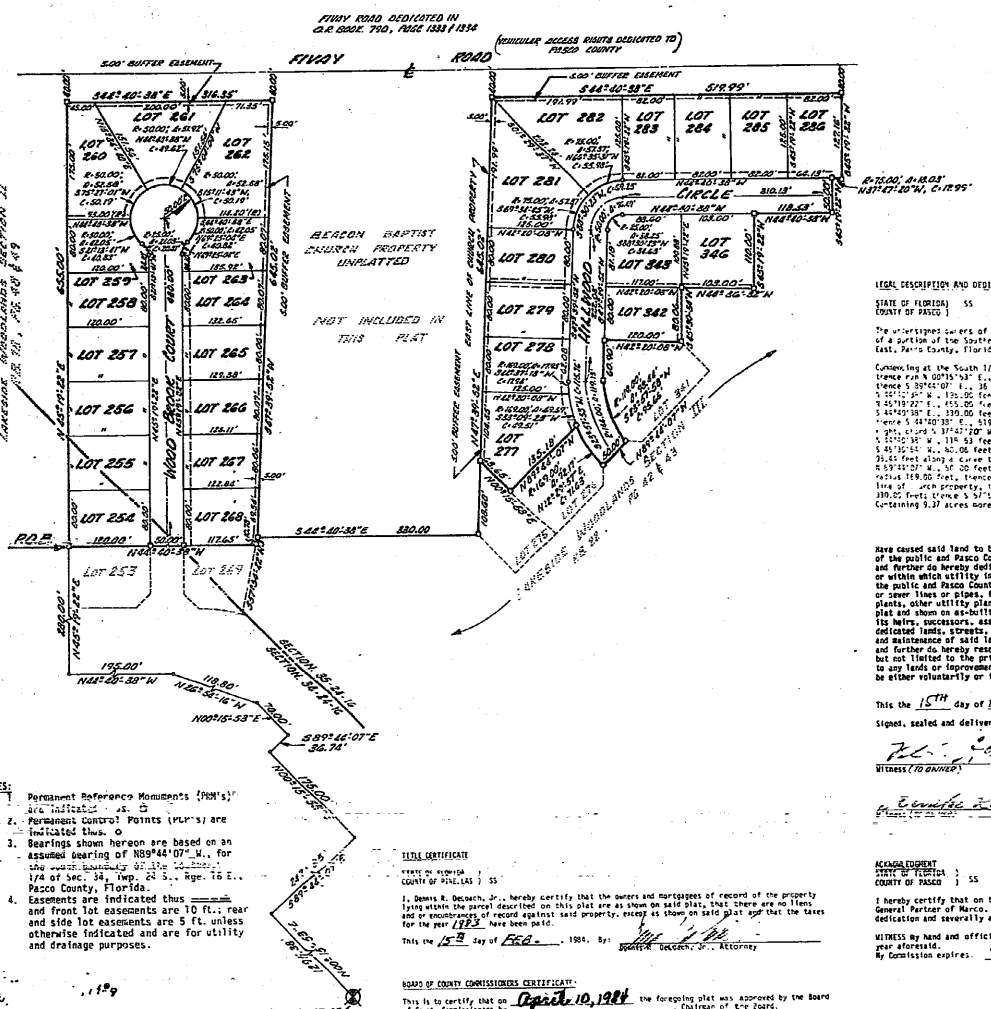
PB 22/138

LAKESIDE WOODLANDS SECTION IV

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.



NOTES:

1. Permanent Reference Monuments (PRM's) are indicated as ■
2. Permanent Control Points (PCP's) are indicated thus ○
3. Bearings shown hereon are based on an assumed bearing of N89°44'07"W., for the north boundary of the southeast 1/4 of Sec. 34, Twp. 24 S., Rge. 16 E., Pasco County, Florida.
4. Easements are indicated thus ═══ and front lot easements are 10 ft.; rear and side lot easements are 5 ft. unless otherwise indicated and are for utility and drainage purposes.

C. Fred Deuel and Associates, Inc.
CONSULTING ENGINEERS LAND PLANNERS LAND SURVEYORS
ST. PETERSBURG • HUDSON • ZEPHYRHILLS • CLEARWATER

TITLE CERTIFICATE

STATE OF FLORIDA }
COUNTY OF PINELLAS } SS

I, Dennis R. DeLoach, Jr., 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 15th day of Feb., 1984. By: Dennis R. DeLoach, Jr., Attorney

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This is to certify that on April 10, 1984 the foregoing plat was approved by the Board of County Commissioners by _____, Chairman of the Board.

