12/14

REGENCY PARK UNIT FOUR

BEING A SUBDIVISION OF A PORTION OF SECTIONS 21 AND 22, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

State Of Florida } SS
County Of Pasco }

The undersigned owners of the lands shown on this plat to be known as "REGENCY PARK UNIT FOUR" as described as being in Pasco County, Florida, as follows;

Commence at the Northwest corner of Section 22, Township 25 South, Range 16 East, Pasco County, Florida; thence run along the West line of said Section 22, South 0°17'13" West, 30.00 feet for a Point of Beginning; thence South 89°49'58" East, 1107.56 feet; thence South 0°09'49" West, 1625.00 feet; thence North 89°49'58" West, 1136.07 feet; thence North 0°17'13" East, 342.66 feet; thence South 89°40'10" East, 25.01 feet to the West line of said Section 22; thence along the West line of said Section 22, North 0°17'13" East, 1282.41 feet to the Point of Beginning.

have caused said land to be divided and subdivided as shown hereon and do hereby dedicate to the perpetual use of the public, all roads, streets, alleys and other rights of way and all parks and recreation areas and all easements for utilities and drainage and other purposes and for all purposes incident thereto as shown and depicted hereon, reserving, however, the reversion 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 or jurisdiction thereof; also reserving the right of egress and ingress 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 20th day of July A.D. 1973.

: OWNERS :

REGENCY CONSTRUCTION, INC.

Carl Minieri :President — Glenna Doyle :Assistant Secretary

Sealed and delivered in the presence of:

John A. Nelson :Witness — Dianne E. Guerin :Witness

L.T.I. CORPORATION

Jack L. Pappas :President — Nicholas Minieri :Secretary

Signed and delivered in the presence of:

Dianne E. Guerin :Witness — Martha Sutton :Witness

State of Florida } S.S.
County of Pasco }

I hereby certify on this 20 day of July A.D. 1973, before me personally appeared CARL MINIERI and GLENNA DOYLE, respectively President and Assistant Secretary of REGENCY CONSTRUCTION, INC., a Florida Corporation, Also JACK L. PAPPAS and NICHOLAS MINIERI, respectively President and Secretary of L.T.I. CORPORATION, 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 and official seal at New Port Richey, Florida, the day and year aforesaid.

My Commission Expires 12-7-76,

Dianne E. Guerin
Notary Public, State Of Florida at large.

: MORTGAGEE :

FIRST TARPON SERVICE CORPORATION, INC.

David R. Middleton :Exec. Vice-Pres. — Robert P. Gause :Treasurer

Dianne E. Guerin :Witness — Martha Sutton :Witness

State of Florida } S.S.
County of Pasco }

I hereby certify on this 20 day of July A.D. 1973, before me personally appeared DAVID R. MIDDLETON and ROBERT P. GAUSE, respectively Exec. Vice-Pres. and Treasurer of FIRST TARPON SERVICE CORPORATION, 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 and official seal at New Port Richey, Florida, the day and year aforesaid.

My Commission Expires 12-7-76,

Dianne E. Guerin
Notary Public, State of Florida, at large.

APPROVED: by the Board of County Commissioners of Pasco County, Florida on this 12th day of Aug A.D. 1973

Welby M Vonkaas :Chairman

FILED AND RECORDED: in the Public Records Of Pasco County, Florida, on this 15th day of Aug A.D. 1973, in PLAT BOOK 12, PAGE 14-15

Miller Mosier :Clerk Of Circuit Court.

SURVEYOR'S CERTIFICATE: I hereby certify on this 26TH day of JULY A.D. 1973, 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.

Walter A. Casson, Jr.
Fla. Engineer's Reg'n. No. 6444
Fla. Surveyor's Reg'n. No. 1233

NOTE:
(1) -o- Indicate Permanent Control Point.
(2) -⊕- Indicate Permanent Reference Monument.
(3) Easements are shown thus ==== and thus ▭▭▭▭ and are for drainage and/or utilities. Unless shown otherwise rear lot easements are 6 ft. in width and side lot easements are 3 ft. in width each side of lot line.
(4) Bearings shown hereon are based on an assumed bearing of South 0°17'13" West for the West line of Section 22, Township 25 South, Range 16 East.