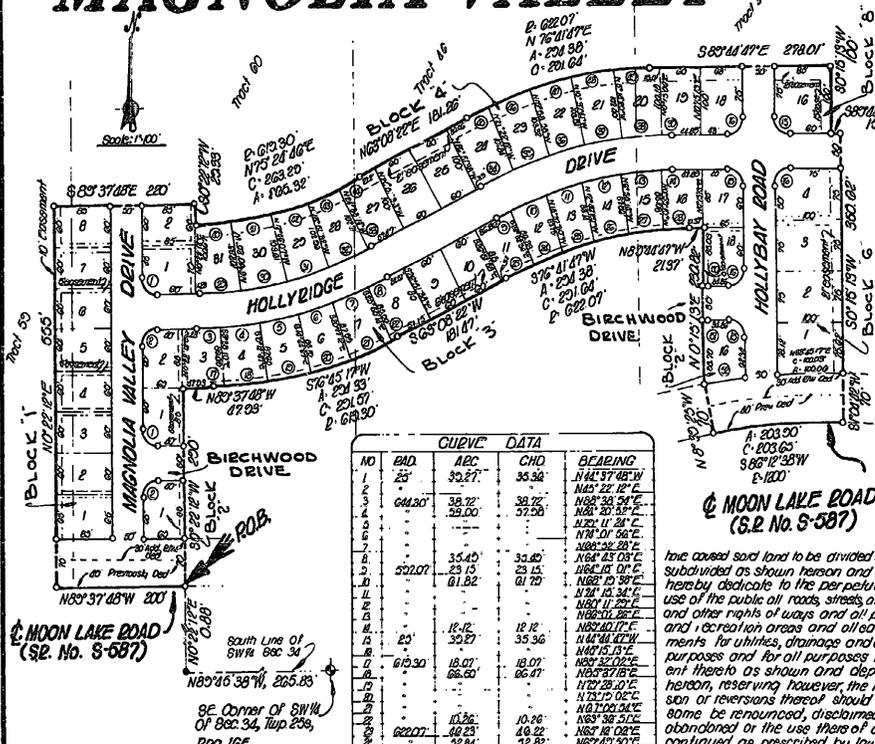


# MAGNOLIA VALLEY UNIT ONE

BEING A SUBDIVISION OF A PORTION OF TRACTS 46, 47, 53 AND 60 OF THE PORT BICKEY LAND COMPANY SUBDIVISION OF SECTION 34, TOWNSHIP 25S, RANGE 18E, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

State of Florida } ss.  
 County of Pasco } ss.  
 The undersigned owners of the lands shown on this plat and described as being in Pasco County, Florida, as follows:  
 Commence at the Southeast corner of the Southwest 1/4 of Section 34, Township 25S, Range 18E, Pasco County, Florida; thence run along the South boundary of said Section 34, N63°45'38"W, 285.63 ft.; thence N10°22'12"E, 0.88 ft. for a Point of Beginning; thence N89°37'45"W, 200 ft.; thence N02°22'12"E, 653 ft.; thence S80°37'03"E, 220 ft.; thence S02°42'17"W, 203.58 ft.; thence S04°22'17"E, 204.22 ft. along the arc of a curve to the left, said curve having a radius of 618.90 ft. and a chord of 428.20 ft. which bears N78°34'06"E; thence N63°08'22"E, 101.06 ft.; thence S24°32'01"W, 200 ft. along the arc of a curve to the left, said curve having a radius of 202.0 ft. and a chord of 201.0 ft. which bears N76°41'47"E; thence N8°30'28"W, 70 ft.; thence N10°15'13"W, 230.87 ft.; thence N02°42'17"W, 217 ft.; thence S24°38'11"E, 200 ft. along the arc of a curve to the left, said curve having a radius of 482.0 ft. and a chord of 201.0 ft. which bears S76°41'47"W; thence S88°08'22"W, 131.07 ft.; thence S24°32'01"W, 200 ft. along the arc of a curve to the right, said curve having a radius of 415.30 ft. and a chord of 201.0 ft. which bears S76°41'47"W; thence N80°37'45"W, 47.23 ft.; thence S02°22'12"E, 200 ft. to the Point of Beginning.



