

# FAIRWAY OAKS UNIT TWO-A

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 16 EAST, AND A REPLAT OF A PORTION OF TRACT 57 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SAID SECTION 25 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT AS FAIRWAY OAKS UNIT TWO-A, A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT 57 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SAID SECTION 25 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF TRACT 57, OF FAIRWAY OAKS UNIT ONE-B AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 27, PAGES 35 THROUGH 100, 100 ELEVATION, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING, THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID FAIRWAY OAKS UNIT ONE-B THE FOLLOWING COURSES AND DISTANCES: SOUTH 14° 55' WEST, 80.88 FEET, SOUTH 63° 43' 22" WEST, 130.00 FEET, NORTH 24° 12' 34" WEST, 350.00 FEET, NORTH 22° 00' 30" WEST, 80.88 FEET, NORTH 13° 42' 50" WEST, 50.04 FEET, NORTH 01° 21' 15" EAST, 79.47 FEET TO THE NORTHEAST CORNER OF LOT 100 OF SAID FAIRWAY OAKS UNIT ONE-B, THENCE NORTH 08° 33' 18" EAST, A DISTANCE OF 52.00 FEET, THENCE NORTH 33° 12' 21" EAST, A DISTANCE OF 128.17 FEET, THENCE NORTH 37° 50' 33" WEST, A DISTANCE OF 88.31 FEET, THENCE NORTH 00° 01' 30" EAST, A DISTANCE OF 89.31 FEET, THENCE NORTH 14° 06' 11" EAST, A DISTANCE OF 81.30 FEET, THENCE NORTH 27° 17' 58" EAST, A DISTANCE OF 60.00 FEET, THENCE NORTH 86° 44' 02" EAST, A DISTANCE OF 173.77 FEET, THENCE SOUTH 02° 20' 45" EAST, A DISTANCE OF 122.10 FEET, THENCE SOUTH 49° 13' 11" EAST, A DISTANCE OF 150.63 FEET, THENCE SOUTH 30° 05' 18" EAST, A DISTANCE OF 142.08 FEET, THENCE SOUTH 84° 05' 18" EAST, A DISTANCE OF 209.54 FEET TO THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, SOUTH 00° 45' 54" WEST, A DISTANCE OF 354.47 FEET, THENCE NORTH 80° 12' 53" WEST, A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.211 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 AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN AND REPERTED HEREON, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES INCLUDING BUT NOT LIMITED TO WATER AND SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, STORAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANCES FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH PASCO COUNTY FOR SUCH LANDS, AND FURTHER DO HEREBY RESOLVE INTO THEMSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH LANDS, UTILITY IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESOLVE INTO THEMSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 5<sup>th</sup> DAY OF MARCH, A.D. 1990

## OWNER

REGENCY LANS, INC.

*John E. Hudson*  
JOHN E. HUDSON, PRESIDENT

*Marianne Spozate*  
MARIANNE SPOZATE, SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

*William E. Hudson*  
WILLIAM E. HUDSON

*Cheta M. Brown*  
CHETA M. BROWN

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 5<sup>th</sup> DAY OF MARCH, A.D. 1990, BEFORE ME PERSONALLY APPEARED JOHN E. HUDSON AND MARIANNE SPOZATE, PRESIDENT AND SECRETARY RESPECTIVELY OF REGENCY LANS, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO DEPUTED THE FOR GOING 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 ABOVE SAID.

MY COMMISSION EXPIRES 12-7-92 *William E. Hudson*

## MORTGAGEE

BARNETT BANK OF PASCO COUNTY

*Don W. Gibson*  
DON W. GIBSON, SENIOR VICE PRESIDENT

*Bruce H. Poirer, Jr.*  
BRUCE H. POIRER, JR., VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

*Kenneth H. Schmitt*  
KENNETH H. SCHMITT

*Annette J. Roberts*  
ANNETTE J. ROBERTS

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 12<sup>th</sup> DAY OF APRIL, A.D. 1990, BEFORE ME PERSONALLY APPEARED B. MAX GARDEN AND BRUCE H. POIRER, JR., SENIOR VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF BARNETT BANK OF PASCO COUNTY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO DEPUTED THE FORGOING 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 ABOVE SAID.

MY COMMISSION EXPIRES May 12, 1992

*Gordon R. Carlson*  
GORDON R. CARLSON  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

## CERTIFICATE OF TITLE

STATE OF FLORIDA  
COUNTY OF PASCO

I, DANIEL H. MARTIN, OF MARTIN AND FIGUEROA, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR ENTITY EXECUTING THIS DEDICATION AS IT IS SHOWN ON THE PLAT ADDITIONALLY, I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT THE TAXES FOR THE YEAR 1989 HAVE BEEN PAID.

THIS 15<sup>th</sup> DAY OF MARCH, A.D. 1990

MARTIN AND FIGUEROA

*Don H. Martin*  
DON H. MARTIN

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 28<sup>th</sup> DAY OF APRIL, A.D. 1990, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA SURVEYING ACT, CHAPTER 349, F.S., AND THE RULES AND REGULATIONS OF THE FLORIDA SURVEYORS' BOARD, AS ADOPTED AND AMENDED.

CASSON ENGINEERING COMPANY

*Don H. Martin*  
DON H. MARTIN

FLORIDA SURVEYOR'S REG. NO. 4289

## APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA ON THIS 8<sup>th</sup> DAY OF May, A.D. 1990

*Don H. Martin*  
DON H. MARTIN

## FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THE 9<sup>th</sup> DAY OF May, A.D. 1990, IN PLAT BOOK 28 PAGES 113, 1136 AND 112

*Don H. Martin*  
DON H. MARTIN  
CLERK OF COUNTY