

# REGENCY PARK UNIT SEVEN

A SUBDIVISION OF A PORTION OF TRACTS 2, 3, 4, 5, AND 8 OF PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 22, 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.

14-94

State of Florida } S.S.  
County of Pasco

The undersigned owner and mortgagee of the land shown on this plat, to be known as REGENCY PARK UNIT SEVEN and described as being in Pasco County, Florida, as follows;

commence at the Northwest corner of the Northeast 1/4 of Section 22, Township 25 South, Range 16 East, Pasco County, Florida; thence run along the North boundary line of said Section 22, South 89° 59' 45" East, 1091.85 feet to a Point of Beginning; thence continue South 89° 59' 45" East, 570.00 feet; thence South 0° 02' 37" West, 60.12 feet; thence South 12° 05' 55" East, 61.31 feet; thence South 0° 02' 37" West, 220.00 feet; thence South 89° 58' 51" East, 60.00 feet; thence South 0° 02' 37" West, 220.00 feet; thence South 89° 58' 51" East, 60.00 feet; thence North 0° 02' 37" West, 332.86 feet; thence South 27° 01' 24" West, 205.16 feet; thence North 0° 02' 37" West, 112.22 feet; thence South 73° 45' 45" along the arc of a curve to the left, said curve having a radius of 301.14 feet and a chord of 73.27 feet which bears South 32° 02' 22" West; thence North 32° 02' 22" West, 0.00 feet; thence North 0° 02' 37" West, 112.22 feet; thence South 47° 55' 55" West, 20.03 feet; thence 124.76 feet along the arc of a curve to the left, said curve having a radius of 201.92 feet and a chord of 124.45 feet which bears North 0° 02' 37" West; thence North 21° 30' 00" East, 82.28 feet; thence 2.18 feet along the arc of a curve to the left, said curve having a radius of 110.00 feet and a chord of 111.78 feet which bears North 21° 30' 00" East; thence North 23° 37' 45" East, 10.55 feet; thence North 0° 02' 37" East, 32.01 feet; thence North 32° 02' 23" West, 61.02 feet; thence North 0° 02' 37" East, 65.00 feet; thence South 47° 55' 55" East, 60.42 feet; thence North 0° 02' 37" East, 65.97 feet to the Point of Beginning.

have caused said land to be divided and subdivided as shown herein and do 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 all purposes incident thereto as shown and described herein, reserving, however, the reversion or reversions thereof should the same be renounced, 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 ingress and egress 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 5<sup>th</sup> day of March A.D. 1976.

: OWNER:

METRO COMMUNITIES OF PASCO, INC.

Austin L. Fillmon Vice President

Signed, Sealed, and Delivered in the presence of:

Belene Payne Witness for Both

Glenna K. Anderson Secretary

Martha A. Luther Witness for Both



: MORTGAGEE:

FIRST TARPON SERVICE CORPORATION, INC.

John F. Langford President

Signed, Sealed, and Delivered in the presence of:

Belene K. Anderson Witness for Both

Calvin C. Hardard Executive Vice President

Debbie A. Joe Johnson Witness for Both



State of Florida } S.S.  
County of Pasco

I hereby certify on this 5<sup>th</sup> day of March A.D. 1976, before me personally appeared AUSTIN L. FILMON and GLENN K. ANDERSON, Vice President and Secretary respectively of METRO COMMUNITIES OF PASCO, INC., a Florida Corporation, 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. Witness my hand and official seal of New Port Richey, Pasco County, Florida, the day and year above-said. My Commission Expires: 6/21/77.

Belene Payne  
Notary Public, State of Florida, at large

State of Florida } S.S.  
County of Pasco

I hereby certify on this 8<sup>th</sup> day of March A.D. 1976, before me personally appeared A. L. Fillmon and Glenna K. Anderson President and Executive Vice President respectively of FIRST TARPON SERVICE CORPORATION, INC., a Florida Corporation, 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. Witness my hand and official seal of New Port Richey, Pasco County, Florida, the day and year above-said. My Commission Expires: 6/28/76.

Marion A. Montgomery  
Notary Public, State of Florida, at large

APPROVED: By the Board of County Commissioners of Pasco County, Florida on this 14<sup>th</sup> day of March A.D. 1976.

(Signature) AD 1976  
Chairman

FILED AND RECORDED: in the Public Records of Pasco County, Florida on this 17<sup>th</sup> day of March A.D. 1976 in  
Plat Book 14, Pages 94 and 95. (Signature) Clerk of Circuit Court

SURVEYOR'S CERTIFICATE: I hereby certify on this 22<sup>nd</sup> day of March A.D. 1976, 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 of chapter 177 of the Florida Statutes.

CASSON ENGINEERING COMPANY

(Signature)

WALTER A. CASSON, Jr.

Florida Engineers Regn. No. 1426

Florida Surveyors Regn. No. 1426



NOTES:

1. — Indicates Permanent Reference Monument (PRM)
2. — Indicates Permanent Control Point (PCP)
3. Bearings shown herein are based on an assumed bearing of South 89° 59' 45" East for the North boundary line of the Northeast 1/4 of Section 22, Township 25 South, Range 16 East, Pasco County, Florida
4. Easements are shown thus — and thus — and are for drainage and/or utilities unless shown otherwise, rear lot easements are 5 ft in width each side of lot line and side lot easements are 3 ft in width each side of lot line.

SHEET 1 OF 2

REGENCY PARK UNIT SEVEN  
Plat Book 14, Pages 94 and 95.