

PLAT CALC.	UTILITY ENTER	ONE COUNTY	MISC. PLAT INFO.
BY 100	ELEC CO.	100	100
LOTS	TEL. CO.	100	100

WINDSOR MILL - UNIT ONE

BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, AND THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND CERTIFICATE OF DEDICATION

STATE OF FLORIDA) S.S.
COUNTY OF PASCO

LANDS SHOWN ON THIS PLAT TO BE KNOWN AS
WINDSOR MILL UNIT ONE AND DESCRIBED AS BEING IN SECTION 34 AND 27, TOWNSHIP 24
SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

A portion of the Southwest 1/4 of section 27 and a portion of the Northwest 1/4 of section 34 all being in Township 24 South, Range 16 East, Pasco County, Florida being more fully described as follows:
For a point of Reference commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of said section 34; thence North 89° 28' 09" West, along the North line of said section 34, 475.30 feet to the POINT OF BEGINNING; thence South 19° 57' 34" East, 487.23 feet; thence South 11° 58' 33" West, 96.81 feet; thence South 12° 26' 58" West, 451.00 feet; thence South 44° 38' 43" West, 144.16 feet; thence South 29° 20' 57" West, 75.57 feet; thence South 89° 20' 53" West, 614.53 feet; thence North 0° 15' 55" East along the West line of the Northeast 1/4 of the Northwest 1/4 of said section 34, 1018.55 feet to a point on the North line of said section 34; thence North 89° 28' 09" West, along said North line, 326.62 feet to a point on the easterly right-of-way line of U. S. Highway No. 19 (S.R. No. 55) as now established; thence along said easterly right-of-way line in a Northeasterly direction 94.42 feet along the arc of a 5629.58 foot radius curve concaved to the right having a chord that bears North 39° 16' 32" East, 94.42 feet; thence South 88° 28' 09" East, 517.28 feet to the P. C. of a 335.00 foot radius curve concaved to the right; thence in a southeasterly direction 236.39 feet along the arc of said 335.00 foot radius curve having a chord that bears South 60° 15' 13" East, 231.55 feet to a point on the North line of said section 34; thence South 88° 28' 09" East, along said North line 177.85 feet to the POINT OF BEGINNING.
Containing 19.676 acres, more or less.

KNOW ALL MEN BY THESE PRESENTS THAT THE CORPORATIONS NAMED BELOW, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT DO HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREON EXPRESSED AND DEDICATE ALL ROAD RIGHTS OF WAY AND EASEMENTS AS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC AND IN WITNESS WHEREOF HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND THEIR CORPORATE SEALS TO BE AFFIXED HERE TO ON THIS PLAT, ALSO RESERVING THE RIGHT OF INGRESS AND EGRESS OVER ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY SAID 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 THE REPAIR OR MAINTENANCE OF SAID WATER AND SEWER LINES CAUSE DAMAGE TO EXISTING STREETS OWNERS AGREE TO REPAIR SAID STREETS TO THEIR PRIOR CONDITION WITHIN SAID DAMAGED AREA THIS THE 30th DAY OF DECEMBER, A.D. 1978.

OWNERS
HUTCHINS CONSTRUCTION CORPORATION, INC.

James W. Hutchins PRESIDENT
Nancy J. Hutchins SECRETARY/TREASURER
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
Chris Lee WITNESS

STATE OF FLORIDA) S.S.
COUNTY OF PASCO

THIS IS TO CERTIFY, THAT ON December 27 DAY OF December A.D. 1978, BEFORE ME, AN OFFICER-DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED JAMES W. HUTCHINS, PRESIDENT AND NANCY J. HUTCHINS, SECRETARY/TREASURER OF HUTCHINS CONSTRUCTION CORPORATION, INC., A CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED, THAT THE OFFICIAL SEAL OF SAID CORPORATION IS TRULY AFFIXED THEREON, AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES

KRYSHNER-DELLER, INC.

Walter B. Kryshner PRESIDENT
Harvey V. Deller SECRETARY
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
Chris Lee WITNESS

STATE OF FLORIDA)
COUNTY OF PASCO

THIS IS TO CERTIFY, THAT ON December 27 DAY OF December A.D. 1978, BEFORE ME, AN OFFICER-DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED WALTER B. KRYSHNER, PRESIDENT AND HARVEY V. DELLER, SECRETARY OF KRYSHNER-DELLER, INC., A CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED, THAT THE OFFICIAL SEAL OF SAID CORPORATION IS TRULY AFFIXED THEREON, AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES
Chris Lee WITNESS
NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE: COMMUNITY BANK OF WEST PASCO
R. Gary Barcock PRESIDENT
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
James P. Carlie VICE-PRESIDENT
Chris Lee WITNESS

STATE OF FLORIDA)
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 27th DAY OF December A.D. 1978, BEFORE ME PERSONALLY APPEARED R. GARY BARCOCK, PRESIDENT AND JAMES P. CARLIE, VICE-PRESIDENT OF COMMUNITY BANK OF WEST PASCO, A FLORIDA 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 FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED AND THAT THEY AFFIXED THEREON THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE OFFICIAL ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES
Chris Lee WITNESS
NOTARY PUBLIC, STATE OF FLORIDA

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY ON THIS 27th DAY OF December A.D. 1978, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

SURVEYOR: GEM SURVEYING COMPANY

BENJIS J. LEEK
P.L.A. REG. LAND SURVEYOR NO. 2689

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON December 27 DAY OF December A.D. 1978, THE FOREGOING DEED WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 28th DAY OF January A.D. 1979. IN PLAT BOOK 16, PAGES 138 AND 139
Chris Lee CLERK OF CIRCUIT COURT