

# REGENCY PARK UNIT THREE

BEING A SUBDIVISION OF A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 25S, 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 "REGENCY PARK UNIT THREE" as described as being in Pasco County, Florida, as follows:

Commence at the Southwest corner of Section 15, Township 25 South, Range 16 East, Pasco County, Florida; thence run along the South line of said Section 15, South 89°49'50" East, a distance of 1420.00 feet for a Point of Beginning; thence North 0°09'49" East, 533.11 feet; thence North 89°58'42" West, 85.00 feet; thence North 0°09'49" East, 135.00 feet; thence South 89°58'42" East, 390.00 feet; thence North 0°09'49" East, 85.00 feet; thence South 89°58'42" East, 50.00 feet; thence North 0°09'49" East, 25.00 feet; thence South 89°58'42" East, 85.00 feet; thence North 0°09'49" East, 10.00 feet; thence South 89°58'42" East, 440.00 feet; thence North 0°09'49" East, 15.00 feet; thence South 89°58'42" East, 91.00 feet; thence North 0°09'49" East, 74.00 feet; thence North 84°36'25" East, 50.24 feet; thence South 89°58'42" East, 50.84 feet; thence South 0°10'09" West, 1079.36 feet; thence 52.51 feet along the arc of a curve to the right, said curve having a radius of 694.75 feet and a chord of 52.56 feet which bears North 60°53'33" West; thence 44.16 feet along the arc of a curve to the left, said curve having a radius of 744.75 feet and a chord of 44.76 feet which bears North 68°24'54" West; thence South 0°09'49" West, a distance of 64.09 feet; thence 251.00 feet along the arc of a curve to the left, said curve having a radius of 694.75 feet and a chord of 255.49 feet which bears North 79°04'51" West; thence North 89°49'50" West, 770.00 feet; thence North 0°09'49" East, 30.00 feet 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, lakes and other rights of way and all parks and recreation areas and all easements for utilities and 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 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 1<sup>st</sup> day of April, A.D. 1973.

## : OWNERS: REGENCY CONSTRUCTION, INC.

Carl Minieri : President

Glenna Doyle : Assistant Secretary

Signed, sealed and delivered in the presence of:

Dianne E. Humin : Witness

Ruth C. Hammer : Witness

State of Florida } s.s.  
County of Pasco }

I hereby certify on this 1<sup>st</sup> day of April, A.D. 1973, before me personally appeared CARL MINIERI and GLENNA DOYLE, respectively President and Assistant Secretary of REGENCY CONSTRUCTION, INC. 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. Witness my hand and official seal at New Port Richey, Florida, the day and year aforesaid.

My Commission Expires DECEMBER 7, 1976.

Ruth C. Hammer  
Notary Public, State of Florida at large.

## : MORTGAGEE: FIRST TARPON SERVICE CORPORATION, INC.

Abel Tarapani : President Robert Bause : Treasurer  
John Edgar : Witness James Hargis : Witness

State of Florida } ss  
County of Pasco }

I hereby certify on this 1<sup>st</sup> day of April, A.D. 1973, before me personally appeared ABEL TARAPANI and ROBERT BAUSE, respectively President and Treasurer of FIRST TARPON SERVICE CORPORATION, INC. 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. Witness my hand and official seal at New Port Richey, Florida, the day and year aforesaid.

My Commission Expires 12-7-76.

Dianne E. Humin  
Notary Public, State of Florida, at large

APPROVED: by the Board of County Commissioners of Pasco County, Florida, on this 1<sup>st</sup> day of Aug. A.D. 1973

Walter M. Warden : Chairman

FILED AND RECORDED: in the Public Records of Pasco County, Florida, on this 1<sup>st</sup> day of Aug. A.D. 1973, in PLAT BOOK 12, PAGES 124/3

Walter A. Casson, Jr. : Clerk of Circuit Court.

### : NOTE:

- (1) — indicate permanent control Point.
- (2) — indicate Permanent Reference Monument.
- (3) Easements are shown thus === and are for drainage and/or utilities. Unless shown otherwise rear lot easements are 8ft. in width and side lot easements are 5ft. in width each side of lot line.
- (4) Bearings shown hereon are based on an assumed bearing of S 89°49'58" E for the South line of Section 15, Township 25S, Range 16E.

SURVEYOR'S CERTIFICATE: I hereby certify on this 26<sup>th</sup> day of July, A.D. 1973, 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.

CASSON ENGINEERING COMPANY

Walter A. Casson, Jr.  
Walter A. Casson, Jr.  
Fla. Engineer's Reg'n No. 6444  
Fla. Surveyor's Reg'n No. 1233

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