

MILLPOND ESTATES SECTION THREE

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS MILLPOND ESTATES SECTION THREE, A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, NORTH 00° 01' 30" WEST, A DISTANCE OF 1,373.30 FEET; THENCE WEST, A DISTANCE OF 128.85 FEET TO THE MOST NORTHERLY CORNER OF TRACT "G", MILLPOND ESTATES, SECTION ONE, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 23, PAGES 121, 122, 123, 124 AND 125 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID MILLPOND ESTATES, SECTION ONE THE FOLLOWING COURSES AND DISTANCES: SOUTH 53° 35' 21" WEST, 255.19 FEET; NORTH 89° 31' 23" WEST, 17.59 FEET; NORTH 36° 24' 39" WEST, 184.44 FEET; SOUTH 53° 35' 21" WEST, 54.43 FEET; NORTH 36° 24' 39" WEST, 95.00 FEET; SOUTH 53° 35' 21" WEST, 104.00 FEET; SOUTH 72° 27' 07" WEST, 116.59 FEET; SOUTH 11° 20' 44" WEST, 60.36 FEET; SOUTH 02° 16' 33" WEST, 60.50 FEET; NORTH 80° 17' 55" WEST, 101.61 FEET; SOUTH 81° 02' 27" WEST, 52.89 FEET; NORTH 79° 34' 40" WEST, 115.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD MILLPOND DRIVE AS SHOWN ON THE PLAT OF MILLPOND ESTATES, SECTION TWO, RECORDED IN PLAT BOOK 24, PAGES 12, 13, 14, 15 AND 16 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MILLPOND ESTATES SECTION TWO THE FOLLOWING COURSES AND DISTANCES: 218.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,230.00 FEET AND A CHORD OF 218.56 FEET WHICH BEARS NORTH 05° 19' 30" EAST; NORTH 00° 13' 40" EAST, 293.28 FEET; 71.17 FEET ALONG THE ARC OF A CURVE TO THE LEFT TO A POINT LYING ON SAID EASTERLY RIGHT-OF-WAY LINE, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET AND A CHORD OF 71.16 FEET WHICH BEARS NORTH 01° 45' 06" WEST; THENCE NORTH 86° 16' 07" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 77° 09' 07" EAST, A DISTANCE OF 50.61 FEET; THENCE NORTH 87° 04' 58" EAST, A DISTANCE OF 25.05 FEET; THENCE A DISTANCE OF 34.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET AND A CHORD OF 34.05 FEET WHICH BEARS NORTH 81° 30' 00" EAST; THENCE NORTH 75° 55' 01" EAST, A DISTANCE OF 36.52 FEET; THENCE A DISTANCE OF 95.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,290.00 FEET AND A CHORD OF 95.81 FEET WHICH BEARS NORTH 06° 37' 02" WEST; THENCE NORTH 75° 55' 01" EAST, A DISTANCE OF 195.99 FEET; THENCE A DISTANCE OF 51.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 195.00 FEET AND A CHORD OF 50.91 FEET WHICH BEARS NORTH 83° 25' 02" EAST; THENCE SOUTH 89° 04' 57" EAST, A DISTANCE OF 265.00 FEET; THENCE SOUTH 66° 13' 26" EAST, A DISTANCE OF 54.26 FEET; THENCE SOUTH 89° 04' 57" EAST, A DISTANCE OF 95.00 FEET TO THE WEST BOUNDARY LINE OF THE PASCO WATER AUTHORITY 25 FOOT WIDE EASEMENT PARCEL, AS DESCRIBED IN OFFICIAL RECORD BOOK 1025, PAGE 1874 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PASCO WATER AUTHORITY 25 FOOT EASEMENT PARCEL, SOUTH 00° 55' 03" WEST, A DISTANCE OF 591.52 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 ALL UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES TO THE PUBLIC BUT RESERVING ONTO ITSELF, ITS HEIRS, ITS 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 ANY PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERETO, THE TITLE TO ANY UTILITY IMPROVEMENTS OR FACILITIES DEDICATED TO THE PUBLIC IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, ABANDONED, VOIDED OR INVALIDATED.

THIS THE 27th DAY OF November, A.D., 1985.

OWNER

PREMIERE GROUP, INC.

Randall W. Laird
RANDALL W. LAIRD, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Frank Hoover
WITNESS FOR BOTH

Joyce Albrecht
JOYCE ALBRECHT, ASSISTANT SECRETARY

Robert Bouma
WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 27th DAY OF November, A.D., 1985, BEFORE ME PERSONALLY APPEARED RANDALL W. LAIRD AND JOYCE ALBRECHT, VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF PREMIERE 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 AFORESAID.

MY COMMISSION EXPIRES: March 2, 1988

Carlene M. Pittman
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGEE

SOUTHEAST BANK, N.A.

Robert A. Vale
ROBERT A. VALE, VICE PRESIDENT

Donald E. Jerrems, III
DONALD E. JERREMS, III,
ASSISTANT VICE PRESIDENT

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF

Mona M. Bugdal
WITNESS FOR BOTH

Joe D. Bralms
WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DADE) SS:

I HEREBY CERTIFY ON THIS 6th DAY OF December, A.D., 1985, BEFORE ME PERSONALLY APPEARED ROBERT A. VALE AND DONALD E. JERREMS, III, VICE PRESIDENT AND ASSISTANT 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 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 Miami, DADE COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 8/30/88
Joe D. Bralms
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, W. DAVID HART OF HEARTLAND TITLE COMPANY, HEREBY CERTIFY THAT THE OWNER AND MORTGAGEE 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/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT THE TAXES FOR THE YEAR 1985 HAVE BEEN PAID.

THIS THE 10th DAY OF December, A.D., 1985.

HEARTLAND TITLE COMPANY

BY: W. David Hart
W. DAVID HART, Pres.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 16th DAY OF May, A.D., 1986, 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.

CASSON ENGINEERING COMPANY

Walter A. Casson, Jr.
WALTER A. CASSON, JR.
FLORIDA SURVEYOR'S REG'N. NO. 1233

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS _____ DAY OF _____, A.D., 1986.

_____, CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS _____ DAY OF _____, A.D., 1986, IN PLAT BOOK _____, PAGES _____, _____, AND _____.

_____, CLERK OF THE CIRCUIT COURT

SHEET 1 OF 3

MILLPOND ESTATES, SECTION THREE

PLAT BOOK 24 PAGE 98

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DR. CK	5.9.86	1.2.86	MCU	4.24.86	STR.	5.9.86	W.L.	5.9.86	EL. CO.	5.9.86	TEL. CO.	5.9.86	P. MGR.	5.9.86	L.D.M.	5.9.86	C.E. CO.	5.9.86	5.9.86
LG.																			

ORDER NO. 800673

PREMIERE GROUP, INC.