

SAND BAY

A RESUBDIVISION OF TRACT 58 AND A PORTION OF TRACTS 57, 59 AND 60 TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT BOOK I, PAGE 69 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALL IN SECTION 23, TOWNSHIP 26 SOUTH, RANGE 15 EAST.

LEGAL DESCRIPTION AND DEDICATION CERTIFICATE

A RESUBDIVISION OF TRACT 58 AND A PORTION OF TRACTS 57, 59 AND 60 TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT BOOK I, PAGE 69 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALL IN SECTION 23, TOWNSHIP 26 SOUTH, RANGE 15 EAST.

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE RUN NORTH 00° 38' 21" WEST, 51.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89° 47' 10" WEST, 136.44 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STRAUSSER MEMORIAL DRIVE AS NOW ESTABLISHED; THENCE NORTH 00° 04' 54" WEST, 333.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PINE VIEW DRIVE AS NOW ESTABLISHED; THENCE SOUTH 89° 47' 10" EAST, 533.71 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACTS 58 AND 59; THENCE SOUTH 00° 04' 54" EAST, 407.00 FEET; THENCE SOUTH 37° 03' 10" EAST, 167.14 FEET; THENCE SOUTH 89° 47' 10" EAST, 142.00 FEET; THENCE NORTH 87° 00' 00" EAST, 283.00 FEET; THENCE NORTH 39° 56' 09" EAST, 205.83 FEET; THENCE 28.42 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE CONCAVED TO THE RIGHT; SUBTENDED BY A CHORD DISTANCE OF 22.39 FEET BEARING NORTH 17° 07' 08.6" EAST; THENCE NORTH 35° 27' 55" WEST, 270.79 FEET; THENCE NORTH 28° 09' 35" EAST, 330.81 FEET; THENCE SOUTH 89° 47' 10" EAST, 125.63 FEET; THENCE SOUTH 00° 38' 21" EAST, 117200 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACTS 57 AND 60 TO THE POINT OF BEGINNING.

CONTAINING 22.425 ACRES MORE OR LESS.

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 OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APURTAMENT FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH THE 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 24th DAY OF MAY, A.D., 1984.

SAND BAY CORPORATION

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Chris E. Klammer
WITNESS FOR BOTH

Ellen M. Janice
WITNESS FOR BOTH

STATE OF FLORIDA
COUNTY OF PASCO

I, HEREBY CERTIFY ON THIS 24th DAY OF May, A.D., 1984, BEFORE ME APPEARED JAMES BREWER AND WILLIAM B. BENNETT JR., PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY OF SAND BAY CORPORATION, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND RECORDING AND HEREBY 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 June 18, 1986

Carol Kress Klammer
NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATE

I, KENNETH R. MISEMER, HEREBY CERTIFY THAT THE OWNERS AND MORTGAGEES 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 1983 HAVE BEEN PAID.

THIS THE 12th DAY OF JUNE, A.D. 1984

ALLGOOD B. MISEMER

By: *Kenneth R. Misemer*

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON September 13, 1984 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

James L. McManis
CHAIRMAN OF THE BOARD

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 19 DAY OF September, A.D. 1984, IN PLAT BOOK 23, PAGES 43 THRU 46 incl.

Frederick D. Johnson
CLERK OF CIRCUIT COURT

MORTGAGEE: BARNETT BANK OF PASCO COUNTY

STATE OF FLORIDA
COUNTY OF PASCO

BARNETT BANK OF PASCO COUNTY AS MORTGAGEE UNDER A CERTAIN MORTGAGE DATED 5/16/84, RECORDED IN OFFICIAL RECORD BOOK 1325, PGS. 1022 THRU 1027 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND THE DEDICATIONS SHOWN HEREON.

Richard D. Jordan
RICHARD D. JORDAN (PRESIDENT)
Penny L. McCallum
PENNY L. MCCALLUM (VICE PRESIDENT)

John W. McManis
JOHN W. MCMANIS (VICE PRESIDENT)
Penny L. McCallum
PENNY L. MCCALLUM (WITNESS FOR BOTH)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PASCO

I, HEREBY CERTIFY ON THIS 24th DAY OF May, A.D., 1984, BEFORE ME APPEARED RICHARD D. JORDAN AND JOHN W. MCMANIS, PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY OF BARNETT BANK OF PASCO COUNTY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND INDENTATION AND HEREBY 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.

Penny L. McCallum
NOTARY PUBLIC, STATE OF FLORIDA AT TAMPA

MY COMMISSION EXPIRES November 24, 1986