

COLONIAL HILLS UNIT TWELVE

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 20S, RANGE 16E, PASCO COUNTY, FLORIDA.

State Of Florida } ss.
County Of Pasco }

The undersigned owners of the lands shown on this Plat to be known as COLONIAL HILLS UNIT TWELVE, and described as being in Pasco County, Florida, as follows;

Commence at the Northeast corner of the Northwest 1/4 of Section 20, Township 20S, Range 16E, Pasco County, Florida; thence run along the East line of the West 1/2 of said Section 20, 80°13'00"W, 523.87 ft.; thence N89°50'20"W, 245.86 ft. to a Point of Beginning; thence continue N82°50'20"W, 143.85 ft.; thence N0°03'52"E, 630 ft.; thence S82°50'20"E, 86 ft.; thence S84°07'48"E, 60.23 ft.; thence S89°50'20"E, 306 ft.; thence N0°03'52"E, 405 ft.; thence S82°50'20"E, 380 ft.; thence N0°03'52"E, 16 ft.; thence S82°50'20"E, 84 ft.; thence N82°50'12"E, 81 ft.; thence S89°50'20"E, 92.66 ft.; thence S84°05'40"E, 10 ft.; thence 162.73 ft. along the arc of a curve to the left, said curve having a radius of 4102.43 ft. and a chord of 162.72 ft. which bears S84°13'11"W; thence S04°53'N along the arc of a curve to the left, said curve having a radius of 330 ft. and a chord of 238.36 ft. which bears 811°54'21"E; thence 210.04 ft. along the arc of a curve to the left, said curve having a radius of 6823.41 ft. and a chord of 210 ft. which bears S82°23'53"E; thence S82°05'E, 227.34 ft. 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 ports, lanes 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 access 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 to prior condition within said damaged area. This the 3rd day of Nov. A.D. 1971

OWNER:

RANCHO DEL CIERVO ESTATES

R. M. Verner President R. L. Day Secretary

Signed, sealed and delivered in the presence of:

Loth J. Schumacher Witness John C. Smith Witness

State Of Florida } ss.
County Of Pasco }

I hereby certify on this 3rd day of Dec. A.D. 1971 before me personally appeared R. M. Verner and R. L. Day, respectively President and Secretary of RANCHO DEL CIERVO ESTATES, a California 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. Witness my hand and official seal at New Port Richey, Pasco County, Florida, the day and year aforesaid.

My Commission Expires 1-14-71

James E. Dumas
Notary Public, State of Florida, at large

APPROVED: by the Board of County Commissioners of Pasco County, Florida, on this 28th day of December A.D. 1971.

Robert H. Green Chairman
Vice.

FILED AND RECORDED: in the Public Records of Pasco County, Florida, on this 29th day of Dec. A.D. 1971, in PLAT BOOK 10, PAGE 142-143.

Alvady C. Bureside Clerk of Circuit Court
By: Frederick A. Hayes, D.C.

SURVEYOR'S CERTIFICATE: I hereby certify on this 16th day of Dec. A.D. 1971, 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 complies with all the requirements of Chapter 177 of the Florida Statutes.

CASSON ENGINEERING
W. A. Casson, Jr.
Ft. L. Engineers' Assn. No. 022
Ft. Surveyors' Assn. No. 1633

GENERAL NOTES:

- Easements are shown thus --- and thus --- and are for drainage and/or utilities. Unless shown otherwise, rear lot easements are 10 ft. in width and side lot easements are 5 ft. in width each side of lot line.
- + Indicates Permanent Reference Monument
- o Indicates Permanent Control Point
- Bearings shown hereon are based on an assumed bearing of 80°13'00"W for the East line of the West 1/2 of Section 20, Township 20S, Range 16E, Pasco County, Florida.