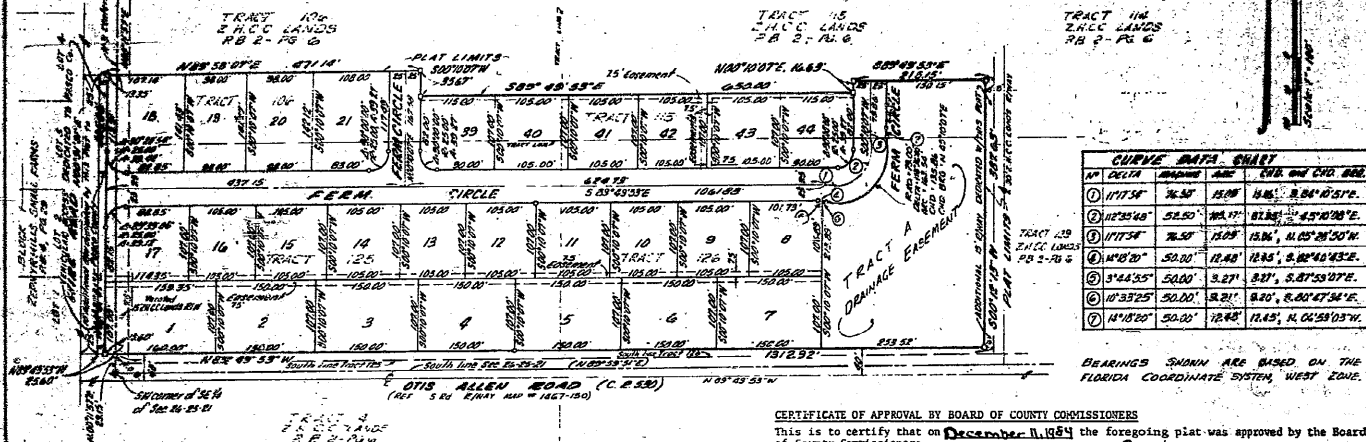


THE GROVES

BEING A RE PLAT OF PORTIONS OF TRACTS 106, 115, 125, & 126 LOCATED IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS, AS RECORDED IN PLAT BOOK 2, PAGE 6, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.



NOTES

1. Permanent Reference Monuments (PRM's) are indicated thus: —○—
2. Permanent Control Points (PCP's) are indicated thus: —●—
3. Easements are for drainage and/or utilities, or other uses as noted, and are indicated thus: ————

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO } SS

The undersigned owners of the land shown on this plat to be known as THE GROVES, a replat of Tracts 106, 115, 125 and 126, located in Section 26, Township 25 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY LANDS as recorded in Plat Book 2, Page 6, Public Records of Pasco County, Florida, being further described as follows:

Commencing at the SW corner of the SE 1/4 of Section 26, Township 25 South, Range 21 East, Pasco County, Florida, run N.00°11'57\"E., 29.15 feet for a POINT OF BEGINNING; thence N.89°49'53\"E., 25.60 feet; thence N.00°10'01\"E., 405.06 feet; thence N.89°58'07\"E., 471.14 feet; thence S.00°10'07\"W., 35.67 feet; thence S.89°49'53\"E., 650.00 feet; thence N.00°10'07\"E., 16.63 feet; thence S.89°49'53\"E., 215.15 feet; thence S.00°12'13\"W., 387.63 feet; thence N.89°49'53\"E., 1312.92 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 and Pasco County, Florida, all street rights of way and easements as shown and depicted herein.

This the 2nd day of November, A.D., 1984.

OWNER: FERN BUILDERS, INC.

MURRY TALL, PRESIDENT
FREDERICK SCHNEID, SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PASCO } SS

I hereby certify on this 2nd day of Nov., A.D., 1984, before me personally appeared MURRY TALL, President and FREDERICK SCHNEID, Secretary of FERN BUILDERS, INC., a Florida Corporation, to me known to be the persons described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be their free act and deed for the uses and purposes herein expressed.

WITNESS my hand and official seal at Zephyrhills, Pasco County, Florida, on the 2nd day of November, A.D., 1984.

My commission expires: 4-14-86

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF.

Witness for both
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

This is to certify that on December 11, 1984 the foregoing plat was approved by the Board of County Commissioners.

FILED AND RECORDED

In the Public Records of Pasco County, Florida, on this 14th day of December, 1984 in Plat Book 22, Page 67.

MORTGAGEE

MELLON FINANCIAL SERVICES CORPORATION #7, an Arkansas Corporation, to me known to be the person described in and who executed the foregoing certificate of dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

BY: *Richard E. Dibble, Jr.* SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
WITNESS: *Barbara Radonco*

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Hillsborough

I certify that on this 2nd day of Nov., 1984, before me personally appeared *R.D. Stant* the *VP* of MELLON FINANCIAL SERVICES CORPORATION #7, an Arkansas Corporation, to me known to be the person described in and who executed the foregoing certificate of dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

WITNESS my hand and official seal at Tampa, Hillsborough County, Florida.

My Commission expires: *Notary Public*

TITLE CERTIFICATE

STATE OF FLORIDA }
COUNTY OF PASCO } SS

I, RICHARD E. DIBBLE, JR., of PASCO ABSTRACT COMPANY, hereby certify that the mortgagee of record of the property lying within the parcel described on this plat is the mortgagee of record of the property lying within the parcel described on this plat, and that there are no liens and/or encumbrances of record against the property except as shown on said plat, and that the taxes for the year 1984 have been paid.

this 1st day of November, 1984.

PASCO ABSTRACT COMPANY

BY: *Richard E. Dibble, Jr.*

SURVEYOR'S CERTIFICATE

I hereby certify on this 2nd day of Nov., 1984, that this plat is a true and correct representation of the lands surveyed and that the survey was made under my supervision and that the survey data complies with the requirements of Chapter 177 of the Florida Statutes.

This the 2nd day of Nov., 1984.

C. FRED BEUEL
Florida Surveyor's Reg'n. No. 827
Florida Engineer's Reg'n. No. 3896

C. Fred Beuel and Associates, Inc.