

# LAKE SIDE OFFICE PARK I A CONDOMINIUM PHASE I

A PORTION OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 16 EAST  
PASCO COUNTY, FLORIDA

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that I, LARRY R. MARSH, General Partner of MARCO, LTD., a Florida limited partnership, owner of the land described herein, have caused the land embraced in this plat and the easements, to be surveyed, laid out, and platted as PHASE I of LAKE SIDE OFFICE PARK I A CONDOMINIUM, pursuant to Florida Statute 718.104.

MARCO, LTD.

*Larry R. Marsh*  
LARRY R. MARSH, General Partner

WITNESS

WITNESS

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 11 DAY OF June, A.D., 1982, before me personally appeared LARRY R. MARSH, General Partner of Marco, Ltd., a Florida limited partnership, to me known to be the person described in and who executed the foregoing certificate and 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 Moscow, Pasco County, Florida, the day and year aforesaid.

My Commission Expires: 7/1/82

*John C. Deuel*  
JOHN C. DEUEL, Notary Public, State of Florida at Large

## FILED AND RECORDED:

In the Public Records of Pasco County, Florida, on this 12th Day of July, 1982.

*Jed Pittman, Clerk*  
JED PITTMAN, County Clerk  
By *John C. Deuel*, Deputy Clerk

## LEGAL DESCRIPTION PHASE I

From the Northwest corner of the NE 1/4 of Section 34, Township 24S, Range 16E, Pasco County, Florida, S 00°15'53" W, 86.64 feet along the west boundary of said section quarter; thence S 89°44'07" E, 43.45 feet to a corner on the easterly right-of-way boundary of Lakeshore Boulevard; thence S 47°27'50" E, 144.00 feet; thence N 53°47'47" E, 91.29 feet to the POINT OF BEGINNING; thence continue N 53°47'47" E, 150.01 feet to the southwesterly boundary of the right-of-way of Fivay Road as currently occupied; thence along said right-of-way boundary S 53°19'37" E, 174.75 feet; thence S 53°47'47" W, 201.46 feet; thence N 36°12'13" W, 167.00 feet to the POINT OF BEGINNING, containing 0.674 acres, more or less.

Together with the following described easement:

## EASEMENT "A"

Commence at the Northwest corner of the Northeast 1/4 of Section 34, Township 24S, Range 16E; thence S, 00°15'53" W, 285.35 feet; thence S, 89°44'07" E, 35.00 feet to the POINT OF BEGINNING; thence continue S, 89°44'07" E, 31.05 feet along the center line of a 30.00 foot easement to Point B for ingress and egress; thence N, 53°47'47" E, 219.22 feet along the center line of a 21.00 foot easement for ingress and egress, to a point of termination; and a portion of land bounded by the above described easement and a line connecting the said 24.00 foot and 30.00 foot easement boundaries, on the south side at Point B.

Subject to the following described easements:

## EASEMENTS "1" and "2"

Openings of 25 feet in width across certain boundaries approximately as shown, recorded in O.R. Book 1145, Pages 1292-1294.

## SURVEYOR'S CERTIFICATE:

I, C. FRED DEUEL, the undersigned registered land surveyor, authorized to practice in the State of Florida, do hereby certify that the construction of the improvements described in this condominium plat of PHASE I, LAKE SIDE OFFICE PARK I A CONDOMINIUM, consisting of sheets together with the provisions of the declarations relating to matters of survey describing the condominium property, is an accurate representation of the location and dimensions of the improvements and that the identification, location and dimensions of the common elements and of each unit can be determined from said materials. I also certify that the materials and composition of this plat conform to the requirements of Chapter 177.091 of the Florida Statutes.

DATE: 6/11/82

FLORIDA SURVEYOR REGISTRATION NO. 827

## LEGEND

PHASE LINES ARE SHOWN THUS ————  
P.R.H.'S ARE SHOWN THUS ————