NO	BLD	ARC	CHD	BEARING
1	25'	92.27'	35.34'	N44°37'05"W
2	25'	92.27'	35.34'	N85°32'14"E
3	25'	92.27'	35.34'	N88°38'04"E
4	25'	92.27'	35.34'	N82°30'52"E
5	25'	92.27'	35.34'	N82°30'52"E
6	25'	92.27'	35.34'	N77°11'47"W
7	25'	92.27'	35.34'	N77°11'47"W
8	25'	92.27'	35.34'	N77°11'47"W
9	25'	92.27'	35.34'	N77°11'47"W
10	25'	92.27'	35.34'	N77°11'47"W
11	25'	92.27'	35.34'	N77°11'47"W
12	25'	92.27'	35.34'	N77°11'47"W
13	25'	92.27'	35.34'	N77°11'47"W
14	25'	92.27'	35.34'	N77°11'47"W
15	25'	92.27'	35.34'	N77°11'47"W
16	25'	92.27'	35.34'	N77°11'47"W
17	25'	92.27'	35.34'	N77°11'47"W
18	25'	92.27'	35.34'	N77°11'47"W
19	25'	92.27'	35.34'	N77°11'47"W
20	25'	92.27'	35.34'	N77°11'47"W
21	25'	92.27'	35.34'	N77°11'47"W
22	25'	92.27'	35.34'	N77°11'47"W
23	25'	92.27'	35.34'	N77°11'47"W
24	25'	92.27'	35.34'	N77°11'47"W
25	25'	92.27'	35.34'	N77°11'47"W
26	25'	92.27'	35.34'	N77°11'47"W
27	25'	92.27'	35.34'	N77°11'47"W
28	25'	92.27'	35.34'	N77°11'47"W
29	25'	92.27'	35.34'	N77°11'47"W
30	25'	92.27'	35.34'	N77°11'47"W
31	25'	92.27'	35.34'	N77°11'47"W
32	25'	92.27'	35.34'	N77°11'47"W
33	25'	92.27'	35.34'	N77°11'47"W
34	25'	92.27'	35.34'	N77°11'47"W
35	25'	92.27'	35.34'	N77°11'47"W
36	25'	92.27'	35.34'	N77°11'47"W
37	25'	92.27'	35.34'	N77°11'47"W
38	25'	92.27'	35.34'	N77°11'47"W
39	25'	92.27'	35.34'	N77°11'47"W
40	25'	92.27'	35.34'	N77°11'47"W
41	25'	92.27'	35.34'	N77°11'47"W
42	25'	92.27'	35.34'	N77°11'47"W
43	25'	92.27'	35.34'	N77°11'47"W
44	25'	92.27'	35.34'	N77°11'47"W
45	25'	92.27'	35.34'	N77°11'47"W
46	25'	92.27'	35.34'	N77°11'47"W
47	25'	92.27'	35.34'	N77°11'47"W
48	25'	92.27'	35.34'	N77°11'47"W
49	25'	92.27'	35.34'	N77°11'47"W
50	25'	92.27'	35.34'	N77°11'47"W
51	25'	92.27'	35.34'	N77°11'47"W
52	25'	92.27'	35.34'	N77°11'47"W
53	25'	92.27'	35.34'	N77°11'47"W
54	25'	92.27'	35.34'	N77°11'47"W

the cased 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 ways 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 reservations 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; except dedicatory reserves the right to construct and own all water and sewer utilities This the 20<sup>th</sup> day of March A.D. 1963

**OWNERS:**  
**PURSLEY ZOYBIA GRASS COMPANY**  
 Walter L. Purasley, President, Carol E. Purasley, Secretary  
 Signed, sealed and delivered in the presence of  
 Claude G. Marlowe, Witness, Ruby L. Jones, Witness  
**CLAUDE G. MARLOWE, INC.**  
 Claude G. Marlowe, President, Martha M. Gandy  
 Signed, sealed and delivered in the presence of  
 Claude G. Marlowe, Witness, Ruby L. Jones, Witness  
 My Commission Expires June 6<sup>th</sup> 1962,  
 Ruby L. Jones  
 Notary Public, State of Florida, No. 10015

APPROVED: by the Board of County Commissioners of Pasco County, Florida, on this 22<sup>nd</sup> day of March A.D. 1963

FILED AND RECORDED: In the Public Records of Pasco County, Florida, on this 22<sup>nd</sup> day of March A.D. 1963, in PLAT BOOK 9, PAGE 104

Stanley C. Burnside, Clerk of Circuit Court  
 By: Norma Jean Baker, D.C.

**NOTES:** - indicates REM  
 Unless shown otherwise, there is a GR drainage and/or utilities easement of the rear of all lots  
 There is a GR utility easement along the front of all lots and along the street side of all corner lots. Other drainage and/or utility easements are shown thus - or thus - and are 5 ft. in width each side of lot line unless shown otherwise.  
 The dedicatory reserves 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.

**SURVEYOR'S CERTIFICATE:** I hereby certify on this 20<sup>th</sup> day of March A.D. 1963, that this plat was surveyed and that Monuments (REM) were set as indicated and that all angles, lengths and dimensions are correct  
**CASSON ENGINEERING COMPANY**  
 Walter L. Purasley  
 Fd Surveyor  
 Fla Engineers License No. 10015