Chairman, Board of County Commissioners

FILED AND RECORDED:

In the Public Records of Pasco County, Florida, on this 10 day of April, 1984, in Plat Book 22 Pages 138

Jed Pittman
Clerk of the Circuit Court
By: M. Lecil, D.C.

ACKNOWLEDGEMENT.
STATE OF FLORIDA }
COUNTY OF PASCO } SS

I HEREBY CERTIFY THAT ON THIS 15th DAY OF FEB., 1984 BEFORE ME PERSONALLY APPEARED EILEEN GRACE SHELTON, MORTGAGEE, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOLLOWING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL AT Hudson, PASCO COUNTY, STATE OF FLORIDA, THIS THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES 01-16-1989
NOTARY PUBLIC.

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA } SS
COUNTY OF PASCO }

The undersigned owners of the land shown on this plat to be known as LAKESIDE WOODLANDS SECTION IV, 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:

Commencing at the South 1/4 corner of Section 34, Township 24 South, Range 16 East, Pasco County, Florida, thence run N 00°15'53" E., 1295.38 feet, thence S 89°44'07" E., 2478.85 feet; thence N 00°15'53" E., 175.00 feet; thence S 89°44'07" E., 36.76 feet; thence N 00°15'53" E., 70.00 feet; thence N 26°54'16" W., 118.00 feet; thence S 63°15'53" W., 135.00 feet; thence N 45°19'22" E., 260.00 feet to a POINT OF BEGINNING; thence continue N 45°19'22" E., 855.00 feet; thence S 44°40'38" E., 316.35 feet; thence S 47°39'52" W., 645.02 feet; thence S 44°40'38" E., 330.00 feet to the East line of Beacon Baptist Church property; thence N 47°39'52" E., 645.02 feet; thence S 44°40'38" E., 519.99 feet; thence S 45°19'22" W., 127.76 feet; thence run 18.01 feet along a curve to the right, chord N 37°47'20" W., 17.99 feet, radius 75.00 feet; thence S 45°19'22" W., 50.00 feet; thence S 52°52'38" W., 119.53 feet; thence S 45°19'22" W., 119.00 feet; thence N 44°36'32" W., 103.00 feet; thence S 45°19'22" W., 80.06 feet; thence N 42°00'00" W., 120.00 feet; thence S 47°39'52" W., 68.99 feet; thence 95.65 feet along a curve to the left, chord S 33°57'53" W., 95.66 feet, radius 119.00 feet, thence N 59°16'07" W., 50.00 feet; thence 72.17 feet along a curve to the right, chord N 12°29'5" E., 71.63 feet, radius 169.00 feet, thence N 59°16'07" W., 135.18 feet; thence N 00°15'53" E., 63.65 feet to a point on the East line of Church property, thence re-tracing S 47°39'52" W., 108.68 feet; thence continue re-tracing N 44°40'38" W., 330.00 feet; thence S 57°54'22" W., 10.15 feet, thence N 44°40'38" W., 207.65 feet to the POINT OF BEGINNING. Containing 9.37 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 15TH day of FEBRUARY, 1984.

Signed, sealed and delivered in the presence of

Witness (TO OWNER)

Eileen Grace Shelton, Mortgagee

Witness (TO OWNER)

Larry Marsh, General Partner

WITNESS TO MORTGAGEE

WITNESS TO MORTGAGEE

ACKNOWLEDGEMENT
STATE OF FLORIDA }
COUNTY OF PASCO } SS

I hereby certify that on this 15TH day of FEBRUARY, 1984, before me personally appeared Larry Marsh, General Partner of Marco, Ltd., to me known to be the individual described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed.

WITNESS my hand and official seal at Hudson, Pasco County, State of Florida, this the day and year aforesaid.
My Commission expires 9-28-86 Notary Public

SURVEYOR'S CERTIFICATE:

I hereby certify on this 10th day of Feb., A.D. 1984, that this plat is a true and correct 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.

C. Fred Deuel
Florida Engineer's Reg. No. 3895
Florida Surveyor's Reg. No. 827

SHEET 1 OF 1