

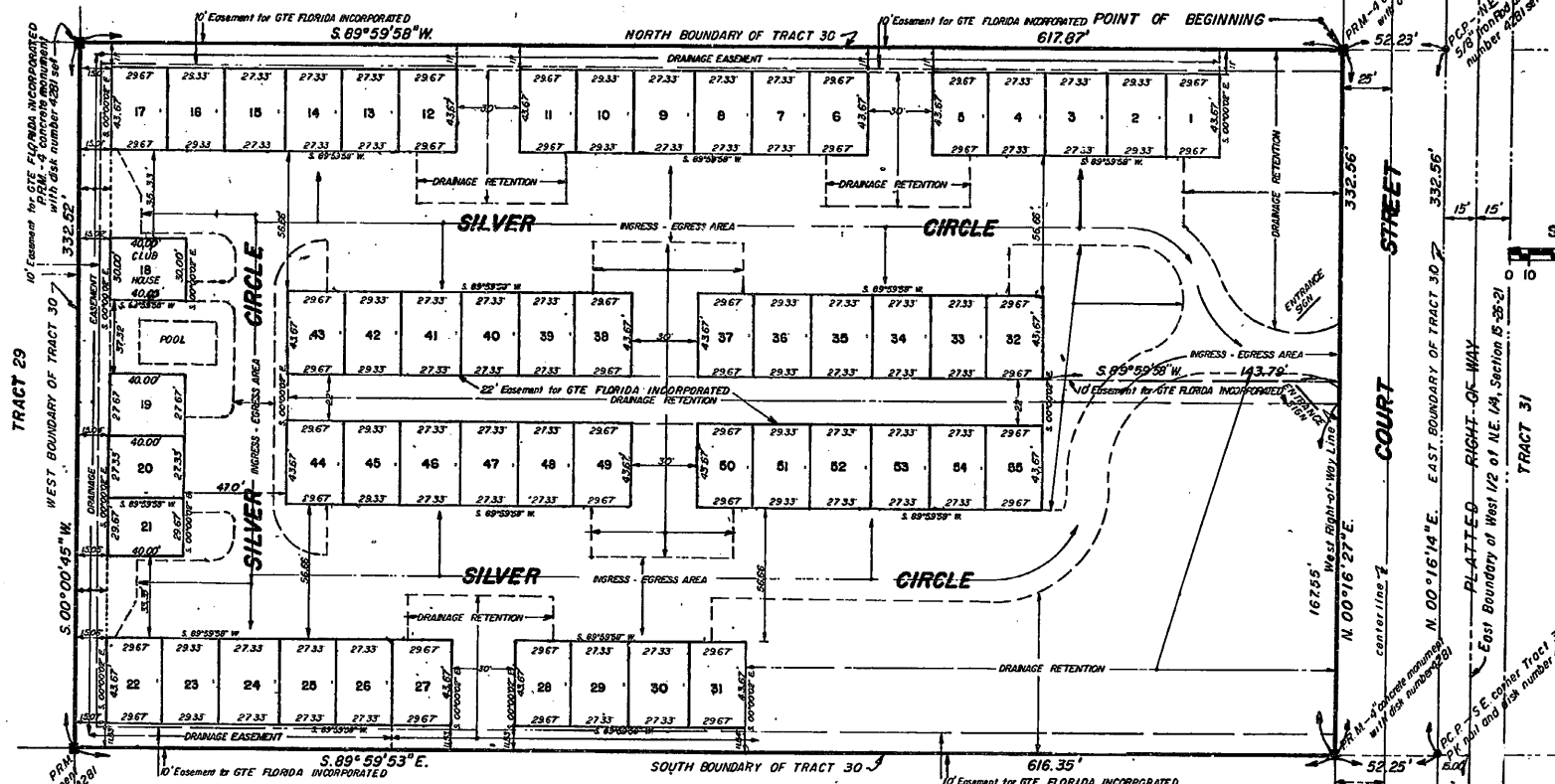
CHALFONT VILLAS (SUBDIVISION)

A SUBDIVISION OF TRACT 30, ZEPHYRHILLS COLONY COMPANY LANDS,
LYING IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 21 EAST, AS RECORDED IN
PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

PLAT BOOK 29, PAGE 83

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TRACT 19



LEGEND: PRM denotes Permanent Reference Monument
P.C.P. denotes Permanent Control Point
Reg. denotes Registration
No. denotes number
P.L.S. denotes Professional Land Surveyor

LEGAL DESCRIPTION:

For a Point of Reference commence at the Northeast corner of Tract 30, ZEPHYRHILLS COLONY COMPANY LANDS, lying in Section 15, Township 26 South, Range 21 East, as recorded in Plat Book 1, Page 55, public records of Pasco County, Florida; Thence S. 89° 59' 58" W., along the North boundary of said Tract 30, a distance of 52.23 feet to a point lying 25.00 feet West of the centerline of Court Street, for a POINT OF BEGINNING; thence continue S. 89° 59' 58" W. a distance of 617.87 feet to the Northwest corner of said Tract 30; Thence S. 00° 00' 45" W. a distance of 332.56 feet to the Southwest corner of said Tract 30; Thence S. 89° 59' 53" E., along the South boundary of said Tract 30, a distance of 616.35 feet to a point lying 25.00 feet West of the centerline of said Court Street; Thence N. 00° 16' 27" E. a distance of 332.56 feet to the POINT OF BEGINNING. Said land containing 4.71 Acres.

