11/58

REGENCY PARK UNIT ONE

BEING A SUBDIVISION OF A PORTION OF SECTIONS 15, 16 AND 22, TOWNSHIP 26S, RANGE 16E, PASCO COUNTY, FLORIDA.

State Of Florida }
County Of Pasco }
The undersigned owners and mortgagees of the land shown on this plat to be known as "REGENCY PARK UNIT ONE" and described as being in Pasco County, Florida, as follows;

Commence at the Southwest corner of Section 15, Township 26S, Range 16E, Pasco County, Florida; thence run along the West line of said Section 15, N0°09'45"E, 1268.60 ft.; thence N89°47'22"W, a distance of 382.11 ft.; thence 151.04 ft. along the arc of a curve to the right, said curve having a radius of 768.26 ft. and a chord of 151.39 ft. which bears N84°05'58"W; thence N78°47'22"W, 255.26 ft. to the Easterly Right of Way line of State Road No. 55, Section 14030 (U.S. Highway No. 19) as it is now established; thence along said Easterly Right of Way line, N28°41'22"E, 322.91 ft.; thence 4.81 ft. along the arc of a curve to the left, said curve having a radius of 5809.87 ft. and a chord of 4.81 ft. which bears N28°39'57"E; thence S63°40'15"E, 691.78 ft.; thence S89°58'42"E, 1056.75 ft.; thence S0°09'45"W, 90 ft.; thence S18°51'42"W, 67.80 ft.; thence S6°19'12"E, 72.25 ft.; thence 5.81°57'58"W, 65 ft.; thence 52.85 ft. along the arc of a curve to the right, said curve having a radius of 682.29 ft. and a chord of 52.84 ft. which bears S25°56'00"E; thence S0°09'45"W, 814.31 ft.; thence N89°49'58"W, 32.50 ft.; thence S4°36'02"E, 60.21 ft.; thence N89°49'58"W, 1102.57 ft.; thence N0°17'54"E, 30 ft. 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 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 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 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 of repair or maintenance causing damage to existing streets, owner agree to replace streets to prior condition within said damaged area; This the 13th day of July A.D. 1972

OWNERS:

REGENCY CONSTRUCTION, INC.

Carl Minieri :Owner — Carl Minieri :President — J.F. Fernald :Owner

Nicholas Minieri :Owner — Nicholas Minieri :Secretary — Ellie Fernald :Owner

Signed, sealed and delivered in the presence of:

Witness — Witness — Witness

Witness — Witness — Witness

State Of Florida } S.S.
County Of Pasco }
I hereby certify on this 13th day of July A.D. 1972, before me personally appeared CARL MINIERI and NICHOLAS MINIERI respectively President and Secretary of REGENCY CONSTRUCTION, INC. a Florida Corporation and CARL MINIERI and NICHOLAS MINIERI as individuals, to me known to be the persons described in and who executed the foregoing certificate and dedication 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 June 26, 1974,

Notary Public, State Of Florida, at large

State Of Florida } S.S.
County Of Pasco }
I hereby certify on this 20th day of July A.D. 1972, before me personally appeared J.F. FERNALD and ELLIE FERNALD 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 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 April 12, 1975,

Notary Public, State Of Florida, at large

SURVEYOR'S CERTIFICATE: I hereby certify on this 4th day of Aug. A.D. 1972, 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.
F.P.O. Engineers Regn. No. 6144
F.P.O. Surveyors Regn. No. 1293

APPROVED: by the Board Of County Commissioners of Pasco County, Florida, on this 14th day of August A.D. 1972

Chairman

FILED AND RECORDED: in the Public Records of Pasco County, Florida, on this 13th day of SEPT A.D. 1972, in PLAT BOOK 11 PAGES 58-59.

Stanley C. Cunningham Clerk Of Circuit Court
By: Mary Ann Hayes, D.C.

NOTES:
(1) —o— Indicate Permanent Reference Monument
(2) Easements are shown thus ===== and thus =-=-=-= and are for drainage and/or utilities Unless shown otherwise rear lot easements are 8ft. in width and side lot easements are 8ft. in width each side of lot line
(3) Bearings shown hereon are based on an assumed bearing of N0°09'45"E, for the West Line of Section 15, Township 26S, Range 16E.