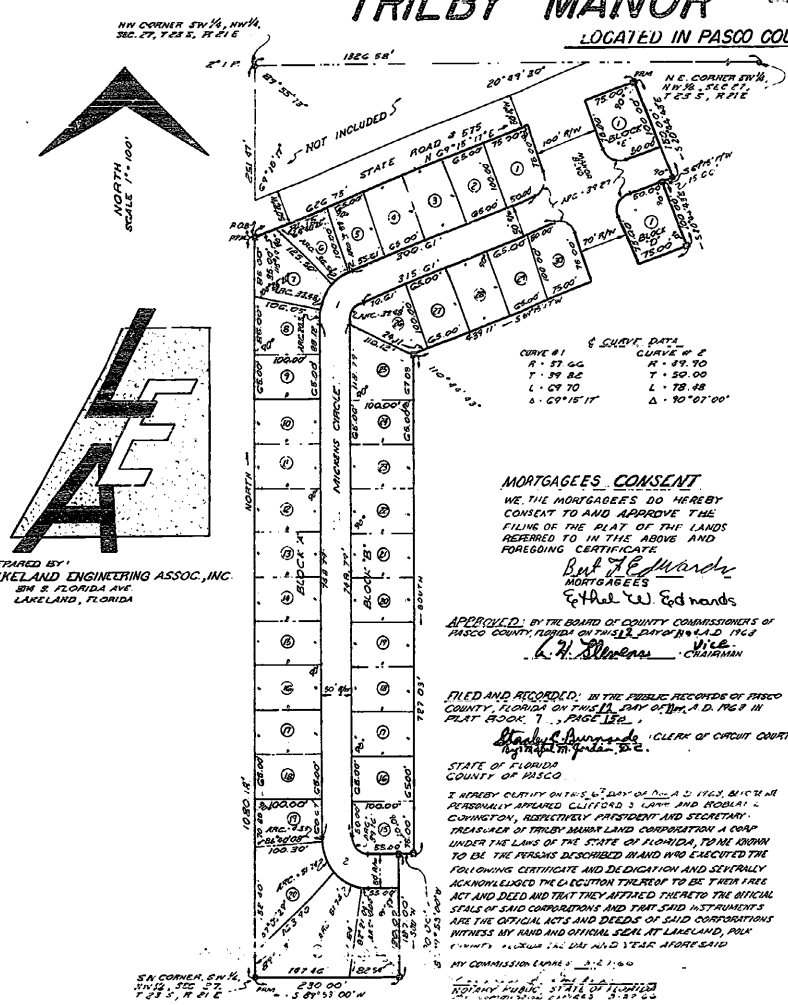
A SUBDIVISION PLAT OF

TRILBY MANOR — UNIT ONE

LOCATED IN PASCO COUNTY FLORIDA



PREPARED BY:
LAKELAND ENGINEERING ASSOC., INC.
804 S. FLORIDA AVE.
LAKELAND, FLORIDA

CURVE #1	CURVE # 2
R = 97.66	R = 69.90
T = 97.82	T = 50.00
L = 69.70	L = 78.48
Δ = 69°15'17"	Δ = 90°07'00"

MORTGAGEES CONSENT

WE, THE MORTGAGEES DO HEREBY CONSENT TO AND APPROVE THE FILING OF THE PLAT OF THE LANDS REFERRED TO IN THE ABOVE AND FOREGOING CERTIFICATE

MORTGAGEES

Ethel W. Edwards

APPROVED: BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA ON THIS 12 DAY OF Nov. A.D. 1963

L. H. Blevins, CHAIRMAN

FILED AND RECORDED: IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 19 DAY OF Nov. A.D. 1963 IN PLAT BOOK 7, PAGE 150.

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 6th DAY OF Nov. A.D. 1963, BEFORE ME PERSONALLY APPEARED CLIFFORD S. LAMB AND ROBERT C. COVINGTON, RESPECTIVELY PRESIDENT AND SECRETARY-TREASURER OF TRILBY MANOR LAND CORPORATION A CORP UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOLLOWING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AND THAT THEY AFFIXED THERETO THE OFFICIAL SEALS OF SAID CORPORATIONS AND THAT SAID INSTRUMENTS ARE THE OFFICIAL ACTS AND DEEDS OF SAID CORPORATIONS WITNESS MY HAND AND OFFICIAL SEAL AT LAKELAND, POLK COUNTY, FLORIDA THE DAY AND YEAR AFORESAID

MY COMMISSION EXPIRES Aug. 1, 1966

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES 3-27-66

OWNER'S CERTIFICATE

I CERTIFY THAT THE FOLLOWING REQUIREMENTS IN CONNECTION WITH THE AFOREMENTIONED PLAT HAVE BEEN COMPLIED WITH:

