

REGENCY PARK UNIT THIRTEEN

A SUBDIVISION OF A PORTION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL AND DEDICATION

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

THE UNDERSIGNED, OWNER AND MORTGAGEES OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS REGENCY PARK UNIT THIRTEEN, A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 22 FOR A POINT OF BEGINNING; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, NORTH 89° 36' 58" WEST, A DISTANCE OF 1,318.80 FEET; THENCE NORTH 0° 02' 37" EAST, A DISTANCE OF 547.35 FEET; THENCE SOUTH 89° 36' 58" EAST, A DISTANCE OF 1,318.80 FEET TO THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, SOUTH 0° 02' 37" WEST, A DISTANCE OF 647.35 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 ROADS, STREETS, ALLEYS, OTHER RIGHTS-OF-WAY, PARKS, RECREATION AREAS, EASEMENTS FOR UTILITIES, EASEMENTS FOR DRAINAGE, AND EASEMENTS FOR OTHER PURPOSES AS SHOWN AND DEPICTED HEREON; RESERVING, HOWEVER, THE REVERSION OR REVERSIONS THEREOF, SHOULD SAME BE RENOUNCED, DISCLAIMED, ABANDONED, OR THE USE THEREOF DISCONTINUED AS PRESCRIBED BY LAW, BY APPROPRIATE OFFICIAL ACTION OF THE PROPER OFFICIALS HAVING CHARGE OR JURISDICTION THEREOF; ALSO RESERVING THE RIGHT OF INGRESS 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 14th DAY OF March, A.D., 1978.

OWNER:

MINIERI COMMUNITIES OF FLORIDA, INC.

Carl Minieri
CARL MINIERI, PRESIDENT

Austin L. Fillmon
AUSTIN L. FILLMON, EXECUTIVE VICE-PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Janean M. Jackson
WITNESS FOR BOTH

Jacqueline A. Battista
WITNESS FOR BOTH

MORTGAGEES:

Carl Minieri
CARL MINIERI, AN INDIVIDUAL

Nicholas Minieri
NICHOLAS MINIERI, AN INDIVIDUAL

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Janean M. Jackson
WITNESS FOR BOTH

Jacqueline A. Battista
WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 14th DAY OF March, A.D., 1978, BEFORE ME PERSONALLY APPEARED CARL MINIERI AND AUSTIN L. FILLMON, PRESIDENT AND EXECUTIVE VICE-PRESIDENT RESPECTIVELY, OF MINIERI COMMUNITIES OF FLORIDA, INC., A FLORIDA CORPORATION; AND CARL MINIERI, AN INDIVIDUAL AND NICHOLAS MINIERI, AN INDIVIDUAL, TO BE KNOWN AS REGENCY PARK UNIT THIRTEEN, A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES 12/1/81 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

I, RUTH SEAL, OF COASTAL BONDED TITLE COMPANY, HEREBY CERTIFY THAT THE OWNER AND MORTGAGEES 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 1977 HAVE BEEN PAID.

THIS THE 29th DAY OF June, A.D., 1978.

COASTAL BONDED TITLE COMPANY

BY: Ruth Seal
RUTH SEAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 20th DAY OF July, A.D., 1978, 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.

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 25th DAY OF July, A.D., 1978.

John Buller CHAIRMAN

FILED AND RECORDED:

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 26th DAY OF July, A.D., 1978, IN PLAT BOOK 16, PAGES 65 AND 66.

Joe Richmond CLERK OF THE CIRCUIT COURT

SHEET 1 OF 2

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PLAT BOOK 16 PAGE 65

R.R. NO. 711581

MINIERI COMMUNITIES OF FLORIDA, INC.