

BEAR CREEK SUBDIVISION UNIT THREE

BEING A REPLAT OF A PORTION OF GRIFFIN PARK, PLAT BOOK 2, PG. 78, LOCATED IN SECTION 11,
TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

STATE OF FLORIDA ss.
COUNTY OF PASCO

THE UNDERSIGNED OWNERS AND MORTGAGEES OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS BEAR CREEK SUBDIVISION UNIT THREE AND DESCRIBED AS BEING IN
PASCO COUNTY, FLORIDA, AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 16 EAST, RUN THENCE NORTH 0°38'02" WEST ALONG THE EASTERLY BOUNDARY
LINE OF SAID SECTION, A DISTANCE OF 1320.69 FEET, THENCE NORTH 89°54'44" WEST, 5000 FEET, THENCE NORTH 00°50'02" WEST, 2409 FEET, THENCE NORTH 00°24'03" WEST, 25.91 FEET TO A POINT OF
BEGINNING, RUN THENCE NORTH 89°54'44" WEST, 5000 FEET, THENCE NORTH 00°03'10" EAST, 8500 FEET, THENCE NORTH 89°54'44" WEST, 29.12 FEET, THENCE NORTH 00°03'10" EAST, 303.25 FEET, THENCE
SOUTH 89°56'50" EAST, 1334.5 FEET, THENCE NORTH 00°03'10" EAST, 102.46 FEET, THENCE SOUTH 89°56'50" EAST, 103.30 FEET, THENCE NORTH 00°03'10" EAST, 245.04 FEET, THENCE NORTH 38°31'46" WEST, 201.30
FEET, THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, AN ARC OF 100.00 FEET, A CHORD OF 95.88 FEET AND A CHORD BEARING OF SOUTH 24°49'33" WEST, THENCE SOUTH 86°10'44" WEST, 245.16 FEET,
THENCE NORTH 14°29'30" WEST, 103.59 FEET, THENCE NORTH 80°48'07" EAST, 134.70 FEET, THENCE NORTH 63°26'46" EAST, 389.53 FEET, THENCE NORTH 15°28'14" EAST, 83.55 FEET, THENCE SOUTH 89°56'50" EAST,
505.46 FEET, THENCE NORTH 00°24'03" WEST, 10.00 FEET, THENCE SOUTH 89°56'50" EAST, 8500 FEET, THENCE NORTH 89°56'50" EAST, 10.00 FEET, THENCE SOUTH 00°24'03" EAST, 83.00 FEET, THENCE
SOUTH 89°56'50" WEST, 165.00 FEET, THENCE SOUTH 00°24'03" EAST, 306.00 FEET, THENCE NORTH 89°56'50" EAST, 165.00 FEET, THENCE SOUTH 00°24'03" EAST, 154.50 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT LOTS 7 THRU 12 INCLUSIVE, BLOCK 99, EXCEPTING THE EAST 5 FEET OF A 10 FOOT ALLEY ADJOINING SAID LOTS TO THE WEST AND LESS LOTS 40 AND 41, BLOCK 99, EXCEPTING THE EAST
5 FEET OF A 10 FOOT ALLEY ADJOINING SAID LOTS TO THE WEST AND A 5 FOOT EASEMENT TO THE SOUTH.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHT-OF-WAY
AND EASEMENTS AS SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN 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 OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANT
FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS
HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS OR FACILITIES AND
APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER
DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVE, BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES
THERE TO, THE TITLE TO ANY LANDS OR 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 9TH DAY OF SEPTEMBER A.D. 1983

CERTIFICATE OF TITLE

STATE OF FLORIDA ss.
COUNTY OF PASCO

I, SEAL OF COASTAL BONDED TITLE COMPANY, HEREBY CERTIFY THAT THE OWNERS AND MORTGAGEES
OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON 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 1983 HAVE BEEN PAID

THIS THE 9th DAY OF September 1983 COASTAL BONDED TITLE CO.

BY Notary Seal

OWNER

PRESIDENT Blackwell SECRETARY-TREASURER B. E. Boyce

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: Sanaco WITNESS FOR BOTH

STATE OF FLORIDA ss.
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 9th DAY OF September A.D. 1983 BEFORE ME PERSONALLY APPEARED
GARY BLACKWELL AND B. E. BOYCE RESPECTIVELY PRESIDENT AND SECRETARY-TREASURER OF
PASCO LAND DEVELOPMENT COMPANY A CORPORATION UNDER THE LAWS OF THE STATE OF
FLORIDA AS OWNER TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE
FOREGOING CERTIFICATE AND DEDICATE AND SEVERALLY ACKNOWLEDGED THE EXECUTIVE THERE-
OF TO BE THEIR FREE ACT AND DEED FOR THE USES THEREIN EXPRESSED AND THAT THEY AFFIXED
THERE TO 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 _____ NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, PASCO COUNTY, FLORIDA

ON THIS 1st DAY OF Nov A.D. 1983

FILED AND RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON

THIS 15th DAY OF Nov A.D. 1983 IN PLAT BOOK NO 22 PAGE NO 34-35

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY ON THIS 15th DAY OF
November 1983 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, ALSO THAT PERMANENT CONTROL POINTS WILL BE SET WITHIN
ONE YEAR FROM THE DATE OF RECORDING OF THE PLAT

AMERICAN ENGINEERING, INC.

FLORIDA SURVEYORS REGISTRATION NO 3542

SHEET 1 OF 2