANY in said Section 23; thence along said North boundary of Tract 14, N.89°47'09"E., 568.64 feet to the Northeast corner thereof; thence along the East boundary of said Tract 14, S.00°44'51"W., 328.75 feet to the Southeast corner thereof; thence along the Easterly extension of the South boundary of said Tract 14, N.89°43'51"E., 15.00 feet to the centerline of platted right-of-way, also being the West boundary of the Northeast 1/4 of the Northeast 1/4 of aforesaid Section 23; thence along the North boundary of Tract 18 of said plat of ZEPHYRHILLS COLONY COMPANY in said Section 23, and the Westerly extension thereof, and the North boundary of Tract 17 of said plat of ZEPHYRHILLS COLONY

COMPANY in said Section 23, and the Easterly extension thereof, N.89°44'13"E., 1363.25 feet to the Northeast corner of the Southeast 1/4 of said Northeast 1/4 of the Northeast 1/4 of Section 23; thence along aforesaid West boundary of the Northwest 1/4 of the Northwest 1/4 of Section 24, N.01°47'15"E., 573.24 feet to the **POINT OF BEGINNING**

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Right-of-way reservation in favor of the State of Florida contained in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida dated September 10, 1945, and recorded at Deed Book 113, Page 490, Public Records of Pasco County, Florida (Limited to a 50-foot wide strip of the subject land running immediately adjacent to U.S. Highway 301, also known as Ft. King Road, as reflected on the boundary survey of "Rucks - West Residential Parcel" prepared by Heidt & Associates, Inc., as updated on December 3, 2005 (Project No. LNH-RP-010)).
2. Mineral rights reservation in favor of the State of Florida contained in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida dated September 10, 1945, and recorded at Deed Book 113, Page 490, Public Records of Pasco County, Florida (without right of entry and limited to Rucks West Residential Parcels A and B as those parcels are depicted in the boundary survey of "Rucks - West Residential Parcel" prepared by Heidt & Associates, Inc., as updated on December 3, 2005 (Project No. LNH-RP-010)).
3. Ordinance No. 885-04 recorded on December 22, 2004, at Official Records Book 6162, Page 56, Public Records of Pasco County, Florida (limited to the "Rucks East Residential Parcel" as reflected on the boundary survey of same prepared by Heidt & Associates, Inc., as updated on December 3, 2005 (Project No. LNH-RP-010)).
4. Rights of Ronnie Oakley, as tenant, under a month-to-month oral grazing lease.

12
3

1,090,000



R

Prepared by and Return to:
Robert W. Bivins
Fuller Holsonback Bivins & Malloy, P.A.
400 North Ashley Drive, Suite 1500
Tampa, Florida 33602

Rept: 961117 Rec: 103.50
DS: 7630.00 DT: 0.00
01/18/06 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
01/18/06 01:52pm 1 of 12
OR BK 6801 PG 199

GENERAL WARRANTY DEED

This General Warranty Deed is made as of the 13th day of January, 2006, by and among NEIL E. RUCKS and RITA M. RUCKS, husband and wife and each a Florida resident with a mailing address of 3160 Gall Boulevard, Zephyrhills, Florida 33541 (together, "Grantor"), and ROBERT GAGNE, a Florida resident with a mailing address of 19616 Gulf Boulevard, Suite 502, Indian Shores, Florida 33785 ("Grantee").

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, grants and sells to Grantee and the Grantee's successors and assigns the following described land (the "Premises"), located in Pasco County, Florida:

SEE EXHIBIT "A"

together with all hereditaments and appurtenances belonging thereto.

Tax Parcel Nos.: 23-26-21-0020-03300-0000, 23-26-21-0020-04900-0000, 23-26-21-0020-06300-0010, 23-26-21-0020-06500-0000, 23-26-21-0020-07100-0020, 24-26-21-0010-03900-0010, 24-26-21-0010-07200-0000, and 23-26-21-0000-00900-0000.

This conveyance is subject to:

- a. Those matters set forth on Exhibit "B" attached hereto and incorporated herein;
- b. Ad valorem real estate taxes for 2006 and subsequent years;
- d. Assessment levies for 2006 and subsequent years; and
- e. Zoning and other laws affecting the Premises.

Except as specified above, Grantor fully warrants the title to the Premises described above and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the date stated above.

WITNESSES

Cynthia A. Walker
Name: Cynthia A. Walker

[Signature]
Name: _____

Cynthia A. Walker
Name: Cynthia A. Walker

[Signature]
Name: _____

Neil E. Rucks
NEIL E. RUCKS

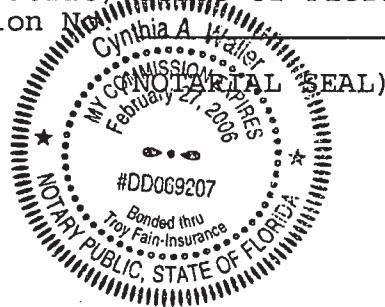
Rita M. Rucks
RITA M. RUCKS

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 12th day of January, 2006, by Neil E. Rucks, a Florida resident. He is personally known to me ~~or has produced~~ _____ as identification.

My commission expires:

Cynthia A. Walker
Name: Cynthia A. Walker
Notary Public, State of Florida
Commission Expires _____

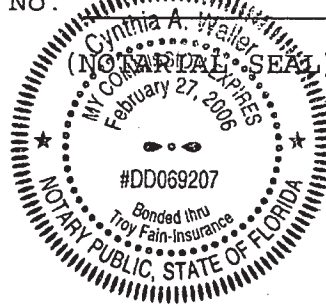


STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this 12th
day of January, 2006, by Rita M. Rucks, a Florida resident. She
is personally known to me ~~or has produced~~
_____ as identification.

My commission expires:

Cynthia A. Waller
Name: Cynthia A. Waller
Notary Public, State of Florida
Commission No. _____



LEGAL DESCRIPTIONS

GAGNE PARCELS - 2006

I. RUCKS WEST PARCEL:

The Rowland Parcel (1)

Tracts 1, 15, 16, that part of Tracts 2, 3, 13, and 14 lying East of the Atlantic Coast Line Railroad, Section 27, Township 26 South, Range 21 East; and Tracts 7, 8, 9 and 10 in Section 26, Township 26, South, Range 21 East, all according to map or plat of CRYSTAL SPRINGS COLONY FARMS, recorded in Plat Book 2, Page 24, Public Records of Pasco County, Florida; and Tracts 113 and 128, and that part of the Tracts 97, 112, 114 and 127 lying East of Atlantic Coast Line Railroad in Section 22, Township 26 South, Range 21 East, according to the plat of A Map of the ZEPHYRHILLS COLONY COMPANY and that part of Tracts 71, 74, 87, 88, 89, and 104 lying East of Atlantic Coast Line Railroad and all of Tracts 90, 103, 105, 106, 119, 120, 121 and 122 in Section 23, Township 26 South, Range 21 East, according to map or plat of ZEPHYRHILLS COLONY COMPANY Lands recorded in Plat Book 1, Page 55, Public Records of Pasco County, Florida.

And

The Tarnogorski Parcel

Tract 23, in Section 26, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY FARMS as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida; also known as Lots 1-44 inclusive, in Sunset View Subdivision as per plat thereof recorded in Plat Book 3, page 19, Public Records of Pasco County, Florida.

And

The Pecsénye Parcel

Tract 24, in Section 26, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

And

The Rowland Parcel (2)

TRACT #1: Tracts 101, 102, 107, 108, 117, 118, 123 and 124 of ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION of Section 23,

Township 26 South, Range 21 East; said Tracts being shown on map recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida. TOGETHER WITH a 15 foot wide right-of-way lying immediately North of Tracts 101 and 102; lying immediately East of Tracts 101, 108, 117 and 124; and lying immediately South of Tracts 123 and 124 of said ZEPHYRHILLS COLONY COMPANY LANDS. AND: Tracts 5 and 6 of CRYSTAL SPRINGS COLONY FARMS SUBDIVISION of Section 26, Township 26 South, Range 21 East, said Tracts being shown on map recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida; TOGETHER WITH a 30 foot wide right-of-way lying immediately North of Tracts 5 and 6, AND a 20 foot wide right-of-way lying immediately East of Tract 5 of said CRYSTAL SPRINGS COLONY FARMS.

Together with:

The North 233.60 feet of Tracts 11 and 12; The North 233.60 feet of the West $\frac{1}{4}$ of Tract 13; AND the West $\frac{1}{4}$ of Tract 4, in Section 26, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, according to the plat recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

And

The Seaboard Coast Line Railroad Company Parcel

A strip of land 130 feet in width, i.e., 65 feet wide on each side of the center line of the roadbed of the Seaboard Coast Line Railroad Company's former main track; said strip of land to commence at the north line of the SW $\frac{1}{4}$, Section 23, Township 26 South, Range 21 East, and extend southwestwardly approximately 5,726 feet, as measured along said center line to the west line of the NE $\frac{1}{4}$, Section 27, Township 26 South, Range 21 East.

ALL THE FOREGOING PARCELS BEING LESS AND EXCEPT the land described in the instrument recorded at Official Records Book 1864, Page 1016, Public Records of Pasco County, Florida.

LESS AND EXCEPT THE FOLLOWING:

PARCEL "A" PART "I"

DESCRIPTION: Part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, AND part of CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, both of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way (to be vacated); AND part of former railroad right-of-way for The Seaboard Coast Line Railroad, all lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the West boundary of said Southwest 1/4 of Section 23, S.00°05'47"E., 1211.49 feet to a point on the Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road) for a POINT OF BEGINNING; thence along said Southeasterly right-of-way line, N.42°39'22"E., 571.80 feet to a point of curvature; thence Easterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.87°39'22"E., 35.36 feet) to a point of tangency; thence S.47°20'38"E., 705.07 feet to a point of curvature; thence Easterly, 335.11 feet along the arc of a curve to the left having a radius of 450.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'41"E., 327.42 feet) to a point of tangency; thence N.89°59'17"E., 74.53 feet to a point of curvature; thence Southeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°00'43"E., 35.36 feet) to a point of tangency on the West right-of-way line of Crystal Springs Drive; thence along said West right-of-way line, the following seven (7) courses: 1) S.00°00'43"E., 128.48 feet; 2) S.00°09'32"E., 1115.46 feet to the South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'39"W., 1.77 feet; 4) S.00°20'39"E., 984.30 feet; 5) S.00°09'54"W., 295.52 feet; 6) S.00°46'44"E., 346.16 feet; 7) S.00°20'39"E., 316.54 feet to the South boundary of Tract 23 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26; thence along the South boundary of said Tract 23 and the South boundary of Tract 24 of said CRYSTAL SPRINGS COLONY FARMS in said Section 26, N.89°37'26"W., 1267.38 feet to the Southwest corner of said Tract 24; thence along the West boundary of said Tract 24, and the Northerly extension thereof, N.00°00'11"E., 660.28 feet to the South boundary of the Northwest 1/4 of the Northwest 1/4 of aforesaid Section 26; thence along the West boundary of Tract 9 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Southerly extension thereof, N.01°09'00"W., 20.03 feet to the Southwest corner of said Tract 9; thence along the South boundary of said Tract 9, and the Westerly extension thereof, N.89°47'04"W., 30.01 feet to the West boundary of said Northwest 1/4 of the Northwest 1/4 of said Section 26; thence along the South boundary of Tract 16 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Easterly extension thereof, and the South boundary of Tract 15 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Westerly extension thereof, and the South boundary of Tract 14 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, and the Easterly extension thereof, and the South boundary of Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, S.88°56'40"W., 2544.05 feet to the aforesaid Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence along said Southeasterly right-of-way line, N.42°39'22"E., 3713.65 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

PARCEL "A" PART "II"

DESCRIPTION: Part of Tract 20, CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way; AND part of former railroad right-of-way for The Seaboard Coast Line Railroad, all lying in Section 27, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the West boundary of said Southwest 1/4 of Section 23, S.00°05'47"E., 1211.49 feet to a point on the Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence along said Southeasterly right-of-way line, S.42°39'22"W., 3713.65 feet to the **POINT OF BEGINNING**; thence along the South boundary of Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 27, N.88°56'40"E., 179.85 feet to the Easterly boundary of aforesaid former railroad right-of-way for The Seaboard Coast Line Railroad; thence along said Easterly boundary of former railroad right-of-way, S.42°39'22"W., 447.31 feet to the West boundary of the Northeast 1/4 of aforesaid Section 27; thence along said West boundary of the Northeast 1/4 of Section 27, N.00°23'32"W., 190.44 feet to aforesaid Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence along said Southeasterly right-of-way line, N.42°39'22"E., 183.85 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING:

PARCEL "B"

DESCRIPTION: Part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, AND part of CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, both of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way (to be vacated), all lying in Sections 23 and 26, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the North boundary of said Southwest 1/4 of Section 23, N.89°22'28"E., 1340.65 feet to the Northwest corner of the Northeast 1/4 of said Southwest 1/4 of Section 23; thence along the West boundary of said Northeast 1/4 of the Southwest 1/4 of Section 23, S.00°10'29"E., 1328.13 feet to the Southwest corner thereof; thence along the South boundary of said

Northeast 1/4 of the Southwest 1/4 of Section 23, the following two (2) courses: 1) N.89°19'03"E., 35.51 feet to the POINT OF BEGINNING; 2) continue N.89°19'03"E., 1306.97 feet to the Northeast corner of the Southeast 1/4 of said Southwest 1/4 of Section 23; thence along the East boundary of said Southeast 1/4 of the Southwest 1/4 of Section 23, S.00°15'12"E., 1326.78 feet to the Southeast corner thereof; thence along the South boundary of said Southeast 1/4 of the Southwest 1/4 of Section 23, S.89°15'39"W., 20.00 feet; thence along the East boundary of Tract 5 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Northerly extension thereof, S.00°00'40"E., 30.00 feet to the Northeast corner of said Tract 5; thence along the North boundary of said Tract 5, and the Easterly extension thereof, N.89°15'41"E., 20.00 feet to the West boundary of the Northwest 1/4 of aforesaid Section 26; thence along the North boundary of Tract 4 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Westerly extension thereof, N.89°14'06"E., 498.60 to the East boundary of the West 3/4 of said Tract 4 and Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26; thence along said East boundary of the West 3/4 of Tracts 4 and 13, S.00°02'18"E., 856.34 feet to the South boundary of the North 233.60 feet of said Tract 13; thence along said South boundary of the North 233.60 feet of Tract 13, and the Westerly extension thereof, S.89°27'49"W., 498.98 feet to aforesaid West boundary of the Northwest 1/4 of Section 26; thence along the South boundary of the North 233.60 feet of Tracts 11 and 12 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Easterly extension thereof, S.89°44'12"W., 1306.07 feet to the East right-of-way line of Crystal Springs Drive; thence along said East right-of-way line, the following three (3) courses: 1) N.00°25'29"W., 873.46 feet to aforesaid South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 23; 2) N.00°39'48"W., 408.97 feet; 3) N.00°16'14"E., 919.20 feet to the POINT OF BEGINNING.

