

GOLDEN ACRES ESTATES PHASE 5

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 MOTIFICEES OF THE LANDS DEPICTED ON THIS PLAT TO BE KNOWN AS GOLDEN ACRES ESTATES PHASE 5 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 NORTHEAST CORNER OF SAID SECTION 17, THENCE ALONG THE SOUTH LINE OF SAID SECTION 17, SOUTH 89°41'00" EAST, 640.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 01°01'59" EAST ALONG THE EASTERLY BOUNDARY LINE OF GOLDEN ACRES ESTATES PHASE 2, AS RECORDED IN PLAT BOOK 122, PAGES 118 & 119, PASCO COUNTY, FLORIDA, 220.57 FEET, THENCE NORTH 81°30'00" EAST, 184.54 FEET, THENCE NORTH 02°15'00" EAST, 375.00 FEET, THENCE 80.34 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 375.00 FEET AND A CHORD, WHICH BEARS SOUTH 81°01'00" EAST, 40.29 FEET, THENCE NORTH 1°20'22" EAST, 361.01 FEET, THENCE SOUTH 01°01'00" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID GOLDEN ACRES ESTATES PHASE 2, 63.00 FEET, THENCE SOUTH 89°41'00" EAST, 175.77 FEET, THENCE SOUTH 01°01'00" WEST, 176.85 FEET, THENCE SOUTH 89°41'00" EAST, 176.39 FEET, THENCE SOUTH 01°01'00" EAST, 70.00 FEET, THENCE NORTH 89°41'00" EAST, 300.00 FEET, THENCE SOUTH 89°41'00" EAST, 107.00 FEET, THENCE SOUTH 01°01'00" WEST, 370.70 FEET, THENCE NORTH 89°41'00" WEST, 1440.33 FEET TO THE POINT OF BEGINNING, CONTAINING 28,338 ACRES, MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED 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 APPURTENANCES LIVING 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 UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL SUCH DEDICATED LANDS, UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES, AND APPURTENANCES IS ASSIGNED 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 THERETO, 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 DAY OF AUGUST, A.D. 1996.

OWNER: GOLDEN ACRES ESTATES DEVELOPMENT CORPORATION

Peter Little
PETER LITTLE, PRESIDENT
Dawn M. Williams
DAWN M. WILLIAMS, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 12 DAY OF August, 1996, 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.

Patricia A. Clifford NOTARY PUBLIC
PATRICIA A. CLIFFORD, STATE OF FLORIDA-AT-LARGE
MY COMMISSION EXPIRES: August 12, 1998

MORTGAGEE

STATE OF FLORIDA
COUNTY OF PASCO

NATIONSBANK OF FLORIDA, N.A. AS MORTGAGEE UNDER A CERTAIN MORTGAGE DATED JULY 20, 1990 RECORDED IN OFFICIAL RECORD BOOK 182, PAGES 568-569 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
ROBERT E. DAY, JR.
Shelly K. Anderson WITNESS FOR BOTH

John Nelson VICE PRESIDENT
JOHN NELSON
Shelly K. Anderson WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 12 DAY OF August, 1996 BEFORE ME APPEARED ROBERT E. DAY, JR. AND JOHN NELSON, VICE PRESIDENT AND SENIOR 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: 4-6-97
08-27675

Shelly K. Anderson NOTARY PUBLIC STATE OF FLORIDA-AT-LARGE
Shelly K. Anderson

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO

I, FRANK E. GARY OF HECKLER, ANDERSON & GARY DO 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 PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND ADDITIONALLY I CERTIFY THAT THERE ARE NO LEASES AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON PLAT; AND THAT THE TAXES FOR THE YEAR 1996 HAVE BEEN PAID.
THIS THE 24 DAY OF JUNE, 1996.
BY: Frank E. Gary
BY: Frank E. Gary, Paul Frank E. Gary, P.A.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, THAT ON 8-29-96 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.
William J. Lee
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 25th DAY OF August, 1996 D. IN PLAT BOOK 33, PAGES 125, 126, 127.
William J. Lee
CLERK OF CIRCUIT COURT

SURVEYORS' CERTIFICATE

I, DENNIS J. LEEK THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON July 14, 1996 THE FOREGOING 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 (P.R.M.) AND PERMANENT CONTROL POINTS (P.C.P.) 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. LEEK
PROFESSIONAL SURVEYOR AND MAPPER NO. 2697
D.J.L. SURVEYING COMPANY, INC.
6354 CORPORATE WAY P.O. BOX 7811
NEW PORT RICHEY, FLORIDA 34655