ORETO AND FRANCINE COMMERCIAL CENTER FIRST ADDITION

A PORTION OF TRACTS 5, 6 AND 7, PORT RICHEY LAND COMPANY SUBDIVISION OF SEC. 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
} S.S.
COUNTY OF PASCO }

THE UNDERSIGNED, OWNER OF LANDS SHOWN ON THIS PLAT TO BE KNOWN AS ORETO AND FRANCINE COMMERCIAL CENTER FIRST ADDITION, A REPLAT OF A PORTION OF TRACTS 5, 6 AND 7, PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS SHOWN ON 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 NORTH 1/4 CORNER OF SAID SECTION 33; THENCE RUN SOUTH 00°16'18" WEST, 990.32 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 7 TO THE SOUTHEAST CORNER OF SAID TRACT 7; SAID WESTERLY BOUNDARY BEING ALSO THE CENTERLINE OF CONGRESS STREET AS NOW ESTABLISHED AND ALSO THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 89°52'47" EAST, 285.00 FEET, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 7 TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°16'18" EAST, 353.22 FEET; THENCE SOUTH 87°42'20" WEST, 91.35 FEET; THENCE, 108.21 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE CONCAVED TO THE RIGHT, SUBTENDED BY A CHORD DISTANCE OF 107.56 FEET WHICH BEARS SOUTH 78°59'18" WEST; THENCE NORTH 88°43'42" WEST, 0.16 FEET; TO THE EASTERLY RIGHT-OF-WAY LINE CONGRESS STREET AS NOW ESTABLISHED; THENCE NORTH 00°16'18" EAST, 50.00 FEET TO THE SOUTHEAST CORNER OF ORETO AND FRANCINE COMMERCIAL CENTER AS SHOWN ON PLAT RECORDED IN PLAT BOOK 23, PAGES 73, 74 AND 75 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ORETO AND FRANCINE COMMERCIAL CENTER SOUTH 89°43'42" EAST, 0.16 FEET; THENCE 96.32 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE CONCAVED TO THE LEFT, SUBTENDED BY A CHORD DISTANCE OF 95.55 FEET, WHICH BEARS NORTH 78°59'18" EAST; THENCE SOUTH 87°42'20" EAST, 108.10 FEET ALONG SAID SOUTHERLY BOUNDARY LINE AND ITS EASTERLY EXTENSION; THENCE 94.98 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE CONCAVED TO LEFT, SUBTENDED BY A CHORD DISTANCE OF 94.61 FEET WHICH BEARS NORTH 89°52'46.5" EAST;

; THENCE SOUTH 00°16'18" WEST, 61.91 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ORCHID LAKE ROAD AS NOW ESTABLISHED; THENCE THE FOLLOWING 6 COURSES ARE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ORCHID LAKE ROAD 151.60 FEET ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE CONCAVED TO THE LEFT, SUBTENDED BY A CHORD DISTANCE OF 150.57 FEET, WHICH BEARS NORTH 48°26'57" EAST; THENCE NORTH 33°28'03" EAST, 134.61 FEET; THENCE 76.56 FEET ALONG THE ARC OF A 109.98 FOOT RADIUS CURVE CONCAVED TO THE RIGHT, SUBTENDED BY A CHORD DISTANCE OF 75.02 FEET, WHICH BEARS NORTH 53°48'48" EAST, TO THE POINT OF REVERSE CURVATURE; THENCE 91.38 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE CONCAVED TO THE LEFT, SUBTENDED BY A CHORD DISTANCE OF 91.19 FEET WHICH BEARS NORTH 66°04'04" EAST TO THE POINT OF REVERSE CURVATURE; THENCE 131.00 FEET ALONG THE ARC OF A 189.99 FOOT RADIUS CURVE CONCAVED TO THE RIGHT, SUBTENDED BY A CHORD DISTANCE OF 128.42 FEET WHICH BEARS NORTH 70°07'45.5" EAST; THENCE RUNNING 89°52'46" EAST, 9.55 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00°30'39" WEST, 965.40 FEET ALONG THE EAST BOUNDARY LINE OF SAID TRACT 5 TO THE SOUTHEAST CORNER OF SAID TRACT 5; THENCE SOUTH 89°52'47" WEST, 1079.29 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID TRACTS 5, 6 AND 7; TO THE POINT OF BEGINNING.

