

# OLDFIELD

PLAT BOOK: 31  
PAGE: 67

## A REPLAT OF TRACTS 45 AND 46 PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST AS RECORDED IN PLAT BOOK ONE, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

### DEDICATION

The undersigned owner of the lands shown on this plat to be known as OLDFIELD, a replat of Tracts 45 and 46, Port Richey Land Company Subdivision of Section 4, Township 26 South, Range 16 East, Pasco County, Florida, as shown on the plat recorded in Plat Book 1, page 60 & 61, Public Records of Pasco County, Florida; more particularly described as follows:

Commence at the South 1/4 corner of said Section 4, thence North 00°07'38" West along the West line of the Southeast 1/4 of said section to the North line of the South Half of said S.E. 1/4, 1319.78 feet, thence due East along said North line, 1318.60 feet, thence South 00°02'50" East 35.00 feet to the South right-of-way line of Nebraska Avenue, as per this plat and the POINT OF BEGINNING (P.O.B.). Also being the Northwest corner of said Tract 45; Thence due East along said South right-of-way line of Nebraska Avenue, 659.28 feet to the East boundary line of Tract 46 of said Port Richey Land Company Subdivision, thence South 00°00'26" East along said line, 826.33 feet to the Southeast corner of said Tract 46; thence North 89°57'29" West along the South boundary of said Tracts 45 and 46, 658.84 feet to the Southwest corner of said Tract 45; thence North 00°02'50" West along the West boundary of said Tract 45, 825.85 feet to the POINT OF BEGINNING. Contains 9.473 acres, more or less.

(A) 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 the City of New Port Richey, 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 City 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 utilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities, and appurtenances is assumed by others; and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, including, but not limited to, the City 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.

(B) A perpetual non-exclusive easement is reserved in favor of Candlelight Homes, Inc. for so long as said corporation owns at least one (1) lot in this subdivision; and is granted to the Homeowners' Association created and referenced in the subdivision declaration, along, under and through the various areas labeled drainage and utility easements for the purposes of construction, maintenance, operation, repair and replacement of project signage, landscaping, and other subdivision facilities.

This the 16th day of DECEMBER, 1993 A.D.

Candlelight Homes, Inc.

By: Keith Kollenbaum  
Keith Kollenbaum (President)

(Corp. Seal)

Witness  
LUCK SMITH  
Name printed

Witness  
MARLIE B SMITH  
Name printed

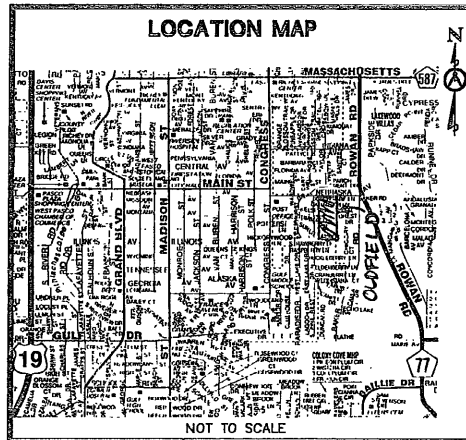
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PASCO

I hereby certify that on this 16th day of DECEMBER, 1993 A.D. personally appeared Keith Kollenbaum president of Candlelight Homes, Inc., to me known to be the person described in and who executed the foregoing dedication, and he acknowledges the execution thereof to be his own free act and deed, for the uses and purposes therein expressed. Witness my hand and official seal at NEW PORT RICHEY, Pasco County, Florida, the day and year aforesaid.

Notary Public

MARLIE B. SMITH  
MY COMMISSION # 02 25051  
EXPIRES: November 12, 1997  
Bonded Three Heavy Public Underwriters



NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of Pasco County.

### CERTIFICATE OF MISCELLANEOUS AGREEMENT

STATE OF FLORIDA  
COUNTY OF PASCO

I, Keith Kollenbaum, President of Candlelight Homes, Inc., the owner of the property lying within the parcel described on the plat of Oldfield, as filed by James C. Tappens, Jr. RLS, located in Section 4, Township 26 South, Range 16 East, Pasco County, Florida; hereby swear that all collateral agreements with Pasco County, Florida, relating to the recording of said plat have been fulfilled or are covered in the bonds as set forth in the Pasco County Subdivision Ordinance.

Owner: Candlelight Homes, Inc.

By: Keith Kollenbaum  
Keith Kollenbaum (President)

Sworn to and subscribed before me this 16th day of DECEMBER, 1993



Notary Public

My commission expires:

### CERTIFICATION OF TITLE AND ENCUMBRANCES

STATE OF FLORIDA  
COUNTY OF PASCO

I, MARLIE B SMITH of KEYSTONE TITLE AGENCY INC. do hereby certify that record title to the land described on this plat is in the name of the corporation executing the dedication on the plat. Additionally, I certify 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 1993 have been paid.

This the 16th day of DECEMBER, 1993

By: Marlie B. Smith

KEYSTONE TITLE AGENCY INC.

### CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA  
COUNTY OF PASCO

This is to certify that the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida, this 25 day of JANUARY, 1994

APPROVED:

County Engineer

James C. Tappens Jr.  
Chairman Board of County Commissioners

Attest: Jed Pittman, Clerk

By: \_\_\_\_\_

### CERTIFICATION OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA  
COUNTY OF PASCO

I hereby certify that this Plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this Plat has been filed for record in Plat Book 31 Pages 67 & 68 of the Public Records of Pasco County, Florida, this 26 day of JANUARY, 1994

Jed Pittman, Clerk  
Pasco County, Florida

By: Jed Pittman  
By: [Signature] A. Gay, Jr.

### SURVEYORS CERTIFICATE

I, the undersigned Registered Land Surveyor, hereby certify that on NOVEMBER 4, 1993, this property was surveyed and that it is a true representation of the lands described and shown and that permanent reference monuments (P.R.M.), and Permanent Control Points (P.C.P.), have been placed as indicated hereon in accordance with the statutes of the State of Florida there unto pertaining and that this plat complies with Section 177.091 of Chapter 177, part 1, of the laws of the State of Florida pertaining to materials and composition.

James C. Tappens Jr.  
Registered Land Surveyor  
Florida Certificate 3488