

CRANE'S ROOST UNIT ONE

A REPLAT OF A PORTION OF TRACT 85, GOLDEN ACRES UNIT TWO, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 7, PAGES 94 AND 95 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 4 AND 5 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS CRANE'S ROOST UNIT ONE, A REPLAT OF A PORTION OF TRACT 85, GOLDEN ACRES UNIT TWO, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 7, PAGES 94 AND 95 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 4 AND 5 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 26 FOR A POINT OF BEGINNING; THENCE RUN ALONG THE EAST BOUNDARY LINE OF SAID SECTION 26, SOUTH 0° 10' 47" WEST, A DISTANCE OF 781.08 FEET; THENCE NORTH 89° 46' 16" WEST, A DISTANCE OF 232.95 FEET; THENCE NORTH 44° 46' 16" WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 89° 46' 16" WEST, A DISTANCE OF 118.31 FEET; THENCE SOUTH 45° 01' 02" WEST, A DISTANCE OF 672.08 FEET; THENCE SOUTH A DISTANCE OF 151.02 FEET TO THE SOUTH BOUNDARY LINE FROM SAID TRACT 4; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 4, NORTH 89° 45' 54" WEST, A DISTANCE OF 394.45 FEET; THENCE NORTH 1° 05' 58" EAST, A DISTANCE OF 329.75 FEET TO THE SOUTH BOUNDARY LINE OF SAID TRACT 3; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID TRACTS 3 AND 5, NORTH 89° 44' 33" WEST, A DISTANCE OF 290.00 FEET; THENCE NORTH 1° 16' 00" EAST, A DISTANCE OF 458.46 FEET; THENCE A DISTANCE OF 16.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 412.00 FEET AND A CHORD OF 16.47 FEET WHICH BEAR NORTH 84° 40' 28" EAST; THENCE NORTH 6° 29' 06" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 83° 30' 54" EAST, A DISTANCE OF 139.34 FEET; THENCE NORTH 0° 38' 06" WEST, A DISTANCE OF 452.66 FEET TO THE NORTH BOUNDARY LINE OF SAID SECTION 26; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 26, SOUTH 89° 43' 27" EAST, A DISTANCE OF 1,328.59 FEET; THENCE NORTH 45° 31' 34" EAST, A DISTANCE OF 170.45 FEET TO THE EAST BOUNDARY LINE OF TRACT 85 OF SAID GOLDEN ACRES UNIT TWO; THENCE ALONG THE EAST BOUNDARY LINE OF TRACT 85 OF SAID GOLDEN ACRES UNIT TWO, SOUTH 0° 46' 36" WEST, A DISTANCE OF 120.00 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 AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON.

THIS THE 25th DAY OF August, A.D., 1981.

OWNER

SWARTSEL PROPERTIES, INC.

[Signature]
VICE PRESIDENT

[Signature]
E. F. SWARTSEL, SECRETARY-TREASURER

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF

[Signature]
WITNESS FOR BOTH

[Signature]
WITNESS FOR BOTH

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 25th DAY OF August, A.D., 1981, BEFORE ME PERSONALLY APPEARED J. D. SWARTSEL AND E. F. SWARTSEL, VICE PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY, OF SWARTSEL PROPERTIES, INC., A FLORIDA CORPORATION; TO BE 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, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: Aug. 9, 1982

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGEE

[Signature]
DONALD R. CRANE, JR., AN INDIVIDUAL

[Signature]
DONALD R. CRANE, JR., AS GUARDIAN OF THE PROPERTY OF NANNIE SUE WILSON MASERS, AN INCOMPETENT.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF

[Signature]
WITNESS FOR BOTH

[Signature]
WITNESS FOR BOTH

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 26th DAY OF August, A.D., 1981, BEFORE ME PERSONALLY APPEARED DONALD R. CRANE, JR., TO BE KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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: Sept 14, 1982

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PASCO)

I, HARVEY V. DELZER, OF DELZER, EDWARDS, COULTER, AND PARKER, HEREBY CERTIFY THAT THE OWNER AND MORTGAGEE 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 1980 HAVE BEEN PAID.

THIS THE 25th DAY OF August, A.D., 1981.

DELZER, EDWARDS, COULTER, AND PARKER

BY: *[Signature]*
HARVEY V. DELZER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 9th DAY OF November, A.D., 1981, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND 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

[Signature]
WALTER A. CASSON, JR.
FLORIDA SURVEYOR'S REG'N. NO. 1233

FILED AND RECORDED:

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 12th DAY OF November, A.D., 1981, IN PLAT BOOK 20, PAGES 86 AND 86.

[Signature]
Jed Pittman
By: *[Signature]* J. J. Wentzel, P.C., CLERK OF THE CIRCUIT COURT

NOTES

- EASEMENTS ARE SHOWN THUS --- AND THUS --- AND ARE FOR DRAINAGE AND/OR UTILITIES, UNLESS SHOWN OTHERWISE.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89° 43' 27" EAST FOR THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.
- INDICATES PERMANENT REFERENCE MONUMENT.
- INDICATES PERMANENT CONTROL POINT.
- INDICATES REFERENCE POINT.

SHEET 1 OF 2

CRANE'S ROOST UNIT ONE
PLAT BOOK 20 PAGE 86

DR. CL. 605 PASCO COUNTY, FLORIDA TEL. CO. 1-800-368-1234
LG. 1-800-368-1234
SWARTSEL PROPERTIES, INC.
ORDER NO. 10015