

# VIVA VILLAS FIRST ADDITION PHASE II

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

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

THE UNDERSIGNED OWNERS AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS "VIVA VILLAS FIRST ADDITION PHASE II", AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14, NORTH 00°05'02" WEST, 115.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUED ALONG SAID CENTERLINE OF SECTION 14, NORTH 00°05'02" WEST, 1202.16 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, SOUTH 89°38'08" EAST, 847.81 FEET; THENCE ALONG THE WEST LINE OF VIVA VILLAS FIRST ADDITION PHASE I, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGES 130 AND 131 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 00°21'52" WEST, 105.00 FEET; THENCE NORTH 89°38'08" WEST, 41.98 FEET; THENCE SOUTH 00°05'02" EAST 987.81 FEET; THENCE SOUTH 89°57'16" EAST, 35.26 FEET; THENCE SOUTH 00°02'44" WEST, 104.87 FEET; THENCE ALONG THE NORTH LINE OF VIVA VILLAS, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 13, PAGES 3 AND 4 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH 89°57'16" WEST, 840.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.38 ACRES OF LAND 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 ALL ROADS, STREETS, AND OTHER RIGHTS-OF-WAY AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON, ALSO RESERVING THE RIGHT OF INGRESS AND EGRESS OVER ALL RIGHT-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT; ALSO RESERVING THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER LINES WITH-IN ALL RIGHTS-OF-WAY AND EASEMENT 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 16<sup>th</sup> DAY OF Aug. A.D. 1978

OWNERS:  
JOSEPH F. BALDINO  
ROSEMARIE BALDINO  
DOROTHY M. RACKOW  
DAVID SMITH  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF  
WITNESS FOR EACH ABOVE  
WITNESS FOR EACH ABOVE

OWNERS: PPH, DEVELOPMENT CORPORATION  
DAVID SMITH, PRESIDENT  
RUSS COLO, VICE PRESIDENT  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF  
STATE OF FLORIDA )  
COUNTY OF PASCO ) S.S.

I HEREBY CERTIFY ON THIS 16<sup>th</sup> DAY OF Aug. A.D. 1978, BEFORE ME PERSONALLY APPEARED JOSEPH F. BALDINO AND ROSEMARIE BALDINO HIS WIFE, GEORGE F. RACKOW AND DOROTHY M. RACKOW HIS WIFE, DAVID SMITH AND RUSS COLO, RESPECTIVELY PRESIDENT AND VICE PRESIDENT OF PPH, DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGE 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

APPROVED: BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 17<sup>th</sup> DAY OF September, A.D. 1978.

FILED AND RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 20<sup>th</sup> DAY OF September, A.D. 1978, IN PLAT BOOK 16, PAGES 25 AND 26.

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

I, Ronald E. Somers, of Stewart Title Co. of Clearwater, Inc., HEREBY CERTIFY THAT THE OWNERS AND MORTGAGEES 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 77 HAVE BEEN PAID.

THIS THE 9<sup>th</sup> DAY OF August A.D. 1978

Stewart Title Company of Clearwater, Inc.

BY Ronald E. Somers, President

MORTGAGEE: PEOPLES STATE BANK OF NEW PORT RICHEY

M. P. CRAWLEY, Vice President  
RICHARD JORDAN, EXECUTIVE VICE PRESIDENT  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:  
WITNESS FOR BOTH  
WITNESS FOR BOTH

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

I HEREBY CERTIFY ON THIS 16<sup>th</sup> DAY OF Aug. A.D. 1978, BEFORE ME PERSONALLY APPEARED M.P. CRAWLEY AND RICHARD JORDAN RESPECTIVELY PRESIDENT AND EXECUTIVE VICE PRESIDENT OF PEOPLES STATE BANK OF NEW PORT RICHEY A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AT 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

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY ON THIS 1<sup>st</sup> DAY OF July A.D. 1978, 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.

CRUMLEY & ASSOCIATES, INC.

Allen H. Crumley  
FLORIDA SURVEYOR, NO. 2732