

13/103

UNIT 2 SAN CLEMENTE VILLAGE

LOCATED IN SEC. 14, TWP. 25S, RGE. 16E, PASCO COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA
COUNTY OF PASCO
THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS PLAT AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS: A TRACT OF LAND LYING IN THE NORTH 1/2 OF SECTION 14, TOWNSHIP 25S, RANGE 16E, PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SAID SECTION 14, RUN THENCE S 0° 37' 56" W, ALONG THE WEST SECTION LINE, 126.00 FT.; THENCE RUN S 89° 32' 04" E, ALONG THE NORTH LINE OF SAN CLEMENTE VILLAGE AS RECORDED IN PLAT BOOK 12, PAGES 25 & 26 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, 921.12 FT. TO THE EASTERLY RIGHT OF WAY OF PONDEROSA AVENUE; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A DELTA OF 15° 47' 37", RADIUS OF 955.0 FT., ARC OF 213.19 FT., CHORD OF 312.75 FT. AND CHORD BEARING OF S 19° 04' 12.5" W; THENCE S 25° 27' 56" W, 467.70 FT.; THENCE ALONG A CURVE TO THE LEFT, HAVING A DELTA OF 57° 00' 00", RADIUS OF 705.0 FT., ARC OF 701.36 FT., CHORD OF 672.79 FT. AND CHORD BEARING OF S 3° 02' 04" E; THENCE ALONG A CURVE TO THE LEFT, HAVING A DELTA OF 24° 15' 03", RADIUS OF 1475.0 FT., ARC OF 625.45 FT., CHORD OF 616.82 FT. AND CHORD BEARING OF S 43° 38' 35" E FOR THE POINT OF BEGINNING; THENCE RUN S 25° 01' 27" E, 141.55 FT.; THENCE ALONG A CURVE TO THE RIGHT, HAVING A DELTA OF 25° 55' 24", RADIUS OF 1300 FT., ARC OF 534.54 FT., CHORD OF 250.0 FT. AND CHORD BEARING OF S 64° 58' 33" E; THENCE RUN S 25° 01' 27" W, 156.76 FT.; THENCE ALONG A CURVE TO THE RIGHT, HAVING A DELTA OF 22° 41' 46", RADIUS OF 435.0 FT., ARC OF 172.31 FT., CHORD OF 171.19 FT. AND CHORD BEARING OF S 60° 25' 40" W; THENCE ALONG A CURVE TO THE RIGHT, HAVING A DELTA OF 14° 50' 37", RADIUS OF 1475.0 FT., CHORD OF 59.93 FT. AND CHORD BEARING OF N 50° 54' 57" W TO THE POINT OF BEGINNING, CONTAINING 1.74 ACRES.

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 RIGHT OF WAYS AND ALL PARKS AND RECREATION AREAS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AND FOR ALL PURPOSES INCIDENT THEREOF AS SHOWN AND DEPICTED HEREON, RESERVING THE RIGHT OF EGRESS OVER ALL RIGHT OF WAY AND EASEMENTS DEDICATED BY THIS PLAT; ALSO RESERVING THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER LINES WITHIN ALL RIGHT OF WAYS 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 14TH DAY OF January, 1975 A.D.

Robert W. Caldwell, Pres.
ROBERT W. CALDWELL, PRES.

Robert C. Jordan, Pres.
ROBERT C. JORDAN, PRES.

JORDAN-CALDWELL INC.

Marion M. Durrum
WITNESS

John P. Caldwell
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PASCO

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14TH DAY OF January, 1975 A.D.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE *Conelia M. Hamilton*

MY COMMISSION EXPIRES THE 15TH DAY OF June, 1975 A.D.

COUNTY COMMISSION APPROVAL

APPROVED: BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 11TH DAY OF FEBRUARY, 1975 A.D.

Chairman
CHAIRMAN

COUNTY CLERK APPROVAL

FILED AND RECORDED: IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 11TH DAY OF FEBRUARY, 1975 A.D. IN PLAT BOOK 13, PAGE 103.

County Clerk
CLERK OF CIRCUIT COURT

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT ON January 13TH, 1975 A.D. THIS PROPERTY WAS SURVEYED UNDER MY SUPERVISION AND THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH CHAPTER 177 OF THE STATUTES OF THE STATE OF FLORIDA.

REG. LAND SURVEYOR NO. 1428 *John J. Blue*
JOHN J. BLUE

MORTGAGEE

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF TARPON SPRINGS

William W. Boyd, President
WILLIAM W. BOYD, PRESIDENT

Margaret S. Chire, Asst. Sec.
MARGARET S. CHIRE, ASST. SEC.

Witness
WITNESS

PREPARED BY:
NOLAN J. BLUE
SURVEYORS & ENGINEERS
1801 N. W. 11TH AVE.
CLEARWATER, FLORIDA 33515

