

SHERWIN INDUSTRIAL PARK

A REPLAT OF A PORTION OF TRACT 61 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PASCO] S.S.

THE UNDERSIGNED OWNERS AND MORTGAGEE OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "SHERWIN INDUSTRIAL PARK", A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28 FOR A POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 28, NORTH 00° 18' 24" EAST, 995.48 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 61, ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUED ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 28 AND ALSO BEING ALONG THE WEST LINE OF SAID TRACT 61, NORTH 00° 18' 24" EAST, 199.23 FEET; THENCE SOUTH 89° 39' 48" EAST, 75.00 FEET; THENCE 77.81 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 730.15 FEET, A CHORD OF 77.77 FEET AND A CHORD BEARING OF SOUTH 86° 36' 38" EAST; THENCE SOUTH 89° 39' 48" EAST, 65.00 FEET; THENCE NORTH 00° 18' 24" EAST, 159.93 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT 61, SOUTH 89° 39' 48" EAST, 614.19 FEET; THENCE SOUTH 00° 33' 06" WEST, 191.31 FEET; THENCE NORTH 89° 39' 15" WEST, 40.00 FEET; THENCE SOUTH 00° 33' 06" WEST, 140.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT 61, NORTH 89° 39' 15" WEST, 862.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.84 ACRES OF LAND MORE OR LESS. HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREET RIGHT-OF-WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL LANDS UPON WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL UTILITY IMPROVEMENTS AND FACILITIES INCLUDING BUT NOT LIMITED TO WATER LINES OR PIPES, FIRE HYDRANTS, AND OTHER APPURTENANT FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, 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 ASSUMED BY CITY OF PORT RICHEY, 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 THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE CITY OF PORT RICHEY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED. THIS THE 21ST DAY OF April, A.D., 1981.

OWNERS:

Donald D. Sherwin & A Gary Sherwin

DONALD D. SHERWIN SR. A GARY SHERWIN

I HEREBY CERTIFY ON THIS 21ST DAY OF April, A.D. 1981, BEFORE ME PERSONALLY APPEARED DONALD D. SHERWIN SR. AND A GARY SHERWIN RESPECTIVELY, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL AT PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID. MY COMMISSION EXPIRES June 26, 1982.

MORTGAGEE: SOUTHEAST BANK OF PASCO COUNTY

R. Gary Babcock PRESIDENT

Thomas E. Dula Jr. VICE PRESIDENT

I HEREBY CERTIFY ON THIS 21ST DAY OF April, A.D. 1981, BEFORE ME PERSONALLY APPEARED R. GARY BABCOCK AND THOMAS E. DULA JR., RESPECTIVELY, PRESIDENT AND VICE PRESIDENT OF SOUTHEAST BANK OF PASCO COUNTY, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL AT PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID. MY COMMISSION EXPIRES March 23, 1983.

CERTIFICATE OF TITLE

RECORD OF THE PROPERTY Lying WITHIN THE PARCEL DESCRIBED ON THIS PLAT AS SHOWN ON SAID PLAT, THAT THERE ARE NO LIENS, ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT THE TAXES FOR THE YEAR 1980 HAVE BEEN PAID. THE 13TH DAY OF May, A.D. 1981. Medford Jaramas BY Medford Jaramas

APPROVED BY THE CITY OF PORT RICHEY, PASCO COUNTY, FLORIDA, ON THIS 26 DAY OF May, A.D. 1981.

ATTEST: Dwight Thapson COUNCIL PRESIDENT Latimer White CITY CLERK
FILED AND RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 18 DAY OF June, A.D. 1981,
IN PLAT BOOK 1, PAGES 60 AND 61. John D. Williams CLERK OF CIRCUIT COURT

