FOREST LAKE ESTATES UNIT THREE

STATE OF FLORIDA }
COUNTY OF PASCO } S S

A REPLAT OF A PORTION OF TRACTS 13 AND 16 PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 27, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 AND ALSO A REPLAT OF LOTS 181 AND 182 FOREST LAKE ESTATES AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 16, PAGES 18, 19, AND 20 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS "FOREST LAKE ESTATES UNIT THREE" AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 27 FOR A POINT OF REFERENCE: THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 27, SOUTH 89° 46' 17" EAST, 884 70 FEET; THENCE ALONG THE EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF FOREST LAKE DRIVE, AND ALSO ALONG SAID RIGHT-OF-WAY, FOREST LAKE ESTATES, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 16, PAGES 18, 19, AND 20 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, NORTH 00° 13' 43" EAST, 418 25 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE 108.92 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 409.43 FEET, A CHORD OF 108.60 FEET, AND A CHORD BEARING OF NORTH 07° 50' 59" EAST; THENCE NORTH 15° 28' 14" EAST, 152.99 FEET; THENCE 78.35 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 530.00 FEET, A CHORD OF 78.28 FEET, AND A CHORD BEARING OF NORTH 11° 14' 08" EAST TO THE POINT OF BEGINNING; THENCE 62.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 530.00 FEET, A CHORD OF 62.23 FEET, AND A CHORD BEARING OF NORTH 03° 38' 04" EAST; THENCE NORTH 00°16'07" EAST, 22.73' FEET, THENCE ALONG THE SOUTH BOUNDARY LINE OF LOT 183, FOREST LAKE ESTATES, SOUTH 89° 43' 53" EAST, 108.82 FEET; THENCE ALONG THE EAST BOUNDARY LINE OF LOTS 183 AND 184, NORTH 00°16'07" EAST, 135.55 FEET; THENCE ALONG THE SOUTH BOUNDARY LINE EXTENDED OF LOT 42, SOUTH 89°43'53" EAST, 158.82 FEET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF ELM LEAF COURT, NORTH 00°16'07" EAST, 17 63 FEET; THENCE ALONG THE SOUTH BOUNDARY LINE OF LOT 276, SOUTH 89°43'53" EAST, 89.94' FEET; THENCE ALONG THE EAST BOUNDARY LINE OF SAID LOT 276, NORTH 00°16'07" EAST, 2.23 FEET; THENCE SOUTH 89° 43' 15" EAST, 49.40 FEET; THENCE SOUTH 00°16'07" WEST, 237.25 FEET, THENCE NORTH 89° 43' 15" WEST, 191.53 FEET; THENCE NORTH 86° 04' 27" WEST, 106.85 FEET; THENCE SOUTH 00° 16' 07" WEST, 23.14 FEET; THENCE NORTH 82° 59' 59" WEST, 113.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.77 ACRES OF LAND 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 UTILITY IMPROVEMENTS AND FACILITIES INCLUDING BUT NOT LIMITED TO WATER OR SEWER LINES OR PIPES, FIRE 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 22nd DAY OF ____ A.D 1981

OWNERS

DEEB CONSTRUCTION CO. INC. OF ST. PETERSBURG, FLORIDA:

ALEX R. DEEB — VICE PRESIDENT

RICHARD G. DEEB — SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS FOR BOTH

WITNESS FOR BOTH

STATE OF FLORIDA }
COUNTY OF PASCO } S.S.

I HEREBY CERTIFY ON THIS 2nd DAY OF June A.D. 1981, BEFORE ME PERSONALLY APPEARED ALEX R DEEB AND RICHARD G. DEEB, RESPECTIVELY VICE PRESIDENT AND SECRETARY OF DEEB CONSTRUCTION CO. INC. OF ST. PETERSBURG, FLORIDA, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGE 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 ____

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

STATE OF FLORIDA }
COUNTY OF PASCO } S.S.

CERTIFICATE OF TITLE

I, ____ OF ____, HEREBY CERTIFY THAT THE OWNERS 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 1980 HAVE BEEN PAID. THIS THE 1st DAY OF June A.D. 1981

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 2nd DAY OF June A.D. 1981. Barry M. Doyle CHAIRMAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 1st DAY OF June A.D. 1981, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AND ALL PERMANENT CONTROL POINTS WILL BE SET WITHIN ____ OF THE RECORDED DATE SHOWN ON THIS PLAT.

