

LA VILLA GARDENS - UNIT TWO

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; ALSO A PORTION OF TRACTS 5, 6 AND 7 OF THE TAMPA - TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

State of Florida } ss.
County of Pasco }

The undersigned owner and mortgagee of the land shown on this plat to be known as LA VILLA GARDENS-UNIT TWO, and described as being in Pasco County, Florida, as follows:

Commence at the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 20 for a Point of Beginning; thence run North $89^{\circ}49'33''$ West, a distance of 195.00 feet; thence South $0^{\circ}10'27''$ West, a distance of 115.00 feet; thence North $89^{\circ}49'33''$ West, a distance of 760.00 feet; thence North $0^{\circ}10'27''$ East, a distance of 83.00 feet; thence North $89^{\circ}49'33''$ West, a distance of 133.60 feet; thence North $0^{\circ}13'00''$ East, a distance of 1353.34 feet; thence South $89^{\circ}51'33''$ East, a distance of 519.97 feet; thence North $11^{\circ}08'56''$ East, a distance of 127.35 feet; thence South $89^{\circ}51'33''$ East, a distance of 75.00 feet; thence South $19^{\circ}10'25''$ West, a distance of 129.43 feet; thence South $89^{\circ}51'33''$ East, a distance of 103.07 feet; thence along the East line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 20, South $0^{\circ}13'06''$ West, a distance of 1323.97 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 and other rights of way and all canals and re-creation 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 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 5th day of November A.D. 1973.

OWNER:

Willet Rusaw President RAW DEVELOPMENT CORPORATION OF AMERICA OF FLORIDA, INC. Secretary
Signed, sealed and delivered in the presence of
Witness W. H. Hester for both

State of Florida } ss.
County of Pinellas }

I hereby certify on this 5th day of November A.D. 1973, before me personally appeared DAVID R. MIDDLETON & MARGARET F. SHIRE, respectively vice-President and Assistant Secretary of FIRST SAVINGS AND LOAN ASSOCIATION OF TARPON SPRINGS, 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. Witness my hand and official seal of Tarpon Springs, Pinellas County, Florida, the day and year aforesaid.

My Commission Expires March 19, 1976

State of Florida } ss.
County of Pasco }

I hereby certify on this 5th day of November A.D. 1973, before me personally appeared WILLET RUSAW and ERNEST G. RUSAW, respectively, President and Secretary of RAW DEVELOPMENT CORPORATION OF AMERICA OF FLORIDA, INC., 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. Witness my hand and official seal at New Port Richey, Pasco County, Florida, the day and year aforesaid.

My Commission Expires Feb. 25, 1974

APPROVED: by the Board of County Commissioners of Pasco County, Florida on this 11th day of Dec. A.D. 1973.

William M. Vardas Chairman

FILED AND RECORDED: in the Public Records of Pasco County, Florida, on this 12th day of Dec. A.D. 1973, in PLAT BOOK 16, PAGE 17, 19.

Willet Hester Clerk of Circuit Court

MORTGAGEE:

First Federal Savings and Loan Association of Tarpon Springs
Signed, sealed and delivered in the presence of
Witness Shirley J. Johnson for both

Shirley J. Johnson
Notary Public, State of Florida, at large

Betty M. Hester
Notary Public, State of Florida, at large

SURVEYOR'S CERTIFICATE: I hereby certify on this 2nd day of Nov. A.D. 1973, that this plat is a true and accurate representation of the lands surveyed and that this survey was made under my supervision and that the survey data complies with the requirements of Chapter 177 of the Statutes.

CASSON ENGINEERING COMPANY

Walter A. Casson, Jr.
Walter A. Casson, Jr.
Fla. Surveyors Reg'n No. 1233
Fla. Engineers Reg'n No. 6444

NOTES:

— Indicates Permanent Control Point (PCP)
— Indicates Permanent Reference Monument (PRM)
All easements are shown thus: — and thus: — and are for drainage and/or utilities. Side lot easements are 3 ft. each; side of lot line unless shown otherwise; rear lot easements are 10 ft. each; side of lot line unless shown otherwise.
Bearings shown hereon are used on an assumed bearing of South $0^{\circ}13'06''$ West for the East line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 20, Twp. 26 S., Rng. 16 E.