

GOLDEN ACRES UNIT THIRTEEN

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

THE UNDERSIGNED OWNER AND MORTGAGEES OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS GOLDEN ACRES UNIT THIRTEEN, A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE RUN ALONG THE EAST BOUNDARY LINE OF SAID SECTION 18, NORTH 0° 04' 41" EAST, A DISTANCE OF 211.33 FEET TO A POINT OF BEGINNING; THENCE NORTH 51° 38' 14" WEST, A DISTANCE OF 1,041.99 FEET; THENCE NORTH 89° 37' 59" WEST, A DISTANCE OF 435.95 FEET; THENCE SOUTH 57° 15' 17" WEST, A DISTANCE ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 18, LINE OF SAID SECTION 18; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 18, NORTH 89° 37' 59" WEST, A DISTANCE OF 481.30 FEET TO THE EASTERLY BOUNDARY LINE OF GOLDEN ACRES UNIT #12 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 16, PAGES 98, 97, 98, 99, AND 100 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID GOLDEN ACRES UNIT #12, NORTH 16° 30' 80" WEST, A DISTANCE OF 553.74 FEET TO THE EASTERLY BOUNDARY LINE OF GOLDEN ACRES UNIT #11 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGES 84, 85, 86, AND 87 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID GOLDEN ACRES UNIT #11, THE FOLLOWING COURSES AND DISTANCES: NORTH 75° 30' 00" EAST, 255.00 FEET; NORTH 64° 58' 09" EAST, 202.24 FEET; NORTH 16° 30' 10" WEST, 211.00 FEET; NORTH 73° 30' 00" EAST, 175.00 FEET; NORTH 16° 30' 10" WEST, 60.00 FEET; NORTH 73° 30' 00" EAST, 282.80 FEET; SOUTH 64° 10' 57" WEST, 170.00 FEET; A DISTANCE OF 60.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,250.00 FEET AND A CHORD OF 60.00 FEET WHICH BEARS NORTH 25° 43' 03" WEST, 187.57 FEET; NORTH 31° 45' 00" WEST, 260.56 FEET; NORTH 25° 43' 03" WEST, 187.57 FEET; NORTH 7° 55' 23" WEST, 279.56 FEET; SOUTH 74° 00' 00" WEST, 164.73 FEET; NORTH 7° 55' 23" WEST, 269.26 FEET; NORTH 89° 37' 59" WEST, 172.76 FEET; NORTH 0° 21' 12" WEST, 70.70 FEET; NORTH 89° 37' 59" WEST, 60.00 FEET; NORTH 0° 26' 55" EAST, 250.00 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF SAID SECTION 18; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF SAID SECTION 18, SOUTH 89° 37' 59" WEST, A DISTANCE OF 1,379.65 FEET; THENCE SOUTH 0° 26' 55" WEST, A DISTANCE OF 159.81 FEET; THENCE SOUTH 39° 00' 00" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 31° 29' 02" EAST, A DISTANCE OF 222.57 FEET; THENCE NORTH 48° 27' 58" EAST, A DISTANCE OF 546.61 FEET; THENCE SOUTH 49° 09' 07" EAST, A DISTANCE OF 509.59 FEET; THENCE SOUTH 10° 13' 00" EAST, A DISTANCE OF 415.75 FEET; THENCE SOUTH 51° 00' 00" EAST, A DISTANCE OF 185.00 FEET; THENCE SOUTH 39° 00' 00" WEST, A DISTANCE OF 234.75 FEET; THENCE A DISTANCE OF 60.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,355.00 FEET AND A CHORD OF 60.01 FEET WHICH BEARS SOUTH 44° 23' EAST; THENCE NORTH 30° 00' 00" EAST, A DISTANCE OF 358.72 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 18; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 18, SOUTH 0° 04' 41" WEST, A DISTANCE OF 1,174.58 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 ALL STREETS, AND EASEMENTS AS SHOWN AND DEPICTED HEREON; RESERVING, HOWEVER, THE REVERSION AND REVERSIONS THEREOF, SHOULD SAME BE RENOUNCED, DISCLAIMED, ABANDONED, OR THE USE THEREOF DISCONTINUED, TO THE PERSONS OR PERSONS WHO MAY BE ENTITLED TO THE SAME BY APPROPRIATE OFFICIAL ACTION OF THE PROPER OFFICIALS HAVING CHARGE OR JURISDICTION THEREOF; ALSO RESERVING THE RIGHT OF EGRESS AND ACCESS OVER ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT; ALSO RESERVING THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER LINES WITHIN ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT; IN THE EVENT THE REPAIR OR MAINTENANCE OF SAID WATER AND SEWER LINES CAUSES DAMAGE TO EXISTING STREETS, OWNERS AGREE TO REPLACE SAID STREETS TO THEIR PRIOR CONDITION WITHIN SAID DAMAGED AREA.

THIS THE 15TH DAY OF JANUARY, A.D., 1980.

OWNER

SWARTSEL PROPERTIES, INC.

J. D. Swartsel
J. D. SWARTSEL, VICE-PRESIDENT
SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF

Richard B. Stinebaugh
WITNESS FOR BOTH

E. F. Swartsel, SECRETARY-TREASURER

Robert M. Chick
WITNESS FOR BOTH

MORTGAGEES

Mabel M. Dobry
MABEL M. DOBRY
SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF
Barbara L. Chick
WITNESS FOR BOTH

Mabel M. Dobry
MABEL M. DOBRY, HIS WIFE

R. E. Morris
WITNESS FOR BOTH

ACKNOWLEDGMENT

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 15TH DAY OF JANUARY, A.D., 1980, BEFORE ME PERSONALLY APPEARED J. D. SWARTSEL, VICE-PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY, OF SWARTSEL PROPERTIES, INC., A FLORIDA CORPORATION, AND MABEL M. DOBRY, HIS WIFE, 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 August 9, 1982 NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

I, HARVEY V. DELZER, OF DELZER, EDWARDS, COULTER AND PARKER, HEREBY CERTIFY THAT THE OWNER AND MORTGAGEES OF RECORD 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 1979 HAVE BEEN PAID.

THIS THE 15TH DAY OF JANUARY, A.D., 1980.

DELZER, EDWARDS, COULTER AND PARKER

BY: H. V. Delzer

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 15TH DAY OF FEBRUARY, A.D., 1980, 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 IN CHAPTER 177 OF THE FLORIDA STATUTES.

CASSON ENGINEERING COMPANY

Walter A. Casson
WALTER A. CASSON, JR.
FLORIDA SURVEYOR'S REG'N. NO. 1233

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA ON THIS 2ND DAY OF FEBRUARY, A.D., 1980.

Chairman

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 6TH DAY OF Feb. A.D., 1980, IN PLAT BOOK 18, PAGES 65, 66, 67, 68 AND 69 & 70.

J. D. Swartsel, CLERK OF THE CIRCUIT COURT

SHEET 1 OF 6

GOLDEN ACRES UNIT THIRTEEN
PLAT BOOK PAGE

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