

GOLDEN ACRES ESTATES PHASE 3

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/2
OF SECTION 17, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA
COUNTY OF PASCO

THE UNDERSIGNED OWNER AND MORTGAGEES OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS GOLDEN ACRES ESTATES PHASE 3, A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/2 OF SECTION 17, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE ALONG THE WEST LINE OF SAID SECTION 17, ALSO BEING THE WEST LINE OF GOLDEN ACRES ESTATES PHASE 1 PLAT BOOK 32, PAGES 146-147, J. NORTH 00°34'59" EAST, 1474.37 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE NORTH 00°34'59" EAST, 647.28 FEET; THENCE SOUTH 89°25'00" EAST, 504.61 FEET; THENCE SOUTH 00°34'59" WEST, 72.55 FEET; THENCE SOUTH 89°25'01" EAST, 424.92 FEET; THENCE NORTH 15°59'26" EAST, 411.78 FEET; THENCE SOUTH 51°19'27" EAST, 908.51 FEET; THENCE SOUTH 13°51'59" WEST, 421.41 FEET; THENCE NORTH 72°53'36" WEST, 466.91 FEET; THENCE SOUTH 73°36'22" WEST, 323.63 FEET; THENCE 67.71 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 275.00 FEET AND A CHORD OF 67.34 FEET, WHICH BEARS NORTH 23°26'50" WEST; THENCE SOUTH 78°44'36" WEST, 492.63 FEET; THENCE NORTH 89°25'01" WEST, 390.31 FEET TO THE POINT OF BEGINNING, CONTAINING 24.023 ACRES MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDE, AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL 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, SEWER 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 WITHIN THE COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE TO ITSELF, ITS HEIR, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL SUCH DESIGNATED LANDS, UTILITY IMPROVEMENTS, OR UTILITIES 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 TO ITSELF, ITS HEIR, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, INCLUDING, BUT NOT LIMITED TO, THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THEREOF, 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 14th DAY OF December, A.D. 1995

OWNER: GOLDEN ACRES ESTATES DEVELOPMENT CORPORATION

PETER LITTLE PRESIDENT

WITNESS FOR BOTH

DAWN M. WILLIAMS SECRETARY

WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 14th DAY OF December, 1995, BEFORE ME PERSONALLY APPEARED PETER LITTLE, PRESIDENT, AND DAWN M. WILLIAMS, SECRETARY, FOR GOLDEN ACRES ESTATES DEVELOPMENT CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID

NOTARY PUBLIC

STATE OF FLORIDA - J. LANGE

MY COMMISSION EXPIRES: 12/31/96

MORTGAGEE

STATE OF FLORIDA
COUNTY OF PASCO

NATIONSBANK OF FLORIDA, N.A. AS MORTGAGEE UNDER A CERTAIN MORTGAGE DATED 12/15/95, PAGES 23-24 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND THE DEDICATIONS SHOWN HEREON.

ROBERT E. DAY, JR. VICE PRESIDENT

JOHN NELSON OR VICE PRESIDENT

WITNESS FOR BOTH

WITNESS FOR BOTH

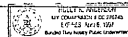
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 12th DAY OF December, A.D. 1995, BEFORE ME APPEARED ROBERT E. DAY, JR. AND JOHN NELSON, VICE PRESIDENT AND SR. VICE PRESIDENT RESPECTIVELY OF NATIONSBANK OF FLORIDA A NATIONAL BANKING ASSOCIATION, 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 USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL OF PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID

MY COMMISSION EXPIRES: 12/31/96



NOTARY PUBLIC STATE OF FLORIDA AT-LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO

I 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 SHOWN ON THE PLAT IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATED SUBDIVISION HAS RECORD TITLE TO THE LAND. ADDITIONALLY I CERTIFY THAT THERE ARE NO LEAS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON PLAT, AND THAT THE TAXES FOR THE YEAR HAVE BEEN PAID. THIS THE 14th DAY OF December, 1995.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON 14th day February 1996, the FOREGOING PLAT OR PLAY WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Chairman of the Board of County Commissioners

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 14th DAY OF February, 1996, IN PLAT BOOK 33, PAGES 19, 20, 21.

CLERK OF CIRCUIT COURT

SURVEYORS' CERTIFICATE

I, Dennis J. Leek, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON Jan. 16, 1996, THE AFORESAID PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS (IF ANY) AND PERMANENT CONTROL POINTS (IF ANY) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

D.J.L. SURVEYING COMPANY, INC.

Dennis J. Leek
DENNIS J. LECK

FLORIDA REGISTERED L.S. NO. 2689
D.J.L. SURVEYING COMPANY
8324 CORPORATE WAY P.O. BOX 781
NEW PORT RICHEY, FLORIDA 34656