(a) THAT ALL TREES OR OBSTACLES WITHIN THE LINE OF ANY STREET, ALLEY OR THOROUGHFARE HAVE BEEN REMOVED

(b) THAT ALL STREETS HAVE BEEN PAVED IN ACCORDANCE WITH THE PREVIOUS ACTION OF THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

(c) THAT THERE SHALL BE PLACED AT THE INTERSECTION OF EACH STREET OR THOROUGHFARE IN SAID SUBDIVISION SIGNS MARKING AND DESIGNATING THE NAME OF SUCH STREET, WHICH SAID SIGN SHALL BE SUBSTANTIALLY CONSTRUCTED

(d) THAT ALL STREETS DESIGNATED AND SHOWN IN SAID SUBDIVISION WHICH CONNECT WITH ANY OTHER STREET IN AN ADJOINING OR ADJACENT SUBDIVISION HAVE THE SAME NAME AS THE STREETS OF WHICH SUCH STREETS ARE EXTENSIONS OR CONTINUATIONS.

(e) THAT IN THE EVENT THAT THE SAID SUBDIVISION IS NOT ADJACENT TO A PAVED ROAD THAT A RIGHT OF WAY HAS BEEN SECURED, GRADED, AND OPENED INTO SAID SUBDIVISION SO THAT TRAVEL MAY BE HAD OVER THE SAME WITHOUT DIFFICULTY AND THAT IF ANY BRIDGES, CULVERTS OR OTHER DRAINAGE FACILITIES ARE NECESSARY TO ACQUIRE ACCESS INTO SAID SUBDIVISION THAT THE SAME HAVE BEEN FULLY FURNISHED AND COMPLIED WITH.

(f) THAT THE UNDERSIGNED BY THE PRESENTING OF THIS CERTIFICATE FOR APPROVAL AND BY PRESENTING THE PLAT FOR APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY AND FOR RECORDING THEREOF ACKNOWLEDGES THAT BY THE APPROVAL AND ADMITTING THE SAME TO RECORD THAT THE SAME PLACES NO OBLIGATIONS UPON THE BOARD OF COUNTY COMMISSIONERS TO MAINTAIN THE STREETS, THOROUGHFARES, CANALS OR OTHER IMPROVEMENTS THEREIN AND THAT NO OBLIGATIONS SHALL REST UPON SAID BOARD OF COUNTY COMMISSIONERS TO MAINTAIN THE STREETS, THOROUGHFARES, CANALS OR OTHER IMPROVEMENTS THEREIN AND THAT NO OBLIGATIONS SHALL REST UPON SAID BOARD OF COUNTY COMMISSIONERS UNTIL SUCH TIME AS THE SAID BOARD SHALL BY PROPER RESOLUTION OR BY ACTION AND USES TAKE OVER AND MAINTAIN SUCH FACILITIES AS EXIST UPON SAID PLAT FOR THE BENEFIT OF THE OWNERS THEREIN OR FOR THE GENERAL PUBLIC.

(g) THE OWNER ALSO REPRESENTS AND COVENANTS THAT NO PART OF SAID LANDS COVERED BY SAID PLAT ARE A PART OF ANY EXISTING SUBDIVISION UNLESS ALL OF THE STREETS AND THOROUGHFARES AS DESIGNATED IN SAID RE-PLATTED LANDS HAVE REMAINED THE SAME AS SHOWN BY THE ORIGINAL PLAT OF SAID SUBDIVISION, PROVIDED, HOWEVER, THAT IF ANY OF THE ROADS WITHIN SAID SUBDIVISION WHICH IS REPLATTED, SHALL BE CHANGED, RE-LOCATED, OR CLOSED THAT THERE SHALL BE FILED WITH THE APPLICATION A CONSENT AND WAIVER BY ALL THE OWNERS OF LOTS WITHIN THE ENTIRE SUBDIVISION OF WHICH ANY PART IS SO RE-PLATTED.

