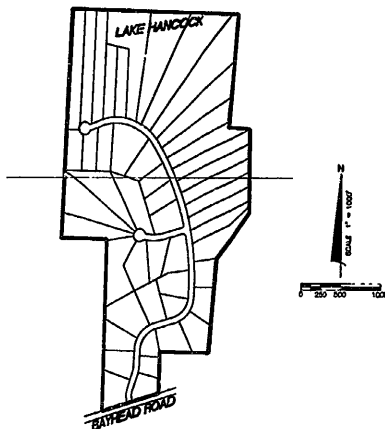


# BAYHEAD LANDINGS

A SUBDIVISION IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 20 EAST,  
AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 24 SOUTH,  
RANGE 20 EAST, PASCO COUNTY, FLORIDA

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.



## Certificate of Title

I, E. DAVID TUNER, of SUMNER & TURNER hereby certify that the record title to the land as described and shown on this plat is in the name of the person, persons, corporation, or entity executing the dedication as it is shown on the plat. In the event the plat does not contain a dedication, I hereby certify that the developer of the platted subdivision has apparent record title to the land. Additionally, I certify that there are no liens and/or encumbrances of record against said property, except as shown on said plat; and that the taxes for the year 1989 have been paid.

This the 24<sup>th</sup> day of SEPTEMBER, 1992

By: E. David Turner

## APPROVED

By the Board of County Commissioners of Pasco County, Florida, on this 18 day of DECEMBER, A.D., 1992

## FILED AND RECORDED

In the Public Records of Pasco County, Florida on this 20 day of DECEMBER, A.D., 1992, in Plat Book 29 Pages 36 through 38

Joe Pittman  
Clerk of the Circuit Court  
By: E. Log, D.C.

## SURVEYOR'S CERTIFICATE

I, Daniel C. Johnson, of D.C. Johnson & Associates, Inc., maker of this plat, do certify that this plat was done under my responsible direction and supervision, and is a true and correct representation of the land platted and this plat complies with the requirements of Chapter 177 of the Florida Statutes, and I further certify that this plat meets all material, in composition, required by Florida Statute 177.091, and that on the 14<sup>th</sup> day of SEPT, 1992 the Permanent Reference Monuments (P.R.M.s) and Permanent Control Points (P.C.P.s) were in place, as shown hereon, as required by law, and that the survey data complies with all requirements of chapter 177.

D.C. Johnson and Associates, Inc.

Daniel C. Johnson  
Daniel C. Johnson  
Florida Professional Land Surveyor No. 3653

## LEGAL DESCRIPTION and DEDICATION:

STATE OF FLORIDA }  
COUNTY OF PASCO } ss:

The undersigned, owner of the lands shown on this plat to be known as BAYHEAD LANDINGS, a subdivision of a portion of the South 3/4 of Section 5, Township 24 South, Range 20 East, and the Northwest 1/4 of Section 8, Township 24 South, Range 20 East, all lying in Pasco County, Florida, being further described as follows:

For a point of reference commence at the Southwest corner of Section 5, Township 24 South, Range 20 East, Pasco County, Florida; thence S.88°38'11"E. along the South boundary of said Section 5, 1320.28 feet to a POINT OF BEGINNING; thence N.01°23'00"E., 1302.00 feet; thence N.88°37'00"W., 569.50 feet; thence N.02°22'00"E., 2685.13 feet to a point on the North boundary of the South 3/4 of said Section 5; thence S.88°22'44"E. along said North boundary, 2058.08 feet to a point on the East boundary of the West 1/2 of said Section 5; thence S.04°28'44"W. along said East boundary, 1332.59 feet; thence S.85°31'16"E., 250.00 feet; thence S.00°02'16"E., 982.41 feet; thence S.34°43'13"W., 650.00 feet; thence S.04°28'44"W. along the East boundary of the West 1/2 of said Section 5, 1110.08 feet to a point on the South boundary of said Section 5; thence N.88°38'11"W. along said South boundary, 599.81 feet; thence S.01°17'17"W. along the East boundary of the West 60.00 feet of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 8, 485.17 feet to a point on the Northerly right-of-way line of Bayhead Road, as dedicated to Pasco County by deeds recorded in O.R. 1842, page 1242, and O.R. 1842, page 1246 of the Public Records of Pasco County, Florida; thence the following two (2) courses along said Northerly right-of-way line: (1) S.73°35'37"W., 588.64 feet; (2) S.74°27'37"W., 157.59 feet; thence N.01°24'16"E., 714.69 feet to the POINT OF BEGINNING.

Containing 182.647 acres 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 and Pasco County, Florida, all street rights-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 lands upon which or within which utility improvements or facilities exist; 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, fire hydrants, pumping stations, 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 utilities and appurtenances until such time as the operation and maintenance of said lands is assumed by Pasco County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, the title to any lands or improvements dedicated to the public or to the County in any reason such dedication may be either voluntarily or involuntarily vacated, voided, or invalidated.

This the 18<sup>th</sup> day of Sept, A.D., 1992

## OWNERS:

Thomas R. Hines, Sr. and Etha P. Hines

Thomas R. Hines, Sr.  
By: Thomas R. Hines, Jr.  
Attorney in fact

Signed, sealed and delivered in the presence of:

James Hermain Elizabeth J. Clark  
Witness Witness

Elizabeth A. Tarr

Elizabeth A. Tarr

Signed, sealed and delivered in the presence of:

Dubois H. Cantor Rae L. Reville  
Witness Witness

## ACKNOWLEDGEMENT:

STATE OF Florida }  
COUNTY OF Hillsborough } ss:

I hereby certify on this 18<sup>th</sup> day of September, A.D., 1992, before me personally appeared Thomas R. Hines, Jr., Attorney in fact for Thomas R. Hines, Sr. and Etha P. Hines, to me known to be the person described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Florida Hillsborough County, Florida, the day and year aforesaid. Feb 10, 1992

My commission expires: Feb 10, 1992  
Danella J. Morrison  
Notary Public, State of Florida at Large

## ACKNOWLEDGEMENT:

STATE OF Florida }  
COUNTY OF Hillsborough } ss:

I hereby certify on this 18<sup>th</sup> day of September, A.D., 1992, before me personally appeared Elizabeth A. Tarr, to me known to be the person described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be her free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Florida Hillsborough County, Florida, the day and year aforesaid. Feb 10, 1992

My commission expires: Feb 10, 1992  
Danella J. Morrison  
Notary Public, State of Florida at Large

## MORTGAGEE:

James E. Hines and Annabelle Hines

James E. Hines Annabelle Hines  
James E. Hines Annabelle Hines

Signed, sealed and delivered in the presence of:

James Hermain Elizabeth J. Clark  
Witness for both Witness for both

## ACKNOWLEDGEMENT:

STATE OF Florida }  
COUNTY OF Pasco } ss:

I hereby certify on this 18<sup>th</sup> day of September, A.D., 1992, before me personally appeared James E. Hines and Annabelle Hines, 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 seal at Dade City Pasco County, Florida, the day and year aforesaid. Sept 26, 1992

My commission expires: Sept 26, 1992  
James Hermain  
Notary Public, State of Florida at Large

