

19/140

# SHADOW LAKES ESTATES

A REPLAT OF A PORTION OF LOT 13, SUGAR CREEK UNIT ONE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGES 101, 102, AND 103 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND A SUBDIVISION OF A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

STATE OF FLORIDA }  
COUNTY OF PASCO } S.S.

THE UNDERSIGNED, OWNERS AND MORTGAGEE OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "SHADOW LAKES ESTATES", A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 3 FOR THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, SOUTH 89°26'19" EAST, 1322.19' FEET; THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3, SOUTH 00°20'19" WEST, 1755.68' FEET; THENCE WEST, 210.19' FEET; THENCE NORTH 42°19'47" WEST, 714.20' FEET; THENCE ALONG THE EAST LINE OF LOT 12, SUGAR CREEK UNIT ONE, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGES 101, 102, AND 103 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH, 372.10 FEET; THENCE WEST, 40.96 FEET; THENCE ALONG THE EAST RIGHT OF WAY LINE OF TIMBERLANE CIRCLE AS IT IS NOW PLATTED AND BEING 152.99 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH—WEST HAVING A RADIUS OF 225.00 FEET, A CHORD OF 150.06 FEET, AND A CHORD BEARING OF NORTH 19°28'45" WEST; THENCE CONTINUED NORTH 38°57'30" WEST, 172.81 FEET; THENCE ALONG A LINE 5 FEET SOUTHEAST OF AND PARALLEL TO THE SOUTHEAST LINE OF LOT 14, SUGAR CREEK UNIT ONE, NORTH 45°12'39" EAST, 281.32 FEET; THENCE NORTH, 7.05 FEET; THENCE ALONG THE NORTH LINE OF SUGAR CREEK UNIT ONE, WEST, 1125.18 FEET; THENCE NORTH, 307.07 FEET; THENCE WEST, 190.01 FEET; THENCE ALONG THE EAST LINE OF SHADOW LAKES, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 19, PAGES 26 AND 27 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH, 88.05 FEET; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTH—EAST 1/4 OF SAID SECTION 4, SOUTH 89°21'53" EAST, 694.60' FEET TO THE POINT OF BEGINNING AND CONTAINING 36.67 ACRES OF LAND 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 RIGHT-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 12 DAY OF FEBRUARY, A.D., 1981.

OWNERS: WEST COAST COMMUNITIES OF FLORIDA, INC.

DAVID SMITH PRESIDENT  
ROSALIE SMITH SECRETARY

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF ROSALIE SMITH WITNESS FOR BOTH

STATE OF FLORIDA }  
COUNTY OF PASCO } S.S.

ROSALIE SMITH WITNESS FOR BOTH

I HEREBY CERTIFY ON THIS 12 DAY OF FEBRUARY, A.D. 1981, BEFORE ME PERSONALLY APPEARED DAVID SMITH AND ROSALIE SMITH, RESPECTIVELY, PRESIDENT AND SECRETARY OF WEST COAST COMMUNITIES OF FLORIDA, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR 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. MY COMMISSION EXPIRES 3/1/83.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

STATE OF FLORIDA }  
COUNTY OF PASCO } S.S.

## CERTIFICATE OF TITLE

ROBERT A. RUCKEL, OF GUARANTY SAVINGS AND LOAN ASSOCIATION, HEREBY CERTIFY THAT THE OWNER OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT ARE AS SHOWN ON SAID PLAT, AND 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 1980 HAVE BEEN PAID. THIS THE 12 DAY OF FEBRUARY, A.D. 1981, BY ROBERT A. RUCKEL PRESIDENT.

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 7 DAY OF APRIL, A.D. 1981 Barry M. Doherty CHAIRMAN

FILED AND RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 8 DAY OF APRIL, A.D. 1981, IN PLAT BOOK 19 PAGES 140-142, INCL.

And P. Williams  
CLERK OF CIRCUIT COURT  
By: Andy Williams  
S. C.

MORTGAGEE: GUARANTY SAVINGS AND LOAN ASSOCIATION

ROBERT A. RUCKEL SENIOR VICE PRESIDENT  
LEON L. RICHARDS VICE PRESIDENT

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF LEON L. RICHARDS WITNESS FOR BOTH

STATE OF FLORIDA }  
COUNTY OF PINELLAS } S.S.

LEON L. RICHARDS WITNESS FOR BOTH

I HEREBY CERTIFY ON THIS 12 DAY OF FEBRUARY, A.D. 1981, BEFORE ME PERSONALLY APPEARED ROBERT A. RUCKEL A LEON L. RICHARDS, RESPECTIVELY, SENIOR VICE PRESIDENT AND VICE PRESIDENT OF GUARANTY SAVINGS AND LOAN ASSOCIATION OF ST. PETERSBURG A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREON TO BE THEIR 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. MY COMMISSION EXPIRES 3/1/83.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 12 DAY OF FEBRUARY, A.D. 1981, 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, AND ALL PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE RECORDED DATE SHOWN ON THIS PLAT.

Allen H. Crumley  
ALLEN H. CRUMLEY  
FLORIDA SURVEYORS REGN NO. 2732

CRUMLEY & ASSOCIATES, INC.

SHEET 1 OF 3