

LAKE SIDE WOODLANDS SECTION III

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.

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA
COUNTY OF PASCO

The undersigned owners of the land shown on this plat to be known as LAKE SIDE WOODLANDS SECTION III, 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 quarter corner of Section 34, Township 24 South, Range 16 East, Pasco County, Florida, run N. 00°15'53"E., 1205.38 feet; thence S. 89°40'07"E., 2478.85 feet for a Point of Beginning; thence N. 00°15'53"E., 175.00 feet; thence S. 89°40'07"E., 36.78 feet; thence N. 00°15'53"E., 70.00 feet; thence N. 26°34'16"W., 118.80 feet; thence N. 84°40'58"W., 238.90 feet; thence N. 45°19'22"E., 120.00 feet; thence S. 44°40'38"E., 35.00 feet; thence N. 45°19'22"E., 180.00 feet; thence S. 44°40'38"E., 287.65 feet; thence N. 57°54'22"E., 10.78 feet; thence S. 44°40'38"E., 330.00 feet; thence N. 47°39'02"E., 108.60 feet; thence S. 40°15'53"W., 83.65 feet; thence S. 44°40'38"E., 138.18 feet; thence S. 72°17' feet along the arc of a curve concave to the Southeast, radius 159.00 feet, chord S. 12°49'57"W., 71.63 feet; thence S. 89°40'07"E., 50.00 feet; thence S. 44°40'38"E., 85.66 feet; thence N. 47°39'02"E., 60.80 feet; thence S. 42°20'08"E., 120.00 feet; thence N. 45°30'54"E., 40.05 feet; thence S. 44°40'38"E., 110.53 feet; thence N. 45°19'22"E., 50.00 feet; thence S. 44°40'38"E., 110.53 feet; thence N. 45°19'22"E., 101.00 feet; thence N. 45°19'22"E., 110.00 feet; thence S. 44°40'38"E., 127.16 feet; thence N. 45°19'22"E., 50.00 feet; thence S. 44°40'38"E., 157.22 feet along said Westerly right-of-way of Fivay Road; thence S. 44°40'38"E., 157.22 feet along said Westerly right-of-way of Fivay Road; thence N. 89°40'07"W., 1851.43 feet to the Point of Beginning.

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 3rd day of SEPTEMBER, 1983.

Signed, sealed and delivered in the presence of

Paul R. Mous

Witness

John L. Smith

Witness

Eileen Grace Shelton
Eileen Grace Shelton, Owner

TITLE CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PINELLAS

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 no encumbrances of record against said property, except as shown on said plat and that the taxes for the year 1982 have been paid.

This the 5th day of DECEMBER, 1983. By *Dennis R. DeLoach, Jr.*
Dennis R. DeLoach, Jr., Attorney

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This is to certify that on 12-13-83 the foregoing plat was approved by the Board of County Commissioners by _____ Chairman of the Board.

James L. Hollingsworth
Chairman, Board of County Commissioners

FILED AND RECORDED

In the Public Records of Pasco County, Florida, on this 13th day of December, 1983, in Plat Book 22 Pages 42 and 43

Paul R. Mous
Notary Public
By: *J. S. Chandler*
Deputy Clerk

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF

I hereby certify that on this _____ day of _____, 1983, before me personally appeared Eileen Grace Shelton, owner, 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 _____ County, State of Florida, this _____ day and year, aforesaid.

My Commission expires _____

Notary Public