9-150

MAGNOLIA VALLEY UNIT THREE

BEING A SUBDIVISION OF A PORTION OF TRACTS 40, 45, 46, 47, 48, 57, 59 AND 60 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 34, TOWNSHIP 25S, RANGE 16E, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

CURVE DATA

NO	RAD	ARC	CHD	BEARING
1	25'	39.27	35.36	N 44°37'48" W
2	25'	"	"	N 45°22'12" E
15	25'	39.27	35.36	N 44°44'47" W
16				N 45°15'13" E
54	172.53'	31.03	30.99	N 53°31'23" E
55	947.07	11.81	11.81	N 89°43'50" E
56	"	GO	59.99	N 86°35'06" E
57	"	"	"	N 81°19'20" E
58	"	GO	65.27	N 75°39'38" E
60	732.07	13.96	13.96	N 85°43'30" E
61	"	67.88	67.88	N 82°58'08" E
62	"	97.88	"	N 81°18'20" E
63	"	14.04	14.04	N 78°39'38" E
64	697.07	24.81	24.81	N 83°03'48" E
65	"	92.30	92.71	N 86°27'20" E
66	"	"	"	N 78°07'15" E
67	"	"	"	N 71°37'10" E
68	"	64.66	64.68	N 65°48'13" E
69	697.07	48	47.99	N 62°06'30" E
70	"	97	96.98	N 68°12'27" E
71	"	"	"	N 72°07'22" E
72	"	"	"	N 76°42'27" E
73	"	98	97.97	N 80°47'03" E
74	"	7.38	7.38	N 83°28'45" E
75	122.53'	92.24	90.09	N 61°34'28" E
76	"	92	89.99	N 10°11'23" E
77	204.30	80.24	80.87	N 26°13'38" E
78	"	100	100.84	N 12°47'47" E
79	"	70	69.90	N 68°12'27" E
80	"	17.01	17.01	N 68°00'00" E
81	947.07	40.34	40.34	N 66°09'40" E
82	"	61	60.97	N 60°01'00" E
83	"	"	"	N 70°15'13" E
84	"	"	"	N 37°29'27" E
85	"	"	"	N 86°03'47" E
86	"	19.87	19.87	N 80°30'23" E
87	697.07	24.43	24.43	N 64°15'08" E
88	"	21	20.99	N 69°38'52" E
89	"	21	20.99	N 75°02'11" E
90	"	21	20.99	N 81°44'18" E
91	"	58.25	60.53	N 87°27'52" E
92	697.07	35.87	35.88	N 88°20'26" E
93	"	72	71.94	N 86°08'14" E
94	"	"	"	N 70°02'22" E
220	"	"	"	N 67°28'30" E
221	53.30'	5.88	5.88	N 65°24'43" E
97	944.30	2.17	2.17	N 63°14'00" E
98	"	61	60.98	N 68°08'40" E
99	"	"	"	N 74°03'20" E
100	"	"	"	N 79°57'36" E
101	"	61.00	61.00	N 82°20'08" E
102	"	59.56	59.56	N 81°48'00" E
103	619.30'	70	72.50	N 84°01'41" E
104	"	71.01	71.77	N 77°08'08" E
105	"	"	"	N 70°50'12" E
106	"	48.20	48.85	N 60°05'30" E
107	697.07	58.66	58.84	N 64°00'18" E
108	"	60.61	60.48	N 67°38'04" E
109	"	"	"	N 75°33'07" E
110	"	"	"	N 81°37'00" E
111	"	60.00	60.07	N 87°29'42" E
112	75'	58.00	57.40	N 82°46'13" E
113	"	"	"	N 77°46'13" E
114	100'	33	32.87	N 70°08'20" E
115	"	"	"	N 63°23'40" E
116	"	"	"	N 57°31'13" E
117	"	97.33	92.21	N 32°30'40" E