II. RUCKS EAST PARCEL:

The Douglas Parcels

Parcel No. 1:

Tract 13, lying East of Railroad right-of-way and East of right-of-way of State Road No. 39; Tract 14, less Railroad right-of-way; Tracts 18, 19 and 31; and that portion of Tracts 30, 97, 112 and 113, lying East of the right-of-way of State Road No. 39; all being in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 2:

That portion of Tract 63, lying East of the right-of-way of State Road No. 39, in section 23, Township 26 South, Range 21 East, as

per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 2 (a):

Tracts 65 and 80, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY LANDS, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 3:

Tracts 17, 32, 49, 50 and 64, and that portion of Tracts 66, 79 lying East of the right-of-way of State Road No. 39; all being in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 4:

Tracts 33, 34, 47 and 48, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 5:

That portion of Tract 20, lying East of the right-of-way of State Road No. 39, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

ALSO,

That portion of the SW 1/4 of the NE ¼, lying East of the right-of-way of State Road No. 39, in Section 23, Township 26 South, Range 21 East.

Parcel No. 6:

Tracts 41, 56, 57, 72, 73, 74, 87, 103; and that portion of Tracts 39, 40, 42, 55, 58 and 71, lying West of the Railroad right-of-way; all in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 6(a):

That portion of Tracts 117 and 124, lying West of Railroad right-of-way, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 7:

That portion of the SW1/4 of NW1/4 of NW1/4, and the S1/2 of NE1/4 of SW1/4, lying West of the Railroad right-of-way, in Section 24, Township 26 South, Range 21 East.

ALSO,

Tracts 88, 89, 90, 104, 105, 106, 119 and 122; and that portion of Tracts 120 and 121, lying East of the right-of-way of State

Road No. 39, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 7(a):

Tracts 107, 118 and 123; and that portion of Tracts 101, 102 and 108, lying West of Railroad right-of-way, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Parcel No. 8:

Tracts 4B and 5, the North $\frac{1}{2}$ of Tract 12, and All of Tract 13B, in Section 25, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

Parcel No. 9:

That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 26 South, Range 21 East, lying West of the Seaboard Coastline Railroad right-of-way, in Pasco County, Florida.

And

The Krusen Parcel

The South $\frac{1}{2}$ of Tract 12, in Section 25, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

And

The Porter Parcel

That part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 26 South, Range 21 East, lying West of the Seaboard Coast Line Railroad, Pasco County, Florida.

ALL THE FOREGOING PARCELS BEING LESS AND EXCEPT the land described in the instruments recorded at Official Records Book 1864, Page 1016, at Official Records Book 3274, Page 1181, and at Official Records Book 3540, Page 1468, all in the Public Records of Pasco County, Florida.

LESS AND EXCEPT THE FOLLOWING:

RUCKS EAST RESIDENTIAL PARCEL

DESCRIPTION: Part of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 26 South, Range 21 East, Pasco County, Florida, lying West of the CSX Transportation, Inc. railroad right-of-way; AND that part of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 26 South, Range 21 East, lying East of State Road No. 39; AND part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, TOGETHER WITH portions of platted rights-of-way (to be vacated), all lying in Sections 23 and 24, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 24, run thence along the West boundary of said Northwest 1/4 of the Northwest 1/4 of Section 24, S.01°47'15"W., 81.76 feet to a point on a curve on the Westerly right-of-way line of said CSX Transportation Inc. railroad right-of-way for a **POINT OF BEGINNING**; thence along said Westerly right-of-way line the following two (2) courses: 1) Southeasterly, 388.84 feet along the arc of a curve to the left having a radius of 4643.87 feet and a central angle of 04°47'51" (chord bearing S.23°52'00"E., 388.72 feet); 2) S.25°21'34"E., 2252.90 feet to the Northerly right-of-way line of Chancey Road; thence along said Northerly right-of-way line, S.76°02'04"W., 980.66 feet; thence N.13°59'13"W., 304.02 feet; thence N.87°14'09"W., 135.92 feet; thence N.60°50'02"W., 15.29 feet; thence N.00°59'46"W., 46.71 feet; thence N.40°20'05"E., 58.36 feet; thence N.26°21'57"W., 84.10 feet; thence N.06°53'03"W., 56.97 feet; thence N.07°47'10"E., 25.05 feet; thence N.39°30'00"W., 339.49 feet; thence S.50°30'00"W., 316.09 feet; thence S.73°55'48"W., 849.08 feet to the Easterly right-of-way line of State Road No. 39; thence along said Easterly right-of-way line, N.27°12'50"W., 1930.45 feet; thence N.42°39'22"E., 374.87 feet to the North boundary of Tract 14 of said plat of ZEPHYRHILLS COLONY COMPANY in said Section 23; thence along said North boundary of Tract 14, N.89°47'09"E., 568.64 feet to the Northeast corner thereof; thence along the East boundary of said Tract 14, S.00°44'51"W., 328.75 feet to the Southeast corner thereof; thence along the Easterly extension of the South boundary of said Tract 14, N.89°43'51"E., 15.00 feet to the centerline of platted right-of-way, also being the West boundary of the Northeast 1/4 of the Northeast 1/4 of aforesaid Section 23; thence along the North boundary of Tract 18 of said plat of ZEPHYRHILLS COLONY COMPANY in said Section 23, and the Westerly extension thereof, and the North boundary of Tract 17 of said plat of ZEPHYRHILLS COLONY COMPANY in said Section 23, and the Easterly extension thereof, N.89°44'13"E., 1363.25 feet to the Northeast corner of the Southeast 1/4 of said Northeast 1/4 of the Northeast 1/4 of Section 23; thence along aforesaid West boundary of the Northwest 1/4 of the Northwest 1/4 of Section 24, N.01°47'15"E., 573.24 feet to the **POINT OF BEGINNING**

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Right-of-way reservation in favor of the State of Florida contained in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida dated September 10, 1945, and recorded at Deed Book 113, Page 490, Public Records of Pasco County, Florida (limited to a 50-foot wide strip of the subject land running immediately adjacent to U.S. Highway 301, also known as Ft. King Road, as reflected on the boundary survey of "Rucks - West Residential Parcel" prepared by Heidt & Associates, Inc., as updated on December 3, 2005 (Project No. LNH-RP-010)).
2. Mineral rights reservation in favor of the State of Florida contained in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida dated September 10, 1945, and recorded at Deed Book 113, Page 490, Public Records of Pasco County, Florida (without right of entry and limited to Rucks West Residential Parcels A and B as those parcels are depicted in the boundary survey of "Rucks - West Residential Parcel" prepared by Heidt & Associates, Inc., as updated on December 3, 2005 (Project No. LNH-RP-010)).
3. Ordinance No. 885-04 recorded on December 22, 2004, at Official Records Book 6162, Page 56, Public Records of Pasco County, Florida (limited to the "Rucks East Residential Parcel" as reflected on the boundary survey of same prepared by Heidt & Associates, Inc., as updated on December 3, 2005 (Project No. LNH-RP-010)).
4. Rights of Ronnie Oakley, as tenant, under a month-to-month oral grazing lease.

R Legend Douglas 20 Bop 1688 Zephyrhills, Fla.

WARRANTY DEED STATUTORY F. S. 619.02

584,694.00

This Indenture,

REC 8.00
ST 1754.10
SUR 643.50
INT 2405.60
TOT 18894.60
RAMCO FORM 47

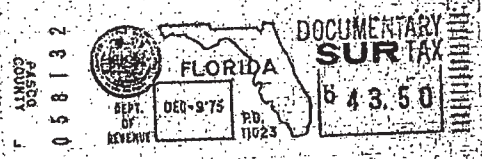
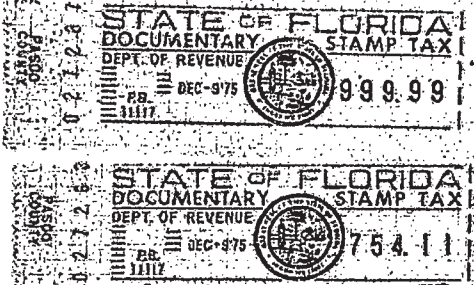
[Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.]

Made this 9th day of December A. D. 1975.
BETWEEN H. C. Douglas, Jr. and Christine Douglas, a/k/a Christine K. Douglas, a/k/a Christine Krusen Douglas, his wife, of the County of Pasco in the State of Florida parties of the first part, and Neil E. Rucks and Rita M. Rucks, his wife, of the County of Pasco in the State of Florida, whose post office address is Route 4, Box 250-Z, Zephyrhills, Florida 33599 parties of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Ten (\$10,00) and other valuable considerations - - - - - Dollars, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, and being in the County of Pasco State of Florida, to wit:

Parcels numbered 1, 2, 2(a), 3, 4, 5, 6, 6(a), 7, 7(a), 8 and 9, as described on Exhibit "A" attached hereto and made a part hereof.

Subject to reservation of record.



And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

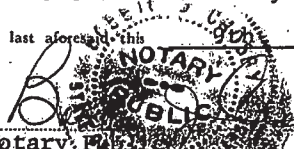
Signed, sealed and delivered in the presence of:

[Signatures]
H. C. Douglas, Jr. U.S.
Christine Douglas U.S.
Christine Douglas U.S.

473770

NOTARY PUBLIC
COUNTY OF PASCO
STATE OF FLORIDA

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared H. C. Douglas, Jr. and Christine Douglas, a/k/a Christine K. Douglas, a/k/a Christine Krusen Douglas, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.
WITNESS my hand and official seal in the County and State last aforesaid, this _____ day of December A. D. 1975.



This instrument was prepared by: CHSELSEA TITLE & GUARANTY COMPANY
by: C. J. Bentley, Vice President My commission expires 8-18-78
Address: 211 S. 7th St., Dade City, Fla. 33525
which instrument was prepared incidental to the writing of a Title Insurance Policy
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG. 18, 1978
BONDED THRU GENERAL INSURANCE UNDERWRITERS

REC 819 PAGE 1631

EXHIBIT "A"

PARCEL NO. 1: and East of right-of-way of State Road No. 39 Tract 13, lying East of Railroad right-of-way; Tract 14, less Railroad right-of-way; Tracts 18, 19 and 31; and that portion of Tracts 30, 97, 112 and 113, lying East of the right-of-way of State Road No. 39; all being in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

PARCEL NO. 2: That portion of Tract 63, lying East of the right-of-way of State Road No. 39, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

PARCEL NO.2(a): Tracts 65 and 80, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY LANDS, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

PARCEL NO. 3: Tracts 17, 32, 49, 50 and 64; and that portion of Tracts 66,79 lying East of the right-of-way of State Road No. 39; all being in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

PARCEL NO. 4: Tracts 33, 34, 47 and 48, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

PARCEL NO. 5: That portion of Tract 20, lying East of the right-of-way of State Road No. 39, in Section 23, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY LANDS, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

ALSO, That portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, lying East of the right-of-way of State Road No. 39, in Section 23, Township 26 South, Range 21 East.

PARCEL NO. 6: Tracts 41, 56, 57, 72, 73, 74, 87, 103; and that portion of Tracts 39, 40, 42, 55, 58 and 71, lying West of the Railroad right-of-way; all in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

PARCEL NO. 6(a): That portion of Tracts 117 and 124, lying West of Railroad right-of-way, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

PARCEL NO. 7: That portion of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, and the S $\frac{1}{2}$ of NE $\frac{1}{2}$ of SW $\frac{1}{4}$, lying West of the Railroad right-of-way, in Section 24, Township 26 South, Range 21 East.

ALSO, Tracts 88, 89, 90, 104, 105, 106, 119 and 122; and that portion of Tracts 120 and 121, lying East of the right-of-way of State Road No. 39, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

(Continued)

PARCEL NO. 7(a):

Tracts 107, 118 and 123; and that portion of Tracts 101, 102 and 108, lying West of Railroad right-of-way, in Section 24, Township 26 South, Range 21 East, as per plat of ZEPHYRHILLS COLONY COMPANY Lands, recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

PARCEL NO 8:

Tracts 4B and 5, the North 1/2 of Tract 12, and All of Tract 13B, in Section 25, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, as per plat thereof recorded in Plat Book 2, page 24, Public Records of Pasco County, Florida.

PARCEL NO. 9:

That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 26 South, Range 21 East, lying West of the Seaboard Coastline Railroad right-of-way, in Pasco County, Florida.

REC 819 PAGE 1633

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY, FLORIDA

PASCO COUNTY, a political :
subdivision of the State :
of Florida :
: Petitioner, :
: vs. :
: ZEPHYR EGG COMPANY, INC., a Florida :
corporation; SUN BANK OF PASCO COUNTY; :
MICHAEL C. RAU; HILLSBOROUGH SUN BANK; :
PRESTO FOOD STORES, INC., a Florida :
corporation; P.H. MURPHY, JR.; JEAN :
McCLAIN MURPHY; T.D. McRAE; SHADY OAKS :
MOBILE MODULAR ESTATES, INC., a Florida :
corporation; WILDER CORPORATION OF :
DELAWARE, INC., a Delaware Corporation :
authorized to to business in the State :
of Florida; PIONEER SAVINGS BANK; :
FLORIDA NATIONAL BANK; ERIC J. HUYGENS; :
PELL P. POWERS; MARIE L. POWERS; :
LAWRENCE W. WARREN; NEIL E. RUCKS; :
RITA M. RUCKS; THE FEDERAL LAND BANK :
OF COLUMBIA S.C.; CITY OF ZEPHYRHILLS; :
CITIBANK MORTGAGE CORPORATION, a Florida :
corporation; ROBERT D. SUMNER; RUTH R. :
BARBER; A.H. SCHRADER; BILLY E. BROWN; :
FIRST NATIONAL BANK OF THE SOUTH; MIKE :
OLSON, as Tax Collector of Pasco County, :
: Defendants. :

Case No. 89-4166CA
Division "B"

FILED FOR RECORD
Pasco County Florida
DEC 5 4 18 PM '89
JED PHILIP, CLERK OF CIRCUIT
AND COUNTY COURTS

ORDER OF TAKING

THIS CAUSE coming on to be heard by the Court, it appearing that proper notice was first given to all the Defendants, and to all persons having or claiming any equity, lien, title, or other interest in or to the real property described in the Petition, that the Petitioner would apply to this Court on the 5th day of December, 1989, for an Order of Taking, and the Court being fully advised in the premises, upon consideration, it is therefore,

ORDERED AND ADJUDGED;

1. That the Court has jurisdiction of the subject matter of and the parties to this cause.
2. That the pleadings in this cause are sufficient, and the Petitioner is properly exercising its delegated authority.
3. That the Second Amended Estimate of Value filed in this cause by the Petitioner was made in good faith, and based upon a valid appraisal.
4. That fee simple title in Parcel Nos. 101.1, 102.1, 103.1, 104.1, 105.1, 106.1, 107.1, 108.1, 108.2, 109.1, 110.1, 111.1, 111.3, 111.4, 112.1,

112.2, 112.3, 113.1, 114.1, 115.1, 116.1, and 119.2; and permanent drainage easement in Parcel Nos. 802.1, 803.1, 811.2, 811.3, 812.1, and 822.1 more particularly described in Exhibit A, pages 1 through 32 attached hereto and incorporated herein by reference, shall vest in the Petitioner upon payment of the hereinafter specified amounts in the Registry of the Court.

5. That the deposits of money will secure the persons lawfully entitled to the compensation which will be ultimately determined by final judgment of this Court.

6. That the sums of money to be deposited in the Registry of the Court within twenty (20) days of the entry of this Order shall be as follows:

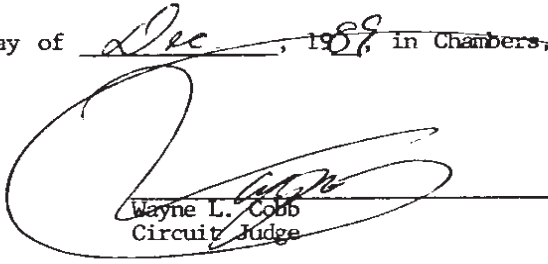
Parcel 101.1	\$ 3,058.00
Parcel 102.1	4,898.00
Parcel 802.1	736.00
Parcel 103.1	7,625.00
Parcel 803.1	570.00
Parcel 104.1	17,027.00
Parcel 105.1	1,209.00
Parcel 106.1	1.00
Parcel 107.1	62,095.00
Parcel 108.1	2,289.00
Parcel 108.2	663.00
Parcel 109.1	2,353.00
Parcel 110.1	163.00
Parcel 111.1	24,533.00
Parcel 111.3	5,034.00
Parcel 111.4	28,929.00
Parcel 112.1	20,944.00
Parcel 112.2	244.00
Parcel 112.3	244.00
Parcel 113.1	6,687.00
Parcel 811.2	43.00
Parcel 811.3	1,054.00
Parcel 812.1	592.00
Parcel 114.1	24,110.00
Parcel 115.1	12,882.00

Parcel 116.1	5,203.00
Parcel 119.2	5,634.00
Parcel 322.1	436.00
Total Estimate of Value	\$239,256.00
Total Sum to Be Deposited	<u>\$239,256.00</u>

7. That upon deposit of the sums set forth above and without further notice *except for Clark's affidavit & deposit* or Order of this Court, the Petitioner shall be entitled to possession of the property described in this Petition.

8. That the Defendants shall vacate the premises and remove all personal property and structures from the property taken by this eminent domain proceeding within ten (10) days of the issuance of the Certificate of Deposit.

DONE AND ORDERED this 5 day of Dec, 1989, in Chambers,
Dade City, Pasco County, Florida.



Wayne L. Cobb
Circuit Judge

Copies to:

All parties as described
on attached list

Joe A. McClain, Esquire
McClain, Dwyer & Sestak P.A.
Post Office Box 4
Dade City, Florida 33526-0004

Robert D. Sumner, Esquire
Attorney for Defendants
Post Office Drawer 1047
Dade City, Florida 33526-1047

Brian A. Bolves, Esquire
Rydberg, Goldstein & Bolves, P.A.
220 East Madison Street, Suite 724
Tampa, Florida 33602

M.F. Wilder, Registered Agent
Wilder Corp. of Delaware, Inc.
1800 McCauley Road
Clearwater, Florida 34619

Edmund T. Baxa, Jr., Esquire
Swann & Haddock, P.A.
390 N. Orange Ave., Suite 1100
Post Office Box 640
Orlando, Florida 32802-0640

Bill Kendrick, Senior Vice President
First National Bank of the South
303 South 8th Street
Dade City, Florida 33525

Bill Sellers, Senior Loan Officer
The Florida Land Bank of Columbia S.C.
408 South 21st Street
Dade City, Florida 33525

William S. Daskam, IV, Esquire
Baynard, Harrell, Mascara & Ostow, P.A.
Post Office Box 180
St. Petersburg, Florida 33731

Conrad Swanson, Esquire
Trinkle, Redman, Moody & Swanson, P.A.
Post Office Box 11
Plant City, Florida 33564-9040

H. Clyde Hobby, Esquire
6917 State Road 54
New Port Richey, Florida 34653

Mark E. Timmes, Esquire
Richards, Gilkey, Fite, et al.
1253 Park Street
Clearwater, Florida 34616

Pell P. Powers
3653 Old Crystal Springs Road
Zephyrhills, Florida 32540

Marie L. Powers
3653 Old Crystal Springs Road
Zephyrhills, Florida 32540

O. Keith Avery
Presto Food Stores, Inc.
607 South Alexander Street
Plant City, Florida 33566

Randall Poston, Vice President
Sun Bank of Pasco County
5435 Gall Boulevard
Zephyrhills, Florida 34283

Ruth R. Barber
2117 Otis Allen Road
Zephyrhills, Florida 34248

Lawrence W. Warren
1110 William Hume Drive
Zephyrhills, Florida 34248

Jon E. Tileston, Esquire
Moran & Tileston
1900 West Sligh Avenue
Tampa, Florida 33604

LEGAL DESCRIPTION - PARCEL 114.1

That part of:

Tracts 65, 66, 79, 80, 81 and 82 of ZEPHRYHILLS COLONY COMPANY plat, Section 23, Township 26 South, Range 21 East, as recorded in Plat Book 1, Page 55 of the Public Records of Pasco County, Florida.

Lying within the following described boundaries to-wit:

Commence at the Northeast corner of the Southeast 1/4 of said Section 23; thence $S89^{\circ}14'43''W$ along the North line of the Southeast 1/4 of said Section 23, for 15.00 feet; thence $S00^{\circ}09'20''W$, for 136.28 feet to the POINT OF BEGINNING said point lying on the East line of said Tract 65; thence continuing $S00^{\circ}09'20''W$ along the East line of Tract 65, for 165.08 feet; thence $S75^{\circ}54'21''W$, for 796.09 feet; thence $S24^{\circ}17'44''W$, for 42.76 feet; thence $S.24^{\circ}09'37''E.$ for 363.50 feet to a point on the Northeasterly right-of-way line of State Road No. 39; thence along said Northeasterly right-of-way line $N.27^{\circ}18'52''W.$, for 900.00 feet; thence leaving said right-of-way line $S.31^{\circ}01'12''E.$ for 309.46 feet; thence $S.65^{\circ}42'16''E.$ for 46.17 feet; thence $N.75^{\circ}54'21''E.$, for 879.29 feet. to the POINT OF BEGINNING.

Containing 3.476 acres, more or less.

ZEPHRY1:008
10-968.17

EXHIBIT A

Page 24 of 32

O. R. 1864 PG 1044

LEGAL DESCRIPTION - PARCEL 115.1

That part of:

Tracts 71 and 72 of ZEPHRYHILLS COLONY COMPANY plat, Section 24, Township 26 South, Range 21 East, as recorded in Plat Book 1, Page 55 of the Public Records of Pasco County, Florida.

Lying within the following described boundaries to-wit:

Commence at the Northwest corner of the Southwest 1/4 of said Section 24; thence S00°09'20"W along the West line of said Southwest 1/4, for 153.35 feet; thence N75°54'21"E, for 15.48 feet to the POINT OF BEGINNING said point lying on the West line of said Tract 72; thence continuing N75°54'21"E, for 549.43 feet to a point on the North line of said Tract 72; thence S89°55'06"E along the North line of Tracts 71 and 72, for 489.99 feet; thence S75°54'21"W, for 457.39 feet; thence S14°05'39"E, for 10.00 feet; thence S75°54'21"W, for 50.00 feet; thence N14°05'39"W, for 10.00 feet; thence S75°54'21"W, for 547.59 feet to a point on the West line of said Tract 72; thence N00°09'20"E, along said West line, for 123.81 feet to the POINT OF BEGINNING.

Containing 2.221 acres, more or less.

ZEPHRY1:007

EXHIBIT A

Page 25 of 32

O.R. 1864 PG 1045

LEGAL DESCRIPTION - PARCEL 116.1

That part of:

Tracts 57 and 58 of ZEPHYRHILLS COLONY COMPANY plat, Section 24, Township 26 South, Range 21 East, as recorded in Plat Book 1, Page 55 of the Public Records of Pasco County, Florida.

Lying within the following described boundaries to-wit:

Commence at the Southwest corner of the Northwest 1/4 of said Section 24; thence S 89° 55' 06" E along the South line of said Northwest 1/4; for 606.90 feet; thence N 75° 54' 21" E, for 61.25 feet to the POINT OF BEGINNING, said point lying on the South line of said Tract 57; thence continuing N 75° 54' 21" E, for 550.98 feet to a point on the West right-of-way line of the S.C.L. Railroad; thence S 25° 29' 19" E along said right-of-way, for 122.41 feet; thence S 75° 54' 21" W, for 100.09 feet to a point on the South line of said Tract 58; thence N 89° 55' 06" W along the South line of Tracts 58 and 57, for 490.00 feet to the POINT OF BEGINNING.

Containing 0.897 acres, more or less.

ew:LD26:G1/5
09/18/85

EXHIBIT A

Page 26 of 32

O.R. 1864 PG 1046

ZEPHYRHILLS BY-PASS
05-030.12

3/



Rept: 990375 Rec: 27.00
DS: 0.00 IT: 0.00
04/20/06 Dpty Clerk

RESOLUTION NO. 566-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA VACATION OF RIGHT-OF-WAY FOR RUCK'S PROPERTY.

JED PITMAN, PASCO COUNTY CLERK
04/20/06 10:11 AM 1 of 3
OR BK 6945 PG 1650

WHEREAS, pursuant to Section 7.03.02.03 of the City of Zephyrhills Land Development Code, Vacation of Right-of-Ways,

WHEREAS, the City Council finds that the requested vacation is consistent with the Traffic Circulation Element of the City of Zephyrhills Comprehensive Plan;

WHEREAS, the City Council finds that the right-of-way does not provide the sole access to any property;

WHEREAS, the City Council finds that vacation would not jeopardize the current or future location of any utility;

WHEREAS, the City Council finds that the vacation is not detrimental to the public interest, and provides a positive benefit to the City of Zephyrhills.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA:

Section 1. That the City Council of the City of Zephyrhills hereby vacates the following Right-of-Way:

A. All that certain platted north-south right-of-way, lying East of and abutting Tracts 19 and 30, Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida and lying East of and abutting the Southwest ¼ of the Northeast ¼ of Section 23, Township 26 South, Range 21 East, and lying West of and abutting Tracts 18, 31, 34, 47 and 50, Section 23, Township 26 South, Range 21 East, of said ZEPHYRHILLS COLONY COMPANY, with the North limits being a line connecting the Northeast corner of said Tract 19 and the Northwest corner of said tract 18 and the Southerly limits being the Easterly right-of-way line of Paul S. Buchman Highway (State Road No. 39);

B. All of that certain platted north-south right of way, lying East of and abutting Tracts 17, 32, 33, 48, 49, 64 and 65, Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida and lying West of and abutting Tracts 40, 41, 56, 57 and 72, Section 24, Township 26 South, Range 21 East of said ZEPHYRHILLS COLONY COMPANY and lying West of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 24, Township 26 South, Range 21 East, with the North limits being line connecting the Northeast corner of said Tract 17 and the Northwest corner of said Southwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 24, and the South limits being the North right-of-way line of Chancey Road;

C. All of that certain platted east-west right of way, lying South of and abutting Tract 30, Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida and lying North of and abutting the Southwest ¼ of the Northeast ¼ of said Section 23, with the Westerly limits being the Easterly right-of-way line of Paul S. Buchman Highway (State Road No. 39), and the Easterly limits being the West boundary of Tract 31, Section 23, Township 26 South, Range 21 East, of said plat ZEPHYRHILLS COLONY COMPANY;

D. All of that certain platted east-west right of way, lying North of and abutting Tract 40, Section 24, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida and lying South of and abutting the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of said Section 24, of said ZEPHYRHILLS COLONY COMPANY, Section 23,

Record and Return to:
City Clerk's Office
5335 8th Street
Zephyrhills, FL 33542

R

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Township 26 South, Range 21 East, of said plat ZEPHYRHILLS COLONY COMPANY, with the Westerly limits being the East boundary of Tract 33, and the Easterly limits being the Westerly right-of-way line of C.S.X. Transportation Inc. railroad right-of-way;

E. All of that certain platted east-west right of way, lying South of and abutting Tracts 63 and 64, Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida and lying South of Tract 57, Section 24, Township 26 South, Range 21 East, of said ZEPHYRHILLS COLONY COMPANY and lying North of Tracts 65 and 66, Section 23, Township 26 South, Range 21 East, of said ZEPHYRHILLS COLONY COMPANY and lying North of Tract 72, Section 24, Township 26 South, Range 21 East, of said ZEPHYRHILLS COLONY COMPANY with the Westerly limits being the Easterly right-of-way line of Paul S. Buchman Highway (State Road No. 39), the Southeasterly limits being the North right-of-way line of Chancey Road;

F. All that certain platted north-south right-of-way, lying East of and abutting Tracts 71, 74, 87, 90, 103, 106, 112, 119 and 122, Section 24, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida and lying West of and abutting Tracts 102, 107, 118 and 123, Section 24, Township 26 South, Range 21 East, of said ZEPHYRHILLS COLONY COMPANY and lying West of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 26 South, Range 21 East, with the Northerly limits being the Westerly right-of-way line of C.S.X. Transportation Inc. railroad right-of-way and the South limits being the North right-of-way line of Pattie Road;

G. All that certain platted north-south right-of-way, lying East of and abutting Tract 80, Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida and lying West of and abutting Tracts 72 and 73, Section 24, Township 26 South, Range 21 East, of said ZEPHYRHILLS COLONY COMPANY, with the Northerly limits being the Southerly right-of-way line of Chancey Road and the South limits being a line connecting the Southwest corner of said Tract 73 with the Southeast corner of said Tract 80;

H. All that certain platted north-south right-of-way, lying East of and abutting Tract 97 and 112, Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida and lying West of and abutting Tracts 104, 105 and 120, Section 24, Township 26 South, Range 21 East, of said ZEPHYRHILLS COLONY COMPANY, with the Southerly limits being the Easterly right-of-way line of Paul S. Buchman Highway (State Road No. 39), with the Northerly limits being the South boundary line of property deeded to Stuart and Cametta A. Wilkinson as recorded in O.R. Book 3540, Page 1461, Public Records of Pasco County, Florida and an easterly extension thereof;

I. All that certain platted north-south right-of-way, lying East of and abutting Tracts 5 and 12, Section 25, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, lying West of and abutting Tracts 4B and 13B, Section 25, Township 26 South, Range 21 East, of said CRYSTAL SPRINGS COLONY FARMS with the Northerly limits being the Westerly right-of-way line of C.S.X. Transportation Inc. railroad right-of-way and the South limits being a line connecting the Southeast corner of said Tract 12 and the Southwest corner of said Tract 13B;

J. All of that certain platted east-west right of way, lying North of and abutting Tract 5, Section 25, Township 26 South, Range 21 East, CRYSTAL SPRINGS COLONY FARMS, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida lying South of and abutting Tract 124, Section 24, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, page 55, of the Public Records of Pasco County, Florida, with the West limits being the Northerly extension of the West boundary of said Tract 5 and the East limits being the Westerly right-of-way line of C.S.X. Transportation Inc. railroad right-of-way;

K. All of that certain platted east-west right of way, lying North of and abutting Tract 102, Section 24, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida and lying South of and abutting the Northeast ¼ of the Southwest ¼ of Section 24, Township 26 South, Range 21 East, with the West limits being the Easterly boundary of Tract 103, Section 24, Township 26 South, Range 21 East, of said ZEPHYRHILLS COLONY COMPANY and the Easterly limits being the Westerly right-of-way line of C.S.X. Transportation, Inc. railroad right-of-way; and

L. All of that certain platted east-west right of way, lying South of and abutting Tract 58, Section 24, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida and lying North of Tract 71, Section 24, Township 26 South, Range 21 East, of said, ZEPHYRHILLS COLONY COMPANY, with the Westerly limits being the South right-of-way line of Chancey Road and the Easterly limits being the Westerly right-of-way line of C.S.X. Transportation Inc. railroad right-of-way.