SURVEYORS NOTES:

1. P.R.M. denotes Permanent Reference Monument
2. P.C.P. denotes Permanent Control Point
3. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
4. Bearings shown hereon are assumed. The South boundary of the Northeast one quarter of Section 15, Township 26 South, Range 21 East = S. 89° 59' 16" E.
5. Blanket Easements for this property go to: Florida Power Corporation, Cable TV/Radio, City of Zephyrhills (Fire, Police, Water, Sewer, Garbage)

TITLE CERTIFICATE:

STATE OF FLORIDA, COUNTY OF PASCO:
I, Richard E. Dibble, Jr. of Pasco Title Inc. do hereby certify that the apparent record title to the land as described and shown on this plat is in the name of the person, persons or corporation executing this dedication as it is shown on this plat. In the event this plat does not contain a dedication, I hereby certify that the developer of the platted subdivision has apparent record title to the land. Additionally, I certify that there are no liens and/or encumbrances of record against said property except as shown on said plat, and that taxes for the year 1994 have been paid.
This the 6th day of JUNE A.D. 1990

PASCO TITLE INC.

BY: *Richard E. Dibble, Jr.*
Richard E. Dibble, Jr., PRESIDENT

DEDICATION: STATE OF FLORIDA, COUNTY OF PASCO:

Know all men by these presents that ROY JOHN BROWN and RUSSELL MICHAEL BROWN, Owners of the lands shown hereon, have caused this plat of Chalfont Villas to be made and do hereby dedicate to the use of the Chalfont Villas Homeowners Association hereon all easements, and ingress and egress areas as shown hereon.

THIS 6th day of JUNE A.D. 1990
By: *Roy John Brown*
Roy John Brown
By: *Russell Michael Brown*
Russell Michael Brown
Witness: *Judith A. Dibble*
Witness: *Carol G. Hensch*

ACKNOWLEDGEMENT TO DEDICATION:

STATE OF FLORIDA, COUNTY OF PASCO:
I hereby certify that on this 6th day of JUNE A.D. 1990 I personally appeared Roy John Brown and Russell Michael Brown who executed the foregoing and known to me to be the individuals executing the foregoing and acknowledged to me that they executed the same for the purposes set out therein.
Witness my hand and official seal of Pasco County, Florida, this 6th day of JUNE A.D. 1990

Judith A. Dibble My Commission expires 5/1/94
Notary Public, State of Florida
at large

CERTIFICATE OF APPROVAL BY MUNICIPALITY:

This is to certify that on this 6th day of JUNE A.D. 1990, the City of Zephyrhills, Pasco County, Florida, approved the foregoing plat.

Robert H. Johnson Mayor
Phyllis Nichols City Manager
James M. Cook Planning Commission Chairperson

MORTGAGE APPROVAL: STATE OF FLORIDA, COUNTY OF PASCO:

Know all men by these presents that SunBank of Pasco County is the Mortgagee of the lands described hereon, and by consent to the dedication to the use of the Chalfont Villas Homeowners Association forever all easements, and ingress and egress areas as shown hereon this 14th day of JUNE 1990.

For SunBank of Pasco County:
By: *Dennis Moses*
Dennis Moses, Senior Vice President

James M. Cook Witness
Anna Bette Smith Witness

ACKNOWLEDGEMENT TO MORTGAGEE APPROVAL: STATE OF FLORIDA, COUNTY OF PASCO:

I hereby certify that on this 14th day of JUNE A.D. 1990 personally appeared Dennis Moses, Senior Vice President of SunBank of Pasco County, who executed the foregoing as agent for and in behalf of SunBank of Pasco County, known to me to be the individual executing the foregoing and acknowledge to me that he executed the same for the purposes set out therein.
Witness my hand and official seal at Pasco County, Florida this 14th day of JUNE A.D. 1990

Brenda A. Buckner
Notary Public, State of Florida at large
My Commission expires

CERTIFICATE OF SURVEYOR:

I, the undersigned Professional Land Surveyor, do hereby certify that this Plat is a true and correct representation of the lands as recently surveyed and platted under my direction; that the survey data shown on this plat complies with the applicable requirements of Chapter 177, Part 1, Florida Statutes as amended, and that permanent reference monuments have been set.

M. W. Beall
Maurice W. Beall II, P.L.S.
Florida Reg. No. 4261

6-1-90
Date

FILED AND RECORDED:

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
ON THIS 12th day of JUNE 1990 IN

PLAT BOOK 29, PAGE 83

John Pittman BY: *J. D. Criswell*
Clerk of Circuit Court

BEALL & CO. LAND SURVEYING
316 PENNSYLVANIA AVENUE
P.O. BOX 773
SAN ANTONIO, FLORIDA 33576
(904) 588-4147