

11/67

# SUNSHINE PARK UNIT THREE

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 26 S, RANGE 16 E, PASCO COUNTY, FLORIDA.

State of Florida } ss  
County of Pasco }

The undersigned owners of the lands shown on this plat to be known as SUNSHINE PARK UNIT THREE and described as being in Pasco County, Florida, as follows;

Commence at the Northeast corner of the Southeast One-Quarter of Section 17, Township 26 South, Range 16 East, Pasco County, Florida; thence run along the East line of the Southeast One-Quarter of said Section 17, South 0° 33' 45" West, 592.54 feet for a Point of Beginning; thence continue along the East line of the Southeast One-Quarter of said Section 17, South 0° 33' 45" West, 661.70 feet; thence North 89° 39' 38" West, 661.26 feet; thence North 0° 30' 21" East, 330.79 feet; thence North 89° 39' 55" West, 330.79 feet; thence North 0° 28' 40" East, 660.14 feet; thence South 89° 37' 56" East, 331.11 feet; thence South 0° 30' 21" West, 329.15 feet; thence South 89° 40' 11" East, 661.91 feet 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 parks 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 reversion 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 egress and ingress 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, owners agree to replace streets to prior condition within said damaged area. This the 28th day of Aug. AD 1972.

OWNER:

SWARTSEL PROPERTIES, INC.

J. D. Swartsel Vice President

E. E. Swartsel Secretary

Signed, sealed and delivered in the presence of

R. Lee Taylor Witness

R. Lee Taylor Witness

My Commission Expires

June 6, 1973

Ruby R. Huber  
Notary Public, State of Florida, at Large

**SURVEYOR'S CERTIFICATE:** I hereby certify on this 28th day of Aug. AD 1972, before me personally appeared J.D. SWARTSEL and E.E. SWARTSEL, respectively Vice President and Secretary of SWARTSEL PROPERTIES, INC., a corporation, 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 act and deed for the uses and purposes therein expressed. Witness my hand and official seal at New Port Richey, Pasco County, Florida, the day and year aforesaid.

CASSON ENGINEERING COMPANY

Walter A. Casson, Jr.  
Walter A. Casson, Jr.  
Fla. Engineers' Regn. No. 6444  
Fla. Surveyor's Regn. No. 1233

**APPROVED:** by the Board of County Commissioners Of Pasco County, Florida, on this 26th day of September AD 1972  
H. E. Williams Chairman

**FILED AND RECORDED:** In the Public Records Of Pasco County, Florida, on this 29th day of SEPT. AD 1972, in PLAT BOOK 11 PAGES 67, 68.  
Stanley E. Burmaster Clerk of Circuit Court  
Sy. Mylon Davis D. C.

**NOTES:**

Easements are shown thus --- and thus --- and are for drainage and/or utilities Side lot easements are 3ft in width each side of lot line Rear lot easements are 10' in width each side of lot line unless shown otherwise.  
--- Indicates Permanent Reference Monument (P.R.M.)  
Bearings shown hereon are based on an assumed bearing of South 0° 33' 45" West for the East line of the Southeast One-Quarter of Section 17, Township 26 South, Range 16 East, Pasco County, Florida.