

K/20

THE LAKES UNIT THREE

A REPLAT OF A PORTION OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 23, TOWNSHIP 25 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 AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS THE LAKES UNIT THREE, A REPLAT OF ALL OF TRACTS 55 AND A PORTION OF TRACTS 30, 31, 52, 53, 54, 56, 57, AND 61 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 23, TOWNSHIP 25 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, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST BOUNDARY LINE OF NORTHWEST 1/4 OF SAID SECTION 23, THE SAME BEING THE EAST BOUNDARY LINE OF REGENCY PARK UNIT 9, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGE 11, AND 12, AND THE EAST BOUNDARY LINE OF REGENCY PARK UNIT 10, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGES 53 AND 54 ALL IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 0° 31' 55" WEST, A DISTANCE OF 195.12 FEET TO THE SOUTHWEST CORNER OF THE LAKES UNIT ONE AS RECORDED IN PLAT BOOK 17, PAGES 57, 58, AND 59 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID THE LAKES UNIT ONE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 89° 29' 44" EAST, 98.60 FEET; SOUTH 89° 24' 57" EAST, 50.00 FEET; SOUTH 89° 29' 44" EAST, 170.00 FEET; SOUTH 72° 47' 50" EAST, 52.20 FEET; SOUTH 89° 29' 44" EAST, 30.13 FEET; THENCE SOUTH 01° 03' 24" WEST, A DISTANCE OF 660.03 FEET; THENCE SOUTH 89° 29' 44" EAST, A DISTANCE OF 250.12 FEET; THENCE SOUTH 0° 19' 08" WEST, A DISTANCE OF 1,373.46 FEET; THENCE A DISTANCE OF 331.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,957.50 FEET AND A CHORD OF 331.47 FEET WHICH BEARS NORTH 80° 21' 56" EAST; THENCE NORTH 75° 30' 12" EAST, A DISTANCE OF 259.35 FEET; THENCE A DISTANCE OF 529.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,042.50 FEET AND A CHORD OF 527.11 FEET WHICH BEARS NORTH 82° 55' 37" EAST; THENCE SOUTH 89° 38' 57" WEST, A DISTANCE OF 129.38 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PLAZA DRIVE EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 881, PAGES 144 - 151 INCLUSIVE; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PLAZA DRIVE EXTENSION, SOUTH 0° 19' 08" WEST, A DISTANCE OF 85.00 FEET; THENCE NORTH 89° 38' 57" WEST, A DISTANCE OF 129.42 FEET; THENCE A DISTANCE OF 507.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,957.50 FEET AND A CHORD OF 505.85 FEET WHICH BEARS SOUTH 82° 55' 37" WEST; THENCE SOUTH 75° 30' 12" EAST, A DISTANCE OF 259.34 FEET; THENCE A DISTANCE OF 540.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,042.50 FEET AND A CHORD OF 538.58 FEET WHICH BEARS SOUTH 81° 04' 46" WEST; THENCE NORTH 89° 29' 44" WEST, A DISTANCE OF 733.74 FEET TO THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, THE SAME BEING THE EAST BOUNDARY LINE OF REGENCY PARK UNIT 15, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 16, PAGES 57 AND 58, AND THE EAST BOUNDARY LINE OF REGENCY PARK UNIT 11, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGE 74, ALL IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND THE EAST BOUNDARY LINE OF SAID REGENCY PARK UNIT 10, THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, NORTH 0° 18' 55" EAST, A DISTANCE OF 1,506.32 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 23, THE SAME BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE ALONG THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23, THE SAME BEING THE EAST BOUNDARY LINE OF SAID REGENCY PARK UNIT 10, NORTH 0° 21' 35" EAST, A DISTANCE OF 633.60 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 ALL STREETS AND EASEMENTS AS SHOWN AND DEPICTED HEREON; RESERVING THE RIGHT OF OWNERSHIP AND EGRESS OVER ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT; ALSO RESERVING THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER LINES WITHIN ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT; IN THE EVENT THE REPAIR OR MAINTENANCE OF SAID WATER AND SEWER LINES CAUSES DAMAGE TO EXISTING STREETS, OWNERS AGREE TO REPLACE SAID STREETS TO THEIR PRIOR CONDITION WITHIN SAID DAMAGED AREA.

THIS THE 9th DAY OF October, A.D., 1979.

OWNER

METRO COMMUNITIES OF PASCO, INC.

JOHN E. HUDSON, VICE PRESIDENT

GLENN K. SEEDERS, SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

WITNESS FOR BOTH

MORTGAGEE

COMMUNITY BANK OF PASCO

R. GARY BABCOCK, PRESIDENT

THOMAS E. DULA, JR., VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 3rd DAY OF October, A.D., 1979, BEFORE ME PERSONALLY APPEARED JOHN E. HUDSON AND GLENN K. SEEDERS, VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF METRO COMMUNITIES OF PASCO, INC., A FLORIDA CORPORATION; AND R. GARY BABCOCK AND THOMAS E. DULA, JR., PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF COMMUNITY BANK OF PASCO, 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: 12-4-81

NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PASCO)

I, RUTH SEAL, OF COASTAL BONDED 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 1978 HAVE BEEN PAID.

THIS THE 10th DAY OF October, A.D., 1979.

COASTAL BONDED TITLE COMPANY

RUTH SEAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 3rd DAY OF October, A.D., 1979, 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 OF THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

CASSON ENGINEERING COMPANY

FLORIDA SURVEYOR'S CERT. NO. 1233

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 6th DAY OF November, A.D., 1979.

CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 4th DAY OF November, A.D., 1979, IN PLAT BOOK 15, PAGES 60 AND 61.

CLERK OF THE CIRCUIT COURT

ORDER NO. 71158
EMBASSY DEVELOPMENT, INC.