

Return to: Board Records/Dade City

**WARRANTY DEED**

This instrument prepared by:

Bob Baltzer  
Real Estate Department  
Development Services Branch  
7530 Little Road, Suite 230  
New Port Richey, FL 34654

Property Appraiser's Parcel ID (Folio)  
Number(s): a portion of 15-24-17-0020-00000-6220

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**THIS WARRANTY DEED** made the 24<sup>th</sup> day of April, 2008 by **SUNFIELD HOMES, INC.** existing under the laws of the State of Florida, whose address is 8105 SR 54 NEW PORT RICHEY FL 34655, hereinafter called the grantor, to PASCO COUNTY, A Political Subdivision of the State of Florida, whose address is 37918 Meridian Avenue, Dade City, Florida 33525, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation

**WITNESSETH:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Pasco County, State of Florida, viz:

**SEE EXHIBIT "A"**

**ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.**

**This conveyance is to provide additional right-of-way for EAST and DENTON ROADS**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

SEAL

SUNFIELD HOMES, INC.

ATTEST:

BY: \_\_\_\_\_

BY: Julie Anne Orsi  
JULIE ANNE ORSI as Vice President

Signed, sealed and delivered in the presence of:

Robert Baltzer  
1<sup>st</sup> Witness signature

Sheila A Hobbs  
2<sup>nd</sup> Witness signature

Robert Baltzer  
1<sup>st</sup> Witness print name

Sheila A. Hobbs  
2<sup>nd</sup> Witness print name

STATE OF Florida

COUNTY OF Pasco

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and of the County aforesaid to take acknowledgements, personally appeared JULIE ANNE ORSI well known to be the , Vice President respectively of the corporation named as first party in the foregoing conveyance, and that she acknowledged executing the same in the presence of the two subscribing witnesses freely and voluntarily under the authority duly vested in her by said corporation, and that seal affixed thereto is the true corporate seal of said corporation.

she is personally known to me) or has produced \_\_\_\_\_ as identification, and who (did/did not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of April, A.D., 2008.

SEAL

ROBERT BALTZER  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION #DD493529  
MY COMMISSION EXPIRES NOV. 22, 2009

Robert Baltzer  
Notary Signature  
My Commission Expires:

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# EXHIBIT "A"

Right of Way  
East Road and Denton Avenue Extension  
HIGHLANDS 6, TRACT 622

Description:

A portion of Tract 622, of the Unrecorded Plat of HIGHLANDS 6, lying within the Southwest  $\frac{1}{4}$  of Section 15, Township 24 South, Range 17 East, Pasco County, Florida, described as follows;

Commence at the Southwest corner of said Section 15; thence North  $00^{\circ}05'08''$  East, along the West line of the Southwest  $\frac{1}{4}$  of said Section 15, said line also being the West line of said Tract 622, a distance of 400.00 feet; thence North  $59^{\circ}51'59''$  East, along the Northerly line of said Tract 622, a distance of 28.93 feet, for a POINT OF BEGINNING; thence continue, North  $59^{\circ}51'59''$  East, along said Northerly line, a distance of 52.08 feet; thence South  $00^{\circ}05'08''$  West, along a line 70 foot East, and parallel with the West line of the Southwest  $\frac{1}{4}$  of said Section 15, a distance of 375.97 feet; thence 434.73 feet, along the arc of a curve, to the left, having a radius of 505.27 feet, a central angle of  $49^{\circ}17'48''$ , and a chord distance of 421.44 feet, which bears North  $57^{\circ}31'33''$  East, to a point of reverse curvature; thence 237.20 feet, along the arc of said curve, to the right, having a radius of 932.61 feet, a central angle of  $14^{\circ}34'22''$ , and a chord distance of 236.56 feet, which bears North  $40^{\circ}09'49''$  East; thence South  $32^{\circ}52'41''$  West, along a line 60 foot Northwesterly and parallel to the Southeasterly line of said Tract 622, a distance of 234.65 feet; thence 354.25 feet, along the arc of a curve, to the right, having a radius of 535.27 feet, a central angle of  $37^{\circ}55'08''$ , a chord distance of 347.82 feet, which bears South  $51^{\circ}50'12''$  West; thence North  $89^{\circ}55'41''$  West, along a line 60 foot North of and parallel to the South line of the Southwest  $\frac{1}{4}$  of said Section 15, a distance of 152.27 feet; thence North  $00^{\circ}05'08''$  East, along a line 25 foot East, and parallel to the West line of the Southwest  $\frac{1}{4}$  of said Section 15, a distance of 354.56 feet, to the POINT OF BEGINNING.

Containing 0.761 acres, more or less.

Together with, and subject to, covenants, easements, and restrictions of record.

Sheet 1 of 2

SECTION 15, TOWNSHIP 24 S., RANGE 17 E.