ALLEN H. CRUMLEY
FLORIDA SURVEYORS REG. NO. ____

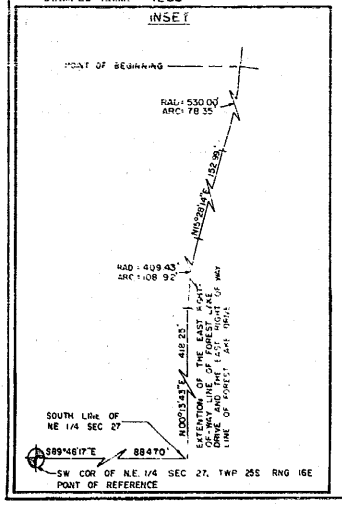
FILED AND RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 3 DAY OF June A.D 1981, PLAT BOOK 20 PAGES 9

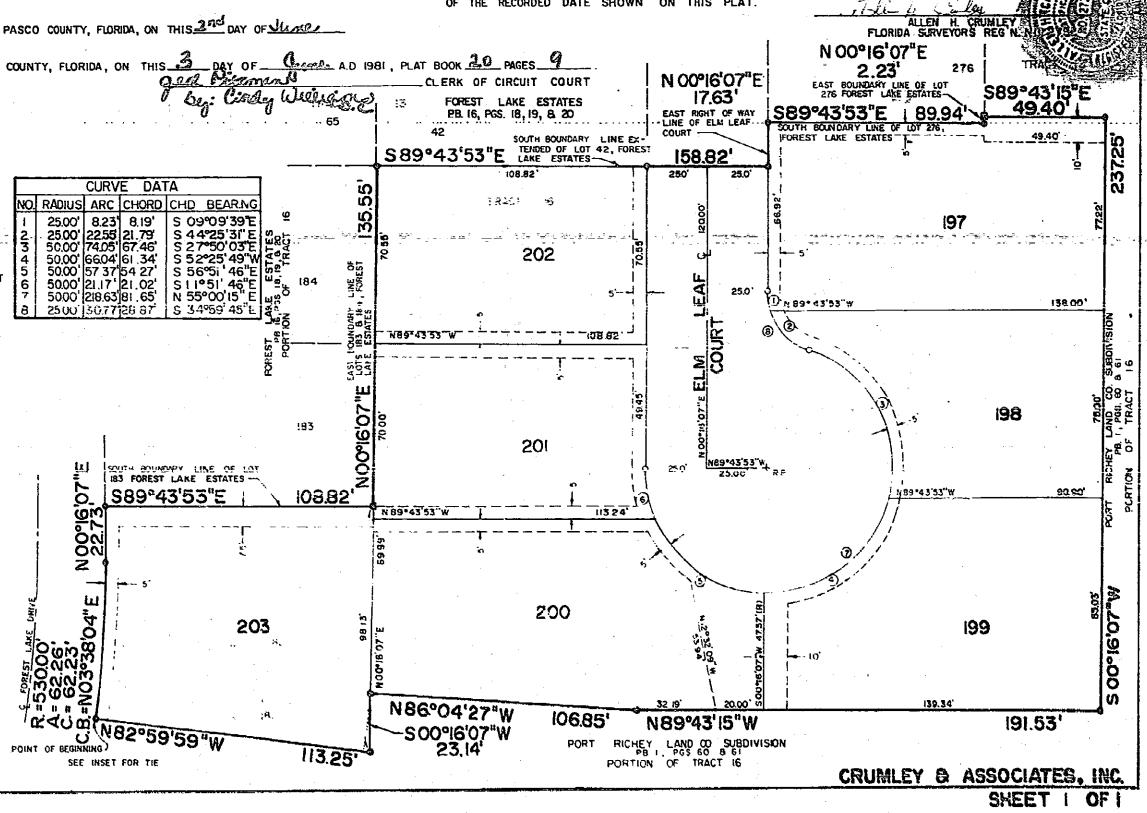
Jed Pittman
By: Cindy Wellington
CLERK OF CIRCUIT COURT

NOTES

1. —⊕— INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
2. —○— INDICATES PERMANENT CONTROL POINT (P.C.P.)
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°46'17" EAST FOR THE EAST-WEST CENTERLINE OF SECTION 27, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.
4. THERE IS A 5 FOOT EASEMENT ON THE FRONT OF LOTS AND ON THE STREET SIDE OF ALL CORNER LOTS FOR UTILITIES
5. ALL OTHER EASEMENTS ARE SHOWN THUS ---------- AND THUS ========== AND ARE 5 FEET IN WIDTH EACH SIDE OF THE LOT LINE UNLESS SHOWN OTHERWISE, AND ARE FOR DRAINAGE AND OR/UTILITIES
6. (R) INDICATES RADIAL
7. —⊕— INDICATES FOUND PERMANENT REFERENCE MONUMENT STAMPED P.R.M. 1233

CURVE DATA				
NO.	RADIUS	ARC	CHORD	CHD BEARING
1	25.00'	8.23'	8.19'	S 09°09'39"E
2	25.00'	22.56'	21.79'	S 44°25'31"E
3	50.00'	74.05'	67.46'	S 27°50'03"E
4	50.00'	66.04'	61.34'	S 52°25'49"W
5	50.00'	57.37'	54.27'	S 56°51'46"E
6	50.00'	21.17'	21.02'	S 11°51'46"E
7	50.00'	218.63'	81.65'	N 55°00'15"E
8	25.00'	30.77'	28.87'	S 34°59'45"E





CRUMLEY & ASSOCIATES, INC.

SHEET 1 OF 1