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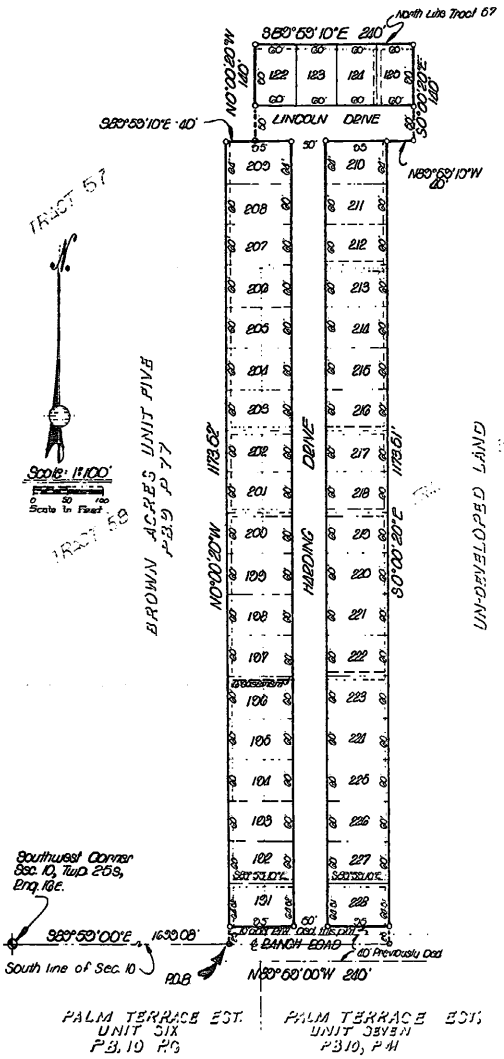
BROWN ACRES UNIT SIX



BEING A SUBDIVISION OF A PORTION OF TRACTS 57, 58 AND 59 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 10, TOWNSHIP 25S, RANGE 16E, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

State Of Florida } S.S.
County Of Pasco }
The undersigned owners of the lands shown on this plat and described as being in Pasco County, Florida, as follows;

Commence at the Southwest corner of Section 10, Township 25S, Range 16E, Pasco County, Florida; thence run along the South line of said Section 10, S89°59'00"E, 1639.08 ft. for a Point of Beginning; thence N0°00'20"W, 1173.52 ft.; thence S89°59'10"E, 40 ft.; thence N0°00'20"W, 140 ft.; thence S89°59'10"E, 210 ft.; thence S0°00'20"E, 140 ft.; thence N89°59'10"W, 40 ft.; thence S0°00'20"E, 1173.51 ft.; thence N89°59'00"W, 210 ft. 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, 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 official 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 23rd day of July A.D. 1971.

OWNERS:

James D. Brown _____ Owner Eva P. Brown Owner

Signed, sealed, and delivered in the presence of:

Ruby R. Huber _____ Witness Edward F. Duell Witness

State Of Florida } S.S.
County Of Pasco }

I hereby certify on this 23rd day of July A.D. 1971, before me personally appeared JAMES D. BROWN and his wife EVA P. BROWN 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: June 6, 1973.

Ruby R. Huber
Notary Public, State Of Florida, At Large

SURVEYOR'S CERTIFICATE: I hereby certify on this 13th day of Aug. A.D. 1971, that this property was surveyed and that monuments (P.R.M.) were set as indicated and that all angles, lengths and dimensions are correct.

CASSON ENGINEERING COMPANY
Walter A. Casson
Walter A. Casson, Jr.
Fla Engineers Regn. No.
Fla Surveyors Regn. No. 1965

APPROVED: by the Board Of County Commissioners of Pasco County, Florida, on this 26th day of October A.D. 1971

C. H. Stinson Chairman

FILED AND RECORDED: in the Public Records of Pasco County, Florida, on this 9th day of Nov. A.D. 1971, in PLAT BOOK 10 PAGE 122

Stanley C. Burnside Clerk of Circuit Court
By Mary Ann Hayes, D.C.

NOTES:

(1) All easements are shown thus ..... and thus - - - - - and are for drainage and/or utilities. All rear lot easements are 6ft in width each side of lot line unless otherwise shown. All side lot easements are 3ft in width each side of lot line unless otherwise shown.

(2) -o- = PRM

(3) Bearings shown hereon are based on an assumed bearing of S89°59'00"E, for the South Line of Section 10, Township 25S, Range 16E