

PB23/135

BEAR CREEK SUBDIVISION UNIT FOUR

BEING A REPLAT OF A PORTION OF GRIFFIN PARK SUBDIVISION, CITY OF FIVAY, P.B. NO. 2, PGS. NO. 78-78A
LOCATED IN SECTION 11, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

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

THE UNDERSIGNED OWNERS AND MORTGAGEES OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS BEAR CREEK SUBDIVISION UNIT FOUR, BEING A REPLAT OF A PORTION OF GRIFFIN PARK SUBDIVISION, CITY OF FIVAY, PLAT BOOK NO. 2, PGS. NO. 78-78A, AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 16 EAST, RUN THENCE NORTH 00°36'02" WEST ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION, A DISTANCE OF 1320.69 FEET, THENCE NORTH 89°54'44" WEST 1319.48 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89°54'44" WEST, 1349.76 FEET, THENCE NORTH 00°40'54" WEST, 1305.94 FEET, THENCE NORTH 00°38'45" WEST, 1443.1 FEET, THENCE SOUTH 89°56'50" EAST, 85.00 FEET, THENCE SOUTH 00°38'45" EAST, 70.00 FEET, THENCE SOUTH 89°56'50" EAST, 50.00 FEET, THENCE SOUTH 00°38'45" EAST, 95.00 FEET, THENCE SOUTH 89°56'50" EAST, 352.84 FEET, THENCE SOUTH 79°38'32.5" EAST, 87.08 FEET, THENCE NORTH 84°36'40" EAST, 126.57 FEET, THENCE SOUTH 50°10'17" EAST, 344.31 FEET, THENCE SOUTH 20°48'07" WEST, 134.10 FEET, THENCE SOUTH 14°23'30" EAST, 250.00 FEET, THENCE SOUTH 85°43'15" EAST, 107.24 FEET, THENCE SOUTH 10°55'39" EAST, 59.23 FEET, THENCE SOUTH 00°03'10" WEST, 75.00 FEET, THENCE SOUTH 89°56'50" EAST, 100.57 FEET, THENCE SOUTH 00°03'10" WEST, 434.32 FEET, THENCE SOUTH 89°54'44" EAST, 29.12 FEET, THENCE SOUTH 00°03'10" WEST, 85.00 FEET, THENCE NORTH 89°54'44" WEST, 358.86 FEET, THENCE SOUTH 00°03'10" WEST, 50.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT LOTS 9 AND 10, BLOCK 93, AND THE EAST 5 FEET OF A 10 FEET ALLEY ADJOINING SAID LOTS TO THE WEST AND A 18 FT EASEMENT TO THE SOUTH AS SHOWN ON PLAT OF GRIFFIN PARK SUBDIVISION, CITY OF FIVAY, RECORDED IN PLAT BOOK 2, PAGES 78-78A, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLA.

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 STREET RIGHT-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, WELLS, 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 REPRESENTATIVE, 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 6th DAY OF MAY A.D. 1985

CERTIFICATE OF TITLE

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

I, JEAN ELKINS OF COASTAL BONDED TITLE COMPANY, HEREBY CERTIFY THAT THE OWNERS AND MORTGAGEES OF RECORD 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 1984 HAVE BEEN PAID.

THIS THE 26 DAY OF FEBRUARY 1985 COASTAL BONDED TITLE CO.

BY Jean Elkins

OWNER

PRESIDENT Gary Blackwell SECRETARY-TREASURER B.E. Boyce

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
WITNESS: Gary Blackwell WITNESS: B.E. Boyce
WITNESS FOR BOTH WITNESS FOR BOTH

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

I HEREBY CERTIFY ON THIS 6 DAY OF MAY A.D. 1985 BEFORE ME PERSONALLY APPEARED GARY BLACKWELL AND B.E. BOYCE RESPECTIVELY PRESIDENT AND SECRETARY-TREASURER OF PASCO LAND & DEVELOPMENT COMPANY A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA AS OWNER TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATE AND SEVERALLY ACKNOWLEDGED THE EXECUTIVE THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES THEREIN EXPRESSED AND THAT THEY AFFIXED 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 12/31/86
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, PASCO COUNTY, FLORIDA
ON THIS 25 DAY OF JUNE A.D. 1985

William J. Anderson
CHAIRMAN

FILED AND RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON
THIS 26 DAY OF JUNE A.D. 1985 IN PLAT BOOK NO. 23 PAGE NO. 135

Jed Pittman
CLERK OF THE CIRCUIT COURT

SURVEYORS CERTIFICATE I HEREBY CERTIFY ON THIS 6th DAY OF MAY A.D. 1985 THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

AMERICAN ENGINEERING INC.
Clifford Mendell
FLORIDA SURVEYORS REGISTRATION NO. 3552