

FAIRWAY OAKS UNIT THREE-B

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 16 EAST, AND A REPLAT OF A PORTION OF TRACT 61 OF THE PORT RICHEY LAND COMPANY'S SUBDIVISION OF SAID SECTION 25, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
JSS
COUNTY OF PASCO)

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS FAIRWAY OAKS UNIT THREE-B, A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 16 EAST, AND A REPLAT OF A PORTION OF TRACT 61 OF PORT RICHEY LAND COMPANY'S SUBDIVISION OF SAID SECTION 25, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE SOUTH 89°12'18" EAST, A DISTANCE OF 15.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LITTLE ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1860, PAGES 1201 THROUGH 1205, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LITTLE ROAD, NORTH 00°56'15" EAST, A DISTANCE OF 1069.37 FEET; THENCE SOUTH 89°12'45" EAST, A DISTANCE OF 60.00 FEET, FOR A POINT OF BEGINNING; THENCE SOUTH 89°12'45" EAST, A DISTANCE OF 102.49 FEET; THENCE NORTH 74°28'50" EAST, A DISTANCE OF 324.85 FEET; THENCE NORTH 67°12'59" EAST, A DISTANCE OF 224.31 FEET TO THE WESTERLY BOUNDARY LINE OF FAIRWAY OAKS UNIT THREE-A, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 29, PAGES 29 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID FAIRWAY OAKS UNIT THREE-A, THE FOLLOWING NINE COURSES AND DISTANCES: SOUTH 41°10'11" EAST, 57.92 FEET; SOUTH 24°17'01" EAST, 85.00 FEET; NORTH 67°12'59" EAST, 21.00 FEET; SOUTH 22°47'01" EAST, 165.00 FEET; SOUTH 67°12'59" WEST, 83.39 FEET; SOUTH 62°48'18" EAST, 65.65 FEET; SOUTH 12°42'48" EAST, 185.00 FEET; NORTH 77°17'12" EAST, 18.24 FEET; SOUTH 12°42'48" EAST, 170.92 FEET; THENCE SOUTH 81°58'29" WEST, A DISTANCE OF 11.27 FEET; THENCE SOUTH 77°17'2" WEST, A DISTANCE OF 218.13 FEET; THENCE SOUTH 80°27'42" WEST, A DISTANCE OF 90.28 FEET; THENCE NORTH 64°07'45" WEST, A DISTANCE OF 299.31 FEET; THENCE NORTH 39°40'04" WEST, A DISTANCE OF 81.92 FEET; THENCE NORTH 75°54'01" WEST, A DISTANCE OF 189.54 FEET; THENCE NORTH 60°17'52" WEST, A DISTANCE OF 42.33 FEET; THENCE NORTH 00°56'15" EAST, A DISTANCE OF 298.57 FEET, TO THE POINT OF BEGINNING; CONTAINING 9.502 ACRES, 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 AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL, PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH PASCO COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS OR UTILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING, BUT NOT LIMITED TO, THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 17TH DAY OF JUNE, 1997 A.D.

OWNERS

REGENCY LINKS, INC.

John E. Hudson
JOHN E. HUDSON, AS PRESIDENT
Susan Silva
SUSAN SILVA, AS CORPORATE SECRETARY
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
Richard Gordon
WITNESS FOR BOTH DAVID C. MARTON
Alta M. Resch
WITNESS FOR BOTH ALTA M. RESCH

ACKNOWLEDGEMENT OF MORTGAGEES

STATE OF FLORIDA)

JSS
COUNTY OF PASCO)

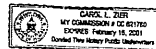
THIS IS TO CERTIFY, THAT ON THIS 19TH DAY OF JUNE, A.D., 1997, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED CAROL A. SPOHER, AS EXECUTIVE VICE PRESIDENT, CORPORATE LENDING, OF BARNETT BANK OF PASCO COUNTY, A FLORIDA CORPORATION ON BEHALF OF THE CORPORATION, TO BE KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JONDER AND CONSENT TO DEDICATION AND HE 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 Port Richey, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED IS:
PERSONALLY KNOWN ☒
PRODUCED IDENTIFICATION ☒
TYPE OF IDENTIFICATION PRODUCED:

Carol A. Spohr
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CAROL L. ZIEP
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:
SERIAL NO.



CERTIFICATE OF TITLE

STATE OF FLORIDA)

JSS
COUNTY OF PASCO)

I, DANIEL M. MARTIN, ESQUIRE, OF DANIEL M. MARTIN, P.A., DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THIS DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THAT THIS PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. ADDITIONALLY, I CERTIFY 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 1996 HAVE BEEN PAID.

THIS 11TH DAY OF JUNE, A.D., 1997.

DANIEL M. MARTIN, P.A.

BY: Daniel M. Martin
DANIEL M. MARTIN, ESQUIRE

SURVEYOR'S CERTIFICATE

I, DENNIS J. DAHOFF, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY ON THIS 2ND DAY OF JULY, A.D., 1997, THE AFORESAID PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THAT THE PERMANENT CONTROL POINTS (P.C.P.'S) HAVE ALSO BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

CASSON ENGINEERING COMPANY
6321 GRAND BOULEVARD
NEW PORT RICHEY, FLORIDA

Dennis J. Dahoff
DENNIS J. DAHOFF
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4289

MORTGAGEES CONSENT TO DEDICATION

BARNETT BANK OF PASCO COUNTY

Carol A. Spohr
CAROL A. SPOHER, AS EXECUTIVE VICE PRESIDENT, CORPORATE LENDING
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Richard Gordon
WITNESS Richard Gordon
Helena Kesselring
WITNESS Helena Kesselring

ACKNOWLEDGEMENT OF OWNERS

STATE OF FLORIDA)

JSS
COUNTY OF PASCO)

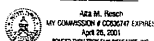
I HEREBY CERTIFY ON THIS 17TH DAY OF JUNE, A.D., 1997, BEFORE ME PERSONALLY APPEARED JOHN E. HUDSON AND SUSAN SILVA, AS PRESIDENT AND CORPORATE SECRETARY, RESPECTIVELY, OF REGENCY LINKS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, TO BE KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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 Port Richey, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUALS WHO SIGNED ARE:
PERSONALLY KNOWN ☒
PRODUCED IDENTIFICATION ☒
TYPE OF IDENTIFICATION PRODUCED:

John E. Hudson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Alta M. Resch
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:
SERIAL NO.



BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 14 DAY OF OCTOBER, A.D., 1997, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

David Hill
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 16 DAY OF OCTOBER, 1997 A.D. IN PLAT BOOK 35, PAGES 31, 32 AND 33.

Kathi Carston
CLERK OF CIRCUIT COURT

PREPARED BY:
CASSON ENGINEERING COMPANY
SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NUMBER LB-731
6321 GRAND BOULEVARD, NEW PORT RICHEY, FLORIDA
(813) 849-7588