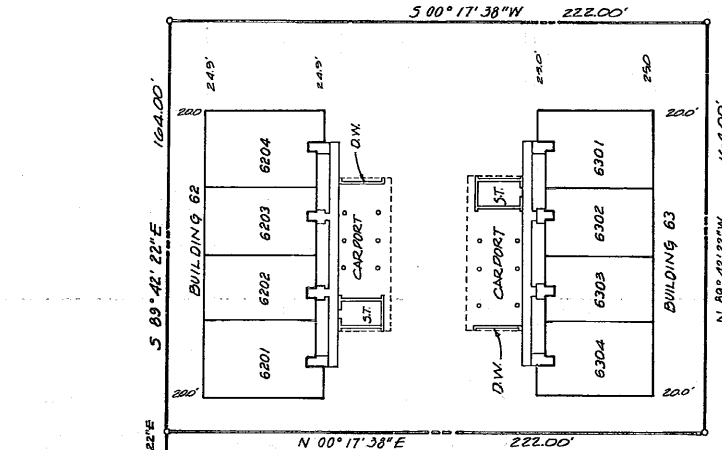


19/98

# SEVEN SPRINGS VILLAS A CONDOMINIUM PHASE 30

SECTION 24, TOWNSHIP 26 SOUTH, RANGE 16 EAST



## LEGAL DESCRIPTION PHASE 30, SEVEN SPRINGS VILLAS

COMMENCE AT THE CENTER OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND RUN S 00°13'11" W, ALONG THE WESTERLY BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 605.27 FEET; THENCE S 89°42'22" E, 1181.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°42'22" E, 164.00 FEET; THENCE S 00°17'38" W, 222.00 FEET; THENCE N 89°42'22" W, 164.00 FEET; THENCE N 00°17'38" E, 222.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.836 ACRES MORE OR LESS.

THE CENTER OF SAID SECTION 24 AND THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 BEING THE SAME AS ESTABLISHED BY LANBANQUE ENGINEERING, INC., AND SHOWN ON THE PLAT OF SEVEN SPRINGS VILLAS, A CONDOMINIUM, UNIT TWO, AS RECORDED IN PLAT BOOK 13, PAGES 5, 6, 7 AND 8 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

FILED AND RECORDED: IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS  
23 DAY OF Jan. A.D. 1981 IN PLAT BOOK 19, PAGE 98

*Earl L. Ratliff, Jr.* CLERK OF CIRCUIT COURT

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 27 DAY OF October, 1980, A.D., THAT A SURVEY WAS MADE UNDER MY SUPERVISION OF THE LAND SHOWN AND DESCRIBED HEREON; THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON IS SUBSTANTIALLY COMPLETE; THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF SAID IMPROVEMENTS; AND THAT THE IDENTIFICATION, LOCATION, AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH CONDOMINIUM UNIT CAN BE DETERMINED FROM THIS PLAT.

KING ENGINEERING ASSOCIATES, INC.

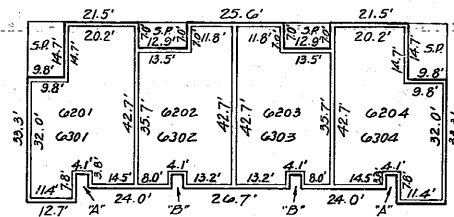
*Earl L. Ratliff, Jr.*  
EARL L. RATLIFF, JR., P.L.S.  
FLORIDA REG. NO. 3400



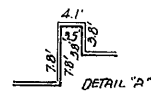
## GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 0°13'11" WEST, FOR THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.
2. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL VERTICAL GEODETIC DATUM.
3. STORAGE AREAS, CARPORTS, AND ALL OTHER AREAS NOT INCLUDED WITHIN A UNIT ARE COMMON ELEMENTS.
4. ALL COMMON ELEMENTS ARE SUBJECT TO EASEMENTS FOR DRAINAGE AND/OR UTILITIES AND ARE NOT GRAPHICALLY ILLUSTRATED HEREON.
5. SCREENED PORCHES SHOWN HEREON ARE INCLUDED WITHIN THE RESPECTIVE UNITS.
6. COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUIT, WIRES, OUTLETS, UTILITY LINES, DUCTS, PLUMBING, IRRIGATION SYSTEMS, PARKWAY LIGHTING AND EASEMENTS OF SUPPORT WITHIN THE UNITS HAVE NOT BEEN GRAPHICALLY ILLUSTRATED HEREON.

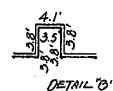
CENTER OF SECTION 24, TWP-26-S, RGE-16-E, AS ESTABLISHED BY LANBANQUE ENGINEERING INC. AND SHOWN ON THE PLAT OF SEVEN SPRING VILLAS A CONDOMINIUM UNIT TWO RECORDED IN PLAT BOOK 13, PAGES 5, 6, 7, & 8 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLA.



TYPICAL BUILDINGS 62 & 63



TYPICAL ENTRANCES



## LEGEND

DW = DECORATIVE WALL  
ST = STORAGE  
SP = SCREEN PORCH

	BLOK 62	BLOK 63
FLOOR ELEV.	32.42	32.42
CEILING ELEV.	40.64	40.63

KING ENGINEERING ASSOCIATES, INC.  
Consulting Engineers Surveyors

Suite 105 3250 US 19 North, Clearwater Florida 33515 (813) 735 2556