COLONIAL HILLS UNIT TWENTY-FIVE

A SUBDIVISION OF A PORTION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

THE UNDERSIGNED OWNER OF THE LANDS SHOWN IN THIS PLAT TO BE KNOWN AS [illegible] TWENTY-FIVE, A SUBDIVISION OF A PORTION OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE RUN ALONG THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21, SOUTH 89° 47' 54" EAST, A DISTANCE OF [illegible] FEET; THENCE SOUTH [illegible] WEST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LA VILLA GARDENS [illegible] AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 10, PAGES 96 AND 97 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LA VILLA GARDENS UNIT FOUR, SOUTH [illegible] EAST, A DISTANCE OF [illegible] FEET TO THE NORTHWEST CORNER OF COLONIAL HILLS UNIT TWENTY-FIVE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 10, PAGES 96 AND 97 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID COLONIAL HILLS UNIT TWENTY-FOUR, SOUTH [illegible] 12' 04" WEST, A DISTANCE OF [illegible] FEET TO THE SOUTHWEST CORNER OF SAID COLONIAL HILLS UNIT TWENTY-FIVE AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID COLONIAL HILLS UNIT TWENTY-FOUR, THE FOLLOWING COURSES AND DISTANCES: SOUTH [illegible] EAST, 143.00 FEET; SOUTH [illegible] 12' 04" WEST, [illegible] FEET; [illegible] EAST, 957.15 FEET; NORTH 45° 00' 00" EAST, 86.00 FEET; SOUTH [illegible] EAST, [illegible] FEET; 49.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET AND A CHORD OF 48.79 FEET WHICH BEARS NORTH [illegible] EAST; SOUTH 45° 00' 00" EAST, 152.00 FEET TO THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE ALONG THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21, SOUTH [illegible] WEST, A DISTANCE OF [illegible] FEET TO THE SOUTH BOUNDARY LINE OF THE NORTH [illegible] OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21, NORTH 89° 47' 54" WEST, A DISTANCE OF [illegible] FEET TO THE EAST BOUNDARY LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE ALONG THE EAST BOUNDARY LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21, SOUTH [illegible] WEST, A DISTANCE OF 330.89 FEET TO THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21, NORTH 89° 47' 54" WEST, A DISTANCE OF [illegible] FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE ALONG THE WEST BOUNDARY LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21, NORTH [illegible] 12' 04" EAST, A DISTANCE OF [illegible] FEET TO THE POINT OF BEGINNING.

HAS CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS AS SHOWN AND DEFINED HEREON.

THIS THE 25th DAY OF NOVEMBER, A.D., 1980.

OWNER

RANCHO DEL CIERVO ESTATES

E. V. WERNER, PRESIDENT — R. W. HUDSON, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 25th DAY OF November, A.D., 1980, BEFORE ME PERSONALLY APPEARED E. V. WERNER AND R. W. HUDSON, PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF RANCHO DEL CIERVO ESTATES, A CALIFORNIA CORPORATION, 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: May 2, 1983 — NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I, RUTH SEAL OF COASTAL BONDED TITLE COMPANY, HEREBY CERTIFY THAT THE OWNER OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT IS 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 79 HAVE BEEN PAID.

THIS THE 1st DAY OF December, A.D., 1980.

COASTAL BONDED TITLE COMPANY

BY: RUTH SEAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 11th DAY OF FEB., A.D., 1981, 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:

CASSON ENGINEERING COMPANY

WALTER A. CASSON, JR.
FLORIDA SURVEYOR'S REG'N. NO.

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 17th DAY OF February, A.D., 1981.

Barry M. Doyle, CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 18th DAY OF February, A.D., 1981, IN PLAT BOOK 19 PAGES 106 AND 107.

Jed Pearson
By: Jill Wenzel, Deputy Clerk, CLERK OF THE CIRCUIT COURT

DR. CK.	LG.	12-1-80 BDY.	RG	7-28-80 TEL. CO.	7-28-80 EL. CO.	8-25-80 D.M.	9-30-80 MGR.	C.E. CO.	C.M.	11-20-80
		LOTS	RG			OTC				

BOYCE BUILT HOMES, INC. — ORDER NO. 691477

SHEET 1 OF 2

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