

MAGNOLIA VALLEY UNIT TWO

BEING A SUBDIVISION OF A PORTION OF TRACTS 47 AND 60 OF FORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 34, TOWNSHIP 25S, RANGE 18E, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

Commence at the Southeast corner of the Southwest 1/4 of Section 34, Township 25S, Range 18E, Pasco County, Florida; thence run along the South Boundary of said Section 34, N85°45'38"W, 266.83 ft.; thence N0°22'12"E, 0.82 ft. for a Point of Beginning, the same being the centerline of Moon Lake Road (State Road No. 8-587) as it is now established; thence run N0°22'12"E, 200 ft.; thence S88°37'45"E, 41.93 ft.; thence 204.93 ft. along the arc of a curve to the left, said curve having a radius of 618.50 ft. and a chord of 201.57 ft. which bears N76°45'17"E, thence N 63°08'22"E, 181.47 ft.; thence 204.93 ft. along the arc of a curve to the right, said curve having a radius of 622.07 ft. and a chord of 201.64 ft. which bears N 76°41'47"E; thence S88°44'47"E, 21.97 ft.; thence S0°15'13"W, 230.82 ft.; thence S8°35'25"E, 20 ft. to the centerline of said Moon Lake Road; thence along the centerline of said Moon Lake Road, 321.63 ft. along the arc of a curve to the left, said curve having a radius of 1200 ft. and a chord of 373.65 ft. which bears S72°14'20"W, thence S65°08'22"W, 61.23 ft.; thence 237.63 ft. along the arc of a curve to the right, said curve having a radius of 600 ft. and a chord of 235.40 ft. which bears S76°45'17"E, thence N85°37'45"W, 147.05 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 easements and recreation areas and all easements for utilities, drainage and other purposes and for all purposes incident thereto as shown and depicted hereon, reserving however, the reverses or reversions thereof should the same be renounced, disclaimed, abandoned 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 ingress and egress 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, carriers agree to replace streets to prior condition within said damaged area. This the 1st day of Feb. A.D. 1970.

OWNER:

PURSLEY ZOYSIA GRASS COMPANY

Walter Pursley President
Signed, sealed and delivered in the presence of
Donna J. Jolly Witness

State of Florida } ss.
County of Pasco }
I hereby certify on this 9th day of Feb. A.D. 1970, before me personally appeared WALTER PURSLEY and CAROL E. PURSLEY, respectively President and Secretary of PURSLEY ZOYSIA GRASS COMPANY, a Florida Corporation, to me known to be the persons described in foregoing executed this foregoing certificate and declaration and severally acknowledged the same as their free act and deed for the uses and purposes therein expressed and in full and official seal of New Port Richey, Pasco County, Florida, the day and year aforesaid.

My Commission Expires 02/15/1971

SURVEYOR'S CERTIFICATE: I hereby certify on this 8th day of Jan. A.D. 1970, that the plat was surveyed and monuments (RPM) were set as indicated and that all angles, distances and dimensions are correct.

CASSIN ENGINEERING

Walter A. Cassin, Jr.

P.A. Engineers Egen No. 644

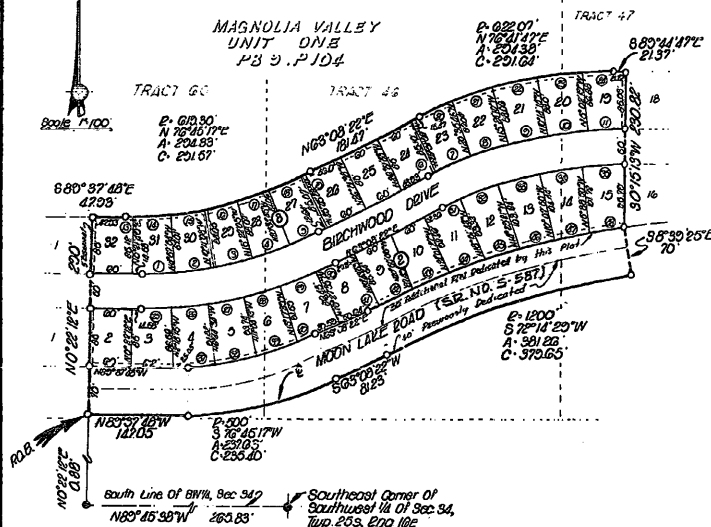
P.A. Surveyors Egen No. 1233

APPROVED: by the Board of County Commissioners of Pasco County, Florida, on this 13th day of Jan. A.D. 1970

C. C. Stoud Chairman

FILED AND RECORDED: in the Public Records of Pasco County, Florida, on this 13th day of Jan. A.D. 1970, in PLAT BOOK 9, PAGE 123.

W. C. Thompson Dist. of Circuit Court
J. D. Duggan, D.C.



NO	BAD	ABO	CHD	BEARING
1	504.30	42.97	47.32	N88°05'12"E
2		61.53	61.50	N85°45'05"E
3		61.58	61.50	N76°45'17"E
4		61.53	61.50	N76°41'47"E
5		20.20	44.22	N85°30'02"E
6	306.21	11.07	11.07	N85°37'45"E
7		62.00	62.00	N88°44'47"E
8		34.00	52.50	N76°45'17"E
9		28.00	67.50	N76°45'17"E
10		28.00	67.50	N76°45'17"E
11		63.00	67.50	N76°45'17"E
12		63.00	67.50	N76°45'17"E
13	612.30	12.07	12.07	N85°37'45"E
14		63.00	67.50	N76°45'17"E
15		23.00	63.00	N76°45'17"E
16		23.00	63.00	N76°45'17"E
17		23.00	63.00	N76°45'17"E
18		23.00	63.00	N76°45'17"E
19		23.00	63.00	N76°45'17"E
20	622.07	61.50	61.50	N85°37'45"E
21		61.50	61.50	N85°37'45"E
22		61.50	61.50	N85°37'45"E
23		61.50	61.50	N85°37'45"E
24		61.50	61.50	N85°37'45"E
25	641.50	13.07	13.07	N85°37'45"E
26		28.00	67.50	N85°37'45"E
27		28.00	67.50	N85°37'45"E
28		28.00	67.50	N85°37'45"E
29		28.00	67.50	N85°37'45"E
30		28.00	67.50	N85°37'45"E
31	302.07	28.44	28.44	N85°37'45"E
32		61.50	61.50	N85°37'45"E
33		61.50	61.50	N85°37'45"E
34		61.50	61.50	N85°37'45"E
35		61.50	61.50	N85°37'45"E
36		61.50	61.50	N85°37'45"E
37	430.00	32.50	32.50	N87°45'30"E
38		63.00	63.00	N87°45'30"E
39		63.00	63.00	N87°45'30"E
40		34.41	54.10	N85°25'53"E
41	1200.00	11.36	11.36	N85°25'53"E
42		63.00	63.00	N85°25'53"E
43		63.00	63.00	N85°25'53"E
44		38.00	62.00	N77°22'27"E
45		64.00	63.00	N76°45'17"E
46		64.00	63.00	N76°45'17"E
47		32.14	62.14	N80°10'00"E

NOTE: - Indicates RPM

There is a 3 ft. drainage ditch/utility easement at the rear of all lots. There is a 3 ft. utility easement along the front of all lots. Other drainage ditch/utility easements are shown thus: --- or thus: --- and are 4 ft. in width each side of lot line unless otherwise shown.