**CURVE DATA EXHIBIT "A"**

CURVE 1  
 RADIUS = 505.27'  
 $\Delta$  = 49°17'48"  
 L = 434.73'  
 C = 421.44'  
 CB = N 57°31'33"E

CURVE 2  
 RADIUS = 932.61'  
 $\Delta$  = 14°34'22"  
 L = 237.20'  
 C = 236.56'  
 CB = N 40°09'49"E

CURVE 3  
 RADIUS = 535.27'  
 $\Delta$  = 37°55'08"  
 L = 354.25'  
 C = 347.82'  
 CB = S 51°50'12"W

**LINE TABLE**

L1=N00°05'08"E 400.00  
 L2=N59°51'59"E 28.93'  
 L3=N59°51'59"E 52.08'  
 L4=S00°05'08"W 375.97'  
 L5=S32°52'41"W 234.65'  
 L6=N89°55'41"W 152.27'  
 L7=N00°05'08"E 354.56'

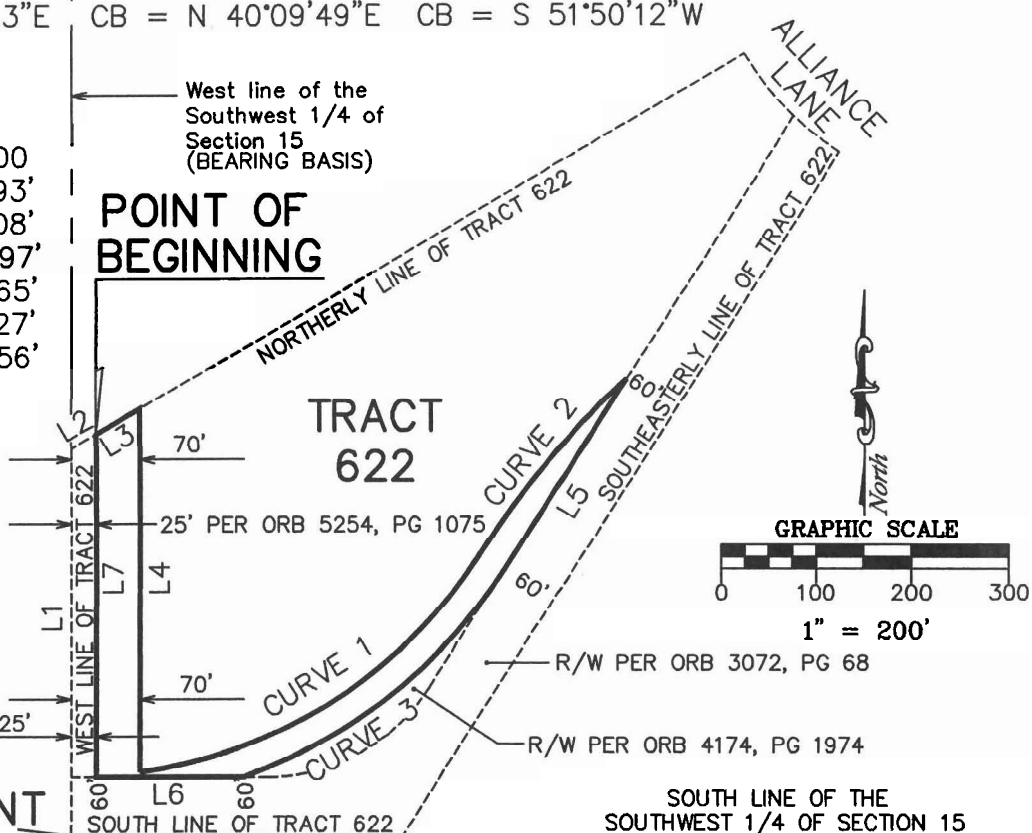
**POINT OF COMMENCEMENT**  
 SOUTHWEST CORNER  
 OF SECTION 15

**POINT OF BEGINNING**

**EAST ROAD**

**DENTON AVENUE**

**TRACT 622**



**LEGEND**

- R/W = RIGHT OF WAY
- R = RADIUS OF CIRCLE
- $\Delta$  = CENTRAL ANGLE
- C = CHORD LENGTH
- CB = CHORD BEARING
- L = ARC LENGTH OF CURVE
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE

15-24-17-0020-00000-6220 = PASCO  
 County Property Appraiser I.D. Number

*(Handwritten Signature)*

**JEFFREY H. SCOTT, FLORIDA LICENSED  
 SURVEYOR AND MAPPER NO. 5793**

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

Bearings are based on the West line of  
 the Southwest  $\frac{1}{4}$  of Section 15, Township 24  
 South, Range 17 East, Pasco County, Florida,  
 being North 00°05'08" East assumed.

**NOTE: THIS SKETCH IS NOT A SURVEY.**



**PASCO COUNTY ENGINEERING  
 SERVICES DEPARTMENT**  
 7530 LITTLE ROAD  
 NEW PORT RICHEY, FL. 34654

**TRACT 622, HIGHLANDS 6  
 RIGHT-OF-WAY  
 EAST ROAD AND DENTON AVENUE**

DISK/FILE: \\DATA\C2567.00	DRAWING FILE T622RW.DWG	W/O # C02567.00
DATE OF SKETCH: 04-22-08	DRAWN: JHS	CHECK: SHEET 02 OF 02