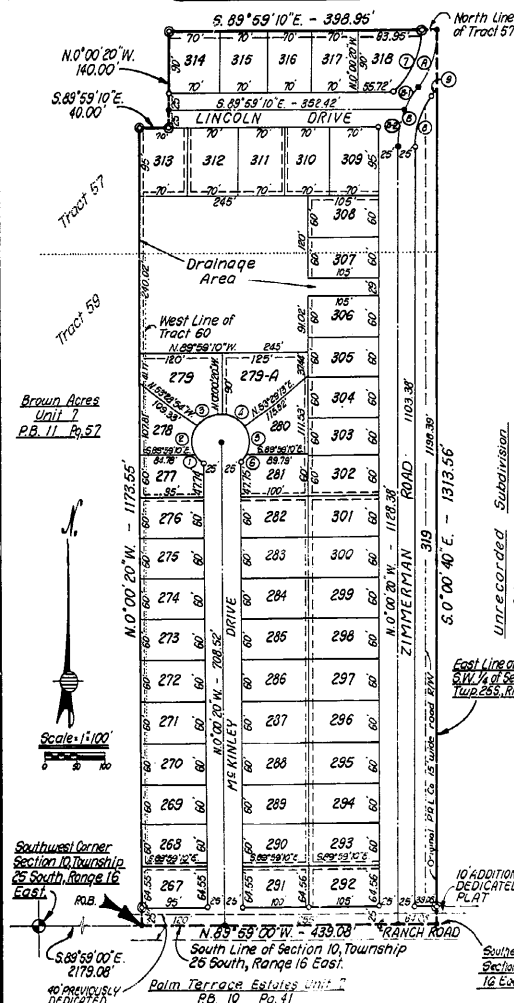


# BROWN ACRES UNIT 7-A

BEING A SUBDIVISION OF TRACT 60 AND A PORTION OF TRACTS 57 AND 59 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 10, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

NO.	RADIUS	ARC	CHORD	BEARING
1	40	16.07	15.96	S. 89° 59' 00" E.
2	40	49.81	49.68	S. 89° 59' 00" E.
3	40	57.33	57.20	S. 89° 59' 00" E.
4	40	37.34	37.20	S. 89° 59' 00" E.
5	40	44.06	43.92	S. 89° 59' 00" E.
6	125	100.45	97.77	S. 89° 59' 00" E.
7	180	150.70	147.55	S. 89° 59' 00" E.
8	180	150.70	147.55	S. 89° 59' 00" E.
9	180	150.70	147.55	S. 89° 59' 00" E.
10	180	150.70	147.55	S. 89° 59' 00" E.
11	180	150.70	147.55	S. 89° 59' 00" E.
12	180	150.70	147.55	S. 89° 59' 00" E.
13	180	150.70	147.55	S. 89° 59' 00" E.
14	180	150.70	147.55	S. 89° 59' 00" E.
15	180	150.70	147.55	S. 89° 59' 00" E.
16	180	150.70	147.55	S. 89° 59' 00" E.
17	180	150.70	147.55	S. 89° 59' 00" E.
18	180	150.70	147.55	S. 89° 59' 00" E.
19	180	150.70	147.55	S. 89° 59' 00" E.
20	180	150.70	147.55	S. 89° 59' 00" E.

Undeveloped Land



State of Florida } ss.  
County of Pasco }

The undersigned owners of the land shown on this plat to be known as BROWN ACRES UNIT 7-A and described as being in Pasco County, Florida, as follows:

Commence at the Southwest corner of Section 10, Township 25 South, Range 16 East, Pasco County, Florida; thence run along the South line of said Section 10, South 89° 59' 00" East, 2,179.08 feet for a Point of Beginning; thence North 0° 00' 20" West, 1,173.55 feet; thence South 89° 59' 10" East, 40.00 feet; thence North 0° 00' 20" West, 1,400.00 feet to the North boundary of Tract 57; thence along the North boundary of said Tract 57, South 89° 59' 10" East, 398.95 feet to the East boundary of the Southwest 1/4 of said Section 10; thence along the East boundary of the Southwest 1/4 of said Section 10, South 0° 00' 40" East, 1,313.55 feet to the Southeast corner of the Southwest 1/4 of said Section 10; thence along the South boundary of the Southwest 1/4 of said Section 10, North 89° 59' 00" West, a distance of 439.03 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, all roads, streets, alleys, and other rights of way, and all drainage areas, and all easements for utilities, drainage and other purposes and for all purposes incident thereto as shown and depicted hereon, reserving, however, the reversion or reversions thereof should the same be renounced, disclaimed, abandoned, or the use thereof discontinued as prescribed by law by appropriate official action of the proper official having charge or jurisdiction thereof; also reserving the right of egress and ingress over all rights of way and easements dedicated by this plat; also reserving the right to construct and maintain water and sewer lines within all rights of way and easements dedicated by this plat, in the event of repair or maintenance causing damage to existing streets, owners agree to replace streets to prior condition within said damaged area. This the 24th day of July, A.D. 1973.

## OWNERS:

James D. Brown : Owner Earl P. Brown : Owner  
Signed, sealed, and delivered in the presence of:  
Tracy P. Harris : Witness Emily A. Brown : Witness

State of Florida } ss.  
County of Pasco }

I hereby certify on this 24th day of July, A.D. 1973, before me personally appeared JAMES D. BROWN and his wife ELEANOR BROWN to me known to be the persons described in and who executed the foregoing certificate and dedication, severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein, witness my hand and official seal at New Port Richey, Pasco County, Florida, the day and year aforesaid.

My Commission Expires June 6, 1977

Emily A. Brown  
Notary Public, State of Florida, for

**SURVEYOR'S CERTIFICATE:** I hereby certify on this 24th day of July, A.D. 1973, 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 complies with all the requirements of Chapter 177, of the Florida Statutes.

CASSON ENGINEERING COMPANY  
Walter A. Casson, Jr.  
Fla. Engineers Regn. No. 6444  
Fla. Surveyors Regn. No. 1233

**APPROVED:** by the Board of County Commissioners of Pasco County, Florida, on this 23rd day of July, A.D. 1973

Walter A. Casson, Jr. : Chairman

**FILED AND RECORDED:** in the Public Records of Pasco County, Florida, on this 24th day of July, A.D. 1973, in PLAT BOOK 12, PAGE 65.

Walter A. Casson, Jr. : Clerk of Circuit Court

## NOTES:

(1) All easements are shown thus === and thus === and are for drainage and/or utilities. All rear lot easements are 5 ft. in width each side of lot line unless otherwise shown. All side lot easements are 3 ft. in width each side of lot line unless otherwise shown.

(2) - R.R.M. - R.C.P.  
(3) Bearings shown hereon are based on an assumed bearing of South 89° 59' 00" East, for the South line of Section 10, Township 25 South, Range 16 East.