

FAIRWAY OAKS UNIT ONE-B

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 16 EAST AND
A PORTION OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA,
AND A REPLAT OF A PORTION OF TRACT 21 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SAID SECTION 36
AS RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED, OWNER AND BORTGAGEE OF THE LAND SHOWN ON THIS PLAY TO BE KNOWN AS FAIRWAY OAKS UNIT ONE-B, A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACT 21 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SAID SECTION 36 AS RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, HAVE FURTHER DESCRIBED AS FOLLOWS:

CORNER AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 25, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 36, THENCE SOUTH 89°12'18" EAST, A DISTANCE OF 15.00 FEET TO THE INTERSECTION OF WAY OF LITTLE ROAD FOR A POINT OF BEGINNING; THENCE ALONG THE PROPOSED RIGHT OF WAY OF SAID LITTLE ROAD, NORTH 09°48'15" EAST, A DISTANCE OF 417.46 FEET; THENCE SOUTH 89°40'45" EAST, A DISTANCE OF 105.00 FEET; THENCE NORTH 27°30'09" EAST, A DISTANCE OF 44.72 FEET; THENCE SOUTH 09°40'45" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 11°41'00" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 22°35'38" EAST, A DISTANCE OF 63.79 FEET; THENCE SOUTH 61°31'45" EAST, A DISTANCE OF 27.66 FEET; THENCE NORTH 76°50'41" EAST, A DISTANCE OF 425.11 FEET; THENCE NORTH 69°54'44" EAST, A DISTANCE OF 412.29 FEET; THENCE NORTH 35°51'55" EAST, A DISTANCE OF 304.20 FEET; THENCE NORTH 09°47'10" EAST, A DISTANCE OF 23.00 FEET; THENCE SOUTH 09°36'32" EAST, A DISTANCE OF 158.30 FEET; THENCE 45.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 409.52 FEET AND A CHORD OF 43.93 FEET WHICH BEARS NORTH 03°30'24" EAST; THENCE NORTH 06°37'10" EAST, A DISTANCE OF 9.00 FEET; THENCE NORTH 82°24'41" EAST, A DISTANCE OF 106.00 FEET; THENCE SOUTH 01°21'15" WEST, A DISTANCE OF 79.43 FEET; THENCE SOUTH 13°42'55" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 22°08'50" EAST, A DISTANCE OF 82.49 FEET; THENCE SOUTH 24°12'38" EAST, A DISTANCE OF 350.00 FEET; THENCE NORTH 05°47'22" EAST, A DISTANCE OF 155.00 FEET; THENCE NORTH 77°30'58" EAST, A DISTANCE OF 145.00 FEET; THENCE SOUTH 09°47'09" WEST, A DISTANCE OF 111.99 FEET; THENCE NORTH 42°49'45" EAST, A DISTANCE OF 132.94 FEET; THENCE SOUTH 09°41'51" WEST, A DISTANCE OF 145.00 FEET; THENCE NORTH 09°41'51" WEST, A DISTANCE OF 132.94 FEET; AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 20, PAGES 122 AND 123 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID HUDSON AVENUE THE FOLLOWING COURSES AND DISTANCES: 512.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1292.92 FEET AND A CHORD OF 514.50 FEET WHICH BEARS SOUTH 71°23'22" WEST; SOUTH 61°17'41" WEST, 449.69 FEET; THENCE 45.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1352.39 FEET AND A CHORD OF 45.10 FEET WHICH BEARS SOUTH 02°14'23" WEST; THENCE NORTH 09°49'01" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 69°10'12" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 25°00'25" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID HUDSON AVENUE, THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID HUDSON AVENUE, 61.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1272.39 FEET AND A CHORD OF 61.48 FEET WHICH BEARS SOUTH 05°10'04" WEST; THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF SAID HUDSON AVENUE, NORTH 40°45'18" WEST, A DISTANCE OF 138.77 FEET; THENCE 33.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 157.62 FEET AND A CHORD OF 145.41 FEET WHICH BEARS NORTH 21°45'39" EAST; THENCE NORTH 05°41'24" EAST, A DISTANCE OF 41.35 FEET; THENCE NORTH 05°31'57" EAST, A DISTANCE OF 105.04 FEET; THENCE NORTH 42°33'30" WEST, A DISTANCE OF 226.13 FEET; THENCE SOUTH 09°54'44" WEST, A DISTANCE OF 542.11 FEET; THENCE SOUTH 09°49'09" EAST, A DISTANCE OF 178.28 FEET; THENCE SOUTH 79°26'58" WEST, A DISTANCE OF 155.00 FEET; THENCE 10.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 405.00 FEET AND A CHORD OF 10.54 FEET WHICH BEARS NORTH 10°11'04" EAST; THENCE SOUTH 09°49'09" EAST, A DISTANCE OF 322.85 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID HUDSON AVENUE; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID HUDSON AVENUE THE FOLLOWING COURSES AND DISTANCES: 210.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1272.39 FEET AND A CHORD OF 210.00 FEET WHICH BEARS SOUTH 05°45'18" WEST; NORTH 40°45'18" WEST, 653.68 FEET; THENCE LEAVING THE NORTHERLY RIGHT OF WAY OF SAID HUDSON AVENUE, NORTH 09°49'09" EAST, A DISTANCE OF 580.00 FEET; THENCE NORTH 09°42'55" WEST, A DISTANCE OF 300.00 FEET TO THE INTERSECTION OF WAY OF SAID LITTLE ROAD; THENCE ALONG THE PROPOSED RIGHT OF WAY OF SAID LITTLE ROAD, NORTH 09°20'09" EAST, A DISTANCE OF 164.00 FEET TO THE POINT OF BEGINNING, CONTAINING 34.20 ACRES MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREIN; 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 HEREIN; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON 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 AND SEWER LINES, PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, OUTFALLS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER IMPROVEMENTS. LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT RECORDS, EASEMENTS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEPICTED LANDS, STREETS, UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSURED BY PASCO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESERVE WITH THEMSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE 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 16th day of March, A.D., 1999.

