

CANTERBURY FARMS UNIT THREE

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26,
TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION & DEDICATION

STATE OF FLORIDA } 33
COUNTY OF PASCO }

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS
CANTERBURY FARMS UNIT THREE, A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE
SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY,
FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SAID SECTION 26 FOR A
POINT OF REFERENCE; THENCE ALONG THE NORTH-SOUTH CENTRAL LINE OF SAID SECTION 26,
NORTH 00°07'46" WEST, 1,320.03 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTH
1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 26, BEARING 09°33'01" WEST, 3,348.64 FEET
TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 09°33'01" WEST, 300.00 FEET;
THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26, NORTH
09°15'01" WEST, 965.96 FEET; THENCE SOUTH 89°33'01" EAST, 348.15 FEET; THENCE
SOUTH 43°31'25" EAST, 169.60 FEET; THENCE SOUTH 12°40'40" EAST, 201.98 FEET;
THENCE SOUTH 00°06'39" WEST, 300.00 FEET; THENCE NORTH 09°33'01" WEST, 290.00
FEET; THENCE 39.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST,
HAVING A RADIUS OF 25.00 FEET, A CHORD OF 35.36 FEET AND CHORD BEARING OF NORTH
44°53'01" WEST; THENCE NORTH 09°33'01" WEST, 60.00 FEET; THENCE 39.27 FEET
ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00
FEET, A CHORD OF 35.36 FEET, AND CHORD BEARING OF SOUTH 45°06'58" WEST; THENCE
SOUTH 09°33'01" WEST, 7.95 FEET; THENCE SOUTH 00°06'39" WEST, 350.40 FEET TO THE
POINT OF BEGINNING AND CONTAINING 12.057 ACRES MORE OR LESS.

HAVE GRANTED 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 RIGHTS-OF-WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON;

THIS THE 24 DAY OF July, A.D., 19 86

OWNER:

CANTERBURY FARMS, INC.

SAVYARD LANDAU, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Rosalee Mark
WITNESS

D. R. Carter
WITNESS

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 24 DAY OF July, A.D., 19 86
BEFORE ME PERSONALLY APPEARED SAVYARD LANDAU, PRESIDENT OF CANTERBURY
FARMS, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON 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 Port Richey, PASCO
COUNTY, FLORIDA, THE DAY AND YEAR FORESAID.

MY COMMISSION EXPIRES: 2-22-89

Rosalee Mark
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF TITLE

I, DAVID R. CARTER, DEALER, COUNTER, PRAGER, CARTER
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 AND THAT THERE ARE NO LIES AND/OR
ENCUMBRANCES OF RECORD AGAINST SAID PLAT. EXCEPT AS SHOWN ON SAID
PLAT AND THAT THE TAXES FOR THE YEAR 1985 HAVE BEEN PAID
THIS 27 DAY OF June, A.D. 19 86.

DEALER, COUNTER, PRAGER, CARTER
D. R. Carter

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY,
FLORIDA ON THIS 24 DAY OF July, A.D. 19 86

Chairman
CHAIRMAN

CLERK OF THE CIRCUIT COURT CERTIFICATE

FILED AND RECORDED:
IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS
DAY OF July, A.D. 19 86 IN PLAT BOOK 37
PAGE 100-101

Deed of Partition
By: A. Cunningham, Jr.

SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY ON THIS 27 DAY OF August,
A.D., 19 86, THAT THIS PLAT IS TRUE AND ACCURATE
REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE
UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLY WITH ALL
REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

William E. Felt
WHEATON E. ELKINS, FLORIDA SURVEYOR'S REGISTRATION NO. 390

CRUMLEY & ASSOCIATES