

WEST PORT SUBDIVISION UNIT TWO

BEING A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

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

THE UNDERSIGNED OWNERS AND MORTGAGEES OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS WEST PORT SUBDIVISION UNIT TWO AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE EASTERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, SOUTH 00°43'55" WEST 656.67 FEET TO THE NORTHERLY BOUNDARY LINE OF WEST PORT SUBDIVISION UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 11, PAGES 82 AND 83 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 89°12'54" WEST 665.91 FEET ALONG SAID NORTHERLY BOUNDARY LINE; THENCE SOUTH 00°41'35" WEST 50.00 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID WEST PORT SUBDIVISION UNIT ONE, FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°41'35" WEST 466.94 FEET ALONG SAID WESTERLY BOUNDARY LINE; THENCE NORTH 89°14'16" WEST 41.51 FEET; THENCE SOUTH 00°45'44" WEST 160.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE NORTH 89°14'16" WEST 90.00 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°45'44" EAST 100.00 FEET; THENCE NORTH 89°14'16" WEST 17.42 FEET; THENCE NORTH 00°41'35" EAST 500.00 FEET; THENCE SOUTH 89°14'16" EAST 824.06 FEET; THENCE 52.62 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD DISTANCE OF 5023 FEET WITH A BEARING OF SOUTH 69°05'10" EAST; THENCE NORTH 61°03'56" EAST 106.31 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 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 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, TO REPAIR OR REPLACE STREETS TO PRIOR CONDITION WITHIN SAID DAMAGED AREA. THIS THE 22ND DAY OF MAY A.D., 1973.

OWNER

C.N.C. ENTERPRISES INC.

PRESIDENT: Vincent A. Conrad SECRETARY: Gerald W. Conrad
TREASURER: Gerald W. Conrad
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
WITNESS: Rosemary C. Rhodes WITNESS: John L. Nugent
STATE OF FLORIDA } S.S.
COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 22ND DAY OF MAY A.D. 1973, BEFORE ME PERSONALLY APPEARED VINCENT A. CONRAD AND GERALD W. CONRAD RESPECTIVELY PRESIDENT AND SECRETARY-TREASURER OF C.N.C. ENTERPRISES INC. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA AS OWNER, 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 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: Feb 25, 1977 James H. Phillips
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGEE

MARINE BANK AND TRUST COMPANY

TRUST OFFICER: Warren A. Kohn
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
WITNESS: Christian H. Hammond WITNESS: Dorothy A. Davis
STATE OF FLORIDA } S.S.
COUNTY OF HILLSBOROUGH }

I HEREBY CERTIFY ON THIS 20TH DAY OF MAY A.D. 1973, BEFORE ME PERSONALLY APPEARED WARREN A. KOHN TRUST OFFICER OF MARINE BANK AND TRUST COMPANY, A FLORIDA BANKING CORPORATION, AS MORTGAGEE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND THAT HE 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 TAMPA, HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: Feb 25, 1977 James H. Phillips
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGEE

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF TARPON

VICE-PRESIDENT: W.A. Norris ASST. SECRETARY: James H. Phillips
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
WITNESS: Marshall T. Carter WITNESS: James H. Phillips
STATE OF FLORIDA } S.S.
COUNTY OF PINELLAS }

I HEREBY CERTIFY ON THIS 20TH DAY OF MAY A.D. 1973, BEFORE ME PERSONALLY APPEARED W.A. NORRIS AND ROSEMARY C. RHODES RESPECTIVELY VICE-PRESIDENT AND ASST. SECRETARY OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF TARPON SPRINGS, A FLORIDA BANKING CORPORATION, AS MORTGAGEE, 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 TARPON SPRINGS, PINELLAS COUNTY, FLORIDA, THE DAY AFORESAID.

MY COMMISSION EXPIRES: 9-10-75 James H. Phillips
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 4TH DAY OF JUNE A.D. 1973, 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 71-339 OF THE FLORIDA STATUTES.

AMERICAN ENGINEERING INC.
PRESIDENT: John E. Hudson VICE-PRESIDENT: James H. Phillips
REGISTRATION N° 1844 REGISTRATION N° 7582

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS, PASCO COUNTY, FLORIDA ON THIS 15TH DAY OF JUNE A.D. 1973
William M. Voorhees
CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 20TH DAY OF JUNE A.D. 1973, IN PLAT BOOK 11, AND PAGES 149 & 150.
James H. Phillips
CLERK OF THE CIRCUIT COURT