

REGENCY PARK UNIT FOURTEEN

A SUBDIVISION OF A PORTION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF PORT RICHEY LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

THE UNDERSIGNED OWNER AND MORTGAGEE OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS REGENCY PARK UNIT FOURTEEN, A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF PORT RICHEY LAND COMPANY SUBDIVISION OF SAID SECTION 22, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, SOUTH 0° 02' 37" WEST, A DISTANCE OF 752.87 FEET; THENCE NORTH 89° 58' 51" WEST, A DISTANCE OF 657.99 FEET TO THE NORTHWEST CORNER OF REGENCY PARK UNIT ELEVEN, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGE 74 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID REGENCY PARK UNIT ELEVEN, SOUTH 20° 51' 31" EAST, A DISTANCE OF 53.52 FEET; THENCE CONTINUE ALONG THE WESTERLY BOUNDARY LINE OF SAID REGENCY PARK UNIT ELEVEN, SOUTH 0° 02' 37" WEST, A DISTANCE OF 525.00 FEET; THENCE NORTH 89° 58' 51" WEST, A DISTANCE OF 541.95 FEET; THENCE NORTH 81° 59' 20" WEST, A DISTANCE OF 50.49 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 36; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 36, NORTH 89° 49' 08" WEST, A DISTANCE OF 85.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 36, THE SAME BEING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, NORTH 0° 02' 17" EAST, A DISTANCE OF 659.84 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22, SOUTH 89° 55' 12" EAST, A DISTANCE OF 557.90 FEET TO THE WEST BOUNDARY LINE OF REGENCY PARK UNIT TEN AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGES 53 AND 54 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID REGENCY PARK UNIT TEN, SOUTH 0° 02' 27" WEST, A DISTANCE OF 91.40 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, OTHER RIGHTS-OF-WAY, PARKS, RECREATION AREAS, EASEMENTS FOR UTILITIES, EASEMENTS FOR DRAINAGE, AND EASEMENTS FOR OTHER PURPOSES AS SHOWN AND DEPICTED HEREON; RESERVING, HOWEVER, THE REVERSION OR REVERSIONS THEREOF, SHOULD SAME BE RENOUNCED, DISCLAIMED, ABANDONED, OR THE USE THEREOF DISCONTINUED AS PRESCRIBED BY LAW, BY APPROPRIATE OFFICIAL ACTION OF THE PROPER OFFICIALS HAVING CHARGE OF 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 THE REPAIR OR MAINTENANCE OF SAID WATER AND SEWER LINES CAUSES DAMAGE TO EXISTING STREETS, OWNERS AGREE TO REPLACE SAID STREETS TO THEIR PRIOR CONDITION WITHIN SAID DAMAGED AREA.

THIS THE 14th DAY OF March, A.D., 1978.

OWNER

MINIERI COMMUNITIES OF FLORIDA, INC.

James M. Jackson
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
WITNESSES FOR BOTH

Jaqueline A. Battista
WITNESSES FOR BOTH

MORTGAGEE

Nicholas Minieri
NICHOLAS MINIERI, AN INDIVIDUAL

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
WITNESSES

Jaqueline A. Battista
WITNESSES

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 14th DAY OF March, A.D., 1978, BEFORE ME PERSONALLY APPEARED CARL MINIERI AND AUSTIN L. FILLION, PRESIDENT AND EXECUTIVE VICE PRESIDENT, RESPECTIVELY, OF MINIERI COMMUNITIES OF FLORIDA, INC., A FLORIDA CORPORATION; AND NICHOLAS MINIERI, AN INDIVIDUAL, 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, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 12-1-81 *Jaqueline A. Battista*
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

I, RUTH SEAL, OF COASTAL BONDED TITLE COMPANY, HEREBY CERTIFY THAT THE OWNER AND MORTGAGEE OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT ARE 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 76 HAVE BEEN PAID.

THIS THE 22nd DAY OF March, A.D., 1978.

COASTAL BONDED TITLE COMPANY
BY: *Ruth Seal*
RUTH SEAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 11th DAY OF May, A.D., 1978, 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
WALTER A. CASSON, SURVEYOR
FLORIDA SURVEYOR



FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 14th DAY OF March, 1978, IN PLAT BOOK 16, PAGES 43 AND 44.
James M. Jackson
CLERK OF THE CIRCUIT COURT

SHEET 1 OF 2

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MINIERI COMMUNITIES OF FLORIDA, INC. DDD 114 E 31