

WEST PORT SUBDIVISION UNIT FOUR

BEING A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 25 S,
RANGE 16 E, PASCO COUNTY, FLORIDA

STATE OF FLORIDA S.S.
COUNTY OF PASCO

THE UNDERSIGNED OWNERS AND MORTGAGEE OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS WEST PORT SUBDIVISION UNIT FOUR AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS: A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00° 29' 39" WEST ALONG THE EASTERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, 1313.34 FEET; THENCE NORTH 89° 14' 16" WEST ALONG THE SOUTHERLY LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21, 1607.17 FEET TO THE SOUTHEAST CORNER OF WEST PORT SUBDIVISION UNIT THREE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 13, PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN NORTH 00° 45' 44" EAST, 100.0 FEET; THENCE NORTH 89° 14' 16" WEST, 17.42 FEET; THENCE NORTH 00° 41' 35" EAST, 380.0 FEET; THENCE NORTH 89° 14' 16" WEST, 174.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 14' 16" WEST, 474.00 FEET; THENCE SOUTH 00° 41' 35" WEST, 95.00 FEET; THENCE NORTH 89° 14' 16" WEST, 100.00 FEET; THENCE NORTH 00° 41' 35" EAST, 845.00 FEET; THENCE SOUTH 89° 14' 16" EAST, 574.00 FEET; THENCE SOUTH 00° 41' 35" WEST, 750.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.101 ACRES, 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 ALL ROADS, STREETS, ALLEYS AND OTHER RIGHTS-OF-WAY AND ALL PARKS AND RECREATION AREAS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AND FOR ALL PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON, RESERVING THE RIGHT OF EGRESS AND INGRESS 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 OF REPAIR OR MAINTENANCE CAUSING DAMAGE TO EXISTING STREETS, OWNERS AGREE TO REPLACE STREETS TO PRIOR CONDITION WITHIN SAID DAMAGED AREA. THIS THE _____ DAY OF _____ A.D. 1975.

OWNER
C.N.C. ENTERPRISES, INC.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

PRESIDENT: Vincent A. Conrad
SECRETARY-TREASURER: Ruth M. Conrad

James J. Morales WITNESS
Marianne F. Jones WITNESS

STATE OF FLORIDA
COUNTY OF PASCO S.S.

I HEREBY CERTIFY ON THIS 24th DAY OF Jan, A.D. 1975, BEFORE ME PERSONALLY APPEARED VINCENT A. CONRAD AND RUTH M. CONRAD RESPECTIVELY PRESIDENT AND SECRETARY TREASURER OF C.N.C. ENTERPRISES, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA AS OWNER, 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, AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE OFFICIAL ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL AT PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: Feb 23 1977
Agatha M. Jackson
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGEE
FIRST TARPON SERVICE CORPORATION HOLIDAY, FLA.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

MORTGAGEE: Alvin L. Jurgens

Robert H. Gause WITNESS
82 J. Jones WITNESS

STATE OF FLORIDA
COUNTY OF PASCO S.S.

I HEREBY CERTIFY ON THIS 24th DAY OF January, A.D. 1975, BEFORE ME PERSONALLY APPEARED A.L. TARPON JR. AND C.L. WOODWARD RESPECTIVELY PRESIDENT AND SECRETARY TREASURER OF THE FIRST TARPON SERVICE CORPORATION, HOLIDAY, A FLORIDA BANK CORPORATION, AS MORTGAGEE, 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, AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE OFFICIAL ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL AT HOLIDAY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 6-19-76
Stephanie R. Cockett
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY ON THIS 24th DAY OF January, A.D. 1975, 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.

AMERICAN ENGINEERING, INC.

Harold C. Johnson
PRESIDENT, FLORIDA SURVEYOR'S
REGISTRATION NO. 1844

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, PASCO COUNTY, FLORIDA, ON THIS
24th DAY OF Feb, A.D. 1975.

FILED AND RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS
DAY OF Feb, A.D. 1975, IN PLAT BOOK NO. 13, PAGES
NOS. 100-111
W. H. Jones
CLERK OF THE CIRCUIT COURT

SHEET 1 OF 2