

BROWN ACRES**UNIT SIX**

UNDEVELOPED LAND

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 } ss.
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, S 89° 55' 00" E, 1639.08 ft. for a Point of Beginning; thence N 0° 00' 20" W, 1173.62 ft.; thence S 89° 55' 10" E, 40 ft.; thence N 0° 00' 20" W, 140 ft.; thence S 89° 55' 10" E, 220 ft.; thence S 0° 00' 20" E, 140 ft.; thence N 89° 55' 10" W, 40 ft.; thence S 0° 00' 20" E, 1173.61 ft.; thence N 89° 55' 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 parts 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. James D. Brown, Owner.
Signed, sealed, and delivered in the presence of:

Ray R. Brown, Witness. Edward F. Paul, Witness.

State of Florida } ss.
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 R. 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 of New Port Richey, Pasco County, Florida, the day and year aforesaid.

My Commission Expires June 4, 1972.

Ray R. Brown
Notary Public, State of Florida, My Comm.

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

CASSON ENGINEERING COMPANY
Walter A. Casson, Jr., Surveyor
Fla. Engineers Regn. No. 12345
Fla. Surveyors Regn. No. 12345

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

C. H. Brown, Chairman

FILED AND RECORDED: in the Public Records of Pasco County, Florida, on this 9th day of July, A.D. 1971, in PLAT BOOK 16 PAGE 122.

Stanley C. Gurnside, Clerk of Circuit Court
By Mary Ann Haynes, D.C.

NOTES:

(1) All easements are shown thus ----- and thus ----- and are for drainage and/or utilities. All rear lot easements are 6 ft. in width each side of lot line unless otherwise shown. All side lot easements are 5 ft. in width each side of lot line unless otherwise shown.

(2) - o - PEM

(3) Bearings shown hereon are based on an assumed bearing of S 89° 55' 00" E, for the South Line of Section 10, Township 25S, Range 16E.

