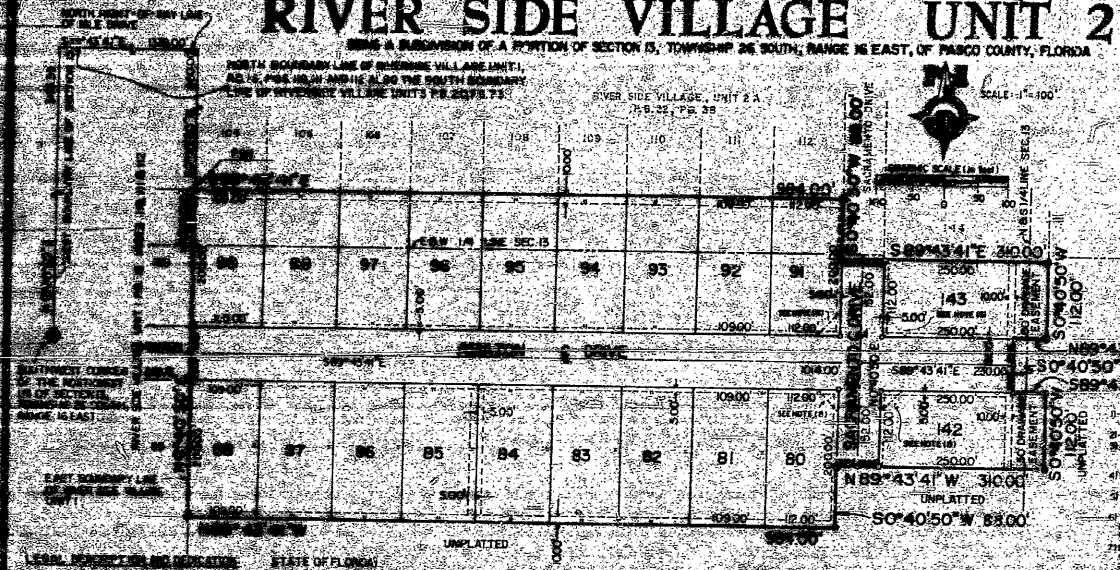
23/92

RIVER SIDE VILLAGE UNIT 2C

BEING A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 16 EAST, OF PASCO COUNTY, FLORIDA



LEGAL DESCRIPTION AND DEDICATION: STATE OF FLORIDA) S.S. COUNTY OF PASCO)

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS "RIVER SIDE VILLAGE UNIT 2C", A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE RUN SOUTH 89°43'41" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 15, 1320.00 FEET; THENCE SOUTH 0°40'50" WEST, 904.00 FEET; THENCE NORTH 89°43'41" WEST, 340.00 FEET; THENCE SOUTH 0°40'50" WEST, 112.00 FEET; THENCE NORTH 89°43'41" WEST, 50.00 FEET; THENCE SOUTH 0°40'50" WEST, 80.00 FEET; THENCE SOUTH 89°43'41" EAST, 50.00 FEET; THENCE SOUTH 0°40'50" WEST, 112.00 FEET; THENCE NORTH 89°43'41" WEST, 340.00 FEET; THENCE SOUTH 0°40'50" WEST, 53.00 FEET; THENCE NORTH 89°43'41" WEST, 340.00 FEET; ALONG THE WEST BOUNDARY LINE OF SAID SECTION 15, 1324.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN PASCO COUNTY, FLORIDA.

THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN AND DESCRIBED HEREON;

THAT THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR SUCH PURPOSES, INCLUDING, WITHOUT LIMITATION, CABLE TELEVISION; AND

THAT THE PRIVATE DRAINAGE EASEMENTS AS SHOWN AND DESCRIBED HEREON;

SIGNED: RIVER SIDE HOMES, INC. THIS THE 23rd DAY OF NOVEMBER A.D., 1984

Vernon L. Tindle
VERNON L. TINDLE, PRESIDENT

Lori Ann Croley
LORI ANN CROLEY, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Karen L. Wilson
WITNESS FOR BOTH

Lynn M. Gibbs
WITNESS FOR BOTH

MORTGAGEE: THE BANK OF PASCO COUNTY

M. L. Cooke III
M. L. COOKE III, SENIOR VICE PRESIDENT

Cheryl L. McNeill
CHERYL L. MCNEILL, ASSISTANT VICE PRESIDENT

Geraldine M. McRae
WITNESS FOR BOTH

Cynthia Pickford
WITNESS FOR BOTH

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY ON THIS 30th DAY OF Jan A.D., 1985, 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: GLOBAL ENGINEERING & MAPPING COMPANY, INC.

DENNIS J. LEEK, FLORIDA REG. LAND SURVEYOR NO. 2689

TITLE CERTIFICATE:
STATE OF FLORIDA) S.S.
COUNTY OF PASCO)

I, DAVID E. OLSON, OF PASCO COUNTY, FLORIDA, HEREBY CERTIFY THAT THE OWNERS AND MORTGAGEES OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT ARE AS SHOWN ON SAID PLAT; 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 19[illegible] HAVE BEEN PAID.

THIS THE 29 DAY OF November A.D., 19 84

David E. Olson
DAVID E. OLSON, ATTORNEY-AT-LAW

NOTES:
1) ⊙ INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
2) ○ INDICATES PERMANENT CONTROL POINT (P.C.P.)
3) EASEMENTS ARE SHOWN THUS ---- OR THUS ---- FOR DRAINAGE AND/OR UTILITIES, UNLESS OTHERWISE SHOWN.
4) REAR LOT EASEMENTS ARE 10' IN WIDTH EACH SIDE OF LOT LINE UNLESS SHOWN OTHERWISE.
5) SIDE LOT EASEMENTS ARE 5' IN WIDTH EACH SIDE OF LOT LINE UNLESS SHOWN OTHERWISE.
6) THERE IS A 30' EASEMENT ALONG THE FRONT OF ALL LOTS AND ALONG THE STREET SIDE OF ALL CORNER LOTS.
7) BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY LINE OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 16 EAST BEING N 0°40'50" E.
8) TYPICAL ROAD EASEMENT FOR ROAD CONSTRUCTION, UTILITIES AND/OR DRAINAGE

ACKNOWLEDGEMENT:

STATE OF FLORIDA) S.S.
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 23 DAY OF DECEMBER A.D., 1984, BEFORE ME PERSONALLY APPEARED M. L. COOKE III, SENIOR VICE PRESIDENT AND CHERYL L. MCNEILL, ASSISTANT VICE PRESIDENT OF THE BANK OF PASCO COUNTY; A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED; AND THAT SAID INSTRUMENT IS THE OFFICIAL ACT AND DEED OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE OFFICIAL ACT AND SEAL OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DATE AFORESAID.

MY COMMISSION EXPIRES: _____

Betty J. Hemphill
NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA) S.S.
COUNTY OF PASCO)

THIS IS TO CERTIFY THAT ON November 29, 1984 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED VERNON A TINDLE PRESIDENT AND LORI ANN CROLEY, VICE PRESIDENT OF PHASE 1 HOMES, INC., A CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, TO BE 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 DULY AFFIXED THERETO, AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES 3-10-88

Lynn M. Gibbs
NOTARY PUBLIC, STATE OF FLORIDA

APPROVED:

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 24th DAY OF January 1985

Allen J. Schneider
CHAIRMAN OF THE BOARD

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 29th DAY OF January A.D. 19 85, IN PLAT BOOK 23, PAGE 99.

Jed Pittman
CLERK OF CIRCUIT COURT

SHEET 1 OF 1 SHEETS