

# WEST PORT SUBDIVISION UNIT THREE

BEING A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

STATE OF FLORIDA } S.S.  
COUNTY OF PASCO }

THE UNDERSIGNED OWNERS AND MORTGAGEES OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS WEST PORT SUBDIVISION UNIT THREE AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, THENCE SOUTH-00° 43' 53" WEST ALONG THE EAST LINE OF SAID SECTION 21, 1313.34 FEET; THENCE NORTH 89° 14' 16" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21, 1607.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 14' 16" WEST 600.0 FEET; THENCE NORTH 00° 45' 44" EAST 101.9 FEET; THENCE NORTH 15° 15' 15" EAST 145.39 FEET ALONG A 1250 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST HAVING A 137.33 FOOT CHORD, BEARING NORTH 32° 37' 36" WEST; THENCE NORTH 15° 15' 15" WEST 157.28 FEET ALONG A 102.27 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST HAVING A 141.72 FOOT CHORD, BEARING NORTH 44° 16' 20" WEST; THENCE NORTH 69° 14' 16" WEST, 400 FEET; THENCE NORTH 00° 45' 44" EAST 600 FEET; THENCE SOUTH 89° 14' 16" EAST 1500.8 FEET; THENCE NORTH 00° 41' 35" EAST 95.0 FEET; THENCE SOUTH 89° 14' 16" EAST 648.0 FEET; THENCE SOUTH 00° 41' 35" WEST 580.0 FEET; THENCE SOUTH 69° 14' 16" EAST 1742 FEET; THENCE SOUTH 00° 45' 44" WEST 1000 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 7.28 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 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 THE RIGHT OF EGRESS AND INGRESS 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 11th DAY OF March A.D., 1974.

## OWNER

C.N.C. ENTERPRISES INC.

SECRETARY

TREASURER: John L. Nugent

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS: Laura L. Bower  
STATE OF FLORIDA } S.S.  
COUNTY OF PASCO }

WITNESS: Laura L. Bower

I HEREBY CERTIFY ON THIS 11th DAY OF March A.D. 1974, BEFORE ME PERSONALLY APPEARED VINCENT A. CONRAD AND JOHN L. NUGENT, RESPECTIVELY PRESIDENT AND SECRETARY-TREASURER OF C.N.C. ENTERPRISES INC. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA AS OWNER, 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 AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE OFFICIAL ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: JAN 1, 1978

Notary Public  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

## APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS, PASCO COUNTY, FLORIDA ON THIS 15th DAY OF March A.D. 1974

Walter M. Loefer  
CHAIRMAN

## FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 15th DAY OF March A.D. 1974, IN PLAT BOOK 12, AND PAGES 9 & 10

Clifford L. Haver  
CLERK OF THE CIRCUIT COURT

## MORTGAGEE

MARINE BANK AND TRUST COMPANY, TAMPA, FLORIDA.

SENIOR

VICE PRESIDENT: Daniel G. Alderman

ASST VICE-PRESIDENT: Robert T. Bortell

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS: Luby M. Lingua

WITNESS: Harold K. DeLott

STATE OF FLORIDA } S.S.  
COUNTY OF HILLSBOROUGH }

I HEREBY CERTIFY ON THIS 12th DAY OF March A.D. 1974, BEFORE ME PERSONALLY APPEARED DANIEL G. ALDERMAN AND CARLTON T. BORTELL, RESPECTIVELY SENIOR VICE PRESIDENT AND ASST. VICE-PRESIDENT OF THE MARINE BANK AND TRUST, TAMPA, A FLORIDA BANKING CORPORATION, AS MORTGAGEE, 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, AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE OFFICIAL ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL AT TAMPA, HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: April 26, 1975  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 14th DAY OF March A.D. 1974, 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

Robert C. Wilson  
PRESIDENT, FLORIDA SURVEYORS  
REGISTRATION NO. 1834

John L. Haver  
VICE-PRESIDENT, FLORIDA ENGINEERS  
REGISTRATION NO. 7382