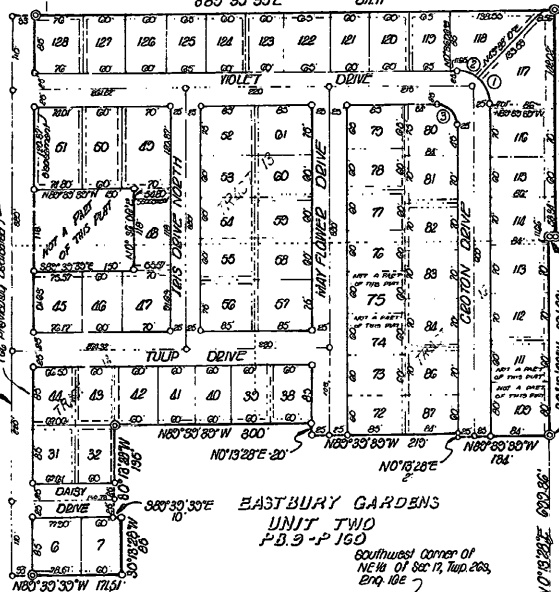


10/138

EASTBURY UNIT

JACKSON HEIGHTS
P.B. 7; P. 35

88°50'33"E 811'11"



EASTBURY GARDENS
UNIT TWO
P.B. 9-P. 160

Southwest Corner of
NE 1/4 of Sec 17, Twp. 26S,
Rng. 16E

88°50'33"E 811'11"
South Line of NE 1/4

CURVE		DATA	
NO	20448	47°	35.66'
1	50.0'	40.74'	N83°00'11"W
2	50.0'	37.85'	N68°00'45"W
3	30.06'	47.6'	N44°33'05"W

APPROVED: by the Board of County Commissioners of Pasco County, Florida, on this
14th day of DEC. A.D. 1971

C. H. Starline Chairman

FILED AND RECORDED: In the Public Records of Pasco County on this 15th
day of DECEMBER A.D. 1971, in PLAT BOOK 19, PAGE 138.

Stanley K. Gunder Clerk of Circuit Court
By: Dray Ann Hayes, D.C.

GARDENS THREE

BEING A SUBDIVISION OF A PORTION OF TRACTS 13, 14 AND 16, TAMPA-TARPON SPRINGS
LAND COMPANY SUBDIVISION OF SECTION 17, TOWNSHIP 26S, RANGE 16E, AS SHOWN
ON PLAT RECORDED IN PLAT BOOK 1, PAGES 62, 63 AND 70 OF THE PUBLIC RECORDS
OF PASCO COUNTY, FLORIDA.

State of Florida } ss.
County of Pasco }

The undersigned owner of the lands shown on this Plat known as EASTBURY GARDENS UNIT
THREE and described as being in Pasco County, Florida, as follows: Commence at the Southwest
corner of the Northeast 1/4 of Section 17, Township 26S, Range 16E, Pasco County, Florida; thence
run along the South boundary of the Northeast 1/4 of said Section 17, S 88°41'00"E, 831.85 ft.; thence
N 0°18'28"E, 639.36 ft. for a Point of Beginning; thence N 80°30'30"W, 184 ft.; thence N 0°18'28"E, 211 ft.;
thence N 80°30'30"W, 210 ft.; thence N 0°18'28"E, 20 ft.; thence N 80°30'30"W, 300 ft.; thence S 0°18'28"E,
135 ft.; thence S 80°30'30"E, 10 ft.; thence S 0°18'28"E, 210 ft.; thence N 80°30'30"W, 172.01 ft.; thence
N 0°36'06"E, 280 ft.; thence S 80°30'30"E, 211 ft.; thence S 0°18'28"E, 230.36 ft.; thence N 80°30'
30"W, 211 ft.; thence S 0°18'28"E, 281.68 ft. to the Point of Beginning. Less that portion of the above
described property needed for a Part of TRACT TWO.

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 reversions thereof should the same be relinquished, discontinued, abandoned,
or the use thereof discontinued as prescribed by law by appropriate official action of the
proper officials having charge of jurisdiction thereof; also reserving the right of access
and ingress over all rights of way and easements depicted by this plat; also reserving
the right to construct and maintain water and sewer lines within all rights of way and
easements depicted 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 15th day of Dec. A.D. 1971

OWNER:

S.E.J. BUILDERS, INC.

James J. Lubbock President James J. Lubbock Secretary

Signed, sealed and delivered in the presence of:

Patricia C. Hodge Witness Lucy L. Shuen Witness

State of Florida } ss.
County of Pasco }

I hereby certify on this 15th day of Dec. A.D. 1971, before me personally appeared SAM
TUBBING and J.C. TUBBING, respectively President and Secretary of S.E.J. BUILDERS, INC., a
Florida Corporation, to me known to be the persons designated in and who executed the
foregoing certificate and declaration 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 Pines, Pasco County, Florida, the day and year above written.

My Commission Expires July 2, 1975

Blanche Hildesheimer
Notary Public, State of Florida

SUPERVISOR'S CERTIFICATE: I hereby certify on this 2nd day of Dec. A.D. 1971, 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 requirements
of Chapter 177 of the Florida Statutes.

CASSON ENGINEERING COMPANY

Walter A. Casson, Jr.
Fla. Surveyors Reg. No. 1283
Fla. Engineers Reg. No. 6444

GENERAL NOTES:

- (1) — Indicates Permanent Reference Monument
- (2) — Indicates Permanent Control Point
- (3) All easements are shown thus ——— and thus ——— and are for drainage and/or utilities.
Each lot easements are 4 ft in width each side of lot line unless shown otherwise. All side
lot easements are 5 ft in width each side of lot line unless shown otherwise.
- (4) Bearings shown hereon are based on a assumed bearing S 80°41'00"E for the South
line of the Northeast 1/4 of Section 17, Township 26S, Range 16E

R. N. H.