

REGENCY PARK UNIT ONE

BEING A SUBDIVISION OF A PORTION OF SECTIONS 15, 16 AND 22, TOWNSHIP 25S, RANGE 16E, PASCO COUNTY, FLORIDA.

State Of Florida)
County Of Pasco

The undersigned owners and mortgagees of the land shown on this plat to be known as "REGENCY PARK UNIT ONE" and described as being in Pasco County, Florida, as follows;

Commence at the Southwest corner of Section 15, Township 25S, Range 16E, Pasco County, Florida; thence run along the West line of said Section 15, N0°09'40"E, 1208.60 ft.; thence N83°47'22"W, a distance of 322.11 ft.; thence 151.64 ft. along the arc of a curve to the right, said curve having a radius of 763.26 ft. and a chord of 151.50 ft. which bears N83°45'53"W; thence N83°47'22"W, 235.26 ft. to the Eastern Right of Way line of State Road No. 53, Section 14030 (U.S. Highway No. 12) as it is now established; thence along said Eastern Right of Way line, thence N83°47'22"E, 322.31 ft.; thence 4.81 ft. along the arc of a curve to the left, said curve having a radius of 6003.97 ft. and a chord of 4.81 ft. which bears N83°30'57"E; thence 652°40'13"E, 631.70 ft.; thence 889°58'42"E, 1055.76 ft.; thence S0°00'43"W, 30 ft.; thence S13°51'42"W, 678.01 ft.; thence S6°19'17"E, 72.25 ft.; thence 641°27'53"W, 84 ft.; thence 684.85 ft. along the arc of a curve to the right, said curve having a radius of 682.80 ft. and a chord of 684.85 ft. which bears 625°56'00"E; thence S0°00'40"W, 84.51 ft.; thence N83°48'53"W, 32.60 ft.; thence S4°36'02"E, 60.21 ft.; thence N83°49'55"W, 102.07 ft.; thence N0°17'54"E, 50 ft. to the Point of Beginning. have caused said land to be divided and subdivided as shown hereon and do hereby dedicate to the perpetual use of the public, all roads, streets, alleys and other rights of way and all parts and recreation areas and all easements for utilities, drainage and other purposes and for all purposes incident thereto as shown and depicted hereon, reserving however, the reversion or reversion thereof should the same be renounced, disclaimed, abandoned, or the use thereof discontinued as prescribed by law by appropriate official action of the proper officials having charge or jurisdiction thereof; Also reserving the right of ingress and egress over all rights of way and easements dedicated by this plat; Also reserving the right to construct and maintain water and sewer lines within all rights of way and easements dedicated by this plat; in the event of repair or maintenance causing damage to existing streets, alleys, or agree to replace streets to prior condition within said damaged area; This the 12th day of May, A.D. 1972

OWNERS:
REGENCY CONSTRUCTION, INC.

Carl Munsee : Owner
Robert Munsee : Owner

Carl Munsee : President
Robert Munsee : Secretary

J. J. Fernald : Owner
E. J. Fernald : Owner

Signed, sealed and delivered in the presence of:
Thomas H. Smart : Witness
Sandra M. Milton : Witness

Thomas H. Smart : Witness
Sandra M. Milton : Witness

Thomas H. Smart : Witness
Sandra M. Milton : Witness

State Of Florida) ss.
County Of Pasco)

I hereby certify on this 12th day of May, A.D. 1972, before me personally appeared CARL MUNSEE and ROBERT MUNSEE, respectively President and Secretary of REGENCY CONSTRUCTION, INC., a Florida Corporation and CARL MUNSEE and ROBERT MUNSEE, as individuals, to me known to be the persons described in and who executed the foregoing certificate 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 of Notary Public, State of Florida, at large.

State Of Florida) ss.
County Of Pasco)

I hereby certify on this 20th day of May, A.D. 1972, before me personally appeared J. J. FERNALD and E. J. FERNALD, as owners, to me known to be the persons described in and who executed the foregoing certificate 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 of Notary Public, State of Florida, at large.

My Commission Expires April 12, 1975

SURVEYOR'S CERTIFICATE: I hereby certify on this 4th day of May, A.D. 1972, 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 the requirements of Chapter 173, of the Florida Statutes.

CASSON ENGINEERING COMPANY

Walter A. Casson, Jr.
F.D. Engineers Exam No. 6444
F.D. Surveyors Exam No. 1233

APPROVED: by the Board Of County Commissioners of Pasco County, Florida, on this 11th day of April, A.D. 1972

FILED AND RECORDED: in the Public Records of Pasco County, Florida, on this 12th day of May, A.D. 1972, in PLAT BOOK 11, PAGES 58 & 59.

Stanley C. Swanson : Clerk Of Circuit Court
By: Mary Ann Hayes, D. C.

NOTES:

- (1) Indicate Permanent Reference Monument
- (2) Easements are shown thus ===== and thus ===== and are for drainage and/or utilities. Unless shown otherwise rear lot easements are 6 ft. in width and side lot easements are 8 ft. in width each side of lot line.
- (3) Bearings shown hereon are based on an assumed bearing of N0°00'00"E, for the West Line of Section 15, Township 25S, Range 16E.