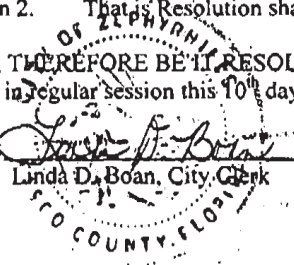
Section 2. That Resolution shall take effect immediately upon its adoption.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Zephyrhills, Florida sitting in regular session this 10th day of April, 2006.

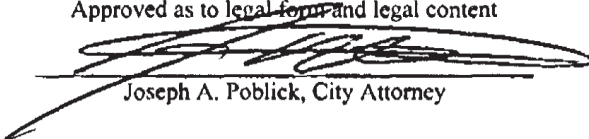
Attest: 
Linda D. Boan, City Clerk


Cathi L. Compton, Council President


W. Cliff McBuffie, Mayor



Approved as to legal form and legal content


Joseph A. Poblick, City Attorney

15

BY COMMISSIONER _____

RESOLUTION NO. 06-307

**RESOLUTION VACATING, ABANDONING,
AND DISCONTINUING A PORTION OF EASEMENT**



2006171883

WHEREAS, the Board of County Commissioners of Pasco County, Florida, at the request of M/I Homes of Tampa LLC, f/k/a Rucks, Neil & Rita parcel has heretofore caused a Notice of Hearing to be published in the *St. Petersburg Times, Pasco Edition*, giving notice that said Board, at its meeting on August 8, 2006, at 1:30 p.m., would consider and determine whether or not the County will vacate the following portion of easement:

SEE EXHIBIT "A" ATTACHED HERETO AND
BY REFERENCE MADE A PART HEREOF

WHEREAS, said meeting has been held in accordance with the Notice of Hearing and no objections have been made or filed to the vacating of said portion of easement; and

WHEREAS, the Board of County Commissioners finds that no evidence has been presented to indicate that anyone will be prejudiced by said vacation; and

WHEREAS, the Board of County Commissioners finds that the subject vacation is in the best interest of the public.

THE WHEREAS CLAUSES set forth above are incorporated herein by reference and made a part of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, that the above-described portion of easement be and the same is hereby vacated, abandoned, and discontinued on behalf of said Board and on behalf of the public generally, and that from and after the adoption of this resolution, said portion of easement be and the same is hereby permanently closed and vacated.

BE IT FURTHER RESOLVED that the Clerk of the Circuit Court be and he is hereby now instructed to mark the plat in accordance with the provisions of this resolution.

BE IT FURTHER RESOLVED that a certified copy of the foregoing resolution be forwarded to the Property Appraiser's Office as notification of the Board's action relative to the request for vacation.

DONE AND RESOLVED this 8th day of August, 2006.



BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

Jed Pittman BY: Steve Simon
JED PITTMAN, CLERK STEVE SIMON, CHAIRMAN

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the Pasco County Attorney

APPROVED
AUG 08 2006

chg 115-002

ATTORNEY

R Bd. Rec.
PAEH

2006-003719

08/08/06

Respl: 1026585 Rec: 129.00
DS: 0.00 IT: 0.00
08/22/06 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
08/22/06 02:02pm
OR BK 7147 Pg 1 of 15

PROPOSED VACATION OF THE PLATTED RIGHTS OF WAY

BC

DESCRIPTION:

All of that certain platted north-south right-of-way, lying East of and abutting Tracts 96, 97, 112, 113 and 128, Section 22, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, and lying West of and abutting Tracts 89, 104, 105, 120 and 121, Section 23, Township 26 South, Range 21 East of said plat ZEPHYRHILLS COLONY COMPANY, with the North limits being the Southeasterly right-of-way line of U.S. Highway No. 301 and the South limits being the South boundary of said Sections 22 and 23.

TOGETHER WITH

All of that certain platted east-west right of way, lying South of and abutting Tracts 127 and 128, Section 22, Township 26 South, Range 21 East and Tracts 121 and 122, Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55 and Plat Book 2, Page 1, of the Public Records of Pasco County, Florida, with the West limits being the Southeasterly right-of-way line of U.S. Highway No. 301 and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road and the South limits being the South boundary of said Sections 22 and 23.

TOGETHER WITH

All of that certain platted east-west right of way, lying South of and abutting Tracts 123 and 124, Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, with the West limits being the Easterly occupied (Maintained) right-of-way line of Crystal Springs Road and the East limits being the Southerly extension of the East boundary line of said Tract 124, with the South limits being the South boundary line of said Section 23.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Tracts 5 and 6, Section 26, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, with the West limits being the Easterly occupied (Maintained) right-of-way line of Crystal Springs Road and the East limits being the Northerly extension of the East boundary line of said Tract 5, with the North limits being the North boundary of said Section 26.

TOGETHER WITH

All of that certain platted north-south right-of-way, lying East of and abutting Tract 5 and the North 233.60 feet of Tract 12, Section 26, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, and lying West of and abutting Tract 4 and the North 233.60 feet of Tract 13, Section 26, Township 26 South, Range 21 East, of said plat CRYSTAL SPRINGS COLONY COMPANY, with the North limits being the North boundary of said Section 26, with the South limits being a line connecting the Southeast corner of the North 233.60 feet of said Tract 12 and the Southwest corner of the North 233.60 feet of Tract 13.

TOGETHER WITH

All of that certain platted north-south right-of-way, lying East of and abutting Tracts 1 and 16, Section 27, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, and lying West of and abutting Tracts 8 and 9 Section 26, Township 26 South, Range 21 East, of said plat CRYSTAL SPRINGS COLONY COMPANY, with the North limits being the North boundary of said Sections 26 and 27, with the South limits being a line connecting the Southeast corner of said Tract 16 and the Southwest corner of said Tract 9.

TOGETHER WITH

All of that certain platted north-south right-of-way, lying East of and abutting Tracts 3 and 14, Section 27, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, and lying West of and abutting Tracts 2 and 15, Section 27, Township 26 South, Range 21 East, also lying West of and abutting Tract 127, Section 22, Township 26 South, Range 21 East, of said plat CRYSTAL SPRINGS COLONY COMPANY, with the North limits being the aforesaid Southeasterly right-of-way line of U.S. Highway No. 301, with the South limits being a line connecting the Southeast corner of said Tract 14 and the Southwest corner of said Tract 15.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Tracts 1, 2 and 3, Section 27, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, lying North of Tracts 7 and 8 of said plat CRYSTAL SPRINGS COLONY COMPANY, lying in said Section 26, with the West limits being the Southeasterly right-of-way line of U.S. Highway No. 301, and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road and the North limits being the North boundary line of said Sections 26 and 27.

2006-003719 08/08/06

(Continued on Sheet 2 of 5)

3 of 45

EXHIBIT 'A'

See Sheet 2 of 5 for Continued Legal Description

See Sheet 3 of 5 for Key Sheet

See Sheets 4 and 5 of 5 for Description Sketch

Sheet 1 of 5

DESCRIPTION SKETCH (NOT A BOUNDARY SURVEY)

This Sketch Prepared For WOODSHED DEVELOPMENT CORPORATION

Table with columns: Description, Date, Dwn., Ck'd, P.C., Order No. Includes rows for 'Revised Sheet Size' and 'Legal (Misc Type's)'. The 'Legal' row shows a date of 03/21/08 and initials J.L.S. and P.A.D.

SURVEYOR'S CERTIFICATE. This certifies that a sketch of the herein described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers, Chapter 81G7-6, Florida Administrative Code, pursuant to Section 72.027, Florida Statutes. Signed by Paul A. Dolcemascolo, Florida Professional Surveyor & Mapper No. 3881.

PREPARED BY: HEIDT & ASSOCIATES, Inc. Tampa & Fort Myers. Certificate of Authorization Number LB 148. Includes company logo, address (2212 Swann Avenue, Tampa, Florida 33606), phone numbers, and fax number. Also includes a 'Drawn' and 'Checked' section with initials and dates.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. Date: 3-11-04. Dwg: RUCKS-WEST-VACATING. SECTIONS 23,24&25-28-21. Order No.: BGA-RP-018

TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Tract 24, Section 26, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, lying North of Lots 34 through 42, inclusive, and Lot 44, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, lying in said Section 26, and lying South of and abutting Tracts 9 and 10, said Section 26, of the aforesaid plat CRYSTAL SPRINGS COLONY COMPANY, with the West limits being a line connecting the Northwest corner of the aforesaid Tract 24 and the Southwest corner of the aforesaid Tract 9, and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road.

TOGETHER WITH

All of that certain platted north-south right-of-way, lying East of and abutting Lots 11, 12, 33 and 34, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the North limits being a line connecting the Northwest corner of said Lot 34, and the Northeast corner of Tract 24, said Section 26, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, with the South limits being the South boundary line of the aforesaid plat, SUNSET VIEW SUBDIVISION.

TOGETHER WITH

All of that certain platted north-south right-of-way, lying West of and abutting Lots 6, 17, 28 and 39, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, lying West of and abutting Lots 5, 18, 27 and 40, Section 26, Township 26 South, Range 21 East, of said plat SUNSET VIEW SUBDIVISION, with the North limits being a line connecting the Northeast corner of said Lot 39, and the Northwest corner of said Lot 40, with the South limits being the South boundary line of said plat, SUNSET VIEW SUBDIVISION.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Lots 34 through 42, inclusive and Lot 44, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road, and the North boundary being the North boundary line of said plat, SUNSET VIEW SUBDIVISION.

TOGETHER WITH

All of that certain platted east-west-right-of-way, lying North of and abutting Lots 24 through 33, inclusive, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, lying South of and abutting Lots 34 through 43, inclusive, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road.

TOGETHER WITH

All of that certain platted east-west-right-of-way, lying North of and abutting Lots 2 through 11, inclusive, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, lying South of and abutting Lots 12 through 21, inclusive, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road.

TOGETHER WITH

All of that certain platted east-west-right-of-way, lying South of and abutting Lot 1 and Lots 3 through 11, inclusive, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road and the South being the South boundary line of said plat, SUNSET VIEW SUBDIVISION.

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Sheet 2 of 5
DESCRIPTION SKETCH
(NOT A BOUNDARY SURVEY)

See Sheet 1 of 5 for Continued Legal Description
See Sheet 3 of 5 for key Sheet
See Sheets 4 and 5 of 5 for Description Sketch

This Sketch Prepared For WOODSHED DEVELOPMENT CORPORATION

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
Revise Sheet Size	01/03/06	T.L.C.	J.L.S.	---	---
Legal (Misc Typo's)	03/21/06	J.L.S.	P.A.D.	---	---

SURVEYOR'S CERTIFICATE

This certifies that a sketch of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61617-6, Florida Administrative Code, pursuant to Section 472.022, Florida Statutes.

Paul A. Dolcehascolo
Paul A. Dolcehascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3881

PREPARED BY: HEIDT & ASSOCIATES, Inc.
Tampa & Fort Myers
Certificate of Authorization
Number LB 148

CIVIL ENGINEERING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

Tampa Office
2212 Swann Avenue
Tampa, Florida 33606
Phone: 813-253-5311
Pinellas: 727-442-8535
Pasco: 813-842-2401
FAX: 813-253-2478

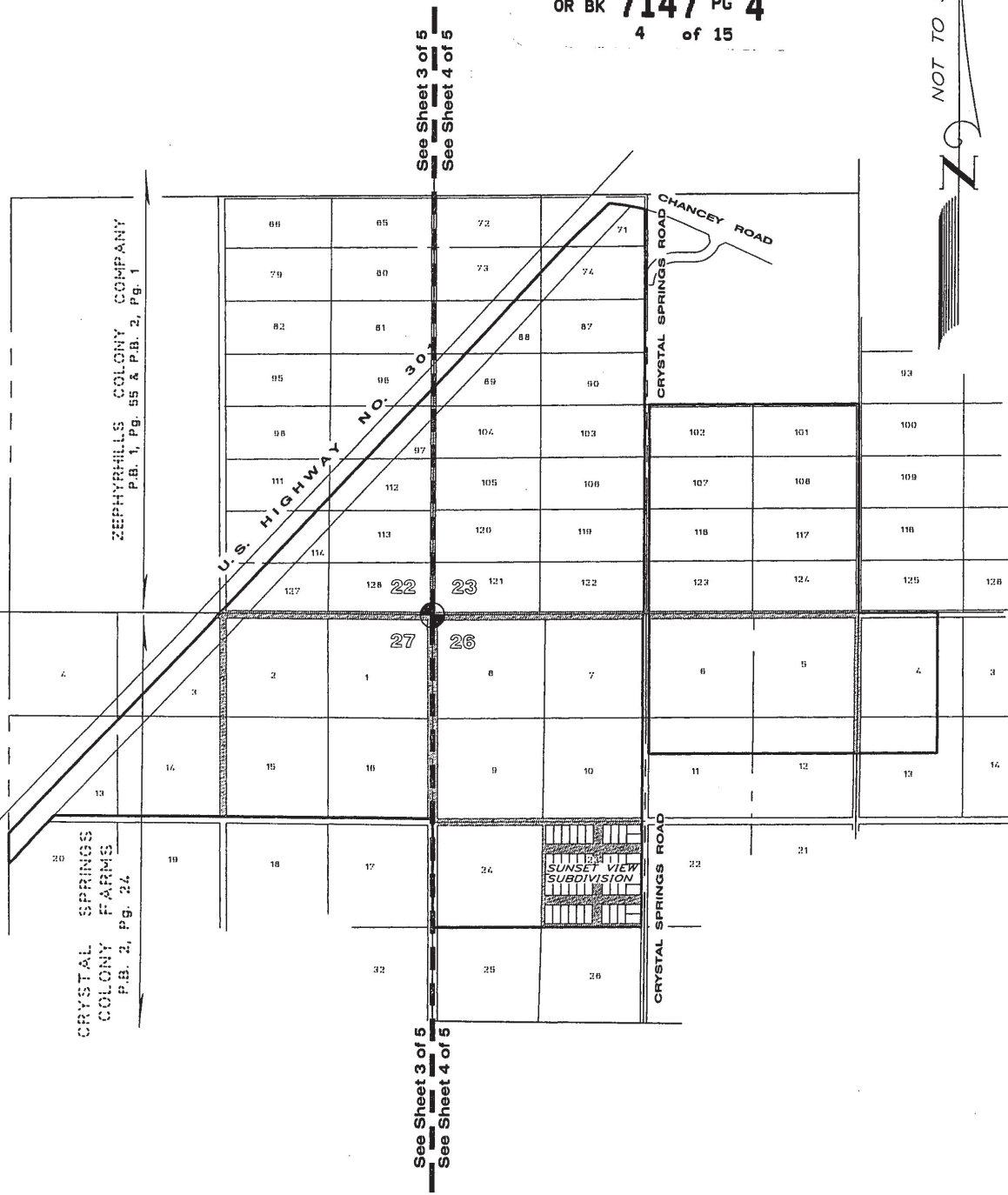
Drawn: R.E.T. Checked: J.L.S. P.C.: --- Date File: ---
Date: 3-11-04 Dwg: RUCKS-WEST-VACATING
SECTIONS 23.24&25-26-21 Order No.: BGA-RP-016