Commence at the Southeast corner of the Southwest 1/4 of Section 34, Township 25S, Range 16E, Pasco County, Florida; thence run along the South Boundary of said Section 34, N89°46'38"W, 466.82 ft.; thence N0°22'12"E, 550.82 ft. for a Point of Beginning; thence continue N0°22'12"E, 171.39 ft.; thence N48°31'13"E, 11.71 ft.; thence S89°37'48"E, 79.04 ft.; thence 167.98 ft along the arc of a curve to the right, said curve having a radius of 172.53 ft and a chord of 152.62 ft which bears N36°54'27"E; thence N63°08'22"E, 409.7 ft.; thence 108.40 ft. along the arc of a curve to the right, said curve having a radius of 947.07 ft and a chord of 108.28 ft which bears N67°56'21"E; thence N17°15'41"W, 85 ft.; thence 223.75 ft along the arc of a curve to the right, said curve having a radius of 732.07 ft and a chord of 222.92 ft which bears N81°29'46"E; thence S89°44'47"E, 228.13 ft.; thence N0°15'13"E, 100 ft.; thence S89°44'47"E, 222 ft.; thence N0°15'13"E, 210 ft.; thence S89°44'47"E, 278 ft.; thence S0°15'13"W, 375 ft.; thence S72°21'55"W, 212.21 ft.; thence N89°44'47"W, 180 ft.; thence S0°15'13"W, 85 ft.; thence N89°44'47"W, 45 ft.; thence S0°15'13"W, 60 ft.; thence S89°44'47"E, 60 ft.; thence S0°15'13"W, 100 ft.; thence N89°44'47"W, 278.01 ft.; thence 294.36 ft along the arc of a curve to the left, said curve having a radius of 622.07 ft and a chord of 291.64 ft. which bears S76°41'47"W; thence S63°08'22"W, 181.80 ft.; thence 265.32 ft. along the arc of a curve to the right, said curve having a radius of 619.30 ft., and a chord of 263.29 ft which bears S75°24'40"W; thence N0°22'12"E, 20.33 ft.; thence N89°37'48"W, 220 ft. 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 road, streets, alleys, and other rights of way, and all parks and recreation areas and all easements for utilities, 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 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 9th day of Jan A.D. 1970

:OWNER:

PURSLEY ZOYSIA GRASS COMPANY

Walter L Pursley, President — Carol E Pursley, Secretary

Signed, sealed and delivered in the presence of

Donald Delining, Witness — Ellen Irene Jolly, Witness

State Of Florida } ss
County Of Pasco }

I hereby certify on this 9th day of Jan. A.D. 1970, that before me personally appeared WALTER L PURSLEY and CAROL E PURSLEY, respectively President and Secretary of PURSLEY ZOYSIA GRASS COMPANY, 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 date and year aforesaid.

My Commission Expires Oct 15th 1971,

Donald Delining
Notary Public, State of Florida, at large

SURVEYOR'S CERTIFICATE: I hereby certify on this 8th day of Jan. A.D. 1970, that this plat was surveyed and that all monuments, (PRM) were set as indicated and that all angles, lengths and dimensions are correct.

CASSON ENGINEERING COMPANY
Walter A Casson
WALTER A CASSON, JR
Fla Engineers Regn No. 6444
Fla Surveyors Regn No. 1293

APPROVED: by the Board of County Commissioners of Pasco County, Florida, on this 13th day of Jan A.D. 1970
A E Slack, Chairman

FILED AND RECORDED: in the Public Records of Pasco County, Florida on this 13th day of January A.D. 1970, in PLAT BOOK 9, PAGE 150
Stanley C Burnside, Clerk Of Circuit Court
By D G Suggs, DC

:NOTE:

-o- Indicates P.R.M

Unless shown otherwise, there is a 6 ft. drainage and/or utility easement at the rear of all lots. There is a 6 ft utility easement along the front of all lots and along the street side of all corner lots. Other drainage and/or utility easements are shown thus ------ or thus =====and are 4 ft. in width each side of lot line unless shown otherwise