

PINE LAKE - PHASE 1

IN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA.

DESCRIPTION & DEDICATION:

STATE OF FLORIDA
COUNTY OF PASCO

The undersigned, owners of record of the lands shown on this plat to be known as "PINE LAKE - PHASE 1", a subdivision of a portion of Section 20, Township 26 South, Range 19 East, Pasco County, Florida, described as follows:

A parcel of land in Section 20, Township 26 South, Range 19 East, Pasco County, Florida including all of Lots 360, 361, 362 and 363 and part of Lot 364 of the UNRECORDED MAP OF LAKE PADGETT ESTATES EAST, PASCO COUNTY, FLORIDA, per deed recorded in O.R. Book 1033, Page 1289 described as follows:

Commence at the Southwest corner of said Section 20; thence along the west boundary of said Section 20, N.01°01'31"E., 3958.85 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 20; thence along the south boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 20, S.89°06'17"E., 1930.52 feet to a point of intersection with the southerly extension of the west boundary of Lot 20 of said UNRECORDED MAP OF LAKE PADGETT ESTATES EAST and the south boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 20; thence along said southerly extension of the west boundary of said Lot 20 and the west boundary of said Lot 20; S.00°33'16"E., 162.24 feet to the Northwest corner of said Lot 20; thence along the east and the southeasterly right-of-way boundary of Parkway Boulevard; thence along said southeasterly boundary and the easterly right-of-way boundary of Parkway Boulevard the following four (4) courses: 1) thence northeasterly 248.61 feet along the arc of a curve concave to the northwest having a radius of 270.00 feet and a central angle of 52°45'26" (chord bearing and distance N.32°05'48"E., 239.92 feet) to a point of tangency; 2) thence N.05°43'05"E., 172.86 feet to a point of curvature; 3) thence northerly 10.13 feet along the arc of a curve concave to the east having a radius of 500.00 feet and a central angle of 01°09'41" (chord bearing and distance N.06°17'55"E., 10.13 feet) to the POINT OF BEGINNING, being at a point of compound curvature; thence continue along said easterly right-of-way the following three (3) courses: 1) thence northerly 388.85 feet along the arc of a curve concave to the east having a radius of 500.00 feet and a central angle of 44°33'34" (chord bearing and distance N.29°09'33"E., 379.13 feet) to a point of reverse curvature; 2) thence northeasterly 64.98 feet along the arc of a curve concave to the northwest having a radius of 306.13 feet and a central angle of 12°03'38" (chord bearing and distance N.45°21'30"E., 64.85 feet) to a point of reverse curvature; 3) thence northeasterly and easterly 33.85 feet along the arc of a curve concave to the south having a radius of 25.00 feet and a central angle of 77°34'18" (chord bearing and distance N.78°03'50"E., 31.32 feet) to a point of tangency with the southerly right-of-way boundary of Forest View Drive; thence continue along said southerly right-of-way boundary the following two (2) courses: 1) thence S.63°09'01"E., 145.29 feet to a point of curvature; 2) thence easterly 49.72 feet along the arc of a curve concave to the north having a radius of 248.96 feet and a central angle of 11°26'35" (chord bearing and distance S.68°52'18"E., 49.64 feet); thence leaving said southerly right-of-way boundary, S.33°09'11"W., 342.02 feet; thence S.85°57'41"W., 250.72 feet to the POINT OF BEGINNING.

Containing 2.22 acres, more or less.

have caused said land to be divided and subdivided as shown hereon and do hereby dedicate all easements as shown and depicted hereon to the perpetual use of the public and Lake Padgett Estates East Road & Bridge District, Pasco County, Florida.

This the 13 day of Oct, A.D. 1988.

OWNER

BAY VILLAGE BUILDERS, INC., A FLORIDA CORPORATION

Robert A. Kelly, Jr.
ROBERT A. KELLY, JR.
PRESIDENT

Henry M. Dwyer
WITNESS

Pax Bracken
WITNESS

ACKNOWLEDGEMENT:

Personally appeared before me the undersigned authority ROBERT A. KELLY, JR., PRESIDENT, BAY VILLAGE BUILDERS, INC., A Florida Corporation, to me well known and known to me to be the person described in who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes herein expressed.

Witness my hand and official seal on this 13th day of Oct, 1988.My commission expires 10-1-91

Henry M. Dwyer
Notary Public, State of Florida at Large

This the 13 day of Oct, A.D. 1988.OWNER
BRADFORD W. and CAROLE L. PETTY

Bradford W. Petty
BRADFORD W. PETTY

Carole L. Petty
CAROLE L. PETTY

Robert A. Kelly, Jr.
WITNESS FOR BOTH

Pax A. Keely
WITNESS FOR BOTH

ACKNOWLEDGEMENT:

Personally appeared before me the undersigned authority BRADFORD W. and CAROLE L. PETTY, to me well known and known to me to be the persons described in who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed for the uses and purposes herein expressed.

Witness my hand and official seal on this 13th day of Oct, 1988.My commission expires 10-1-91

Henry M. Dwyer
Notary Public, State of Florida at Large

MORTGAGEE

MCOTILL FEDERAL CREDIT UNION

Director of Residential Lending
NAME
TITLE

Karen Byrd
WITNESS

Henry M. Dwyer
WITNESS

ACKNOWLEDGEMENT

Personally appeared before me the undersigned authority John Selby, Director of Residential Lending, to me well known and known to me to be the person described in who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes herein expressed.

Witness my hand and official seal on this 14th day of October, 1988.My commission expires Sept 23, 1990

Henry M. Dwyer
Notary Public, State of Florida at Large

MORTGAGEE

MID-STATE FEDERAL SAVINGS AND LOAN ASSOCIATION

David J. Werner
NAME
TITLE

Vice President
TITLE

David J. Werner
WITNESS

Henry M. Dwyer
WITNESS

ACKNOWLEDGEMENT

Personally appeared before me the undersigned authority David J. Werner, Vice President, to me well known and known to me to be the person described in who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes herein expressed.

Witness my hand and official seal on this 13th day of October, 1988.My commission expires May 7, 1991

Charles A. Webb
Notary Public, State of Florida at Large

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO) SS

I, Yasmin P. Semmes, of Tico 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 and corporation executing this dedication as it is shown on the plat. Additionally, I certify that there are no liens and encumbrances of record against said property except as shown on said plat, and that the taxes for the year 1988 have been paid.

This 14th day of October, 1988.

TICO TITLE, INC.

BY Yasmin P. Semmes

SURVEYOR'S CERTIFICATE:

I hereby certify that this plat is a true and correct representation of lands surveyed under my supervision that Permanent Reference Monuments (P.R.M.'s) have been set as indicated that Permanent Control Points (P.C.P.'s) shall be set within one year of recording and that said plat complies with Part 1 of Chapter 177, Florida Statutes.

October 17, 1988
Date

Marjorie H. Caron
Marjorie H. Caron
Fla. Reg. Surveyor #4478

CLERK OF CIRCUIT COURT CERTIFICATE

Filed and recorded in the public records of Pasco County, Florida, on this 1 day of November, 1988, in Plat Book 27, Pages 21-30.

Julie Young
CLERK OF CIRCUIT COURT

APPROVED

By the Board of County Commissioners of Pasco County, Florida, on this 1 day of November, 1988.

Julie Young
CHAIRMAN