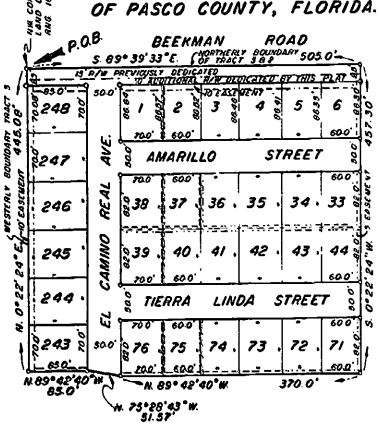
SAN CLEMENTE EAST UNIT ONE

BEING A PORTION OF TRACTS 2 AND 3 OF THE PORT RICHEY LAND COMPANY'S SUBDIVISION OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.



SCALE 1" = 100'

NOTE:
—o— INDICATES PERMANENT REFERENCE MONUMENTS (P.R.M.)
ALL EASEMENTS ARE SHOWN ═══ OR ▒▒▒ AND ARE FOR DRAINAGE AND/OR UTILITIES. REAR LOT EASEMENTS ARE 6 FT. EACH SIDE OF LOT LINE AND SIDE LOT EASEMENTS ARE 3 FT. EACH SIDE OF LOT LINE UNLESS OTHERWISE SHOWN.

STATE OF FLORIDA
COUNTY OF PASCO

THE UNDERSIGNED OWNERS AND MORTGAGEES OF THE LANDS SHOWN WITH THIS PLAT AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS

FOR A POINT OF BEGINNING BEGIN AT THE NORTHWEST CORNER OF TRACT 3, OF THE PORT RICHEY LAND COMPANY'S SUBDIVISION OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 16 EAST AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RUN THENCE S. 89° 39' 33" E. ALONG THE NORTHERLY BOUNDARY OF TRACTS 3 AND 2, A DISTANCE OF 505.0 FEET; THENCE S. 0° 22' 24" W., 457.30 FEET, THENCE N. 89° 42' 40" W. 370.0 FEET, THENCE N. 75° 28' 43" W. 51.57 FEET; THENCE N. 89° 42' 40" W. 85.0 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT 3, THENCE N 0° 22' 24" E ALONG THE EASTERLY BOUNDARY OF SAID TRACT 3, A DISTANCE OF 445.08 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND CONTAINS 5.27 ACRES MORE OR LESS.

HAVING 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 DIPICTED HEREON, RESERVING HOWEVER THE REVERSION OR REVERSIONS THEREOF SHOULD THE 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 TO 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 OF REPAIR OR MAINTENANCE CAUSING DAMAGE TO EXISTING STREETS, OWNERS AGREE TO REPLACE STREETS TO PRIOR CONDITION WITHIN SAID DAMAGED AREAS.
THIS THE 19th DAY OF Jan. 1970.

OWNER: JORDAN-CALDWELL, INC.

Robert W. Caldwell Jr. PRESIDENT, TREASURER — Robert C. Jordan VICE PRESIDENT, SECRETARY
Bobbie Jean Fain WITNESS — Donald R. Jordan WITNESS

MORTGAGEE: SECURITY PROPERTIES, INC.

Alexander G. Safranek, PRESIDENT
Henry Dingus Jr. SECRETARY, TREASURER
Thomas H. Pattison WITNESS
D. E. Dean WITNESS

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 19th DAY OF Jan. A.D. 1970, BEFORE ME PERSONALLY APPEARED ROBERT W. CALDWELL JR. AND ROBERT C. JORDAN RESPECTIVELY PRESIDENT-TREASURER AND VICE-PRESIDENT-SECRETARY OF JORDAN-CALDWELL, INC. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA AS OWNERS, 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 THERE 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 NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORE SAID.

MY COMMISSION EXPIRES March 3, 1973 — Henry A. Fitzgerald NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

I HEREBY CERTIFY ON THIS 19th DAY OF Jan. A.D. 1970, BEFORE ME PERSONALLY APPEARED ALLEN G. SAFRANEK AND HENRY DINGUS JR. RESPECTIVELY PRESIDENT AND SECRETARY-TREASURER OF SECURITY PROPERTIES, INC. A CORPORATION TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGE 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 NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORE SAID

MY COMMISSION EXPIRES March 3, 1973 — Henry A. Fitzgerald NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

APPROVED BY THE BOARD OF COUNTY COMMISSIONER OF PASCO COUNTY, FLORIDA, ON THIS 10th DAY OF MAR A.D. 1970

A. H. Stevens CHAIRMAN

FILED AND RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 11 DAY OF MAR A.D. 1970 IN PLAT BOOK 10 PAGE 3

Stanley C. Burnsed
CLERK OF CIRCUIT COURT
by Norma Jean Lucas D.C.

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY ON THIS 3rd DAY OF Feb. A.D. 1970 THAT THIS PROPERTY WAS SURVEYED AND MONUMENTS (PRM'S) WERE SET AS INDICATED AND ANGLES, LENGTHS AND DIMENSIONS ARE CORRECT.

AMERICAN ENGINEERING INC.

Robert A. Stevens
PRESIDENT, FLORIDA SURVEYORS
REGN. NO. 1844

Paul Tamarack
VICE-PRES. FLA. ENGINEERS, STATE C.
REGN. NO. 8229