

LAKE SIDE WOODLANDS SECTION II

A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34 AND THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien or other encumbrance, which is recorded in Official Record Book 968, Page 542, of the Public Records of Pasco County, Florida, shall be subordinated to the above dedication.

COMMUNITY BANK OF PASCO

WITNESS *Ray Junt*

R. Gary Babcock
R. Gary Babcock, President

WITNESS *Michael Jergins*

Thomas E. Dula
Thomas E. Dula, Vice President

STATE OF FLORIDA }
COUNTY OF PASCO }

S. S.

ACKNOWLEDGEMENT

This is to certify, that on DECEMBER 6, 1979 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared R. GARY BABCOCK and THOMAS E. DULA, President and Vice President, respectively, of COMMUNITY BANK OF PASCO, a corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

My Commission expires MAR 25, 1983

Michael Jergins
NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

This is to certify that on Jan 15, 1980 the foregoing plat was approved by the Board of County Commissioners.

CHAIRMAN OF THE BOARD *Robert L. Low*

FILED AND RECORDED

In the Public Records of Pasco County, Florida, on this 18 day of JANUARY 1980, in Plat Book 18, Pages 48 thru 49.

Jack Gibbons
CLERK OF THE CIRCUIT COURT

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA }
COUNTY OF PASCO }

S. S.

The undersigned, owner of the lands shown on this plat to be known as LAKE SIDE WOODLANDS, SECTION II, a subdivision of a portion of (The Southeast 1/4 of Section 34 and the Southwest 1/4 of Section 35, Township 24 South, Range 16 East), Pasco County, Florida, being further described as follows:

Commence at the South quarter corner of Section 34, Township 24 South, Range 16 East, Pasco County, Florida; thence N 00° 15' 53" E 1575.38 feet; thence S 89° 44' 07" E 211.94 feet; thence N 60° 25' 42" E 300.28 feet; thence N 29° 34' 18" W 15.00 feet; thence S 46° 00' 25' 42" E 390.00 feet; thence N 29° 34' 18" W 30.00 feet; thence N 60° 25' 42" E 120.00 feet, to the POINT OF BEGINNING; thence continue N 60° 25' 42" E 120.00 feet; thence S 29° 34' 18" E 30.00 feet; thence N 60° 25' 42" E 483.39 feet; thence N 45° 19' 22" E 273.39 feet; thence S 44° 40' 38" E 400.00 feet; thence N 45° 19' 22" E 120.00 feet; thence S 44° 40' 38" E 10.00 feet; thence N 45° 19' 22" E 815.00 feet to the Southwesterly right-of-way line of Fivay Road as it is now established; thence S 44° 40' 38" E 580.00 feet along said right-of-way line; thence S 45° 19' 22" W 815 feet; thence N 44° 40' 38" W 35.00 feet; thence S 45° 19' 22" W 120.00 feet; thence S 44° 40' 38" E 35.00 feet; thence S 45° 12' 52" W 90.00 feet; thence S 56° 59' 52" W 90.00 feet; thence S 71° 07' 28" W 259.99 feet; thence N 89° 44' 07" W 640.00 feet; thence N 69° 00' 00" W 145.19 feet; thence N 47° 18' 46" W 145.54 feet; thence N 29° 34' 18" W 320.00 feet to the POINT OF BEGINNING.

Containing 29.44 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 appurtenant 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 6th day of DECEMBER, A.D., 1979.

OWNER:

MARCO LTD., A Florida Limited Partnership

Larry R. Marsh
Larry R. Marsh - General Partner

Signed, Sealed and Delivered in the Presence of:

Michael Jergins
WITNESSES

Steve Markovick
Witness

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF PINELLAS }

S. S.

I hereby certify that on this 18th day of December, A.D., 1979, before me personally appeared LARRY R. MARSH, General Partner of MARCO LTD., a Florida Limited Partnership, to me known to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be his free act and deed for the used and purposes therein expressed.

Witness my hand and official seal at Hudson, Pasco County, Florida, the day and year aforesaid.

My commission expires: 4-15-92

Steve Markovick
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE