

# DEER PARK - PHASE 2A

## A SUBDIVISION

BEING A REPLAY OF A PORTION OF TRACTS 56 & 61 thru 64 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGES 68 THRU 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING SITUATED IN SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA AND A PORTION OF TRACT 44 OF SAID SUBDIVISION, BEING SITUATED IN SECTION 10, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

### DESCRIPTION AND RECAPITULATION STATE OF FLORIDA COUNTY OF PASCO

The undersigned, Owner of the lands shown on this plat to be known as DEER PARK - PHASE 2A, a Subdivision of a portion of Sections 10 and 11, Township 26 South, Range 16 East, Pasco County, Florida, being further described as follows:

Being a replat of a portion of Tracts 56 and 61 thru 64 of TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION as recorded in Plat Book 1, Pages 68 thru 70 of the Public Records of Pasco County, Florida, being situated in Section 11, Township 26 South, Range 16 East, Pasco County, Florida and a portion of Tract 44 of said subdivision, being situated in Section 10, Township 26 South, Range 16 East, Pasco County, Florida and being more particularly described as follows:

Corner of the Southeast Corner of said Section 10 for the Point of Beginning and run S89°55'10"W, along the southerly boundary line of said Section 10, a distance of 66.35 feet to a point intersecting the Southeast Property Corner of DEER PARK PHASE 2A, as recorded in Plat Book 1, Page 68 of the Public Records of Pasco County, Florida, said corner also being on the southerly boundary line of a 100.00 foot Florida River Corporation Easement as recorded in Plat Book 1, Page 68 of the Public Records of Pasco County, Florida; Southerly Property Line of said Section 10, run S89°55'10"W, along the southerly boundary line of said subdivision, said line also being said easement boundary line, a distance of 300.00 feet to a P.C.C. intersecting the southerly right-of-way line of County Road 10, as recorded in Plat Book 1, Page 68 of the Public Records of Pasco County, Florida; leaving said boundary and property line, run easterly along the top of a 6.00 foot segment to the left, along said R/W line, a distance of 300.00 feet to a P.C.C. said curve segment having a radius of 430.00 feet, a distance of 37.70 feet, along said line, a distance of 102.00 feet to a point on the line, run S37°24'53"E, a distance of 412.00 feet to a point on the line, run S89°55'10"W, a distance of 419.72 feet to a point on the line, run S89°55'10"W, a distance of 70.00 feet to a point; thence S89°55'10"W, a distance of 200.00 feet to a point intersecting the southerly boundary line of said Section 11, thence run S89°55'10"W, along said line, a distance of 102.00 feet to the Point of Beginning, containing 19.316 acres more or less.

None caused said land to be devoted and subdivided as shown herein; and do hereby dedicate to the permanent use of the public and Pasco County, Florida, all easement rights-of-way and easements as shown and depicted herein; and further do hereby dedicate to the permanent 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 permanent 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, storage disposal plants, other utility plants and appurtenances, 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 thereon, the title in any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntary or involuntarily vacated, voided or terminated.

The above described land is subject to all easements and restrictions of record, if any.

This the 14th day of June, A.D. 1986

WITNESSES: AMERICAN COMMERCIAL CORPORATION OF TEXAS

THOMAS W. BENNETT  
VICE-PRESIDENT

Signed, Sealed and Delivered in the Presence of:

Paul E. Menden  
WITNESS

Paul M. Menden III  
WITNESS

STATE OF FLORIDA  
COUNTY OF PASCO

I hereby certify on this 14th day of June, A.D. 1986, that I am personally appeared THOMAS W. BENNETT, VICE-PRESIDENT, 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 official seal at LARGO, Pinellas County, Florida, the day and year aforesaid.

My Commission Expires

June 14, 1989  
State of Florida at Large

OWNER: JAMES P. GILLS

STATE OF FLORIDA  
COUNTY OF PASCO

I hereby certify on this 14th day of June, A.D. 1986, before me personally appeared JAMES P. GILLS, 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 official seal at LARGO, Pinellas County, Florida, the day and year aforesaid.

My Commission Expires

June 14, 1989  
State of Florida at Large

### MORTGAGEE:

FLORIDA NATIONAL BANK

Paul V. Miller  
VICE-PRESIDENT  
and Manager, Real Estate Banking Division

Signed, Sealed and Delivered in the Presence of:

Paul E. Menden  
WITNESS

Paul M. Menden III  
WITNESS

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PASCO

I hereby certify on this 14th day of June, A.D. 1986, before me personally appeared JAMES P. GILLS, 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 official seal at ST. PETERSBURG, Pinellas County, Florida, the day and year aforesaid.

My Commission Expires

June 14, 1989  
State of Florida at Large

### CERTIFICATE OF TITLE:

STATE OF FLORIDA  
COUNTY OF PASCO

I, JAMES P. GILLS, of the County of Pasco, State of Florida, do hereby certify that the title and description 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 1986 have been paid.

This the 14th day of June, A.D. 1986.

Paul E. Menden  
WITNESS  
Paul M. Menden III  
WITNESS

### APPROVED:

By the Board of County Commissioners of Pasco County, Florida, on this 14th day of June, A.D. 1986.

Paul E. Menden  
WITNESS  
Paul M. Menden III  
WITNESS

### FILED AND RECORDED:

In the Public Records of Pasco County, Florida, on this 26th day of June, A.D. 1986, in Plat Book 24, Page 103.

Paul E. Menden  
WITNESS  
Paul M. Menden III  
WITNESS

### CORRECTION:

I hereby certify on this 10th day of June, A.D. 1986, that this plat is a true and correct copy of the original and that the survey was made under my supervision and that the survey data compare with all the records on file in the Public Records of the Florida Statutes.

CORRECTION: GAYLOR, INC.

By: Eugene S. Conner  
EUGENE S. CONNER  
Florida Surveyor's Registration  
No. 2311