

18	96
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### LEGAL AND DEDICATION

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PASCO )

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS COLONIAL HILLS UNIT TWENTY-FOUR, A SUBDIVISION OF A PORTION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

PASCO COUNTY, FLORIDA; ALB SETBACKS

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE  
RUN ALONG THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21,  
SOUTH 85° 47' EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 0° 12' 41" WEST,  
SOUTH 85° 47' EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LA VILLA GARDENS UNIT FOUR,  
AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 18, PAGES 18 AND 19, BEING THE BOUNDARY LINE OF SAID  
RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF SAID  
LA VILLA GARDENS UNIT FOUR, NORTH 49° 47' 34" EAST, A DISTANCE OF 629.67 FEET  
TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER  
OF SAID LA VILLA GARDENS UNIT FOUR; THENCE ALONG THE EAST BOUNDARY LINE OF SAID  
LA VILLA GARDENS UNIT FOUR, SOUTH 0° 12' 41" WEST, A DISTANCE OF 499.00  
FEET; THENCE SOUTH 89° 09' 45" EAST, A DISTANCE OF 145.00 FEET; THENCE SOUTH  
0° 12' 41" WEST, A DISTANCE OF 76.00 FEET; THENCE SOUTH 89° 09' 45" EAST, A DISTANCE OF 66.00  
FEET; THENCE SOUTH 89° 09' 45" EAST, A DISTANCE OF 50.00 FEET; THENCE A DISTANCE OF  
150.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS  
OF 150.00 FEET AND A CHORD OF 8.71 FEET WHICH BEARS NORTH 3° 30' 40" WEST;  
THENCE SOUTH 45° 00' 00" EAST, A DISTANCE OF 33.33 FEET TO THE EAST BOUNDARY  
LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE ALONG THE EAST BOUNDARY  
LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21 AND THE NORTHERLY LINE OF THE  
NORTH 0° 12' 41" WEST, A DISTANCE OF 690.75 FEET TO THE NORTH 89° 09' 45" WEST,  
NORTH 0° 12' 41" WEST, A DISTANCE OF 499.00 FEET TO THE EAST BOUNDARY LINE OF CLONIAL MILLS UNIT  
A DISTANCE OF 60.00 FEET TO THE EAST BOUNDARY LINE OF CLONIAL MILLS UNIT TWENTY-THREE  
THENCE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 17, PAGES 35 AND  
THENCE ALONG THE EAST BOUNDARY LINE OF CLONIAL MILLS UNIT TWENTY-THREE  
OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 0° 09' 41" WEST, A DISTANCE  
LINE OF SAID CLONIAL MILLS UNIT TWENTY-THREE TO THE SOUTHWEST CORNER OF SAID CLONIAL MILLS UNIT TWENTY-THREE;  
THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID CLONIAL MILLS UNIT TWENTY-THREE,  
NORTH 89° 47' 35" WEST, A DISTANCE OF 684.56 FEET TO THE POINT OF BEGINNING.

[illegible]

THIS THE 12<sup>TH</sup> DAY OF FEBRUARY A.D., 1960

TITLE CERTIFICATE

STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

I, RUTH SEAL OF COASTAL BONDED TITLE COMPANY, HEREBY CERTIFY THAT THE OWNER OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT IS 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 1979 HAVE BEEN PAID.

THIS THE 20<sup>th</sup> DAY OF February, A.D., 1980

COASTAL BONDED TITLE COMPANY

BY: Ruth Seal  
RUTH SEAL

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY ON THIS 17<sup>TH</sup> DAY OF MARCH, A.D., 1980, THAT THIS  
PLAN 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 REQUIRE-  
MENTS OF CHAPTER 177 OF THE FLORIDA STATUTES:

CASSON ENGINEERING COMPANY

WALTER A. CASSON, JR.  
FLORIDA SURVEYOR'S REG'N. NO. 11111

OWNER

RANCHO DEL CIERVO ESTATES

E. V. Werner  
E. V. WERNER, PRESIDENT

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF

SIGNED, SEALED AND DELIVERED  
*Stanley K. Fisher*  
 WITNESS FOR BOTH

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PASCO )

COUNTY OF PASCO )  
I HEREBY CERTIFY ON THIS 12th DAY OF February, A.D. 1980, BEFORE  
ME PERSONALLY APPEARED E. V. WERNER AND E. W. HUDSON, PRESIDENT AND VICE PRESIDENT,  
RESPECTIVELY, OF RANCHO DEL CIEVO ESTATE, A CALIFORNIA CORPORATION, TO ME KNOWN TO  
BE THE PERSONS DESCRIBED IN THE FOREGOING CERTIFICATE AND DEDICATION  
AND HEREBY 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: June 12, 1981 July H. Under  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

APPROVED

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 18<sup>th</sup> DAY OF March, A.D., 1986

FILED AND RECORDED:

FILED AND RECORDED:  
IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 20th DAY OF MARCH  
A.D., 1980, IN PLAT BOOK 18, PAGES 86 AND 87.  
Ed D. Dethman, CLERK OF THE CIRCUIT COURT

SHEET 1 OF 2

COLONIAL HILLS UNIT TWENTY-FOUR  
PLAT BOOK 18 PAGE 96

DR. CK.	2550	BDV	113	2550	TEL. CO.	57	D. M.	Q. W.	2550	C. E. (U)	1649	2550
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ORDER NO. 691477

ROYCE BUILT HOMES, INC.