

LAKEWOOD RANCHES UNIT THREE

BEING A SUBDIVISION OF A PORTION OF TRACTS 25, 26, 27, 34, 35, 36 AND 37 OF PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 3, TOWNSHIP 26S, RANGE 16E, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

State of Florida) ss.
County of Pasco)

The undersigned owners and mortgagees of the lands shown on this plat and described as being in Pasco County, Florida, as follows:

Commence at the Northeast corner of the Northwest 1/4 of Section 3, Township 26S, Range 16E, Pasco County, Florida; thence run along the East boundary of the West 1/2 of said Section 3, 80°31'10"W, 1420.67 ft. for a Point of Beginning; thence continue S 0°31'10"W, 1180.37 ft. to the Northern boundary of Lakewood Ranches Unit Two as shown on Plat recorded in Plat Book 3, Pages 12 and 13 of the Public Records of Pasco County, Florida; thence along the Northern boundary of Lakewood Ranches Unit Two, N 86°06'42"W, 281.82 ft.; thence S 30°06'23"W, 332.32 ft.; thence S 5°13'40"E, 101.86 ft.; thence S 67°13'03"W, 261.56 ft.; thence S 0°47'11"E, along the arc of a curve to the left, said curve having a radius of 270 ft. and a chord of 50.34 ft. which bears S 28°09'21"E, thence S 38°36'45"E, 132.79 ft.; thence S 66°23'10"W, 60 ft.; thence N 33°56'45"W, 132.79 ft.; thence S 66°23'10"W, 60 ft.; thence N 46°38'11"W, 132.38 ft.; thence S 18°15'11"E, along the arc of a curve to the right, said curve having a radius of 285 ft. and a chord of 204.41 ft. which bears N 10°11'42"W, thence N 46°38'11"W, 132.38 ft.; thence S 18°15'11"E, along the arc of a curve to the right, said curve having a radius of 285 ft. and a chord of 204.41 ft. which bears N 21°16'20"W, thence N 55°40'06"E, 60.11 ft.; thence S 12°48'11"E, along the arc of a curve to the right, said curve having a radius of 376 ft. and a chord of 170.6 ft. which bears S 21°06'17"E, thence S 66°33'41"E, 374 ft.; thence N 82°16'11"E, 33.11 ft.; thence S 85°05'51"E, 65.20 ft.; thence N 82°38'48"E, 65.62 ft.; thence N 70°16'14"E, 63.29 ft.; thence N 88°46'31"E, 130.06 ft.; thence N 65°16'16"E, 65.27 ft.; thence S 87°42'00"E, 65.03 ft.; thence S 73°10'13"E, 67.73 ft.; thence S 85°04'20"E, 60.10 ft.; thence N 70°16'04"E, 63.28 ft.; thence N 75°13'05"E, 66.23 ft.; thence N 68°55'27"E, 66.84 ft. 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, alleys and other rights of way and all ports and recreation areas and all easements for utilities, drainage and other purposes incident thereto as shown and depicted hereon, reserving however, the reversion or reversions thereof should the same be relinquished, discontinued or the use thereof discontinued as prescribed by law by appropriate official action of the proper officials having charge or jurisdiction thereof; ALSO RESERVING the right of access and ingress over all rights 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 said damaged area. This the 5th day of May, A.D. 1970.

OWNERS:
LAKEWOOD VILLAS, INC.

Alex Mueller Vice President James J. Altman Secretary

Signed, sealed and delivered in the presence of

Charles A. Tamm Witness Ray L. Shuen Witness

State of Florida) ss.
County of Pasco)

I hereby certify on this 5th day of May, A.D. 1970, before me personally appeared ALEX MUEHLER and JAMES J. ALTMAN, respectively Vice President and Secretary of LAKEWOOD VILLAS, INC., a Florida Corporation, to me known to be the persons described in and who executed the foregoing certificate and severally 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 New Port Richey, Pasco County, Florida, this day and year aforesaid.

My Commission Expires June 4, 1972

State of Florida)

County of Pasco)

I hereby certify on this 5th day of May, A.D. 1970, before me personally appeared JERRY PURBS and DENIS J. COLEBONE, respectively President and Vice President of FIRST NATIONAL BANK OF NEW PORT RICHEY, a Florida Banking Corporation, to me known to be the persons described in and who executed the foregoing certificate and severally 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 New Port Richey, Pasco County, Florida, this day and year aforesaid.

My Commission Expires October 13, 1973

APPROVED: by the Board of County Commissioners of Pasco County, Florida, on this 27th day of May, A.D. 1970

G. E. Storch Chairman

FILED AND RECORDED: in the Public Records of Pasco County, Florida, on this 31st day of May, A.D. 1970, in PLAT BOOK 1, PAGE 63, 64.

Stanley C. Bunnade Clerk of Circuit Court
Dy. Thomas Jean Baker

MORTGAGEE:
FIRST NATIONAL BANK OF NEW PORT RICHEY

James J. Altman President Ray L. Shuen Vice President

Charles A. Tamm Witness Ray L. Shuen Witness

SURVEYOR'S CERTIFICATE: I hereby certify on this 18th day of May, A.D. 1970, that this property was surveyed and that Monuments (RENT) were set as indicated and that all angles, lengths and dimensions are correct.

CASSON ENGINEERING COMPANY

Walter A. Casson, Jr.
Fid. Surveyors Esqn. No. 1233
Fid. Engineers Esqn. No. 6444

NOTES:

-> Indicates Permanent Reference Monument
Easements are shown thus === and thus --- and are for drainage and/or utilities, and are of widths indicated.