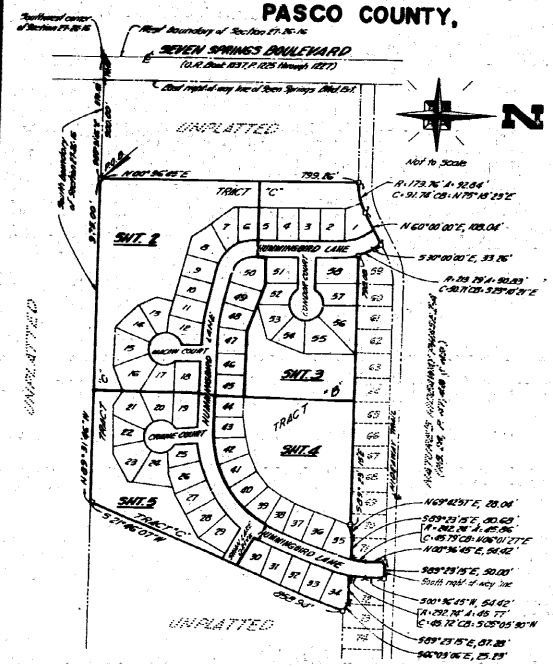
NATURE'S HIDEAWAY PHASE I-B

A SUBDIVISION OF A PART OF THE SW.1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 16 EAST

PASCO COUNTY, FLORIDA.



BOUNDARY PLAN & KEY MAP

Not to scale

LEGAL AND DEDICATION:

STATE OF FLORIDA }
COUNTY OF PASCO } S.S.

The undersigned owner of the land shown on this plat to be known as NATURE'S HIDEAWAY PHASE I-B, being a subdivision of a part of the southwest one-quarter (SW.1/4) of Section 27 Township 26 South, Range 16 East, Pasco County, Florida, being further described as follows:

DESCRIPTION:

Commence at the southwest corner of Section 27, Township 26 South, Range 16 East, Pasco County, Florida; thence S.89°-36'-45"E., 330.00 feet; along the south boundary of said Section 27, to the Point of Beginning; thence N.00°-36'-45"E., 799.76 feet, to a point on the southerly boundary of Nature's Hideaway Phase I-A, as recorded in Plat Book 24, Pages 47,48 and 49 of the Public Records of Pasco County, Florida; thence in a northeasterly direction, along said southerly boundary, along a curve to the left that has a radius of 179.76 feet, an arc length of 92.04 feet, a chord length of 91.78 feet, a chord bearing of N.75°-18'-23"E.; thence continue along said southerly boundary, N.60°-00'-00"E., 108.04 feet, to the northwest corner of lot 59 of said Nature's Hideaway Phase I-A; thence along the westerly boundary of said lot 59, S.30°-00'-00"E., 33.76 feet; thence continue along said westerly boundary along a curve to the right that has a radius of 88.29 feet, an arc length of 90.83 feet, a chord length of 50.71 feet, a chord bearing of S.59°-18'-23"E., to the southwest corner of said lot 59; thence S.89°-23'-15"E., 798.08 feet, along the south boundary of said Nature's Hideaway Phase I-A; thence continue along said south boundary, N.69°-42'-37"E., 28.04 feet; thence S.89°-23'-15"E., 80.62 feet, to the southeast corner of lot 71 of said Nature's Hideaway Phase I-A; thence along the east boundary of said lot 71, along a curve to the left that has a radius of 282.76 feet, an arc length of 45.06 feet, a chord length of 45.79 feet, a chord bearing of N.06°-01'-27"E.; thence continue along said east boundary, N.00°-36'-45"E., 54.42 feet, to the northeast corner of said lot 71; thence S.89°-23'-15"E., 50.00 feet, along the south right-of-way line of Hideaway Trail as shown on said Nature's Hideaway Phase I-A, to the northwest corner of lot 72 of said Nature's Hideaway Phase I-A; thence along the west boundary of said lot 72, S.00°-36'-45"W., 54.42 feet; thence continue along said west boundary, along a curve to the right that has a radius of 282.76 feet, an arc length of 45.77 feet, a chord length of 45.72 feet, a chord bearing of S.05°-05'-30"W., to the southwest corner of said lot 72; thence along the south boundary of said lot 72, S.89°-23'-15"E., 87.28 feet, to the southeast corner of said lot 72; thence S.66°-03'-06"E., 25.23 feet, along the southerly boundary of lot 73 of said Nature's Hideaway Phase I-A; thence S.21°-16'-07"W., 658.34 feet, to a point on the south boundary of said Section 27; thence N.89°-31'-16"W., 975.00 feet, along said south boundary, to the Point of Beginning. Containing 21.122 acres, more or less.

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-ways and easements as shown and depicted hereon.

OWNERS
MGM Builders & Developers, Inc.
A Florida Corporation

Joseph Masri, President

Daniel Masri, Vice President

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witness for Both

Witness for Both

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF PINELLAS } S.S.

I hereby certify that on this 2nd day of June, 1936, A.D. before me personally appeared Joseph Masri and Daniel Masri, President and Vice Pesident, respectively of MGM Builders & Developers, Inc., a Florida 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 an Official seal at Clearwater, Pinellas County, Florida, the day and year aforesaid.

My Commission expires: November 3, 1936

Notary Public State of Florida at Large

APPROVED:

By the Board of County Commissioners of Pasco County, Florida, on this 16 day of Sept., 1936, A.D.

, Chairman

FILED AND RECORDED:

In the Public Records of Pasco County, Florida, on this 16 day of Sept., 1936, A.D. in Plat Book 24, Pages 125-129

Jed Pittman
Clerk of the Circuit Court
By: J.J. Crandall, Deputy Clerk

SURVEYOR'S CERTIFICATE:

I hereby certify on this 14th day of August, 1936, A.D., that this plat is a true and accurate representation of the land 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.

LLOVERAS, BAUR & STEVENS

S. Sandy Lloveras, P.L.S.
Florida Surveyor's Registration No. 1[illegible]

SHEET 1 OF 5

Prepared by: LLOVERAS, BAUR AND STEVENS
CONSULTING ENGINEERS - SURVEYORS
COUNTRY FAIR PLAZA 3200 U.S. HWY. 19 NO.
CLEARWATER, FLORIDA 33575 PH. 536-3965

Computed by: [illegible]
Drawn by: [illegible]
Map Chkd. by: [illegible]
Approved by: [illegible]