

MAGNOLIA VALLEY UNIT FOUR

Book 10 Page 149

SHEET 1 OF 2 SHEETS

BEING A RESUBDIVISION OF A PART OF TRACTS 47 AND 48, OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

STATE OF FLORIDA) s.s.
COUNTY OF PASCO)

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

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30; THENCE RUN S. 89° 38' 03" E., ALONG THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 30, A DISTANCE OF 1319.63 FEET; THENCE RUN N. 0° 15' 15" E., ALONG THE EAST LINE OF THE AFOREMENTIONED TRACT 48, A DISTANCE OF 206.44 FEET TO THE NORTHEASTLY CORNER OF WAY LINE OF MOON LAKE ROAD, STATE ROAD NO. 5-507, AS THE SAME NOW EXISTS AS AN 80 FOOT RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE RUN N. 89° 00' 24" W., ALONG SAID RIGHT OF WAY LINE OF MOON LAKE ROAD, A DISTANCE OF 449.55 FEET TO THE POINT OF CURVE, IN SAID RIGHT OF WAY LINE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1200.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A CHORD LINE OF 30.00 FEET; THENCE RUN ALONG THE EASTERLY BOUNDARY OF MAGNOLIA VALLEY UNIT ONE AS RECORDED IN PLAT BOOK 9, PAGE 104 OF THE AFOREMENTIONED PUBLIC RECORDS, THE FOLLOWING COARSESS: N. 0° 15' 15" E. A DISTANCE OF 180.00 FEET; N. 89° 44' 47" W. A DISTANCE OF 15.00 FEET; N. 0° 15' 15" E. A DISTANCE OF 100.00 FEET; THENCE RUN ALONG THE EASTERLY BOUNDARY OF MAGNOLIA VALLEY UNIT THREE AS RECORDED IN PLAT BOOK 9, PAGES 150 AND 151 OF THE AFOREMENTIONED PUBLIC RECORDS, THE FOLLOWING COARSESS: N. 0° 15' 15" E. A DISTANCE OF 100.00 FEET; N. 89° 44' 47" W. A DISTANCE OF 85.00 FEET; THENCE RUN ALONG THE SOUTHERLY BOUNDARY OF BLOCK 9, OF THE AFOREMENTIONED MAGNOLIA VALLEY UNIT THREE, THE FOLLOWING COARSESS: S. 89° 44' 47" E. A DISTANCE OF 180.00 FEET; N. 78° 24' 54" E. A DISTANCE OF 218.21 FEET; THENCE RUN S. 0° 15' 15" W. ALONG THE SOUTHERLY PROJECTION OF THE EASTERLY BOUNDARY OF SAID BLOCK 9, A DISTANCE OF 65.00 FEET; THENCE RUN S. 89° 44' 47" E. A DISTANCE OF 220.00 FEET; THENCE RUN S. 0° 15' 15" W., ALONG THE AFOREMENTIONED EAST LINE OF TRACT 48, A DISTANCE OF 775.95 FEET TO THE POINT OF BEGINNING. CONTAINING 10.12 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, ALL ROADS, STREETS, ALLEYS, AND OTHER RIGHTS OF WAY, AND ALL RIGHTS AND RECREATION AREAS AND ALL EASEMENTS FOR UTILITIES, DAMNAGE AND OTHER PURPOSES AND FOR ALL PURPOSES INCIDENT THERETO AS SHOWN AND DESIGNATED HEREON, 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 OF JURISDICTION THEREOF; ALSO RESERVING THE RIGHT OF EGRESS AND INGRESS OVER ALL RIGHTS OF WAY DEDICATED BY THIS PLAT, ALSO RESERVING THE RIGHT TO CONSTRUCT, OWN AND MAINTAIN ALL WATER AND SEWER LINES WITHIN ALL RIGHTS OF WAY AND EASEMENTS DEDICATED BY THIS PLAT, ALSO RESERVING THE RIGHT TO CONSTRUCT AND OWN ALL WATER AND SEWER UTILITIES 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 30th DAY OF JANUARY, A.D. 1972.

OWNER:

PURSLEY ZOYSIA GRASS COMPANY

Walter L. Pursley

PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

William L. Durden

WITNESS

Paul E. Pursley

SECRETARY

Ryan L. Hunsdale

WITNESS

STATE OF FLORIDA) s.s.
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 3rd DAY OF JANUARY, A.D. 1972, THAT BEFORE ME PERSONALLY APPEARED WALTER L. PURSLEY AND CAROL E. PURSLEY, RESPECTIVELY PRESIDENT AND SECRETARY OF PURSLEY ZOYSIA GRASS COMPANY, 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 AT NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF THE LANDS AS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER No. 177 OF THE LAWS OF THE STATE OF FLORIDA, FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN SET ACCORDING TO THE ABOVE REFERENCED LAWS.

SIGNED THIS 3rd DAY OF JANUARY, A.D. 1972

H. A. DURDEN & ASSOCIATES, INC.

SIGNED: William L. Durden

REGISTERED LAND SURVEYOR, No. 1674 STATE OF FLORIDA.

APPROVED: BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 25th DAY OF JANUARY, A.D. 1972.

L. D. Durden

CHAIRMAN

FILED AND RECORDED: IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 25th DAY OF JANUARY, A.D. 1972, IN PLAT BOOK 10, PAGES 149-150.

Stanley C. Gurnside

CLERK OF CIRCUIT COURT

By: Tracy Ann Hayes, R.C.