CONTAINING 35.59± 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 STREETS AND EASEMENTS AS SHOWN AND DESIGNED HEREON; 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 STRUCTURES, OWNERS AGREE TO REPAIR SAID STRUCTURES TO SUCH FORM CONDITION WITHIN SAID DEDICATED AREA.
THE DEDICATION OF ORCHID LAKE ROAD BY THE OWNER HEREIN IS A DEDICATION OF ANY INTEREST HE MAY HAVE IN SAID ROAD, SAID ORCHID LAKE ROAD HAVING POSSIBLY BEEN ACQUIRED BY PRESCRIPTION FOR PUBLIC USE.

THIS THE 10th DAY OF June A.D., 1985.

OWNER

Frank Oreto
FRANK ORETO

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Evelyn F. Oreto
WITNESS

Tina L. Montana
WITNESS

MORTGAGEE: NCNB NATIONAL BANK

JOHN A. BOYKO, ASSISTANT VICE PRESIDENT

JAMES E. BROWN, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS FOR BOTH

WITNESS FOR BOTH

STATE OF FLORIDA }
} S.S.
COUNTY OF PASCO }

I HEREBY CERTIFY ON THE 5TH DAY OF JUNE, A.D. 1985, BEFORE ME PERSONALLY APPEARED JOHN A. BOYKO, VICE PRESIDENT AND JAMES E. BROWN, VICE PRESIDENT OF NCNB NATIONAL BANK, 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 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 AFORESAID.

MY COMMISSION EXPIRES: JUNE 23, 1986

NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATE

STATE OF FLORIDA }
} S.S.
COUNTY OF PASCO }

I, J. PARKER COOK, ATTORNEY, HEREBY CERTIFY THAT THE OWNER AND MORTGAGEES OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT IS 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 [illegible] HAVE BEEN PAID.

THIS THE 14th DAY OF June, 1985. BY J. Parker Cook
J. PARKER COOK, ATTORNEY

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON June 10th, 1985, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED FRANK ORETO AND TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED HEREIN WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

STATE OF FLORIDA }
} S.S.
COUNTY OF PASCO }

MY COMMISSION EXPIRES 4-7-88

NOTARY PUBLIC, STATE OF FLORIDA

APPROVED

BY THE CITY COUNCIL OF NEW PORT RICHEY, FLORIDA, ON THIS 21st DAY OF May, A.D., 1985.

George H. Henry
MAYOR

CERTIFICATION BY THE CLERK OF NEW PORT RICHEY

I, JUNE BOTTING, CLERK OF THE CITY OF NEW PORT RICHEY, DO HEREBY CERTIFY THAT THE CITY COUNCIL OF NEW PORT RICHEY DID ISSUE ITS FINAL APPROVAL OF THIS SUBDIVISION PLAT ON THE 21st DAY OF May, A.D., 1985.

June Botting
JUNE BOTTING, CITY CLERK

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 17th DAY OF June A.D. 1985 IN PLAT BOOK 23, PAGES 131 THRU 134.

Jack Pittman CLERK OF THE CIRCUIT COURT
By: [illegible], D.C.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY ON THIS 14th DAY OF June A.D., 1985 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.

SURVEYOR:
GLOBAL ENGINEERING AND MAPPING CO., INC.

Dennis J. Lee
DENNIS J. LEE
FLORIDA REG. LAND SURVEYOR NO. [illegible]

PREPARED BY: GLOBAL ENG[illegible] MAPPING CO., INC.

SHEET 1 OF [illegible] SHEETS