

# FAIRWAY OAKS UNIT SIX

A REPLAT OF A PORTION OF TRACTS 51, 53, 54, 55, 56 AND 61 OF PORT RICHEY LAND COMPANY'S SUBDIVISION OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PASCO )

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS FAIRWAY OAKS UNIT SIX, A REPLAT OF A PORTION OF TRACTS 51, 53, 54, 55, 56 AND 61 OF PORT RICHEY LAND COMPANY'S SUBDIVISION OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 185 OF FAIRWAY OAK UNIT FIVE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 19, PAGES 137 THROUGH 140, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND CORRECTED BY A SURVEYOR'S AFFIDAVIT RECORDED IN OFFICIAL RECORD BOOK 3058, PAGE 1891, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING, THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID FAIRWAY OAKS UNIT FIVE THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 21°48'21" WEST, 147.93 FEET; SOUTH 61°23'46" WEST, 59.57 FEET; SOUTH 14°48'12" WEST, 143.23 FEET TO THE SOUTHERLY BOUNDARY LINE OF PARCEL TWO AS DESCRIBED IN OFFICIAL RECORD BOOK 1865, PAGES 467 THROUGH 473, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL TWO THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 06°15'57" WEST, 231.32 FEET; SOUTH 65°12'18" WEST, 230.55 FEET TO THE MOST EASTERLY CORNER OF PARCEL THREE AS DESCRIBED IN OFFICIAL RECORD BOOK 1865, PAGES 479 THROUGH 509, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL THREE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 46°30'10" WEST, 116.62 FEET; SOUTH 78°02'55" WEST, 309.78 FEET TO THE MOST EASTERLY CORNER OF PARCEL FOUR AS DESCRIBED IN OFFICIAL RECORD BOOK 1865, PAGES 467 THROUGH 473, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL FOUR THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 36°53'01" WEST, 50.21 FEET; SOUTH 26°44'55" WEST, 115.81 FEET TO THE WESTERLY BOUNDARY LINE OF FAIRWAY OAKS UNIT THREE-A AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 29, PAGES 29 THROUGH 34, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID FAIRWAY OAKS UNIT THREE-A THE FOLLOWING THREE COURSES AND DISTANCES: 20.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 321.12 FEET, A CENTRAL ANGLE OF 03°34'15" AND A CHORD OF 20.01 FEET WHICH BEARS NORTH 57°04'30" WEST; SOUTH 34°42'37" WEST, 50.00 FEET; 20.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT TO THE MOST EASTERLY CORNER OF PARCEL FIVE AS DESCRIBED IN OFFICIAL RECORD BOOK 1865, PAGES 479 THROUGH 509, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID CURVE HAVING A RADIUS OF 371.12 FEET, A CENTRAL ANGLE OF 03°05'21" AND A CHORD OF 20.01 FEET WHICH BEARS SOUTH 66°50'04" EAST, THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL FIVE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 34°42'37" WEST, 209.37 FEET; SOUTH 68°16'36" WEST, 383.02 FEET; THENCE CONTINUE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL FIVE AND THE BOUNDARY LINE OF THE FAIRWAY OAKS JOINT VENTURE PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 1739, PAGES 356 THROUGH 361, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH 88°03'48" WEST, A DISTANCE OF 117.76 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LITTLE ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1860, PAGE 1201 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LITTLE ROAD THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 00°56'15" EAST, 78.39 FEET; 118.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT TO THE SOUTH BOUNDARY LINE OF THE NORTH 361.71 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 25, SAID CURVE HAVING A RADIUS OF 1085.92 FEET, A CENTRAL ANGLE OF 59°31'27" AND A CHORD OF 1078.10 FEET WHICH BEARS NORTH 30°41'59" EAST, THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTH 361.71 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 25, SOUTH 89°38'33" EAST, A DISTANCE OF 1140.89 FEET TO THE POINT OF BEGINNING, CONTAINING 18.647 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 PASCO 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 UTILITIES 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 29TH DAY OF January, 1993 A.D.