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

KEY SHEET

OR BK **7147** PG **4**
4 of 15

NOT TO SCALE



2006-003719

08/08/06

5 of 45

See Sheets 1 and 2 of 5 for
Legal Description
See Sheets 4 and 5 of 5
for Description Sketch

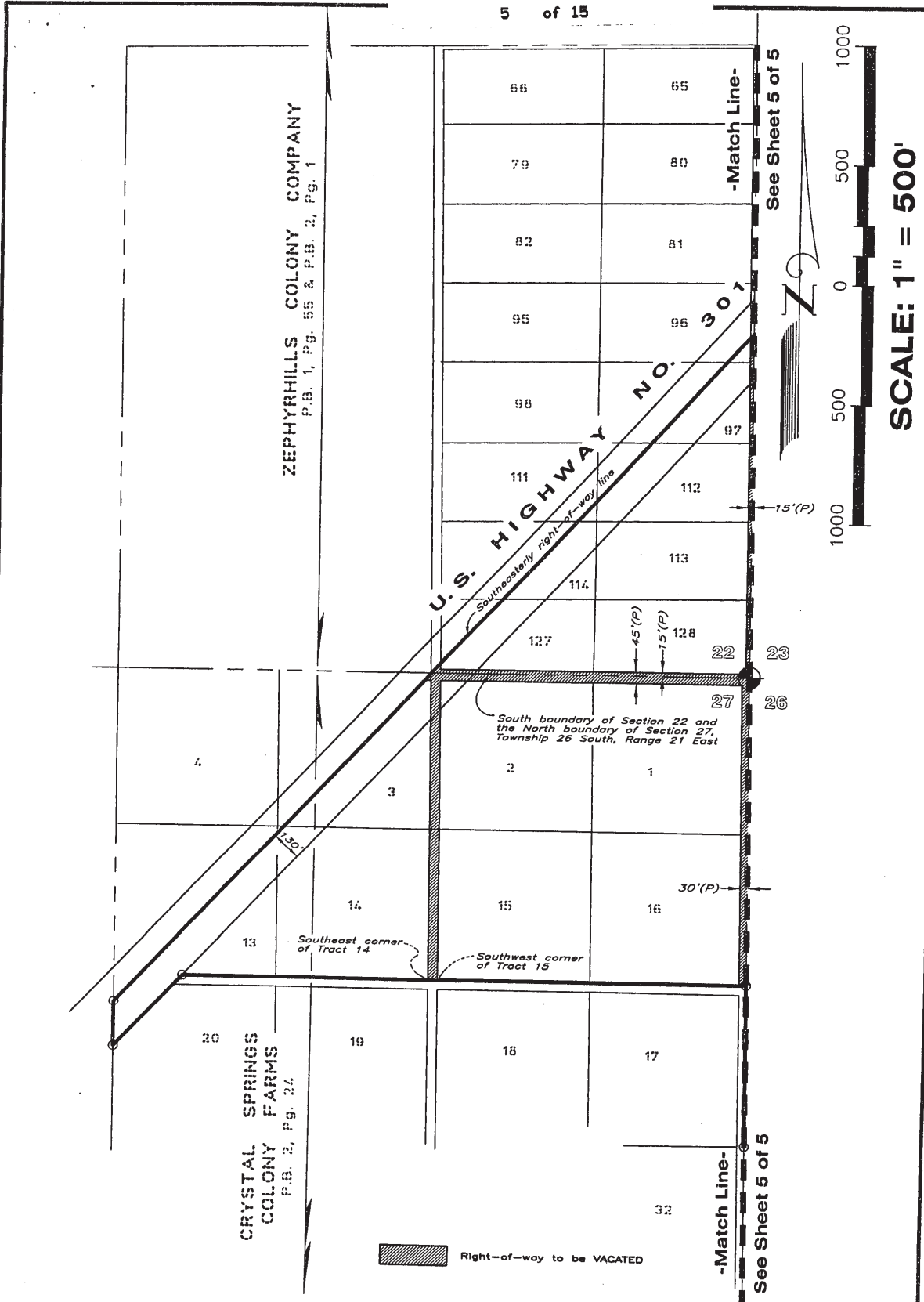
Sheet 3 of 5 DESCRIPTION SKETCH (NOT A BOUNDARY SURVEY)

This Sketch Prepared For **WOODSHED DEVELOPMENT CORPORATION**

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
Revise Sheet Size	01/03/06	T.L.C.	J.L.S.	---	---
Legal (Misc Typo's)	03/21/06	J.L.S.	P.A.D.	---	---

SURVEYOR'S CERTIFICATE
This certifies that a sketch of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61B17-6, Florida Administrative Code, pursuant to Section 471.02, Florida Statutes.
Paul A. Dolcemascolo
Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **3881**
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PREPARED BY: **HEIDT & ASSOCIATES, Inc.**
Tampa ♦ Fort Myers
Certificate of Authorization
Number LB 148
CIVIL ENGINEERING Tampa Office
PLANNING 2212 Swann Avenue
SURVEYING Tampa, Florida 33606
ENVIRONMENTAL PERMITTING Phone: 813-253-5311
LANDSCAPE ARCHITECTURE Pinellas: 727-442-8536
Pasco: 813-842-2401
FAX: 813-253-2478
Drawn: R.E.T. Checked: J.L.S. P.C.: --- Date File: ---
Date: 3-11-04 Dwg: RUCKS-WEST-VACATING
SECTIONS 23,24&25-26-21 Order No.: BGA-RP-016



See Sheets 1 and 2 of 5 for
Legal Description
See Sheet 3 of 5 for Key Sheet
See Sheet 5 of 5 for
Continued Description Sketch

Sheet 4 of 5
DESCRIPTION SKETCH
(NOT A BOUNDARY SURVEY)

This Sketch Prepared For **WOODSHED DEVELOPMENT CORPORATION**

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
Revise Sheet Size	01/03/06	T.L.C.	J.L.S.	---	---
Legal (Misc Typo's)	03/21/06	J.L.S.	P.A.D.	---	---
2006-003719	08/08/06				

SURVEYOR'S CERTIFICATE

This certifies that a sketch of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.07, Florida Statutes.

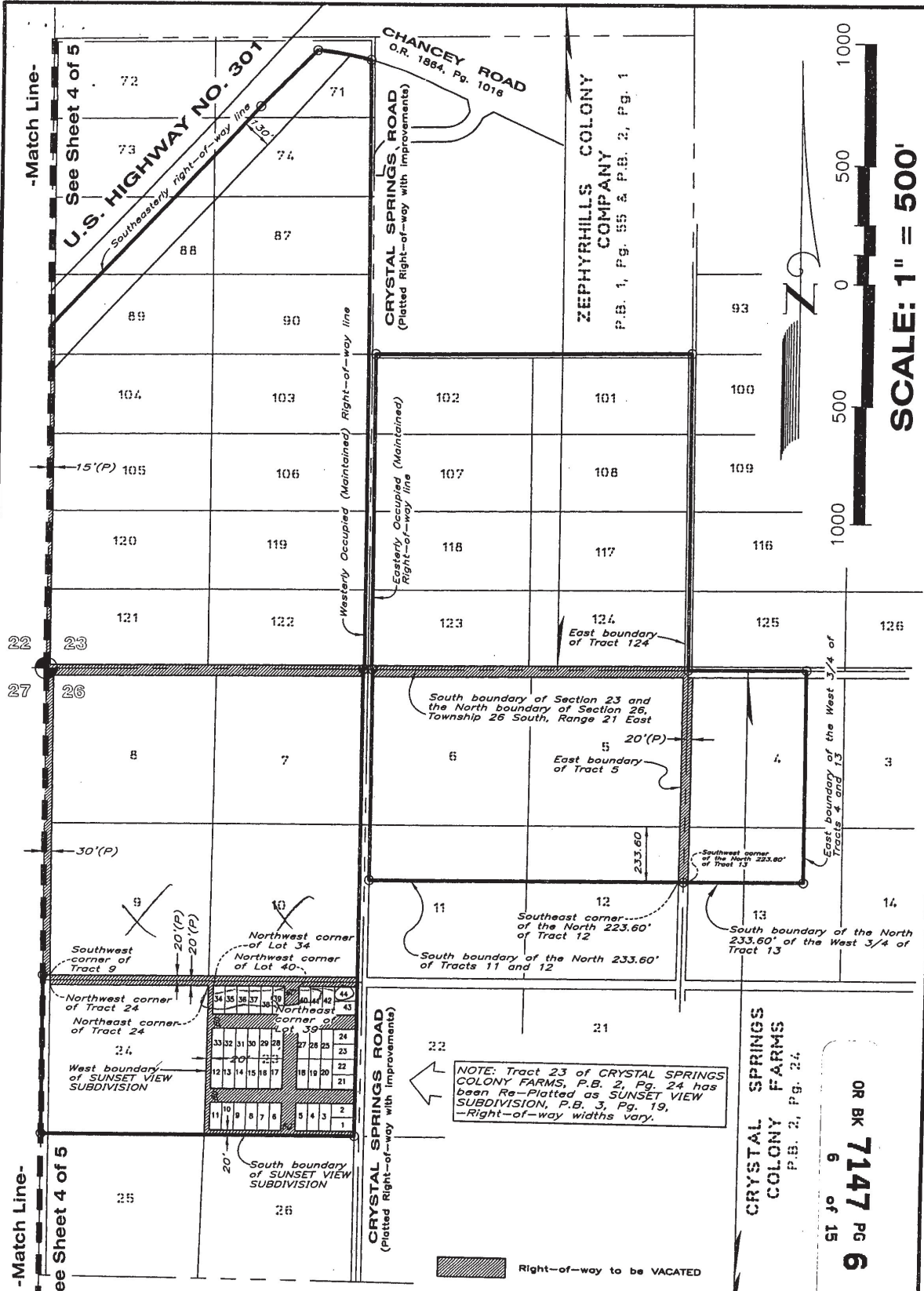
Paul A. Dolcemascolo

Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3881

PREPARED BY: **HEIDT & ASSOCIATES, Inc.**
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Pasco: 813-842-2401
FAX: 813-253-2478



See Sheets 1 and 2 of 5 for
Legal Description
See Sheet 3 of 5 for Key Sheet
See Sheet 4 of 5 for
Continued Description Sketch

Sheet 5 of 5
DESCRIPTION SKETCH
(NOT A BOUNDARY SURVEY)

This Sketch Prepared For **WOODSHED DEVELOPMENT CORPORATION**

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
Revise Sheet Size	01/03/06	T.L.C.	J.L.S.	---	---
Legal (Misc Typo's)	03/21/06	J.L.S.	P.A.D.	---	---
2006-003719					
08/08/06					
7 of 45					

SURVEYOR'S CERTIFICATE

This certifies that a sketch of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61B17-6, Florida Administrative Code, pursuant to Section 471.02, Florida Statutes.

Paul A. Dolcemascolo
Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3881

PREPARED BY: **HEIDT & ASSOCIATES, Inc.**
Tampa + Fort Myers
Certificate of Authorization
Number LB 146

CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

Tampa Office
2212 Swann Avenue
Tampa, Florida 33606
Phone: 813-253-5311
Faxes: 727-442-8536
Pasco: 813-842-2401
FAX: 813-253-2478

OR BK
7147 Pg 6
6 of 15

NOTICE OF ADOPTION OF A RESOLUTION BY
THE BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA, VACATING,
ABANDONING, AND DISCONTINUING A
PORTION OF RIGHT-OF-WAY

OR BK **7147** PG **7**
7 of 15

TO WHOM IT MAY CONCERN:

ALL PERSONS are hereby notified that the Board of County Commissioners of Pasco County, Florida, at a regular meeting held at the Historic Pasco County Courthouse, 37918 Meridian Avenue, Board Room, 2nd Floor, Dade City, Pasco County, Florida, to vacate, abandon, and discontinue the following portion of right-of-way:

SEE EXHIBIT "A" ATTACHED HERETO AND
BY REFERENCE MADE A PART HEREOF



BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA


JED PITTMAN, CLERK


CHAIRMAN

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
OFFICE OF THE PASCO COUNTY ATTORNEY

APPROVED

AUG 08 2006

ATTORNEY

PROPOSED VACATION OF THE PLATTED RIGHTS OF WAY

BC

DESCRIPTION:

All of that certain platted north-south right-of-way, lying East of and abutting Tracts 96, 97, 112, 113 and 128, Section 22, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, and lying West of and abutting Tracts 89, 104, 105, 120 and 121, Section 23, Township 26 South, Range 21 East of said plat ZEPHYRHILLS COLONY COMPANY, with the North limits being the Southeasterly right-of-way line of U.S. Highway No. 301 and the South limits being the South boundary of said Sections 22 and 23.

OR BK 7147 PG 8
8 of 15

TOGETHER WITH

All of that certain platted east-west right of way, lying South of and abutting Tracts 127 and 128, Section 22, Township 26 South, Range 21 East and Tracts 121 and 122, Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55 and Plat Book 2, Page 1, of the Public Records of Pasco County, Florida, with the West limits being the Southeasterly right-of-way line of U.S. Highway No. 301 and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road and the South limits being the South boundary of said Sections 22 and 23.

