

# MILLPOND ESTATES SECTION FIVE

A PORTION OF THE EAST 1/2 OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS MILLPOND ESTATES, SECTION FIVE, A PORTION OF THE EAST 1/2 OF THE SECTION 15, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, SOUTH 00° 33' 20" WEST, A DISTANCE OF 2,364.86 FEET; THENCE NORTH 09° 31' 33" WEST, A DISTANCE OF 76.30 FEET; FROM A POINT OF BEGINNING; THENCE SOUTH 00° 55' 01" WEST, A DISTANCE OF 100.43 FEET; THENCE NORTH 09° 04' 57" WEST, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF MILLPOND ESTATES, SECTION THREE, AS RECORDED IN PLAT BOOK 24, PAGES 98 THROUGH 100, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID MILLPOND ESTATES, SECTION THREE, THE FOLLOWING COURSES AND DISTANCES: NORTH 09° 04' 57" WEST, 269.00 FEET; 51.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 189.00 FEET AND A CHORD BEARS SOUTH 83° 29' 02" WEST; SOUTH 73° 51' 01" WEST, 195.89 FEET; SOUTH 75° 55' 01" WEST, 36.32 FEET; SOUTH 75° 02' 02" WEST, 34.05 FEET; SOUTH 77° 07' 07" WEST, 50.41 FEET; SOUTH 86° 16' 07" WEST, 115.00 FEET; 24.00 FEET; SOUTH 77° 07' 07" WEST, 50.41 FEET; SOUTH 86° 16' 07" WEST, 115.00 FEET; THENCE LEAVING THE SOUTH BOUNDARY LINE OF SAID MILLPOND ESTATES, SECTION THREE, A DISTANCE OF 385.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,400.00 FEET AND A CHORD OF 383.15 FEET; THENCE NORTH 14° 27' 02" WEST, THENCE SOUTH 64° 49' 49" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 23° 10' 11" WEST, A DISTANCE OF 742.70 FEET; THENCE NORTH 09° 04' 57" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 69° 31' 23" EAST, A DISTANCE OF 1,343.70 FEET TO THE POINT OF BEGINNING, CONTAINING 27.157 ACRES, MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREIN; 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 HEREIN; 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 SEWER LINES OR PIPES, FENCE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, PUMPS, RESERVOIRS, OTHER UTILITY PLANTS AND OTHER APPURTENANCES, LYING WITHIN OR ADJACENT TO THE LANDS SHOWN ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH PASCO COUNTY FOR SUCH LANDS AND FURTHER DO HEREBY RESERVE INTO THEMSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANS, 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 INTO THEMSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THEREOF, 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 13 DAY OF SEP, A.D., 1988.

## OWNER

Premiere Group, Inc.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

I HEREBY CERTIFY ON THIS 13 DAY OF SEP, A.D., 1988, BEFORE ME PERSONALLY APPEARED DARLAND W. KNIGHT AND PREMERE GROUP, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND 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 FORESAID.

MY COMMISSION EXPIRES: 12-15-89 NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

## MORTGAGEE

SOUTHEAST BANK N.A.

*Donald M. Sealey*  
DONALD M. SEALEY, VICE PRESIDENT

*Ann Marie Baker*  
ANN MARIE BAKER, ASST. VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

*James J. Worley*  
JAMES J. WORLEY, WITNESS FOR BOTH

*James J. Worley*  
JAMES J. WORLEY, WITNESS FOR BOTH

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

I HEREBY CERTIFY ON THIS 13 DAY OF SEP, A.D., 1988, BEFORE ME PERSONALLY APPEARED DONALD M. SEALEY, "SUD ANN MARIE BAKER", EXECUTIVE VICE PRESIDENT AND ANASTAS VICE PRESIDENT, RESPECTIVELY, OF SOUTHEAST BANK N.A., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND 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 FORESAID.

MY COMMISSION EXPIRES: 10/30/89 NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

## CERTIFICATE OF TITLE

STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

I, W. DAVID HART, OF HEARLAND TITLE COMPANY, DO HEREBY CERTIFY THAT THE APPARENT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSONS OR CORPORATION EXECUTING THIS DEDICATION AS IT IS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS APPARENT 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 1988 HAVE BEEN PAID.

THIS THE 2nd DAY OF July, A.D., 1988.

HEARLAND TITLE COMPANY

BY: *W. David Hart*  
W. DAVID HART, President

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 27th DAY OF June, A.D., 1988, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES; THE PERMANENT CONTROL POINTS (P.C.P.'S.) WERE NOT SET AS OF THE DATE OF THIS CERTIFICATE.

CASSON ENGINEERING COMPANY  
106 NORTH BLVD.  
NEW PORT RICHEY, FLORIDA.

*Thomas F. Gellman*  
THOMAS F. GELLMAN  
FLORIDA SURVEYOR'S REG. NO. 4465

## APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 16th DAY OF July, A.D., 1988.

*Shirley Young*  
SHIRLEY YOUNG, CHAIRMAN

## FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 13th DAY OF July, A.D., 1988, IN PLAT BOOK 24, PAGES 109, 110, 111, 112 AND 113.

*James J. Worley*  
JAMES J. WORLEY, CLERK OF THE COUNTY

*By: B. Cunningham*  
B. CUNNINGHAM, DEPUTY CLERK