ORCHID LAKE VILLAGE EAST PHASE THREE

A REPLAT OF A PORTION OF TRACTS 42 AND 48 OF SECTION 27, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF THE PORT RICHEY LAND COMPANY SUBDIVISION RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 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 ORCHID LAKE VILLAGE EAST PHASE THREE, A REPLAT OF A PORTION OF TRACTS 42 AND 48 OF SECTION 27, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF THE PORT RICHEY LAND COMPANY SUBDIVISION RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 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 27, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 27, SOUTH 89° 50' 10" EAST, A DISTANCE OF 1,197.66 FEET TO THE SOUTHEAST CORNER OF ORCHID LAKE VILLAGE EAST UNIT TWO AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 23, PAGES 81, 84 AND 85 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID ORCHID LAKE VILLAGE EAST PHASE TWO, THE FOLLOWING COURSES AND DISTANCES: NORTH 00° 18' 00" EAST, 834.00 FEET; NORTH 38° 30' 00" EAST, 61.15 FEET; NORTH 00° 21' 30" EAST, 105.00 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 48; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACTS 48 AND 42 SOUTH 89° 28' 26" EAST, A DISTANCE OF 404.79 FEET; THENCE SOUTH 00° 19' 00" WEST, A DISTANCE OF 944.76 FEET TO THE SOUTH BOUNDARY LINE OF SAID SECTION 27; THENCE ALONG SOUTH BOUNDARY LINE OF SAID SECTION 27, NORTH 89° 50' 10" WEST, A DISTANCE OF 440.00 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 ITSELF, 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 ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERETO. THE TITLE TO ANY LANDS OR IMPROVEMENTS 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 15TH DAY OF January, A.D., 1986.

OWNER

DEEB CONSTRUCTION CO., INC. OF ST. PETERSBURG, FLORIDA

ALEX R. DEEB, VICE PRESIDENT — RICHARD C. DEEB, SECRETARY-TREASURER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 15TH DAY OF January, A.D., 1986 BEFORE ME PERSONALLY APPEARED ALEX R. DEEB AND RICHARD C. DEEB, VICE PRESIDENT AND SECRETARY/TREASURER, RESPECTIVELY, OF DEEB CONSTRUCTION CO., INC. OF ST. PETERSBURG, FLORIDA, 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: 9-15-87

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGEE

SUN BANK OF PASCO COUNTY

JAMES E. STALNAKER, JR., VICE PRESIDENT — TIMOTHY A. PIERSON, VICE PRESIDENT

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 16TH DAY OF January, A.D., 1986, BEFORE ME PERSONALLY APPEARED JAMES S. STALNAKER, JR. VICE PRESIDENT AND TIMOTHY A. PIERSON, VICE PRESIDENT, RESPECTIVELY, OF SUN BANK OF PASCO COUNTY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Zephyrhills, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 2-4-89

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I, HARVEY V. DELZER, OF DELZER, EDWARDS, COULTER, PARKER AND CARTER, HEREBY CERTIFY THAT THE OWNER AND MORTGAGEE OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT ARE 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 9TH DAY OF January, A.D., 1986.

DELZER, EDWARDS, COULTER, PARKER AND CARTER

BY: HARVEY V. DELZER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 18TH DAY OF MARCH, 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. PERM'T HAVE BEEN SET.

CASSON ENGINEERING COMPANY

WALTER A. CASSON, JR.
FLORIDA SURVEYOR'S REG'N. NO. 1237

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 8 DAY OF April, A.D., 1986.

CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 9 DAY OF April, A.D., 1986, IN PLAT BOOK 24, PAGES 85 AND 86.

JED PITTMAN CLERK OF THE CIRCUIT COURT
By: E. Log, D.C.

SHEET 1 OF 2

| DR. CK. | | |