TOGETHER WITH

All of that certain platted east-west right of way, lying South of and abutting Tracts 123 and 124, Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, with the West limits being the Easterly occupied (Maintained) right-of-way line of Crystal Springs Road and the East limits being the Southerly extension of the East boundary line of said Tract 124, with the South limits being the South boundary line of said Section 23.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Tracts 5 and 6, Section 26, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, with the West limits being the Easterly occupied (Maintained) right-of-way line of Crystal Springs Road and the East limits being the Northerly extension of the East boundary line of said Tract 5, with the North limits being the North boundary of said Section 26.

TOGETHER WITH

All of that certain platted north-south right-of-way, lying East of and abutting Tract 5 and the North 233.60 feet of Tract 12, Section 26, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, and lying West of and abutting Tract 4 and the North 233.60 feet of Tract 13, Section 26, Township 26 South, Range 21 East, of said plat CRYSTAL SPRINGS COLONY COMPANY, with the North limits being the North boundary of said Section 26, with the South limits being a line connecting the Southeast corner of the North 233.60 feet of said Tract 12 and the Southwest corner of the North 233.60 feet of Tract 13.

TOGETHER WITH

All of that certain platted north-south right-of-way, lying East of and abutting Tracts 1 and 16, Section 27, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, and lying West of and abutting Tracts 8 and 9 Section 26, Township 26 South, Range 21 East, of said plat CRYSTAL SPRINGS COLONY COMPANY, with the North limits being the North boundary of said Sections 26 and 27, with the South limits being a line connecting the Southeast corner of said Tract 16 and the Southwest corner of said Tract 9.

TOGETHER WITH

All of that certain platted north-south right-of-way, lying East of and abutting Tracts 3 and 14, Section 27, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, and lying West of and abutting Tracts 2 and 15, Section 27, Township 26 South, Range 21 East, also lying West of and abutting Tract 127, Section 22, Township 26 South, Range 21 East, of said plat CRYSTAL SPRINGS COLONY COMPANY, with the North limits being the aforesaid Southeasterly right-of-way line of U.S. Highway No. 301, with the South limits being a line connecting the Southeast corner of said Tract 14 and the Southwest corner of said Tract 15.

TOGETHER WITH



All of that certain platted east-west right-of-way, lying North of and abutting Tracts 1, 2 and 3, Section 27, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, lying North of Tracts 7 and 8 of said plat CRYSTAL SPRINGS COLONY COMPANY, lying in said Section 26, with the West limits being the Southeasterly right-of-way line of U.S. Highway No. 301, and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road and the North limits being the North boundary line of said Sections 26 and 27.

(Continued on Sheet 2 of 5)

See Sheet 2 of 5 for Continued Legal Description
See Sheet 3 of 5 for Key Sheet
See Sheets 4 and 5 of 5 for Description Sketch

Sheet 1 of 5
DESCRIPTION SKETCH
(NOT A BOUNDARY SURVEY)

EXHIBIT 'A'

REVISIONS						SURVEYOR'S CERTIFICATE		PREPARED BY: HEIDT & ASSOCIATES, Inc.	
Description	Date	Dwn.	Ck'd	P.C.	Order No.	This certifies that a sketch of the herein described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers, Chapter 6107-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.		Tampa ♦ Fort Myers Certificate of Authorization Number LB 148	
2006-003719	08/08/06	T.L.C.	J.L.S.	----	----	 PAUL A. Dolcemascolo FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3881		CIVIL ENGINEERING PLANNING SURVEYING ENVIRONMENTAL PERMITTING LANDSCAPE ARCHITECTURE	
9 of 45		J.L.S.	P.A.D.	----	----			2212 Swann Avenue Tampa, Florida 33606 Phone: 813-253-6311 Pinellas: 727-442-8538 Pasco: 813-842-2401 FAX: 813-253-2478	
						NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Drawn: R.E.T. Checked: J.L.S. P.C.: ---- Date File: ---- Date: 3-11-04 Dwg: RUCKS-WEST-VACATING SECTIONS 23,24&25-28-21 Order No.: BGA-RP-016	

TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Tract 24, Section 26, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, lying North of Lots 34 through 42, inclusive, and Lot 44, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, lying in said Section 26, and lying South of and abutting Tracts 9 and 10, said Section 26, of the aforesaid plat CRYSTAL SPRINGS COLONY COMPANY, with the West limits being a line connecting the Northwest corner of the aforesaid Tract 24 and the Southwest corner of the aforesaid Tract 9, and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road.

TOGETHER WITH

All of that certain platted north-south right-of-way, lying East of and abutting Lots 11, 12, 33 and 34, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the North limits being a line connecting the Northwest corner of said Lot 34, and the Northeast corner of Tract 24, said Section 26, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, with the South limits being the South boundary line of the aforesaid plat, SUNSET VIEW SUBDIVISION.

TOGETHER WITH

All of that certain platted north-south right-of-way, lying West of and abutting Lots 6, 17, 28 and 39, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, lying West of and abutting Lots 5, 18, 27 and 40, Section 26, Township 26 South, Range 21 East, of said plat SUNSET VIEW SUBDIVISION, with the North limits being a line connecting the Northeast corner of said Lot 39, and the Northwest corner of said Lot 40, with the South limits being the South boundary line of said plat, SUNSET VIEW SUBDIVISION.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Lots 34 through 42, inclusive and Lot 44, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road, and the North boundary being the North boundary line of said plat, SUNSET VIEW SUBDIVISION.

TOGETHER WITH

All of that certain platted east-west-right-of-way, lying North of and abutting Lots 24 through 33, inclusive, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, lying South of and abutting Lots 34 through 43, inclusive, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road.

TOGETHER WITH

All of that certain platted east-west-right-of-way, lying North of and abutting Lots 2 through 11, inclusive, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, lying South of and abutting Lots 12 through 21, inclusive, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road.

TOGETHER WITH

All of that certain platted east-west-right-of-way, lying South of and abutting Lot 1 and Lots 3 through 11, inclusive, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road and the South being the South boundary line of said plat, SUNSET VIEW SUBDIVISION.

See Sheet 1 of 5 for Continued Legal Description

See Sheet 3 of 5 for key Sheet

See Sheets 4 and 5 of 5 for Description Sketch

Sheet 2 of 5

DESCRIPTION SKETCH (NOT A BOUNDARY SURVEY)

This Sketch Prepared For WOODSHED DEVELOPMENT CORPORATION

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
revise Sheet Size	01/03/06	T.L.C.	J.L.S.	---	---
egal (Misc Type's)	03/21/06	J.L.S.	P.A.D.	---	---
2006-003719			08/08/06		
10 of 45					

SURVEYOR'S CERTIFICATE

This certifies that a sketch of the herein described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 617.027, Florida Statutes.

Paul A. Dolcermascolo

Paul A. Dolcermascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3881

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PREPARED BY: **HEIDT & ASSOCIATES, Inc.**
Tampa + Fort Myers
Certificate of Authorization
Number LB 148

CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

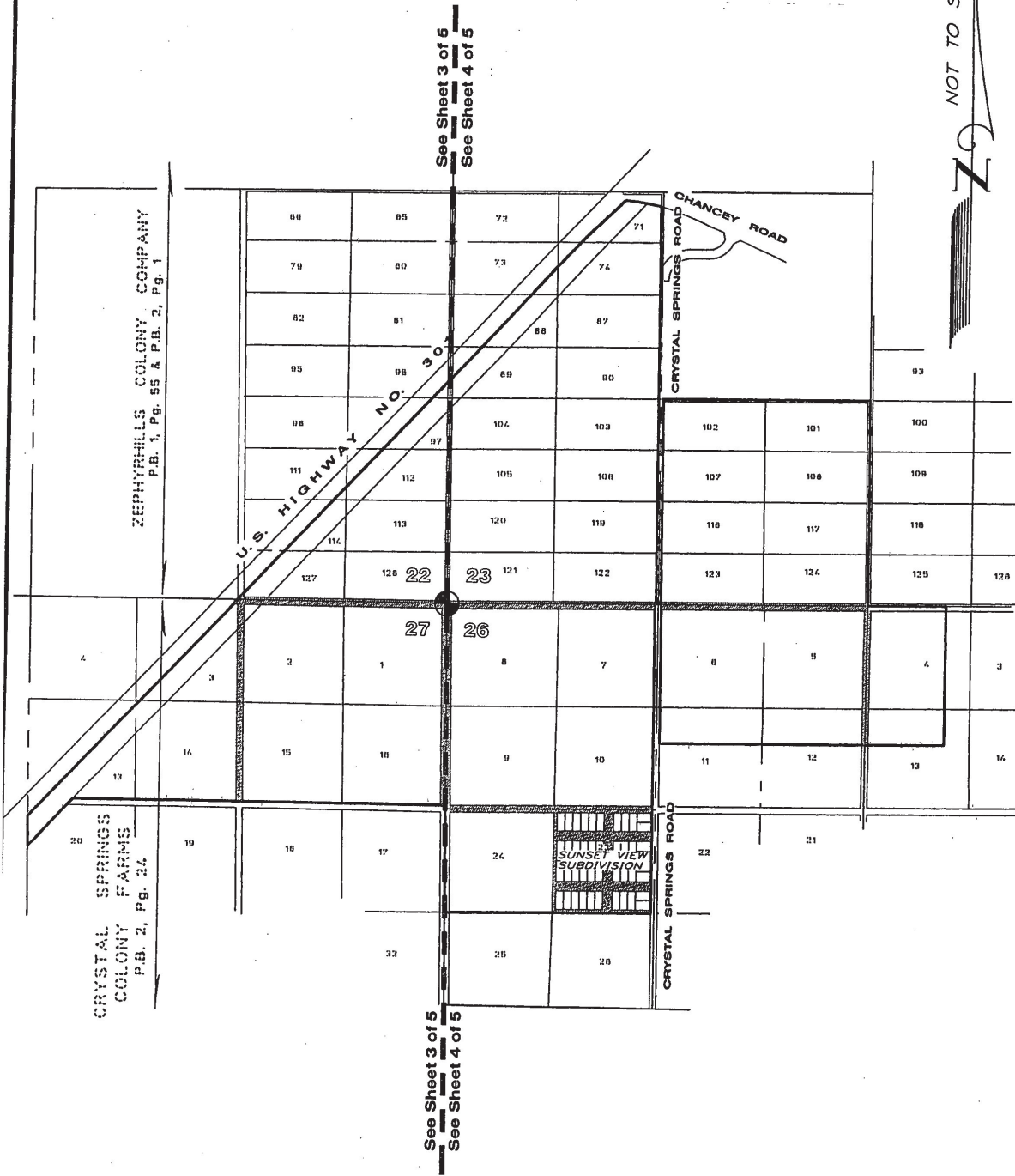
Tampa Office
2212 Swann Avenue
Tampa, Florida 33606
Phone: 813-253-5311
Fonella: 727-442-8538
Pasco: 813-842-2401
FAX: 813-253-2478

Drawn: R.E.T. Checked: J.L.S. P.C.: --- Date Filed: ---
Date: 3-11-04 Dwg: RUCKS-WEST-VACATING
SECTIONS 23,24&25-26-21 Order No. RCL-09-04

KEY SHEET

OR BK **7147** PG **10**
10 of 15

NOT TO SCALE



ZEPHYRHILLS COLONY, COMPANY
P.B. 1, P.G. 55 & P.B. 2, P.G. 1

CRYSTAL SPRINGS COLONY FARMS
P.B. 2, P.G. 24

See Sheets 1 and 2 of 5 for Legal Description
See Sheets 4 and 5 of 5 for Description Sketch

Sheet 3 of 5 DESCRIPTION SKETCH (NOT A BOUNDARY SURVEY)

This Sketch Prepared For **WOODSHED DEVELOPMENT CORPORATION**

REVISIONS					
Description	Date	Dwn.	Ck'd	P.C.	Order No.
Revise Sheet Size	01/03/06	T.L.C.	J.L.S.	---	---
Legal (Misc Typo's)	03/21/06	J.L.S.	P.A.D.	---	---
2006-003719 08/08/06					
11 of 45					

SURVEYOR'S CERTIFICATE

This certifies that a sketch of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61B17-6, Florida Administrative Code, pursuant to Section 472.02, Florida Statutes.

Paul A. Dolcemascolo

Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **3881**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

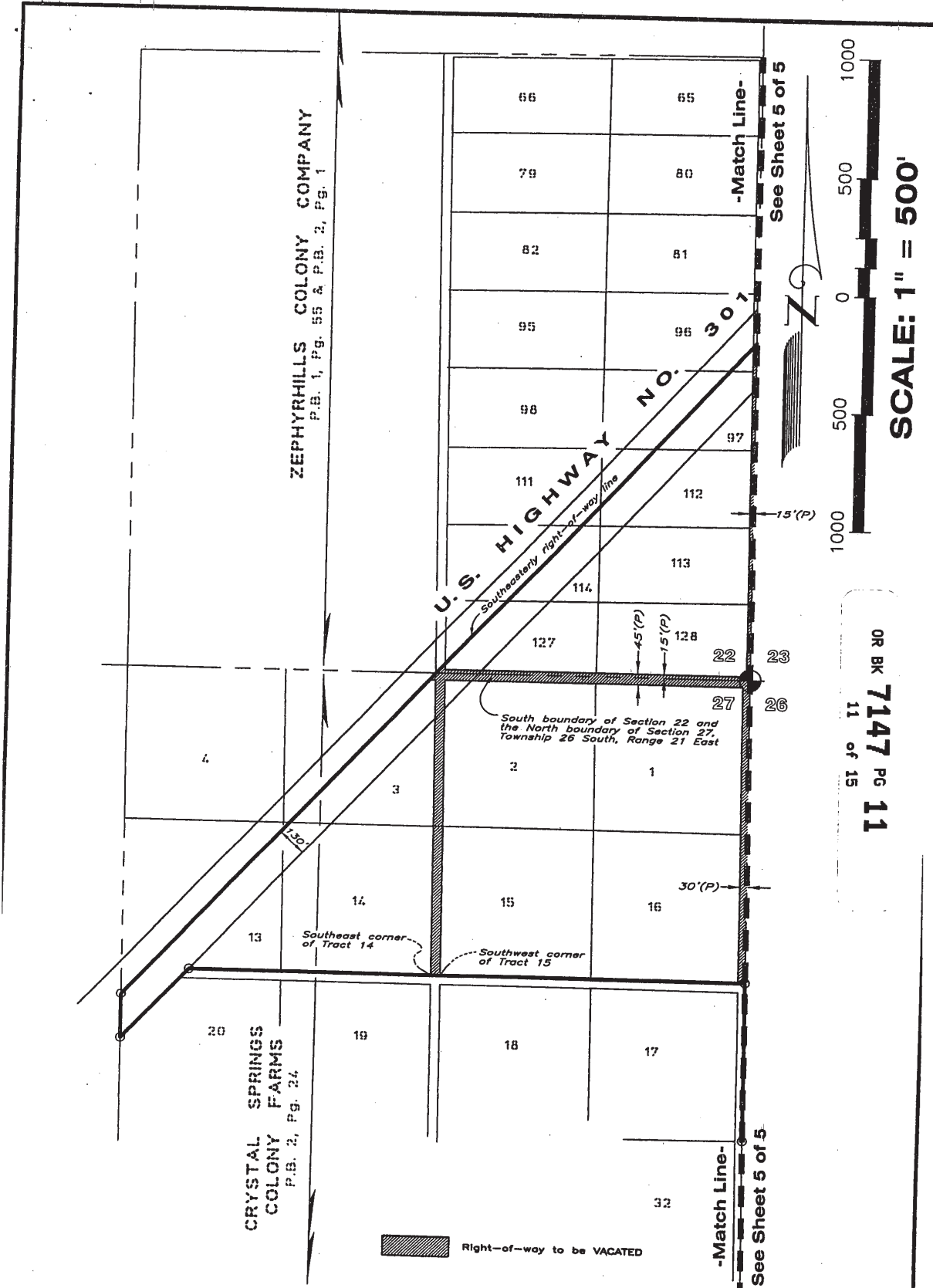
PREPARED BY: **HEIDT & ASSOCIATES, Inc.**
Tampa ♦ Fort Myers
Certificate of Authorization
Number LB 148

CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

Tampa Office
2212 Swann Avenue
Tampa, Florida 33608
Phone: 813-253-5311
Pinellas: 727-442-8536
Pasco: 813-842-2401
FAK: 813-253-2478

Drawn: R.E.T. Checked: J.L.S. P.C.: --- Data File: ---
Date: 3-11-04 Dwg: RUCKS-WEST-VACATING

SECTIONS 23,24&25-26-21



ZEPHYRHILLS COLONY COMPANY
P.B. 1, Pg. 55 & P.B. 2, Pg. 1

CRYSTAL SPRINGS COLONY FARMS
P.B. 2, Pg. 24

OR BK 7147 PG 11
11 of 15

Sheet 4 of 5
DESCRIPTION SKETCH
(NOT A BOUNDARY SURVEY)

See Sheets 1 and 2 of 5 for Legal Description
See Sheet 3 of 5 for Key Sheet
See Sheet 5 of 5 for Continued Description Sketch

This Sketch Prepared For **WOODSHED DEVELOPMENT CORPORATION**

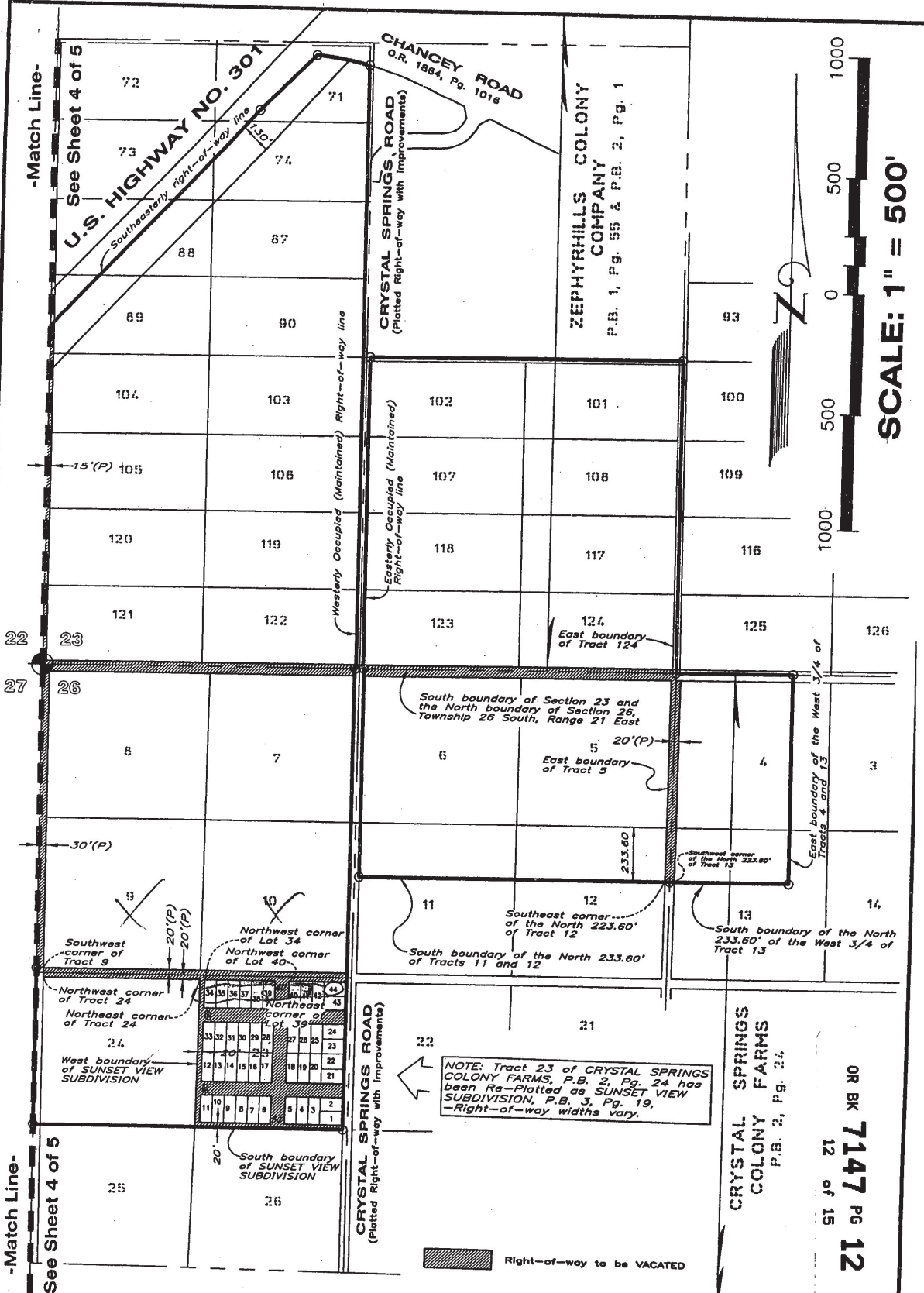
REVISIONS						
Description	Date	Dwn.	Ck'd	P.C.	Order No.	
Issue Sheet Size	01/03/06	T.L.C.	J.L.S.	---	---	
Legal (Misc Typo's)	03/21/06	J.L.S.	P.A.D.	---	---	
	2006-003719					08/08/06
	12 of 45					

SURVEYOR'S CERTIFICATE
This certifies that a sketch of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 47207, Florida Statutes.
Paul A. Dolcemascolo
Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3881

PREPARED BY: **HEIDT & ASSOCIATES, Inc.**
Tampa & Fort Myers
Certificate of Authorization
Number LB 148
CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE
Tampa Office
2212 Swann Avenue
Tampa, Florida 33606
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Pinellas: 727-442-8538
Pasco: 813-842-2401
FAX: 813-253-2478
Drawn: R.E.T. Checked: J.L.S. P.C.: --- Date Filed: ---
Date: 3-11-04 Dwg: RUCKS-WEST-VACATING
SECTIONS 23,24&25-26-21

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Order No. 004 on 01/06



See Sheets 1 and 2 of 5 for legal Description
 See Sheet 3 of 5 for Key Sheet
 See Sheet 4 of 5 for continued Description Sketch

Sheet 5 of 5
DESCRIPTION SKETCH
(NOT A BOUNDARY SURVEY)

This Sketch Prepared For **WOODSHED DEVELOPMENT CORPORATION**

REVISIONS					
description	Date	Dwn.	Ck'd	P.C.	Order No.
Site Sheet Size	01/03/08	T.L.C.	J.L.S.	---	---
gd (Misc Type's)	03/21/08	J.L.S.	P.A.D.	---	---
	2006-003719			08/08/06	
					13 of 45

SURVEYOR'S CERTIFICATE

This certifies that a sketch of the herein described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61B17-6, Florida Administrative Code, pursuant to Section 471.027, Florida Statutes.

Paul A. Dolcemoscolo
 Paul A. Dolcemoscolo
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 3881

PREPARED BY: **HEIDT & ASSOCIATES, Inc.**
 Tampa & Fort Myers
 Certificate of Authorization
 Number LB 148

CIVIL ENGINEERING
 PLANNING
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 ENVIRONMENTAL PERMITTING
 LANDSCAPE ARCHITECTURE

Tampa Office
 2212 Swann Avenue
 Tampa, Florida 33608
 Phone: 813-263-5311
 Phone/Fax: 727-442-8536
 Pasco: 813-842-2401
 FAX: 813-293-2478

Drawn: R.E.T. Checked: J.L.S. P.C.: --- Date File: ---
 Date: 3-11-04 Dwg: RUCKS-WEST-VACATING

002047873

PASCO TIMES

An Edition of the St. Petersburg Times

Published Daily
Port Richey, Pasco County, Florida

STATE OF FLORIDA 'MEMO-LEGIBILITY OF WRITING,
COUNTY OF PASCO: TYPING OR PRINTING UNSATIS-
FACTORY IN THIS DOCUMENT.'

Before the undersigned authority personally appeared Mary Ellen Heighton who on oath says that she is Legal Clerk of the Pasco Times a daily newspaper published at Port Richey, in Pasco County, Florida: that the attached copy of advertisement, being a Legal Notice in the matter of RE: Notice of Hearing

REL06-277, REV06-017

in the _____ Court
was published in said newspaper in the issues of
July 24, 2006 and July 31, 2006

Affiant further says the said Pasco Times is a newspaper published at Port Richey, in said Pasco County, Florida, and that the said newspaper has heretofore been continuously published in said Pasco County, Florida, each day and has been entered as second class mail matter at the post office in Port Richey in said Pasco County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Mary Ellen Heighton
Signature of Affiant

Sworn to and subscribed before me this 31st day
of July, 2006

P2

1 OF 2



Kimberly L. Cronshaw
MY COMMISSION # DD199802 EXPIRES
June 26, 2007
BONDED THRU TRAVELERS INSURANCE, INC.

Kimberly L. Cronshaw
Signature of Notary Public

Personally known X or produced identification _____

Type of identification produced _____

2006-003719

08/08/06

14 of 45

RE06-064

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

YOU WILL PLEASE TAKE NOTICE THAT M/I Homes of Tampa, LLC, will petition the Board of County Commissioners of Pasco County, Florida, on the 8th day of August, 2006, at 1:30 p.m., of the Historic Pasco County Courthouse, 37918 Meridian Avenue, Board Room, 2nd Floor, Dade City, Pasco County, Florida, to vacate, abandon, and discontinue the following portion of right-of-way:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY REFERENCE MADE A PART THEREOF

EXHIBIT 'A'

DESCRIPTION:

All of that certain platted north-south right-of-way, lying East of and abutting Tracts 96, 97, 112, 113 and 128, Section 22, Township 26 South, Range 21 East ZEPHYRHILLS COLONY COMPANY according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, and lying West of and abutting Tracts 89, 104, 105, 120 and 121, Section 23, Township 26 South, Range 21 East of said plat ZEPHYRHILLS COLONY COMPANY, with the North limits being the Southeastern right-of-way line of U.S. Highway No. 301 and the South limits being the South boundary of said Sections 22 and 23.

TOGETHER WITH

All of that certain platted east-west right of way, lying South of and abutting Tracts 127 and 128, Section 22, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, with the West limits being the Southeastern right-of-way line of U.S. Highway No. 301 and the East limits being the Western occupied (Maintained) right-of-way line of Crystal Springs Road and the South limits being the South boundary of said Sections 22 and 23.

TOGETHER WITH

All of that certain platted east-west right of way, lying South of and abutting Tracts 123 and 124, Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, with the West limits being the Eastern occupied (Maintained) right-of-way line of Crystal Springs Road and the East limits being the Southern extension of the East boundary line of said Tract 124, with the South limits being the South boundary line of said Section 23.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Tracts 5 and 6, Section 26, township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, with the West limits being the Eastern occupied (Maintained) right-of-way line of Crystal Springs Road and the East limits being the Northern extension of the East boundary line of said Tract 5, with the North limits being the North boundary of said Section 26.

TOGETHER WITH

All of that certain platted north-south right-of-way, lying East of and abutting Tract 5 and the North 233.60 feet of Tract 12, Section 26, Township 26 South, Range 21 East of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, and lying West of and abutting Tract 4 and the North 233.60 feet of Tract 13, Section 26, Township 26 South, Range 21 East, of said plat CRYSTAL SPRINGS COLONY COMPANY, with the North limits being the north boundary of said Section 26, with the South limits being a line connecting the Southeast corner of the North 233.60 feet of said Tract 12 and the Southwest corner of the North 233.60 feet of tract 13.

TOGETHER WITH

All that certain platted north-south right-of-way, lying East of and abutting Tracts 1 and 16, Section 27, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, and lying West of and abutting Tracts 8 and 9, Section 26, township 26 South, Range 21 East of said plat CRYSTAL SPRINGS COLONY COMPANY, with the North limits being the North boundary of said Sections 26 and 27, with the South limits being a line connecting the Southeast corner of said Tract 16 and the Southwest corner of said Tract 9.

TOGETHER WITH

All that certain platted north-south right-of-way, lying East of and abutting Tracts 3 and 14, Section 27, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, and lying West of and abutting tracts 2 and 15, Section 27, Township 26 South, Range 21 East, also lying West of and abutting Tract 127, Section 22, Township 26 South, Range 21 East, of said plat CRYSTAL SPRINGS COLONY COMPANY, with the North limits being the aforesaid South easterly right-of-way line of U.S. Highway 301, with the South limits being a line connecting the Southeast corner of said Tract 14 and the Southwest corner of said Tract 15.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Tracts 1, 2 and 3, Section 27, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, and lying North of Tracts 7 and 8 of said plat CRYSTAL SPRINGS COLONY COMPANY, lying in said Section 26, with the West limits being the Southeastern right-of-way line of U.S. Highway 301, with the East limits being the Western occupied (Maintained) right-of-way line of Crystal Springs Road and the North limits being the North boundary line of said Sections 26 and 27.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Tract 24, Section 26, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, lying North of Lots 34 through 42, inclusive, and Lot 44, of SUNSET VIE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, lying in said Section 26, and lying South of and abutting Tracts 9 and 10, said Section 26, of the aforesaid plat CRYSTAL SPRINGS COLONY COMPANY, with the West limits being a line connecting the North west corner of the aforesaid Tract 24 and the southwest corner of the aforesaid Tract 9, and the East limits being the Western occupied (Maintained) right-of-way line of Crystal Springs Road.

OR BK 7147 PG 13

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TOGETHER WITH

All that certain platted north-south right-of-way, lying East of and abutting Lots 11, 12, 33 and 34, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the North limits being a line connecting the Northwest corner of said Lot 34, and the Northeast corner of Tract 24, said Section 26 of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, with the South limits being the South boundary line of the aforesaid plat, SUNSET VIEW SUBDIVISION.

