PARK LAKE ESTATES UNIT FOUR

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

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 PARK LAKE ESTATES UNIT FOUR, A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 14., TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE GO NORTH 0° 21' 37" EAST, 100.00 FEET ALONG THE SOUTHERLY EXTENSION OF AND THE EASTERLY BOUNDARY OF PARK LAKE ESTATES UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 15, PAGES 111 AND 112 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 89° 31' 27" WEST, 1166.19 FEET; THENCE NORTH 00° 26' 33" EAST, 16.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 59' 52" WEST, 134.00 FEET; THENCE NORTH 00° 00' 08" EAST, 56.34 FEET; THENCE NORTH 89° 59' 52" WEST, 62.85 FEET; THENCE NORTH 00° 00' 08" EAST, 10.94 FEET; THENCE NORTH 89° 59' 52" WEST, 265.00 FEET; THENCE NORTH 00° 00' 08" EAST, 305.00 FEET; THENCE NORTH 89° 59' 52" WEST, 95.00 FEET; THENCE NORTH 00° 00' 08" EAST, 155.37 FEET; THENCE NORTH 89° 31' 27" WEST, 721.11 FEET THENCE NORTH 0°00'08" EAST 418.80 FEET, THENCE NORTH 0°55'54" EAST, 517.91 FEET TO THE SOUTHERLY BOUNDARY OF PARK LAKE ESTATES UNIT THREE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 17 , PAGES 28 AND 29 , OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 89° 31' 27" EAST, ALONG SAID SOUTHERLY BOUNDARY, 541.05 FEET; THENCE SOUTH 00° 26' 33" WEST, 215.00 FEET; THENCE NORTH 89° 31' 27" WEST, 40.00 FEET; THENCE SOUTH 00° 26' 33" WEST, 335.00 FEET; THENCE SOUTH 89° 31' 27" EAST, 335.00 FEET; THENCE SOUTH 89° 39' 54" EAST, 60.08 FEET; THENCE SOUTH 89° 31' 27" EAST, 421.13 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PARK LAKE ESTATES UNIT TWO, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 16, PAGES 107, 108 AND 109 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 24° 00' 23" EAST, ALONG SAID WESTERLY BOUNDARY 216.75 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARK LAKE ESTATES UNIT ONE; THENCE SOUTH 0° 26' 33" WEST, ALONG SAID WESTERLY BOUNDARY OF PARK LAKE ESTATES UNIT ONE, 138.06 FEET; THENCE NORTH 89° 31' 27" WEST, 120.00 FEET; THENCE SOUTH 00° 00' 08" WEST, 370.00 FEET; THENCE NORTH 89° 31' 25" WEST, 60.00 FEET; THENCE SOUTH 00° 00' 08" WEST, 127.92 FEET; THENCE SOUTH 32° 30' 25" EAST, 100.64 FEET; THENCE SOUTHERLY 15.06 FEET ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE CONCAVED TO THE LEFT, HAVING A CHORD THAT BEARS SOUTH 39° 38' 08" WEST, 14.74 FEET; THENCE SOUTH 26° 53' 33" WEST, 50.83 FEET; THENCE SOUTH 21° 29' 22" WEST, 60.14 FEET; THENCE SOUTHEASTERLY 17.26 FEET ALONG THE ARC OF A 316.74 FOOT RADIUS CURVE CONCAVED TO THE RIGHT, HAVING A CHORD THAT BEARS SOUTH 62° 40' 07" EAST, 17.26 FEET; THENCE SOUTHEASTERLY 59.76 FEET ALONG THE ARC OF A 380.00 FOOT RADIUS CURVE CONCAVED TO THE LEFT, HAVING A CHORD THAT BEARS SOUTH 59° 16' 47" EAST, 59.73 FEET; THENCE SOUTH 00° 26' 33" EAST, 59.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.376 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 PLATTING ENTITY, TITLE TO ANY LANDS OR PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO PASCO COUNTY, FLORIDA, BUT SHOULD FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 16th DAY OF MARCH, A.D., IS 79.

OWNER: INTERPHASE INC.

ROY M. SPEER, PRESIDENT

LYNNE BRUSH, SECRETARY/TREASURER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

WITNESS

STATE OF FLORIDA) S.S.
COUNTY OF PASCO)

THIS IS TO CERTIFY, THAT ON March 16, 1979 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED ROY M. SPEER, PRESIDENT AND LYNNE BRUSH, SECRETARY/TREASURER OF INTERPHASE, INC., A CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND 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.

MY COMMISSION EXPIRES August 31, 1980

NOTARY PUBLIC, STATE OF FLORIDA

SURVEYORS CERTIFICATE

I HEREBY CERTIFY ON THIS 20th DAY OF July A.D., 1979, 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.

SURVEYOR:

GEM SURVEYING COMPANY

DENNIS J. BEEK
FLORIDA REG. LAND SURVEYOR NO. 2669

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON July 24, 1979 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 26 DAY OF July A.D., 1979, IN PLAT BOOK 19 PAGES 123-124 AND 125.

CLERK OF THE CIRCUIT COURT

MORTGAGEE: SUN FIRST NATIONAL BANK OF DUNEDIN

B. J. ROGERS, ASSISTANT VICE-PRESIDENT

JAMES E. HANEY, VICE-PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

WITNESS

STATE OF FLORIDA) S.S.
COUNTY OF PINELLAS)

I HEREBY CERTIFY ON THIS 16th DAY OF MARCH A.D. 1979, BEFORE ME PERSONALLY APPEARED B. J. ROGERS AND JAMES E. HANEY, ASSISTANT VICE-PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF THE SUN FIRST NATIONAL BANK OF DUNEDIN, 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 AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE OFFICIAL ACT OF SAID CORPORATION. [illegible]

MY COMMISSION EXPIRES December 27, 1982

NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATE

STATE OF FLORIDA) S.S.
COUNTY OF PASCO)

I, ROY M. SPEER, ATTORNEY, HEREBY CERTIFY THAT THE OWNERS AND MORTGAGEES OF THE PROPERTY LYING WITHIN THE LANDS 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 1978 HAVE BEEN PAID, THIS THE 16th DAY OF March, 1979.

ATTORNEY

ROY M. SPEER