

11/28

TAMPA DOWNS HEIGHTS UNIT THREE

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA.

STATE OF FLORIDA) SS
COUNTY OF PASCO)

THE UNDERSIGNED OWNERS AND MORTGAGEES OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS TAMPA DOWNS HEIGHTS UNIT THREE AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 19 EAST, RUN THENCE DUE SOUTH ALONG THE EASTERLY BOUNDARY OF SAID SECTION 14, A DISTANCE OF 648.00 FEET FOR A POINT OF BEGINNING, FROM SAID POINT OF BEGINNING CONTINUE DUE SOUTH ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 1,298.00 FEET, THENCE DUE WEST 310.00 FEET, THENCE N 47° 25' 47" W, 123.43 FEET, THENCE S 87° 20' 55" W 120.00 FEET, THENCE N 67° 30' 20" W 60.27 FEET, THENCE S 86° 52' 39" W 100.00 FEET, THENCE NORTHWESTERLY ALONG AN ARC OF A 587.39 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 193.38 FEET TO THE POINT OF TANGENT OF SAID CURVE, SAID ARC BEING SUBTENDED BY A 192.41 FOOT CHORD, HAVING A BEARING OF N 13° 03' 42" W, FROM SAID POINT OF TANGENT RUN THENCE N 23° 00' 00" W 286.93 FEET TO THE POINT OF CURVE OF A 673.95 FOOT RADIUS CURVE TO THE RIGHT, FROM SAID POINT OF CURVE RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID 673.95 FOOT RADIUS CURVE CONCAVED TO THE RIGHT, A DISTANCE OF 270.54 FEET TO THE POINT OF TANGENT OF SAID CURVE, SAID ARC BEING SUBTENDED BY A 268.73 FOOT CHORD HAVING A BEARING OF N 11° 30' 00" W, FROM SAID POINT OF TANGENT RUN THENCE DUE NORTH 100.00 FEET, THENCE DUE EAST 320.00 FEET, THENCE DUE NORTH 115.00 FEET, THENCE N 28° 53' 40" E 158.55 FEET, THENCE N 8° 40' 34" E 123.78 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BILLY DIRECT LANE AS SHOWN ON PLAT OF TAMPA DOWNS HEIGHTS UNIT ONE, RECORDED IN PLAT BOOK 9, PAGE 66, PUBLIC RECORDS OF PASCO COUNTY, THENCE S 91° 19' 26" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BILLY DIRECT LANE AS SHOWN ON SAID UNIT ONE AND ALSO AS SHOWN ON PLAT OF TAMPA DOWNS HEIGHTS UNIT TWO, RECORDED IN PLAT BOOK 10, PAGE 60 IN SAID COUNTY, A DISTANCE OF 320.55 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF STEEL DUST LANE, AS SHOWN ON PLAT OF SAID TAMPA DOWNS HEIGHTS UNIT TWO, THENCE NORTHEASTERLY ALONG AN ARC OF A 157.84 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 77.08 FEET TO THE SOUTHWEST CORNER OF LOT 24 OF SAID TAMPA DOWNS HEIGHTS UNIT TWO, SAID ARC BEING SUBTENDED BY A 76.32 FOOT CHORD HAVING A BEARING OF N 13° 33' 27" E, THENCE DUE EAST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 24 A DISTANCE OF 139.94 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND CONTAINS 20.10 ACRES MORE OR LESS.

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 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 26 DAY OF Feb. A.D. 1972.

OWNER

TAMPA DOWNS, INC.

PRESIDENT Albert W. Faulconbridge

SECRETARY Joseph J. Kuhny

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
WITNESS John E. Johnson

WITNESS J. Marmelle

STATE OF FLORIDA) SS
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 26 DAY OF Feb. A.D. 1972, BEFORE ME PERSONALLY APPEARED ALBERT W. FAULCONBRIDGE, PRESIDENT OF TAMPA DOWNS, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE 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. MY COMMISSION EXPIRES Feb. 18, 1973.

John E. Johnson
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I HEREBY CERTIFY ON THIS 26 DAY OF Feb. A.D. 1972, BEFORE ME PERSONALLY APPEARED JOSEPH J. KUHNY, SECRETARY OF TAMPA DOWNS, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA AS OWNER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL AT CHICAGO, COOK COUNTY, ILLINOIS, THE DAY AND YEAR AFORESAID. MY COMMISSION EXPIRES August 29, 1972.

Joseph J. Kuhny
NOTARY PUBLIC, STATE OF ILLINOIS, AT LARGE

MORTGAGEE

FIDELITY FEDERAL SAVINGS & LOAN ASSOC. OF TAMPA, FLA.

William M. Blake PRESIDENT James E. Matlock SR VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

John E. Johnson WITNESS

John E. Johnson WITNESS

STATE OF FLORIDA)

COUNTY OF HILLSBOROUGH)

I HEREBY CERTIFY ON THIS 26 DAY OF MARCH A.D. 1972, BEFORE ME PERSONALLY APPEARED WILLIAM M. BLAKE AND JAMES E. MATLOCK, RESPECTIVELY PRESIDENT AND SR VICE PRESIDENT OF FIDELITY FEDERAL SAVINGS & LOAN ASSOC. OF TAMPA, FLA., A FLORIDA BANKING CORPORATION, AS MORTGAGEE, 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 AFFIRMED 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 TAMPA, HILLSBOROUGH, STATE OF FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES Feb. 18, 1973

John E. Johnson
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

APPROVED: BY THE BOARD OF COUNTY COMMISSIONERS, PASCO COUNTY, FLORIDA, ON THIS 19th DAY OF May A.D. 1972.

John N. Starnes
CHAIRMAN

FILED AND RECORDED: IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 19th DAY OF MAY A.D. 1972, IN PLAT BOOK 11 PAGES 28-30

Stanley C. Burnside
CLERK OF CIRCUIT COURT
By: Max Van Hays, D.C.

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY ON THIS 19th DAY OF APRIL A.D. 1972, 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 171.339 OF THE FLORIDA STATUTES.

Stanley C. Burnside AMERICAN ENGINEERING, INC.
PRESIDENT, FLORIDA SURVEYORS' REGISTRATION NO. 1844 VICE PRESIDENT, FLORIDA ENGINEERS' REGISTRATION NO. 7582

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