TOGETHER WITH

All that certain platted north-south right-of-way, lying West of and abutting Lots 6, 17, 28 and 39, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, lying West of and abutting Lots 5, 16, 27 and 40, Section 26 Township 26 South, Range 21 East, of said plat SUNSET VIEW SUBDIVISION, with the North limits being a line connecting the Northeast corner of said Lot 39, and the Northwest corner of said Lot 40, with the South limits being the South boundary line of said plat, SUNSET VIEW SUBDIVISION.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Lots 34 through 42, inclusive and Lot 44, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the West-erly occupied (Maintained) right-of-way line of Crystal Springs Road, and the North boundary being the North boundary line of said plat, SUNSET VIEW SUBDIVISION.

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TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Lots 24 through 33, inclusive, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, lying South of and abutting Lots 34 through 42, inclusive, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the West-erly occupied (Maintained) right-of-way line of Crystal Springs Road.

TOGETHER WITH

All that certain platted east-west right-of-way, lying North of and abutting Lots 2 through 11, inclusive, Section 26, township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, lying South of and abutting Lots 12 through 21, inclusive, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the West-erly occupied (Maintained) right-of-way line of Crystal Springs Road.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying South of and abutting Lot 1 and lots 3 through 11, inclusive, Section 26, township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the West-erly occupied (Maintained) right-of-way line of Crystal Springs Road and the South being the South boundary line of said plat, SUNSET VIEW SUBDIVISION.

All persons interested may appear and be heard at the time and place stated above. Any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to insure that a verbatim record of the proceedings is made which includes all relevant facts and evidence upon which the appeal is to be based. () 138104 07/24/06, 07/31/06

2006-003719

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08/08/06

PASCO TIMES

An Edition of the St. Petersburg Times

Published Daily

Port Richey, Pasco County, Florida

STATE OF FLORIDA COUNTY OF PASCO:


Before the undersigned authority personally appeared Mary Ellen Heighton who on oath says that she is Legal Clerk of the Pasco Times a daily newspaper published at Port Richey, in Pasco County, Florida: that the attached copy of advertisement, being a Legal Notice in the matter of RE: Notice of Adoption

PO# 138104/Acct # [REDACTED] P2
in the _____ Court
was published in said newspaper in the issues of
August 17, 2006

Affiant further says the said Pasco Times is a newspaper published at Port Richey, in said Pasco County, Florida, and that the said newspaper has heretofore been continuously published in said Pasco County, Florida, each day and has been entered as second class mail matter at the post office in Port Richey in said Pasco County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Mary Ellen Heighton
Signature of Affiant

Sworn to and subscribed before me this 17th day of August, 2006


Kimberly L. Cronshaw
MY COMMISSION # DD199802 EXPIRES
June 26, 2007
BONDED THRU TRICOUNTAIN INSURANCE, INC.
Kimberly L. Cronshaw
Signature of Notary Public

Personally known X or produced identification _____

Type of identification produced _____

TOGETHER WITH
All of that certain platted north-south right-of-way, lying East of and abutting Lots 11, 12, 33 and 34, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the North limits being a line connecting the Northwest corner of said Lot 34, and the Northeast corner of Tract 24, said Section 26, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, with the South limits being the westerly boundary line of the aforesaid plat, SUNSET VIEW SUBDIVISION.

TOGETHER WITH
All of that certain platted north-south right-of-way, lying West of and abutting Lots 17, 28 and 29, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the West limits being a line connecting the Northwest corner of said Lot 39, limits being a line connecting the Northeast corner of said Lot 39, limits being a line connecting the Northeast corner of said Lot 40, with the South limits being the South boundary line of said plat, SUNSET VIEW SUBDIVISION.

TOGETHER WITH
All of that certain platted east-west right-of-way, lying North of and abutting Lots 34 through 42, inclusive, and Lot 43, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the West limits being the West boundary line of said plat with the West limits being the West boundary line of the westerly occupied (Maintained) right-of-way line of Crystal Springs Road, and the North boundary being the North boundary line of said plat, SUNSET VIEW SUBDIVISION.

TOGETHER WITH
All of that certain platted east-west right-of-way, lying North of and abutting Lots 2 through 11, inclusive, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the South and abutting Lots 34 through 43, inclusive, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the westerly occupied (Maintained) right-of-way line of Crystal Springs Road.

TOGETHER WITH
All of that certain platted east-west right-of-way, lying North of and abutting Lots 2 through 11, inclusive, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the South and abutting Lots 12 through 21, inclusive, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the westerly occupied (Maintained) right-of-way line of Crystal Springs Road.

NOTICE OF ADOPTION OF A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, VACATING, ABANDONING, AND DISCONTINUING A PORTION OF RIGHT-OF-WAY

TO WHOM IT MAY CONCERN:

ALL PERSONS are hereby notified that the Board of County Commissioners of Pasco County, Florida, at a regular meeting held at the Historic Pasco County Courthouse, 37918 Meridian Avenue, Board Room, 2nd Floor, Dade City, Pasco County, Florida, on the 8th day of August 2006, at 1:30 p.m., did pass a resolution to vacate, abandon, and discontinue the following portion of right-of-way:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

EXHIBIT 'A'

PROPOSED VACATION OF THE PLATTED RIGHTS OF WAY
DESCRIPTION:

All of that certain platted north-south right-of-way, lying East of and abutting Tracts 96, 97, 112, 113 and 128, Section 22, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, and lying west of and abutting Tracts 89, 104, 105, 120 and 121, Section 22, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, with the North limits being the Southeastern right-of-way line of U.S. Highway No. 301 and the South limits being the South boundary of said Sections 22 and 23.

TOGETHER WITH

All of the certain platted east-west right-of-way, lying South of and abutting Tracts 127 and 128, Section 22, Township 26 South, Range 21 East, and Tracts 121 and 122, Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, and Plat Book 2, Page 1, of the Public Records of Pasco County, Florida, with the West limits being the Southeastern right-of-way line of U.S. Highway No. 301, and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road and the South limits being the South boundary of said Sections 22 and 23.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying South of and abutting Tracts 123 and 124, Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of the Public Records of Pasco County, Florida, with the West limits being the Easterly occupied (Maintained) right-of-way line of Crystal Springs Road and the East limits being the South boundary extension of the East boundary line of said Tract 124, with the South limits being the South boundary line of said Section 23.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Tracts 5 and 6, Section 26, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, with the West limits being the Easterly occupied (Maintained) right-of-way line of Crystal Springs Road and the East limits being the Northern extension of the East boundary line of said Tract 5, with the North limits being the North boundary of said Section 26.

TOGETHER WITH

All of that certain platted north-south right-of-way, lying East of and abutting Tract 5 and the North 233.60 feet of Tract 12, Section 26, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, and lying West of and abutting Tract 4 and the North 233.60 feet of Tract 13, Section 26, Township 26 South, Range 21 East, of said plat CRYSTAL SPRINGS COLONY COMPANY, with the North limits being the North boundary of said Section 26, with the South limits being a line connecting the Southeast corner of the North 233.60 feet of said Tract 12 and the Southwest corner of the North 233.60 feet of Tract 13.

TOGETHER WITH

All of that certain platted north-south right-of-way, lying East of and abutting Tracts 1 and 16, Section 27, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, and lying West of and abutting Tracts 8 and 9, Section 26, Township 26 South, Range 21 East, of said plat CRYSTAL SPRINGS COLONY COMPANY, with the North limits being the North boundary of said Sections 26 and 27, with the South limits being a line connecting the Southeast corner of said Tract 16 and the Southwest corner of said Tract 9.

TOGETHER WITH

All of that certain platted north-south right-of-way, lying East of and abutting Tracts 3 and 14, Section 27, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, and lying West of and abutting Tracts 2 and 15, Section 27, Township 26 South, Range 21 East, of said plat CRYSTAL SPRINGS COLONY COMPANY, with the North limits being the aforesaid Southeastern right-of-way line of U.S. Highway No. 301, with the South limits being a line connecting the Southeast corner of said Tract 14 and the Southwest corner of said Tract 15.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Tracts 1, 2 and 3, Section 27, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, lying North of Tracts 7 and 8 of said plat CRYSTAL SPRINGS COLONY COMPANY, lying in said Section 26, with the West limits being the Southeastern right-of-way line of U.S. Highway 301, and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road, with the North limits being the North boundary line of said Sections 26 and 27.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying North of and abutting Tract 24, Section 26, Township 26 South, Range 21 East, of CRYSTAL SPRINGS COLONY COMPANY, according to the map or plat thereof as recorded in Plat Book 2, Page 24, of the Public Records of Pasco County, Florida, lying North of Lots 34 through 42, inclusive, and Lot 44, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, lying in said Section 26, and lying South of and abutting Tracts 9 and 10, said Section 26, of the aforesaid plat CRYSTAL SPRINGS COLONY COMPANY, with the West limits being a line connecting the Northwest corner of the aforesaid Tract 24 and the Southwest corner of the aforesaid Tract 9, and the East limits being the Westerly occupied (Maintained) right-of-way line of Crystal Springs Road.

TOGETHER WITH

All of that certain platted east-west right-of-way, lying South of and abutting Lots 1 and Lots 3 through 11, inclusive, Section 26, Township 26 South, Range 21 East, of SUNSET VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 19, of the Public Records of Pasco County, Florida, with the West limits being the West boundary line of said plat SUNSET VIEW SUBDIVISION and the East limits being the West boundary line of said plat, SUNSET VIEW SUBDIVISION.

NOTE: Tract 23 of CRYSTAL SPRINGS COLONY FARMS, P.B. 2, Pg. 24 has been Re-Platted as SUNSET VIEW SUBDIVISION, P.B. 3, Pg. 19. - Right-of-way widths vary.

(SEAL): BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA
STEVE SIMON, CHAIRMAN

JED PITTMAN
CLERK
APPROVED AS TO LEGAL FORM AND SUFFICIENCY
OFFICE OF THE PASCO COUNTY ATTORNEY

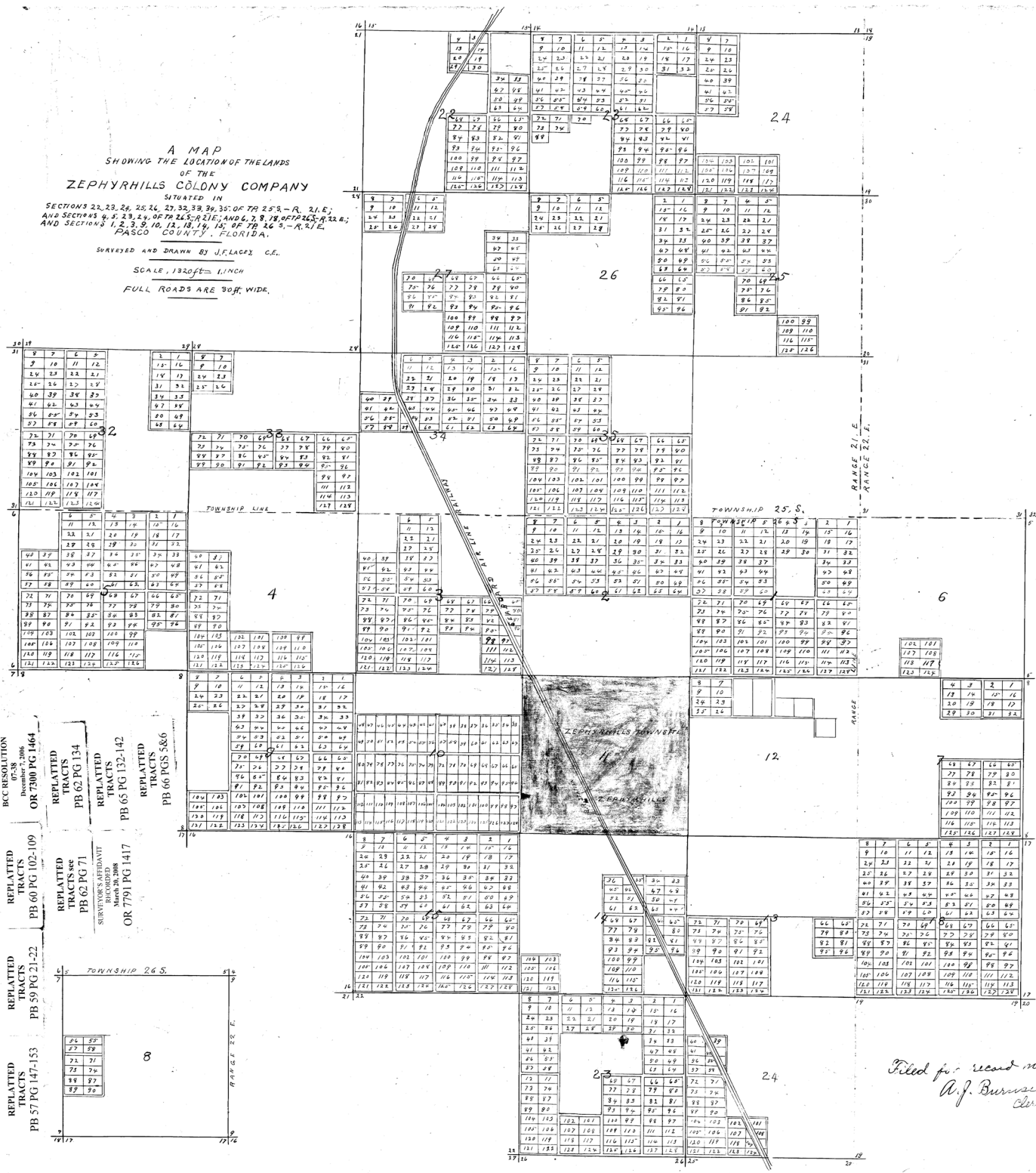
(002080910)138104/P2_08/17/06

2006-003719

08/08/06

A MAP
SHOWING THE LOCATION OF THE LANDS
OF THE
ZEPHYRHILLS COLONY COMPANY
SITUATED IN
SECTIONS 22, 23, 24, 25, 26, 27, 28, 29, 30, 35 OF T4 25 S - R. 21 E;
AND SECTIONS 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 35 OF T4 25 S - R. 21 E;
AND SECTIONS 1, 2, 3, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 35 OF T4 25 S - R. 21 E,
PASCO COUNTY, FLORIDA.

MADE AND DRAWN BY J. FLAHERTY, C.E.
SCALE, 1/3200ft = 1 INCH
FULL ROADS ARE 50FT. WIDE.



- BCC RESOLUTION 07-28-2006 OR 7300 PG 1464
- REPLATED TRACTS PB 62 PG 134
- REPLATED TRACTS PB 65 PG 132-142
- REPLATED TRACTS PB 66 PGS 5&6
- REPLATED TRACTS PB 60 PG 102-109
- REPLATED TRACTS PB 62 PG 71
- SURVYOR'S AFFIDAVIT March 26, 2008 OR 7791 PG 1417
- REPLATED TRACTS PB 59 PG 21-22
- REPLATED TRACTS PB 57 PG 147-153

Filed for record March 15, 2010
A.J. Burside
Clerk.