

LEISURE BEACH UNIT TWO

A SUBDIVISION OF A PORTION OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 4,
TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

STATE OF FLORIDA } ss
COUNTY OF PASCO }

THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS PLAT AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; RUN THENCE S 89° 47' 02" W ALONG THE NORTHERLY BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 5102 FEET TO THE NORTHEAST CORNER OF LOT ONE OF SIGNAL COVE UNIT TWO, AS RECORDED IN PLAT BOOK 9, PAGE 74 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S 0° 21' 02" W ALONG THE EASTERLY BOUNDARY OF SAID SIGNAL COVE UNIT TWO AND ITS EXTENSION A DISTANCE OF 613.48 FEET, THENCE DUE WEST 176 FEET FOR A POINT OF BEGINNING FROM SAID P.O.B. RUN THENCE DUE SOUTH 878.00 FEET, THENCE DUE WEST 400.00 FEET, THENCE DUE NORTH 878.00 FEET, THENCE DUE EAST 400.00 FEET TO THE P.O.B. THE ABOVE DESCRIBED PARCEL CONTAINS 8.06 ACRES MORE OR LESS.

PARCEL "B"

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; RUN THENCE S 89° 47' 02" W ALONG THE NORTHERLY BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 5102 FEET TO THE NORTHEAST CORNER OF LOT ONE OF SIGNAL COVE UNIT TWO, AS RECORDED IN PLAT BOOK 9, PAGE 74 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE S 0° 21' 02" W ALONG THE EASTERLY BOUNDARY OF SAID SIGNAL COVE UNIT TWO AND ITS EXTENSION A DISTANCE OF 1323.48 FEET, THENCE DUE WEST 572.67 FEET FOR A POINT OF BEGINNING FROM SAID P.O.B. CONTINUE THENCE DUE WEST, 400.00 FEET; THENCE DUE NORTH, 738.00 FEET; THENCE DUE WEST, 400.00 FEET; THENCE DUE NORTH, 423.82 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SIGNAL COVE UNIT TWO, THENCE N 89° 47' 02" E ALONG THE SOUTH BOUNDARY OF SIGNAL COVE UNIT TWO A DISTANCE OF 1200.01 FEET, THENCE DUE SOUTH, 434.34 FEET, THENCE DUE WEST, 400.00 FEET, THENCE DUE SOUTH, 738.00 FEET TO THE P.O.B. THE ABOVE DESCRIBED PARCEL CONTAINS 17.75 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCELS CONTAIN 25.81 ACRES MORE OR LESS

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND TO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, ALL ROADS, STREETS, ALLEYS, AND OTHER RIGHTS-OF-WAY, AND ALL PARKS AND RECREATION AREAS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AND FOR ALL PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON, RESERVING, HOWEVER, THE REVERSION OR REVERSIONS THEREOF SHOULD THE SAME BE REDIMINISHED, DISCLAIMED, ABANDONED OR THE USE THEREOF DISCONTINUED AS PRESCRIBED BY LAW BY APPROPRIATE OFFICIAL ACTION OF THE PROPER OFFICIALS HAVING CHARGE OR JURISDICTION THEREOF; ALSO RESERVING THE RIGHT OF EGRESS AND INGRESS 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 OF REPAIR OR MAINTENANCE CAUSING DAMAGE TO EXISTING STREETS, OWNERS AGREE TO REPLACE STREETS TO PRIOR CONDITION WITHIN SAID DAMAGED AREA THIS THE 21st DAY OF Sept., A.D. 1970.

OWNERS: LEISURE LANDS INC.

Henry Dingus, Jr. PRESIDENT
Blanche A. Surace SECRETARY, TREASURER
Charles F. Moore WITNESS

Blanche A. Surace SECRETARY, TREASURER
Charles F. Moore WITNESS

STATE OF FLORIDA } ss
COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 21st DAY OF Sept., A.D. 1970, BEFORE ME PERSONALLY APPEARED HENRY DINGUS, JR. AND BLANCHE A. SURACE, RESPECTIVELY PRESIDENT AND SECRETARY-TREASURER OF LEISURE LANDS INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AS OWNERS, TO ME 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, AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE OFFICIAL ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES March 3, 1973

Henry A. Schuchel
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

APPROVED: BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA
ON THIS 12 DAY OF Sept., A.D. 1970

A. C. Steward CHAIRMAN

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY ON THIS 21st DAY OF Sept., A.D. 1970 THAT THIS PLAT WAS SURVEYED AND MONUMENTS (I.P.M.'S) WERE SET AS INDICATED AND ALL ANGLES, LENGTHS AND DIMENSIONS ARE CORRECT

AMERICAN ENGINEERING INC.

FILED AND RECORDED: IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
ON THIS 12 DAY OF Sept., A.D. 1970, IN PLAT
BOOK 12, PAGE 22-23

Henry A. Schuchel CLERK OF CIRCUIT COURT
Henry A. Schuchel

Henry A. Schuchel PRESIDENT, FLORIDA SURVEYORS
REGN NO 1844

Henry A. Schuchel VICE-PRES FLA SURVEYORS
REGN NO 828