

RAINBOW OAKS

BEING A SUBDIVISION OF LAND LYING WITHIN THE NORTH 1/2 OF SECTION 6,
TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION & DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

The undersigned, owner of the lands shown on this plat to be known as RAINBOW OAKS, a subdivision of a portion of Section 6, Township 24 South, Range 17 East, Pasco County, Florida, being further described as follows:

PARCEL A - A parcel of land lying in the North 1/2 of Section 6, Township 24 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 6; thence S00°08'01"E, along the East line of said Northwest 1/4, for 677.00 feet; thence N66°42'22"W, for 55.66 feet; thence S23°17'38"W, for 148.51 feet to the POINT OF BEGINNING; thence S66°42'22"E, for 250.00 feet to a point on the Westerly right-of-way line of U.S. Highway 19 N., (State Route 55), said right-of-way being 200.00 feet in width; thence S23°17'38"W, along said right-of-way line, for 50.00 feet; thence N66°42'22"W, for 250.00 feet; thence N23°17'38"E, for 50.00 feet to the POINT OF BEGINNING, and containing 0.29 acres, more or less.

PARCEL B - A parcel of land lying in the Northwest 1/4 of Section 6, Township 24 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of the Northwest 1/4 of said Section 6, thence S00°08'01"E, along the East line of said Northwest 1/4, for 677.00 feet; thence N66°42'22"W, for 55.66 feet; thence S23°17'38"W, for 486.26 feet; thence S89°19'23"W, along the Northerly boundary line of the plat of BRIARWOODS PHASE 1 as recorded in Plat Book 19 on pages 8 through 13, inclusive, in the Public Records of Pasco County, Florida, for 1071.27 feet to the Easterly boundary line of said BRIARWOODS PHASE 1; thence S00°07'01"W, along said Easterly boundary line, for 1098.74 feet to the North line of said Section 6; thence N89°19'23"E, along said North line of Section 6, for 1315.40 feet to the POINT OF BEGINNING, and containing 31.69 acres, more or less.

Total Net Acreage equals 31.98 acres, more or less.

Save caused said land to be divided and subdivided as shown hereon; and do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all street rights-of-way and easements as shown and depicted hereon; and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all lands upon which or within which utility improvements or facilities exist; and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all utility improvements and facilities including but not limited to water and sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, buildings, sewage disposal plants, other utility plants and other appurtenant facilities, lying within or upon the lands depicted on this plat and shown on as-built plans filed with Pasco County for such lands; and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives, the right to construct, operate and maintain all such dedicated lands, streets, utility improvements or facilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities and appurtenances is assumed by Pasco County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns or legal representatives, including but not limited to the private utility furnishing water and sewer service and appurtenances thereon, the title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily or involuntarily rescinded.

This the 19th day of APRIL, A.D., 1991.

OWNER

Rainbow Associates, Inc.
General Partner

William G. Kelly
President
Robert J. Kelly
Secretary

Signed, sealed and delivered in the presence of:

John Witness for Both
Marie Butler Witness for Both

OWNER

Dunbar Corporation
General Partner

David W. Dunbar
President
Cynthia S. Dunbar
Secretary

Signed, sealed and delivered in the presence of:

John Witness for Both
Marie Butler Witness for Both

*NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

ACKNOWLEDGMENT

State of Florida)
County of Pinellas) ss:

I hereby certify on this 19th day of April, A.D., 1991 before me personally appeared William G. Kelly, President and Robert J. Kelly, Secretary, respectively, of Rainbow Associates, 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, the day and year aforesaid.

My Commission Expires:
May 22, 1993

Marjorie E. Denzer
Notary Public
State of Florida, at Largo

ACKNOWLEDGMENT

State of Florida)
County of Pinellas) ss:

I hereby certify on this 19th day of April, A.D., 1991 before me personally appeared David W. Dunbar, President and Cynthia S. Dunbar, Secretary, respectively, of Dunbar Corporation, 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, the day and year aforesaid.

My Commission Expires:
May 22, 1993

Marjorie E. Denzer
Notary Public
State of Florida, at Largo

MORTGAGEE

JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien, or other encumbrance, which is recorded in Official Record Book 1858, page 1546, of the Public Records of Pasco County, Florida shall be subordinated to the above dedication.

Signed, sealed and delivered in the presence of: For: Barnett Bank of Pinellas County

John (Witness for both)
Marie Butler (Witness for both)
James A. Richardson
Senior Vice President
James A. Richardson
Vice President

STATE OF FLORIDA

COUNTY OF PINELLAS

THIS IS TO CERTIFY, that on May 8, 1991, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Charles R. Garrow to me known to be the person described in and who executed the foregoing Joinder and Consent to Dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Shirley J. Garrow
Notary Public
State of Florida, at Largo
My Commission Expires: May 22, 1993

MORTGAGEE

JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien, or other encumbrance, which is recorded in Official Record Book 1858, page 1522, of the Public Records of Pasco County, Florida shall be subordinated to the above dedication.

Signed, sealed and delivered in the presence of: For: Barnett Bank of the Southwest, N.A.

John (Witness for both)
Marie Butler (Witness for both)
James A. Richardson
Senior Vice President
James A. Richardson
Vice President

STATE OF FLORIDA

COUNTY OF HERNANDO

THIS IS TO CERTIFY, that on April 19, 1991, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared John Michael Moll and James R. Stalvey to me known to be the persons described in and who executed the foregoing Joinder and Consent to Dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Shirley J. Garrow
Notary Public
State of Florida, at Largo
My Commission Expires: May 22, 1993

APPENZELLER, BOYD & ZARRA, INC.
3435 STATE ROAD 130, SAFETY HARBOR, FL 34620 (813) 928-6450
257 NORTH BRIDAL STREET, DUNEDIN, FL 33429 (904) 928-4650

056-04.41

DECEMBER, 1989

SHEET 1 of 2