OWNER

REGENCY LINKS, INC.

John E. Hudson
JOHN E. HUDSON, PRESIDENT

Barbara Spozate
BARBARA SPOZATE, SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Susan Silva
SUSAN SILVA
WITNESS FOR BOTH

Deanna E. Suarez
DEANNA E. SUAREZ
WITNESS FOR BOTH

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 16th day of Nov., A.D., 1999, BEFORE ME PERSONALLY APPEARED JOHN E. HUDSON AND BARBARA SPOZATE, PRESIDENT AND SECRETARY RESPECTIVELY, OF REGENCY LINKS, INC., A FLORIDA CORPORATION, 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: 12-9-99
Deanna E. Suarez
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGEE

CARHETT BANK OF PASCO COUNTY

Alfred J. Cough
ALFRED J. COUGH, SENIOR VICE PRESIDENT

Douglas E. Martin
DOUGLAS E. MARTIN, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Stanley
STANLEY
WITNESS FOR BOTH

Fred Reub
FRED REUB
WITNESS FOR BOTH

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 16th day of March, A.D., 1999, BEFORE ME PERSONALLY APPEARED ALFRED J. COUGH AND DOUGLAS E. MARTIN, SENIOR VICE PRESIDENT AND VICE PRESIDENT RESPECTIVELY, OF CARHETT BANK OF PASCO COUNTY, A FLORIDA CORPORATION, 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:

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

CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, DANIEL H. MARTIN, OF MARTIN AND FLORESKI, DO HEREBY CERTIFY THAT THEREOF TITLE TO THE LAND AS DESCRIBED AS SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR ENTITY EXECUTING THIS DEDICATION AS SET FORTH ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS APPARENT RECORD TITLE TO THE LAND. ADDITIONALLY, I CERTIFY THAT THERE ARE NO LIENS OR OTHER ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; AND THAT THE TAXES FOR THE YEAR 1998 HAVE BEEN PAID.

THIS THE 15th day of March, A.D., 1999.

MARTIN AND FLORESKI

Daniel H. Martin
BY: DANIEL H. MARTIN

SUBDIVISION CERTIFICATE

I HEREBY CERTIFY ON THIS 17th day of March, A.D., 1999, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THIS PLAT CONFORMS WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

CASSON ENGINEERING COMPANY
106 NORTH BOULEVARD
NEW PORT RICHEY, FLORIDA
Walter J. Long
WALTER J. LONG
FLORIDA SURVEYOR'S REG. NO. 1233

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 4th day of April, A.D., 1999.

John E. Hudson
COUNTY

ELLED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THE 5th day of April, A.D., 1999, IN PLAT BOOK 21, PAGES 60 AND 61.

John E. Hudson
BY: J. E. HUDSON
By: B. Cunningham, P.C.