

GREENBROOK ESTATES UNIT FOUR

PASCO COUNTY, FLORIDA

DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) S.S.

THE UNDERSIGNED OWNER AND MORTGAGEE OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "GREENBROOK ESTATES UNIT FOUR" A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF SECTION 23, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 23 FOR A POINT OF REFERENCE; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 23, NORTH 89°28'00" WEST, 2328.18 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ERIN BROOK DRIVE GREENBROOK ESTATES UNIT ONE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 21, PAGES 16, 17, AND 18 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND THE EXTENSION THEREOF, SOUTH 00°32'00" WEST, 230.93 FEET; THENCE CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ERIN BROOK DRIVE, SOUTH 13°30'10" EAST, 103.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WESTERLY BOUNDARY LINE OF SAID GREENBROOK ESTATES UNIT ONE, SOUTH 00°32'00" WEST, 80.00 FEET; THENCE NORTH 89°28'00" WEST, 55.00 FEET; THENCE SOUTH 00°32'00" WEST, 30.00 FEET; THENCE SOUTH 89°28'00" EAST, 5.00 FEET; THENCE SOUTH 00°32'00" WEST, 50.00 FEET; THENCE SOUTH 60°54'36" WEST, 125.00 FEET; THENCE SOUTH 12°45'46" EAST, 75.55 FEET; THENCE SOUTH 03°34'37" WEST, 69.79 FEET; THENCE SOUTH 11°23'48" WEST, FOR 66.81 FEET TO THE NORTHWEST CORNER OF LOT 57 GREENBROOK ESTATES UNIT TWO AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 21, PAGES 132, 133 AND 134 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID GREENBROOK ESTATES UNIT TWO, SOUTH 11°15'12" WEST, 86.69 FEET; THENCE SOUTH 06°29'07" WEST, 86.68 FEET; THENCE SOUTH 01°06'49" WEST, 86.68 FEET; THENCE SOUTH 04°15'28" EAST, 86.69 FEET; THENCE SOUTH 36°05'34" WEST, 135.30 FEET; THENCE SOUTH 56°32'00" WEST, 75.00 FEET; THENCE SOUTH 55°00'59" WEST, 88.73 FEET; THENCE NORTH 89°28'00" WEST, 92.80 FEET; THENCE NORTH 00°32'00" EAST, 78.96 FEET; THENCE SOUTH 56°32'00" WEST, 35.45 FEET; THENCE SOUTH 36°32'00" WEST, 149.31 FEET TO POINT "A" SAID POINT BEING ON THE FLOODWAY BOUNDARY LINE; THENCE CONTINUE SOUTH 36°32'00" WEST, 180.69 FEET; THENCE SOUTH 00°32'00" WEST, 130 FEET, MORE OR LESS TO THE CENTERLINE OF THE ANCILOTE RIVER; THENCE ALONG THE CENTERLINE OF THE ANCILOTE RIVER AS IT MEANDERS IN A SOUTHWESTERLY DIRECTION 175 FEET MORE OR LESS; THENCE ALONG A LINE PARALLEL TO THE WEST LINE OR THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, NORTH 00°21'23" EAST, 327 FEET MORE OR LESS TO POINT "B", SAID POINT "B" LOCATED NORTH 87°18'30" WEST, 354.00 FEET FROM SAID POINT "A" ALONG THE FLOODWAY BOUNDARY LINE; THENCE CONTINUE ALONG SAID LINE PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, NORTH 00°21'23" EAST, 1090.00 FEET; THENCE SOUTH 89°28'00" EAST, 75.00 FEET; THENCE NORTH 00°21'23" EAST, 220.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 54 AS IT NOW EXISTS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°28'00" EAST, 432.07 FEET; THENCE SOUTH 00°32'00" WEST, 280.93 FEET; THENCE SOUTH 89°28'00" EAST, 435.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.662 ACRES OF LAND MORE OR LESS; INCLUDING ALL LANDS LYING BETWEEN THE FLOODWAY BOUNDARY LINE HEREIN DESCRIBED AND THE CENTERLINE OF THE ANCILOTE RIVER, WHICH LIES BETWEEN THE EASTERLY AND WESTERLY BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED, HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHT-OF-WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES INCLUDING BUT NOT LIMITED TO WATER OR SEWER LINES OR PIPES, FIRE-HYDRANTS, PUMP STATIONS, WELLS, LIFT STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS, AND OTHER APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS AND DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSIGNED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THEREON, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED, THIS THE 31ST DAY OF JULY, A.D. 1985.

OWNER GREENE BUILDERS, INC.

David R. Greene PRESIDENT
DAVID R. GREENE
Howard R. Greene SECRETARY
HOWARD R. GREENE

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

David R. Greene WITNESS FOR BOTH
David R. Greene WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO) S.S.

I HEREBY CERTIFY ON THIS 31st DAY OF July, 1985 BEFORE ME PERSONALLY APPEARED DAVID R. GREENE, AND HOWARD R. GREENE, PRESIDENT AND SECRETARY RESPECTIVELY, OF GREENE BUILDERS, INC. A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Pasco County, Florida, the DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: April 15, 1988

John de Soto
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

CERTIFICATE OF TITLE

I, *Crumley & Associates, Inc.*, OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT ARE AS SHOWN ON SAID PLAT AND THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PLAT, EXCEPT AS SHOWN ON SAID PLAT AND THAT THE TAXES FOR THE YEAR 1984 HAVE BEEN PAID
THIS 31st DAY OF July, A.D. 1985.

Martin G. Crumley
BY: *Martin G. Crumley*

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA ON THIS 10th DAY OF August, A.D. 1985.

William F. Crumley
CHAIRMAN

CLERK OF THE CIRCUIT COURT CERTIFICATE

FILED AND RECORDED:
IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 1st DAY OF August, A.D. 1985. IN PLAT BOOK 24, PAGE 129

John Pittman
CLERK OF CIRCUIT COURT
By: *J. D. Randall*
Deputy Clerk

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 30th DAY OF July, A.D. 1985, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AND ALL PERMANENT CONTROL POINTS WILL BE SET WITHIN 1 YEAR OF THE RECORDED DATE SHOWN ON THIS PLAT.

Allen H. Crumley
ALLEN H. CRUMLEY, FLORIDA SURVEYOR'S REG. NO. 2752

CRUMLEY & ASSOCIATES INC.

SHEET 1 OF 2
P.B. 24 PG 10