

HOLIDAY LAKES WEST UNIT THREE

A REPLAT OF A PORTION OF TRACTS 42, 43, 45, 47 AND 48 OF THE TAMPA TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 15 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS HOLIDAY LAKES WEST UNIT THREE, A REPLAT OF A PORTION OF TRACTS 42, 43, 45, 47 AND 48 OF THE TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 15 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, SOUTH 89° 54' 27" WEST, A DISTANCE OF 537.50 FEET TO THE WEST BOUNDARY LINE OF HOLIDAY LAKES WEST UNIT ONE, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 23, PAGES 17, 18 AND 19 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35, SOUTH 89° 54' 27" WEST, A DISTANCE OF 800.00 FEET; THENCE NORTH 00° 19' 39" EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 02° 03' 46" WEST, A DISTANCE OF 60.04 FEET; THENCE NORTH 00° 19' 39" EAST, A DISTANCE OF 166.97 FEET; THENCE NORTH 48° 43' 30" WEST, A DISTANCE OF 65.26 FEET; THENCE SOUTH 89° 54' 27" WEST, A DISTANCE OF 99.29 FEET; THENCE NORTH 00° 19' 39" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 89° 54' 27" WEST, A DISTANCE OF 102.30 FEET; THENCE SOUTH 78° 36' 57" WEST, A DISTANCE OF 51.06 FEET; THENCE SOUTH 89° 54' 27" WEST, A DISTANCE OF 92.50 FEET; THENCE NORTH 00° 19' 39" EAST, A DISTANCE OF 21.25 FEET; THENCE NORTH 00° 19' 39" WEST, A DISTANCE OF 230.00 FEET; THENCE NORTH 89° 54' 27" EAST, 185.00 FEET; THENCE NORTH 00° 19' 39" EAST, A DISTANCE OF 470.00 FEET TO THE WESTERLY BOUNDARY LINE OF SAID HOLIDAY LAKES WEST UNIT ONE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 00° 19' 39" WEST, 230.00 FEET; NORTH 89° 54' 27" EAST, 185.00 FEET; NORTH 78° 36' 52" EAST, 51.06 FEET; NORTH 89° 54' 27" EAST, 210.00 FEET; SOUTH 00° 19' 39" WEST, 165.00 FEET; SOUTH 44° 14' 30" EAST, 167.43 FEET; SOUTH 00° 19' 39" WEST, 92.50 FEET; SOUTH 11° 27' 28" EAST, 61.20 FEET; SOUTH 00° 19' 39" WEST, 110.00 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 AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES INCLUDING BUT NOT LIMITED TO WATER AND SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH PASCO COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO MYSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO MYSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY DEDICATED TO THE PUBLIC OR TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 27TH DAY OF NOVEMBER, A.D., 1985.

OWNER

MINIERI COMMUNITIES OF FLORIDA, INC.

JOHN E. HUDSON, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

MORTGAGEE

SOUTHEAST BANK, N.A.

THOMAS E. DULA, JR., VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

JANEAN M. JACKSON, SECRETARY

WITNESS FOR BOTH

KARIN S. ARNOLD, ASST. VICE PRESIDENT

WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 27TH DAY OF NOVEMBER, A.D., 1985, BEFORE ME PERSONALLY APPEARED JOHN E. HUDSON AND JANEAN M. JACKSON, PRESIDENT AND SECRETARY, RESPECTIVELY, OF MINIERI COMMUNITIES OF FLORIDA, INC., A FLORIDA CORPORATION; AND THOMAS E. DULA, JR. AND KARIN S. ARNOLD, VICE PRESIDENT AND ASSISTANT VICE PRESIDENT, RESPECTIVELY, SOUTHEAST BANK, N.A., 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: 11-9-89

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PASCO)

RONALD G. THORNTON, AS AGENT FOR ATTORNEYS' TITLE INSURANCE FUND, HEREBY CERTIFIES THAT THE OWNER AND MORTGAGEE OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT IS AS SHOWN ON SAID PLAT, THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; AND THAT THE TAXES FOR THE YEAR 85 HAVE BEEN PAID.

THIS THE 13TH DAY OF DECEMBER, A.D., 1985.

ATTORNEYS' TITLE INSURANCE FUND

BY: RONALD G. THORNTON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 10TH DAY OF FEBRUARY, A.D., 1986, 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 SURVEYOR'S REG. NO. 1232

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 11 DAY OF FEBRUARY, A.D., 1986.

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 11 DAY OF FEBRUARY, A.D., 1986, IN PLAT BOOK 24, PAGE 64

By: Jed Pittman, CLERK OF THE CIRCUIT COURT

By: E. Log. O.C.

SHEET 1 OF 2

HOLIDAY LAKES WEST UNIT THREE

PLAT BOOK 24 PAGE 64