

VIVA VILLAS FIRST ADDITION PHASE I

15/130

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

STATE OF FLORIDA }
COUNTY OF PASCO } SS

THE UNDERSIGNED OWNERS AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS "VIVA VILLAS FIRST ADDITION PHASE I", AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 16 EAST; THENCE NORTH 00°05'02" WEST, 115.00 FEET; THENCE ALONG THE NORTH LINE OF VIVA VILLAS, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 13, PAGES 3 AND 4 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 89°57'16" EAST, 823.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUED SOUTH 89°57'16" EAST, 16.12 FEET; THENCE NORTH 00°02'44" EAST, 104.87 FEET; THENCE NORTH 89°57'16" WEST, 35.26 FEET; THENCE NORTH 00°05'02" WEST, 987.81 FEET; THENCE SOUTH 89°38'08" EAST, 41.98 FEET; THENCE NORTH 00°21'52" EAST, 105.00 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, SOUTH 89°38'08" EAST, 501.01 FEET; THENCE ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, SOUTH 00°05'58" WEST, 1097.25 FEET; THENCE PARALLEL TO THE WESTEPLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19, SOUTH 39°57'22" WEST, 819.10 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF VIVA VILLAS, AS IT IS NOW ESTABLISHED, NORTH 50°04'46" WEST, 104.90 FEET; THENCE ALONG THE SOUTHEASTLY RIGHT-OF-WAY LINE OF VILLA DRIVE SOUTH, AS IT IS NOW ESTABLISHED, NORTH 39°55'14" EAST, 255.00 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BELLA VILLAS, AS IT IS NOW ESTABLISHED, NORTH 50°04'46" WEST, 114.49 FEET; THENCE 82.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 385.00 FEET, A CHORD OF 82.38 FEET, AND A CHORD BEARING OF NORTH 56°13'17" WEST; THENCE ALONG THE EASTERLY BOUNDARY OF LOT 78, VIVA VILLAS, NORTH 27°38'13" EAST, 167.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.44 ACRES OF LAND MORE OR LESS.

ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AND FOR ALL PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON, RESERVING, HOWEVER, THE REVER 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 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 16 DAY OF Dec AD 1977

OWNERS PPH, DEVELOPMENT CORPORATION

DAVID SMITH, PRESIDENT
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

RUSS COLO, VICE PRESIDENT

WITNESS FOR BOTH

STATE OF FLORIDA }
COUNTY OF PASCO } SS

HEREBY CERTIFY ON THIS 16 DAY OF Dec AD 1977, BEFORE ME PERSONALLY APPEARED DAVID SMITH AND RUSSELL COLO, RESPECTIVELY PRESIDENT AND VICE PRESIDENT OF PPH, DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED WITH 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

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 31 DAY OF February AD 1978

FILED AND RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 22 DAY OF February AD 1978, IN PLAT BOOK 15, PAGES 130 AND 131

STATE OF FLORIDA }
COUNTY OF PASCO } SS CERTIFICATE OF TITLE

I, RONALD E. SOMERS, of Stewart Title Co. Inc. HEREBY CERTIFY THAT THE OWNERS AND MORTGAGEES OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED IN 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 1978 HAVE BEEN PAID

THIS THE 27 DAY OF January AD 1978
Stewart Title Company of Florida, Inc.
BY Ronald E. Somers PRESIDENT

MORTGAGEE PEOPLES STATE BANK OF NEW PORT RICHEY

EDWARD HEVERAN, PRESIDENT
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

RICHARD JORDAN, EXECUTIVE VICE PRESIDENT
WITNESS FOR BOTH

STATE OF FLORIDA }
COUNTY OF PASCO } SS

HEREBY CERTIFY ON THIS 16 DAY OF December AD 1977, BEFORE ME PERSONALLY APPEARED EDWARD HEVERAN AND RICHARD JORDAN, RESPECTIVELY PRESIDENT AND EXECUTIVE VICE PRESIDENT OF PEOPLES STATE BANK OF NEW PORT RICHEY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED WITH 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

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY ON THIS 16 DAY OF Dec AD 1977, 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

CRUMLEY & ASSOCIATES, INC.

ALLEN H. CRUMLEY
FLORIDA SURVEYORS REG. NO. 2732

15/130

SHEET 1 OF 2