

# A REPLAT OF FAIRWAY SPRINGS UNIT 2

SECTION 24, TOWNSHIP 26 SOUTH, RANGE 16 EAST  
A REPLAT OF FAIRWAY SPRINGS UNIT 2  
AS RECORDED IN PLAT BOOK 19, PAGES 104 & 105 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

## DEDICATION

STATE OF FLORIDA }  
COUNTY OF PINELLAS } S.S.

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "A REPLAT OF FAIRWAY SPRINGS, UNIT 2", A SUBDIVISION OF A PORTION OF SECTION 24, TOWNSHIP 26 SOUTH RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

## LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE N 00°24'28" E, ALONG THE EAST LINE OF SAID SECTION, 1886.41 FEET, TO THE POINT OF BEGINNING; THENCE N 89°35'32" W, 118.25 FEET; THENCE S 62°48'06" W, 53.98 FEET; THENCE N 89°35'32" W, 93.91 FEET; THENCE S 34°08'43" W, 177.19 FEET; THENCE N 64°25'24" W, 169.29 FEET; THENCE S 79°37'03" W, 85.00 FEET; THENCE S 88°30'05" W, 60.64 FEET; THENCE S 80°39'05" W, 207.36 FEET; THENCE S 00°21'57" W, 132.26 FEET; THENCE N 89°40'35" W, 197.04 FEET; THENCE N 00°19'25" E, 40.00 FEET; THENCE N 89°40'35" W, 161.07 FEET; THENCE N 00°19'25" E, 913.00 FEET; THENCE S 89°40'35" E, 302.05 FEET; THENCE S 71°15'44" E, 50.70 FEET; THENCE S 81°48'09" E, 105.00 FEET; THENCE N 15°27'41" E, 16.14 FEET; THENCE S 79°26'21" E, 103.29 FEET, TO A POINT ON A CURVE, SAID POINT HAVING A BEARING OF N 79°26'21" W FROM THE RADIUS POINT; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE 10°09'11", AN ARC DISTANCE OF 50.50 FEET, A CHORD BEARING OF S 05°29'01" W, 50.44 FEET, TO A POINT OF RADIAL INTERSECTION; THENCE S 89°35'32" E, 60.00 FEET; THENCE S 00°24'28" W, 14.52 FEET; THENCE S 89°35'32" E, 105.00 FEET; THENCE N 08°22'06" E, 58.37 FEET; THENCE N 33°58'34" E, 51.63 FEET; THENCE N 46°23'58" E, 150.00 FEET; THENCE S 89°35'32" E, 305.47 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION, AND ALONG SAID EAST LINE FOR THE FOLLOWING TWO (2) COURSES; (1) THENCE S 00°23'53" W, 90.38 FEET; (2) THENCE S 00°24'28" W, 759.66 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 22.758 ACRES M.O.L.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES 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, 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 THEREON, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS DATE 27<sup>th</sup> DAY OF August, A.D., 1981

## OWNER

FAIRWAY SPRINGS ASSOCIATES, LTD.

Raja Jagrab  
RAJA JAGRAB  
SENIOR VICE PRESIDENT  
ARTHUR RUTENBERG CORPORATION  
GENERAL PARTNER

## ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PINELLAS } S.S.

I HEREBY CERTIFY THAT ON THIS 27<sup>th</sup> DAY OF August, A.D., 1981, BEFORE ME PERSONALLY APPEARED RAJA JAGRAB, SENIOR VICE PRESIDENT, ARTHUR RUTENBERG CORPORATION, GENERAL PARTNER, OF FAIRWAY SPRINGS ASSOCIATES, LTD., TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR ABOVE SAID.

MY COMMISSION EXPIRES: Aug 3, 1984

Carol A. Roark  
NOTARY PUBLIC, STATE OF FLORIDA

## MORTGAGEE

ST. PETERSBURG FEDERAL SAVINGS AND LOAN ASSOCIATION

Dean Giles Wittner  
DEAN GILES WITTNER, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Wm. E. S. S. S.  
WITNESS Wm. E. S. S. S.

## ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PINELLAS } S.S.

I HEREBY CERTIFY THAT ON THIS 27<sup>th</sup> DAY OF September, A.D., 1981, BEFORE ME PERSONALLY APPEARED DEAN GILES WITTNER, PRESIDENT OF ST. PETERSBURG FEDERAL SAVINGS AND LOAN ASSOCIATION, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR ABOVE SAID.

MY COMMISSION EXPIRES: May 20, 1983 Wm. E. S. S. S.  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

## SURVEYOR'S CERTIFICATE

I, EARL L. RATLIFF, JR., THE SURVEYOR MAKING THIS PLAT, HEREBY CERTIFY THAT IT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND I FURTHER CERTIFY THAT THE PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY FLORIDA STATUTE 177.091.

Earl L. Ratliff, Jr. Date of Survey  
EARL L. RATLIFF, JR., PLS.  
FLORIDA REG. NO. 3400 8-10-81

## TITLE CERTIFICATE

I, RUTH SEAL, OF COASTAL BONDED TITLE COMPANY, HEREBY CERTIFY THE OWNER AND MORTGAGEE OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT 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 1980 HAVE BEEN PAID.

THIS THE 2nd DAY OF September, A.D., 1981.

COASTAL BONDED TITLE COMPANY

Ruth Seal  
RUTH SEAL

## COUNTY COMMISSION APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

THIS 20<sup>th</sup> DAY OF September, A.D., 1981.

Barry M. Doyle  
CHAIRMAN

## FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

THIS 27<sup>th</sup> DAY OF August, A.D., 1981

IN PLAT BOOK 19, PAGES 104 & 105 AND

Dean Giles Wittner  
DEAN GILES WITTNER, PRESIDENT  
ST. PETERSBURG FEDERAL SAVINGS AND LOAN ASSOCIATION

KING ENGINEERING ASSOCIATES, INC.  
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