MAGNOLIA VALLEY UNIT SIX-A

BEING A SUBDIVISION OF A PORTION OF TRACTS 10, 11, 12, 34, 35 AND 37 OF PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 34, TOWNSHIP 25 SOUTH, RANGE 16 EAST AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

The undersigned owner of the land shown on this plat to be known as MAGNOLIA VALLEY UNIT SIX-A and described as being in Pasco County, Florida, as follows;

Commence at the Southeast corner of the Northeast 1/4 of Section 34, Township 25 South, Range 16 East, Pasco County, Florida; thence run along the East boundary line of said Section 34; North 0°11'52" East, 145.59 feet; thence North 89°48'10" West, 15.00 feet for a Point of Beginning; thence continue North 89°26'10" West, 85.00 feet; thence South 00°20'25" West, 53.83 feet; thence North 89°39'36" West, 287.27 feet; thence 341.60 feet along the arc of a curve to the left, said curve having a radius of 275.00 feet and chord of 320.22 feet which bears South 54°43'58" West; thence South 19°07'32" West, 514.03 feet; thence 114.98 feet along the arc of a curve to the right, said curve having a radius of 175.00 feet and a chord of 112.87 feet which bears South 37°56'21" West; thence South 56°45'10" West, 87.73 feet; thence 93.78 feet along the arc of a curve to the left, said curve having a radius of 450.00 feet and a chord of 93.61 feet which bears South 50°46'58" West; thence North 03° 48' 16" West, 355.66 feet; thence North 7°59'10" West, 259.74 feet; thence North 18°12'57" West, 22.18 feet, thence North 73°10' 40" East, 84.50 feet; thence 10.34 feet along the arc of a curve to the left, said curve having a radius of 425.00 feet and a chord of 10.34 feet which bears North 17°31'06" West; thence North 71°47'03" East, 50.00 feet; thence North 18°12' 57" West, 45.84 feet; thence North 71°47'05" East, 85.00 feet; thence North 18°12'57" West, 65.00 feet; thence North 15°22' 28" East, 285.37 feet; thence North 13°38'11" East, 321.97 feet; thence North 15°44'31" West, 242.24 feet; thence 45.68 feet along the arc of a curve to the left, said curve having a radius of 470.07 feet and a chord of 45.66 feet which bears North 68°10'06" East; thence 25.27 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet and a chord of 25.36 feet which bears South 69°45'16" East; thence North 68°16'44" East, 50.00 feet; thence 14.96 feet along the arc of a curve to the left, said curve having a radius of 75.00 feet and a chord of 14.83 feet which bears North 30°23'44" West; thence North 68°55'48" East, 85.00 feet; thence North 32°51'35" West, 129.82 feet; thence North 71° 36' 32" East, 60.01 feet; thence South 69°44'10" East, 65.00 feet; thence North 0°15'50" East, 85.00 feet; thence South 69°44'10" East, 145.20 feet; thence South 0°15'50" West, 85.00 feet; thence South 89°44'10" East, 190.00 feet; thence South 58°58'40" East, 129.32 feet; thence South 70° 26'15" East, 69.69 feet; thence South 51°32'12" East, 85.55 feet; thence South 84°18'18" East, 92.45 feet; thence South 26°26' 10" East, 202.04 feet; thence South 15°28'30" East, 76.58 feet; thence North 89°16'29" East, 85.00 feet; thence North 01°49' 39" East, 50.00 feet; thence North 82°11'50" East, 50.50 feet; thence South 0°11'52" West, 209.81 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 lakes 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 ingress and egress over 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 28th day of MAY A.D. 1975.

OWNER:
MAGNOLIA VALLEY HOMEBUILDERS, INC.
David Lukacher President
Clata Lou Lukacher Secretary
Signed, Sealed, and delivered in the presence of:
Julie Cipriani Witness
Marguerite P. Volpe Witness

MORTGAGEE:
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF TARPON SPRINGS
David R. Middleton Vice President
Margaret F. Shire Assistant Secretary
Signed, Sealed, and delivered in the presence of:
Susan K. Mount Witness
Barbara A. Madden Witness

MORTGAGEE:
FLORIDA FEDERAL SAVINGS AND LOAN ASSOCIATION
Mary B. Herndon Vice President
Vesta G. Bishop Assistant Secretary
Signed, Sealed, and delivered in the presence of:
Barbara A. Ireland Witness
Danielle K. Lawie Witness

MORTGAGEES:
Walter L. Pursley Walter L. Pursley
L. L. Reid Jr. L. L. Reid Jr.
Signed, Sealed, and delivered in the presence of:
Barbara A. Ireland Witness
Danielle K. Lawie Witness

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

I hereby certify on this 28th day of MAY A.D. 1975, before me personally appeared DAVID LUKACHER and CLATA LOU LUKACHER, respectively President and Secretary of MAGNOLIA VALLEY HOMEBUILDERS, 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, Pasco County, Florida, the day and year aforesaid. My Commission Expires JULY 14, 1975

Marguerite P. Volpe
Notary Public, State of Florida, at large

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

I hereby certify on this 28th day of May A.D. 1975; before me personally appeared DAVID R MIDDLETON and MARGARET F SHIRE, respectively Vice President and Assistant Secretary of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF TARPON SPRINGS, 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, Pasco County, Florida, the day and year aforesaid. My Commission Expires MARCH 9, 1977.

Susan K. Madden
Notary Public, State of Florida, at large

State of Florida } SS
County of Pinellas }

I hereby certify on this 29th day of MAY A.D. 1975, before me personally appeared MARY B HERNDON and VESTA G BISHOP, respectively Vice President and Assistant Secretary of FLORIDA FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 St. Petersburg, Pinellas County, Florida, the day and year aforesaid. My Commission Expires June 4, 1977.

Barbara A. Ireland
Notary Public, State of Florida, at large

State of Florida } SS
County of Pinellas }

I hereby certify on this 28th day of MAY A.D. 1975, before me personally appeared WALTER L PURSLEY and L.L. REID JR. 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 St. Petersburg, Pinellas County, Florida, the day and year aforesaid. My Commission Expires June 4, 1977.

Barbara A. Ireland
Notary Public, State of Florida, at large

APPROVED by the Board of County Commissioners of Pasco County, Florida, on this 1st day of June A.D. 1975.

Chairman

FILED AND RECORDED in the Public Records of Pasco County, Florida, on this 1st day of June A.D. 1975 in Plat Book 13 Pages 133, 134, and 135.

Clerk of Circuit Court

SURVEYOR'S CERTIFICATE I hereby certify on this 29th day of MAY A.D. 1975, 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 Engineer's Regtn. No 6265
Florida Surveyor's Regtn. No 1255

NOTES:
1 —⊙— Indicates Permanent Reference Monument (P.R.M.)
2 ——— Indicates Permanent Control Point (P.C.P.)
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 each side of lot line 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 North 0°11'52" East for the East boundary line of Section 34, Township 25 South, Range 16 East, Pasco County, Florida.

SHEET 1 OF 3

MAGNOLIA VALLEY UNIT SIX-A
PLAT BOOK 13, PAGE 135.