

SHADOW OAKS SUBDIVISION

BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 26s, RANGE 16e, PASCO COUNTY, FLORIDA AND ALSO
BEING A REPLAT OF A PORTION OF TAMPA TARPON SPRINGS LAND CO. SUBDIVISION OF SEC. 20, TWP 26s, RNG 16e, PASCO
COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1, PAGE 69-70

THE UNDERSIGNED OWNER AND MORTGAGEE OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS SHADOW OAKS SUBDIVISION AND DESCRIBED AS BEING IN PASCO
COUNTY, FLORIDA, AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, SAID POINT BEING THE INTERSECTION OF
AULD LANE AND MADISON STREET AND ALSO THE POINT OF BEGINNING; THENCE RUN NORTH 69°48'53" WEST, 672.39 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SECTION 20; SAID LINE
ALSO BEING THE CENTERLINE OF AULD LANE, THENCE NORTH 0°13'51" EAST, 203.71 FEET, THENCE NORTH 69°48'53" WEST, 203.71 FEET, THENCE NORTH 0°13'51" EAST, 129 FEET, THENCE NORTH
69°48'53" WEST, 105.00 FEET, THENCE SOUTH 0°13'48" WEST, 210.00 FEET TO THE SOUTHERLY BOUNDARY LINE OF SECTION 20 AND THE CENTERLINE OF SAID AULD LANE, THENCE NORTH
69°48'53" WEST, 335.55 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SECTION 20 AND THE CENTERLINE OF SAID AULD LANE, THENCE NORTH 0°13'48" EAST, 661.99 FEET ALONG THE EASTERLY
BOUNDARY LINE OF LA VILLA GARDENS PLAT BOOK 12 PAGE NUMBER 79, THENCE SOUTH 89°50'03" EAST, 1321.68 FEET TO THE EASTERLY BOUNDARY LINE OF SECTION 20 AND THE CENTERLINE OF
MADISON STREET, THENCE ALONG SAID EASTERLY BOUNDARY LINE OF SECTION 20 SOUTH 0°13'57" WEST, 662.44 FEET 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, AND OTHER RIGHTS-OF-WAY
AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON, RESERVING THE RIGHT OF EGRESS AND INGRESS OVER ALL RIGHT-
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, OWNERS AGREE TO REPLACE STREETS TO PRIOR CONDITION WITHIN DAMAGED AREA.
THIS 16 DAY OF MARCH A.D. 1979

OWNER

PRESIDENT Bert D. Jones SECRETARY-TREASURER Nyla J. Jones
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
WITNESS: Al. Morris WITNESS: R.G. Marsden
STATE OF FLORIDA } S.S.
COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 16 DAY OF MARCH A.D. 1979 BEFORE ME PERSONALLY APPEARED
BERT D. JONES AND NYLA J. JONES RESPECTIVELY AS OWNER 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
USES THEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY,
PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES:

Notary Public, State of Florida at Large
My Commission Expires Jan. 34, 1981

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGEE

PRESIDENT Lou E. Stockwell Jr. VICE PRESIDENT Donald A. Wilbur Jr.
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
WITNESS: Mary O'Hanlon WITNESS: Conrad J. Paulsen

STATE OF FLORIDA } S.S.
COUNTY OF PASCO }
I HEREBY CERTIFY ON THIS 20 DAY OF MARCH A.D. 1979 BEFORE ME PERSONALLY APPEARED
LOU E. STOCKWELL JR. PRESIDENT AND DONALD A. WILBUR JR. SENIOR VICE PRESIDENT OF ELLIS
FIRST NATIONAL BANK OF NEW PORT RICHEY A FLORIDA BANKING CORPORATION AS MORTGAGEE, 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 USES AND PURPOSES THEREIN EXPRESS AND THAT THEY AFFIRMED THERETO
THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE OFFICIAL ACT
AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY,
PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA } S.S.
COUNTY OF PASCO }

I, ROBERT M. FOGHT, OF SAINT PAUL, MINN. COMPANY, HEREBY CERTIFY THAT
THE OWNER AND MORTGAGEE OF THE PROPERTY LING WITHIN THE PARCEL DESCRIBED ON THE
RECORD PLAT FOR SHADOW OAKS SUBDIVISION IS 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 1978 HAVE BEEN PAID.

THIS THE 15 DAY OF MARCH 1979

By Robert M. Foght

SURVEYORS CERTIFICATE: I HEREBY CERTIFY ON THIS 21 DAY OF
MARCH A.D. 1979 THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION
OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPER-
VISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS
OF CHAPTER 177 OF THE FLORIDA STATUTES.

AMERICAN ENGINEERING INC.

FLORIDA SURVEYORS REGISTRATION NO. 1844

APPROVED: BY THE BOARD OF COUNTY COMMISSIONERS, PASCO COUNTY, FLORIDA
ON THIS 20 DAY OF April A.D. 1979

CHAIRMAN

FILED AND RECORDED: IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS
25 DAY OF April A.D. 1979, IN PLAT BOOK NO. 17 PAGE NO. 37-38

CLERK OF THE CIRCUIT COURT

SHEET 1 OF 2

17/37