

EXECUTIVE WOODS

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, ALSO A REPLAT OF TRACTS 49 AND 50 AND THE EAST 2/3 OF TRACT 52, PORT RICHEY LAND COMPANY SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION & DEDICATION

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

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS EXECUTIVE WOODS, A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, ALSO A REPLAT OF TRACTS 49 AND 50 AND THE EAST 2/3 OF TRACT 52, PORT RICHEY LAND COMPANY SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 0° 27' 20" WEST, 1312.31 FEET ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, BEING ALSO THE EAST BOUNDARY LINE OF TRACTS 49 AND 52 OF SAID PORT RICHEY LAND COMPANY SUBDIVISION TO THE SOUTHEAST CORNER OF SAID TRACT 52, ALSO BEING THE NORTHEAST CORNER OF BROWN ACRES UNIT 7-A, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 12, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 89° 32' 16" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 52 BEING ALSO THE NORTHERLY BOUNDARY LINE OF SAID BROWN ACRES UNIT 7-A, AND THE NORTHERLY BOUNDARY LINE OF BROWN ACRES UNIT SEVEN AS SHOWN ON PLAT RECORDED IN PLAT BOOK 11, PAGE 57 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND THE NORTHERLY BOUNDARY LINE OF BROWN ACRES UNIT SIX AS SHOWN ON PLAT RECORDED IN PLAT BOOK 10, PAGE 122 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, 872.43 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY BOUNDARY LINE OF JOHNSON HEIGHTS UNIT TWO, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 9, PAGE 141 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 0° 25' 42" EAST ALONG THE EASTERLY BOUNDARY LINE AND ITS SOUTHERLY EXTENSION OF SAID JOHNSON HEIGHTS UNIT TWO, 784.58 FEET TO THE SOUTHEAST CORNER OF JOHNSON HEIGHTS UNIT ONE AS SHOWN ON PLAT RECORDED IN PLAT BOOK 8, PAGE 23 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 0° 27' 37" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID JOHNSON HEIGHTS UNIT ONE, 530.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE SOUTH 89° 25' 16" EAST, 872.77 FEET, ALONG SAID NORTHERLY BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TO THE POINT OF BEGINNING.

CONTAINING 26.318 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 WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES, LYING WITHIN OR UPON THE LANDS 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 ASSUMED 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 THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 3rd DAY OF October, A.D. 1980.

OWNER: PALMWOOD BUILDERS, INC.

Ralph S. Glover
RALPH S. GLOVER, PRESIDENT

Ruth L. Glover
RUTH L. GLOVER, SECRETARY/TREASURER

STATE OF FLORIDA)
) S.S.
COUNTY OF PASCO)
WITNESS FOR BOTH Roseette C. Stewart Dennis J. Leek
WITNESS FOR BOTH

THIS IS TO CERTIFY, THAT ON October 3, 1980, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED RALPH S. GLOVER, PRESIDENT AND RUTH L. GLOVER, SECRETARY/TREASURER OF PALMWOOD BUILDERS, INC., A CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED, THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THERETO, AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES 12-31-81

Notary Public
NOTARY PUBLIC, STATE OF FLORIDA

SURVEYORS CERTIFICATE

I HEREBY CERTIFY ON THIS 31 DAY OF Dec, A.D., 1980, 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 177 OF THE FLORIDA STATUTES.

SURVEYOR:

GEM SURVEYING COMPANY

Dennis J. Leek
DENNIS J. LEEK
FLORIDA REG. LAND SURVEYOR NO. 2689

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON 26-3-1981, 1981 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Benny M. Dyer
CHAIRMAN OF THE BOARD

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 4th DAY OF February, A.D. 1981, IN PLAT BOOK 19, PAGES 99 THRU 100.

Notary Public
CLERK OF THE CIRCUIT COURT

TITLE CERTIFICATE

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

JULIA W. GOMILLION, PRESIDENT
COMMUNITY TITLE, HEREBY CERTIFY THAT THE OWNERS AND MORTGAGEES OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT ARE AS SHOWN ON SAID PLAT, 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 1980 HAVE BEEN PAID.

THIS THE 1st DAY OF January, 1980.

BY: Julia W. Gomillion
President