OWNER OF THE LAND HEREWITH SUBDIVIDED
TRILBY MANOR LAND CORPORATION

STATE OF FLORIDA
COUNTY OF PASCO
SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF Nov. 1963

NOTARY PUBLIC
MY COMMISSION EXPIRES 3-27-66

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLIED WITH:

(a) THAT THERE HAVE BEEN PLACED IN EACH CORNER OF EACH BLOCK SHOWN ON SAID SUBDIVISION A PERMANENT OR SUBSTANTIAL MARKER SHOWING THE CORNER OF EACH SUCH BLOCK

(b) THAT ALL STREETS, ALLEYS OR THOROUGHFARES THEREIN HAVE BEEN MARKED AND DESIGNATED ON THE GROUND BY PROPER MARKERS OR PERMANENT REFERENCE MONUMENTS

(c) THAT ALL STREETS WITHIN SAID SUBDIVISION ARE OF A WIDTH OF NOT LESS THAN FIFTY (50) FEET AND THAT ALL STREETS, ROADS, OR THOROUGHFARES HAVE BEEN PAVED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CLASS DESIGNATED FOR SUCH STREETS BY THE FORMER ACTION OF THE BOARD OF COUNTY COMMISSIONERS, THAT THE UNDERSIGNED HAS MADE TEST BORINGS TO DETERMINE THIS FACT AND BY THE SIGNING OF THIS CERTIFICATE CERTIFIES TO THE ACCURACY OF SUCH EXAMINATION.

(d) THAT THE TOPOGRAPHY OF THE LAND IS SUCH THAT NO DRAINAGE DITCH OR CANAL IS NEEDED OR THAT IF THEY ARE NEEDED THAT ALL SUCH DRAINAGE DITCHES OR CANALS HAVE BEEN DUG AND CONSTRUCTED UPON PROPER LEVELS SO AS TO ASSURE THE PROPER DRAINAGE OF SUCH LANDS AND THAT WHERE SUCH DITCHES OR CANALS NECESSARY CROSS ANY ROAD, STREET OR THOROUGHFARE WITHIN SAID SUBDIVISION THAT PROPER CULVERTS SUFFICIENT TO TAKE CARE OF THE NORMAL DRAINAGE THAT WOULD BE REQUIRED THEREON HAVE BEEN PLACED UPON THE SAID LANDS.

(e) THAT WHERE THE LANDS PLATTED FOR SAID SUBDIVISION ADJOIN OR CONTAIN AN EXISTING ROAD OR STREET OF LESS THAN 50 FEET, THAT PROVISION HAS BEEN MADE SO AS TO PROVIDE FOR A STREET OF NOT LESS THAN 25 FEET FROM THE CENTER OF THE EXISTING ROAD TO THE LOT LINE OF THE LOTS SHOWN ON SAID PLAT

(f) WHERE SAID LANDS SUBDIVIDED ADJOIN A SUBDIVISION PREVIOUSLY EXISTING, ALL STREETS THEREIN COINCIDE WITH THE STREETS IN THE ADJOINING SUBDIVISION SO AS TO CAUSE NO OFFSETS BETWEEN STREETS BOUNDING SUBDIVISIONS, THAT ALL OF THE REQUIREMENTS OF CHAPTER 177 HAVE BEEN FULLY COMPLIED WITH.

REGISTERED LAND SURVEYOR NO. 2126
STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA COUNTY OF PASCO

THE UNDERSIGNED OWNER (OWNERS) OF THE LANDS SHOWN ON THIS PLAT AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 27, T 25 S, R 21 E, PASCO COUNTY, FLORIDA AND RUN SOUTH, ALONG THE WEST BOUNDARY OF SAID 1/4, 1/4 A DISTANCE OF 251.47 FEET TO A PRM AND THE POINT OF BEGINING - SAID P.O.B. BEING LOCATED ON THE SOUTHERLY RIGHT OF WAY OF STATE RD # 575, THENCE N 65°15'15" E, 1822.58 FEET, ALONG SAID SOUTHERLY RIGHT OF WAY TO A PRM, THENCE S 80°44'45" E, 150.00 FEET TO A PRM, THENCE S 69°15'17" W, 1500 FEET TO A PRM, THENCE S 20°44'45" E, 100.00 TO A PRM, THENCE S 69°15'17" W, 439.11 FEET TO A PRM, THENCE SOUTH, 727.03 FEET TO A PRM, THENCE S 89°53'00" W, 230.00 FEET TO A PRM, THENCE SOUTH, 1500.00 FEET TO A PRM; THENCE S 89°53'00" W, 230.00 FEET TO A PRM; THENCE NORTH 1080.18 FEET TO THE P.O.B. 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 PARKS AND RECREATION AREAS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AND FOR ALL PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON, RESERVING NEVERTHELESS, THE REVERSION OR REVERSIONS THEREOF SHOULD THE SAME BE RESCINDED, DISCLAIMED, ABANDONED OR THE USE THEREOF DISCONTINUED AS PRESCRIBED BY LAW BY APPROPRIATE OFFICIAL ACTION OF THE PROPER OFFICIALS HAVING CHARGE OR JURISDICTION THEREOF.

THIS THE 6th DAY OF NOVEMBER AD 1963

WITNESS _____ OWNER _____
WITNESS _____