

REGENCY PARK UNIT EIGHT

A SUBDIVISION OF A PORTION OF TRACTS 2, 3, 4, 8, 9, 10, AND 13 OF PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 22, 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 } ss
County of Pasco

The undersigned owners and mortgagees of the land shown on this plat, to be known as REGENCY PARK UNIT EIGHT and described as being in Pasco County, Florida as follows:

Commence at the Northwest corner of the Northeast 1/4 of Section 22, Township 25 South, Range 16 East, Pasco County, Florida; thence run along the North boundary line of the Northeast 1/4 of said Section 22, South 89° 59' 45" East, 1661.85 feet for a Point of Beginning; thence continue along the North boundary line of the Northeast 1/4 of said Section 22, South 89° 59' 45" East, 1350.00 feet; thence North 89° 58' 51" West, 84.00 feet; thence South 0° 02' 37" West, 86.25 feet; thence South 25° 00' 21" East, 66.21 feet; thence South 0° 02' 37" West, 1350.00 feet; thence North 89° 58' 51" West, 1350.00 feet; thence South 41° 03' 07" East, 30.00 feet; thence South 48° 50' 53" West, 30.00 feet; thence North 41° 03' 07" West, 30.00 feet; thence North 63° 27' 12" West, 22.88 feet; thence North 36° 54' 00" East, 88.73 feet; thence North 41° 31' 55" East, 60.03 feet; thence along the arc of a curve to the right, said curve having a radius of 547.92 feet and a chord of 82.56 feet which bears South 48° 46' 45" East; thence North 41° 31' 55" East, 60.03 feet; thence 79.45 feet along the arc of a curve to the left, said curve having a radius of 347.14 feet and a chord of 79.27 feet which bears North 32° 03' 46" East; thence South 41° 03' 07" East, 112.22 feet; thence North 27° 01' 24" East, 205.16 feet; thence South 89° 58' 51" East, 332.86 feet; thence North 0° 02' 37" East, 220.00 feet; thence North 89° 58' 51" West, 600.00 feet; thence North 0° 02' 37" East, 220.00 feet; thence North 0° 02' 37" East, 86.12 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, drainage, and other purposes, and for all purposes incident thereto as shown and depicted hereon, reserving, however, the reversion or re-versions 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, 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 13 day of Sept. AD 1976.

OWNERS: METRO COMMUNITIES OF PASCO, INC.

Austin L. Fillmon Vice President
Signed, sealed, and delivered in the presence of:
John E. H. Danner Witness for Both
John E. H. Danner Secretary
Signed, sealed, and delivered in the presence of:
John E. H. Danner Witness for Both
I hereby certify on this 13 day of Sept. AD 1976, before me personally appeared AUSTIN L. FILLMON, and GLENNIA K. ANDERSON, Vice President and Secretary, respectively, of METRO COMMUNITIES OF PASCO, 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 of New Port Richey, Pasco County, Florida, the day and year aforesaid.
My Commission Expires: 10-17-77
Notary Public, State of Florida at Large

EMBASSY DEVELOPMENT, INC.

George M. Brown President
Signed, sealed, and delivered in the presence of:
Leon F. Fernald Witness for Both
Leon F. Fernald Owner
Signed, sealed, and delivered in the presence of:
Ellie L. Fernald Witness for Both
I hereby certify on this 15 day of Sept. AD 1976, before me personally appeared GEORGE M. BROWN and LEON F. FERNALD, President and Asst. Secretary, respectively, of EMBASSY DEVELOPMENT, 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 of New Port Richey, Pasco County, Florida, the day and year aforesaid.
My Commission Expires: 10-17-77
Notary Public, State of Florida at Large

SURVEYOR'S CERTIFICATE I hereby certify on this 22 day of Sept. AD 1976, that the plat is a true and accurate representation of the land surveyed and that the survey was made under my supervision and that the survey complies with all the requirements of Chapter 177 of the Florida Statutes.
CASH, THE SURVEYOR (21212)
NATUR A. SURVEYOR
PASCO ENGINEERS, INC. NO. 6433
PASCO SURVEYORS REG. NO. 1233

MORTGAGEES: FIRST TARPON SERVICE CORPORATION, INC.

Alfred J. Longo President
Signed, sealed, and delivered in the presence of:
Martha A. Sutton Witness for Both
John E. H. Danner Witness for Both
I hereby certify on this 13 day of Sept. AD 1976, before me personally appeared ALFRED J. LONGO, President and Executive Vice President, respectively, 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 of New Port Richey, Pasco County, Florida, the day and year aforesaid.
My Commission Expires: 10-17-77
Notary Public, State of Florida at Large

BARNES MORTGAGE INVESTMENT TRUST

James T. Barnes Jr. President
Signed, sealed, and delivered in the presence of:
James T. Barnes Jr. Secretary
James T. Barnes Jr. Witness for Both
James T. Barnes Jr. Witness for Both
I hereby certify on this 16 day of Sept. AD 1976, before me personally appeared JAMES T. BARNES JR., President and Secretary, respectively, of BARNES MORTGAGE INVESTMENT TRUST, 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 of New Port Richey, Pasco County, Florida, the day and year aforesaid.
My Commission Expires: 10-17-77
Notary Public, State of Florida at Large

LEGEND
1 — Indicates Permanent Reference Monument (PRM)
2 — Indicates Permanent Control Point (PCP)
3 — Easements are shown this side and this side are for drainage and/or for utilities
4 — Bearings shown herein are based on the assumed bearing of South 89° 59' 45" East for the North boundary line of the Northeast 1/4 of Section 22, Township 25 South, Range 16 East, Pasco County, Florida.
Witnessed by the Board of County Commissioners of Pasco County, Florida on this 22 day of Oct. AD 1976.
Chairman
Clerk of Circuit Court
SHEET 1 OF 2

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