## OWNERS

FAIRWAY OAKS PROPERTIES, INC.

*Carl Miniery*  
CARL N. MINIERI, PRESIDENT

*Carl Miniery*  
CARL MINIERI, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

*Steven M. Jordan*  
WITNESS FOR BOTH

*Carl Miniery*  
WITNESS FOR BOTH

## ACKNOWLEDGEMENT OF OWNERS

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PASCO )

I HEREBY CERTIFY ON THIS 29th DAY OF January, 1993 A.D., BEFORE ME PERSONALLY APPEARED CARL N. MINIERI AND CARL MINIERI, PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF FAIRWAY OAKS PROPERTIES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED 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.

INDIVIDUALS WHO SIGNED ARE:  
PERSONALLY KNOWN  
PRODUCED IDENTIFICATION  
TYPE OF IDENTIFICATION PRODUCED:

*Driver's license*  
OATH WAS \_\_\_\_\_ OR WAS NOT ☒ TAKEN

*Betty R. Cracchiola*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

*Betty R. Cracchiola*  
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES 4/24/96

OFFICIAL NOTARY SEAL  
BETTY R. CRACCHIOLA  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. C14029  
MY COMMISSION EXP. 4/24/96

## MORTGAGEE

PEOPLES STATE BANK

*M. P. Crawley*  
M. P. CRAWLEY, EXECUTIVE VICE PRESIDENT

*Cheryl McNeil*  
CHERYL MCNEIL, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

*Scott D. Mollenker*  
WITNESS FOR BOTH

*Steven N. Lindquist*  
WITNESS FOR BOTH

## ACKNOWLEDGEMENT OF MORTGAGEE

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PASCO )

I HEREBY CERTIFY THAT ON THIS 28th DAY OF Jan., 1993 A.D., BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED M. P. CRAWLEY AND CHERYL MCNEIL, EXECUTIVE VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF PEOPLES STATE BANK, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED 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.

INDIVIDUALS WHO SIGNED ARE:  
PERSONALLY KNOWN  
PRODUCED IDENTIFICATION  
TYPE OF IDENTIFICATION PRODUCED:

OATH WAS \_\_\_\_\_ OR WAS NOT ☒ TAKEN

*Stacy Diane Shea*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

*Stacy Diane Shea*  
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES 5-15-93

STACY DIANE SHEA  
Notary Public, State of Florida  
My Comm. expires May 15, 1993  
Comm. # 2-674916

## CERTIFICATE OF TITLE

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF PASCO )

I, DANIEL N. MARTIN, OF MARTIN, FIGURSKI AND MARRILL, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THE PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THIS DEDICATION AS SHOWN ON THE PLAT IN THE EVENT THAT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND 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 1992 HAVE BEEN PAID.

THIS THE 29th DAY OF January, 1993 A.D.

MARTIN, FIGURSKI AND MARRILL

*Daniel N. Martin*  
DANIEL N. MARTIN

## SURVEYOR'S CERTIFICATE

I, DENNIS J. DEHOFF, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON February 1, 1993 THE AFORESAIDED PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THE PERMANENT CONTROL POINTS (P.C.P.'S) HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

CASSON ENGINEERING COMPANY  
6301 GRAND BOULEVARD  
NEW PORT RICHEY, FLORIDA

*Dennis J. Dehoff*  
DENNIS J. DEHOFF  
FLORIDA REGISTER L.S. NO. 4289

## BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 23 DAY OF February, 1993 A.D., THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

*Ann Johnston*  
CHAIRMAN OF THE BOARD  
OF COUNTY COMMISSIONERS

## CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 23 DAY OF February, 1993 A.D., IN PLAT BOOK 1, PAGES 60, 61, 62, AND 63.

*Paul Pittman*  
CLERK OF CIRCUIT COURT  
By: *Barbara A. Goy* Deputy Clerk