

# COUNTRY OAKS I CONDOMINIUM

A PORTION OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 16 EAST

PASCO COUNTY, FLORIDA

## PHASE I

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that I, LARRY R. MARSH, General Partner of MARCO LTD., a Florida Limited Partnership, owner of the land described hereon, have caused the land embraced in this plat to be surveyed, laid out, and platted as PHASE I of COUNTRY OAKS I CONDOMINIUM pursuant to Florida Statute 718.104.

MARCO LTD.  
Larry R. Marsh, General Partner

Witness  
James E. McPartee

Witness  
Carl F. Jannin

### ACKNOWLEDGEMENT:

STATE OF FLORIDA }  
COUNTY OF PASCO }

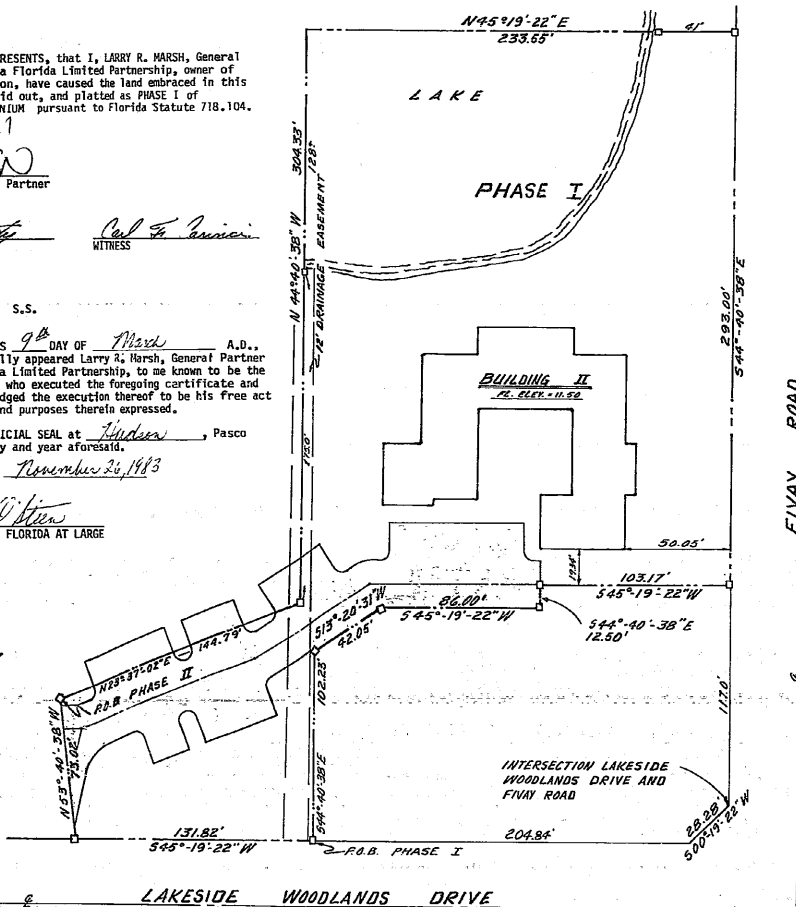
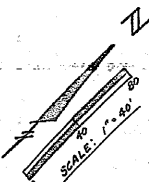
S.S.

I HEREBY CERTIFY ON THIS 9<sup>th</sup> DAY OF March A.D., 1981, before me personally appeared Larry R. Marsh, General Partner of Marco Ltd., a Florida Limited Partnership, to me known to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

WITNESS MY HAND AND OFFICIAL SEAL at Hudson, Pasco County, Florida, the day and year aforesaid.

My Commission expires: November 26, 1983

Notary Public, State of Florida at Large



### LEGAL DESCRIPTION

#### PHASE I

Commence at the intersection of the Northwesterly right-of-way line of Lakeside Woodlands Drive and the Westerly right-of-way line of Fivay Road as shown on the plat of Lakeside Woodlands Section I, as recorded in Plat Book 16, Pages 92 and 93 of the Public Records of Pasco County, Florida; thence run S 00° 19' 22\" W 28.28 feet; thence S 45° 19' 22\" W 204.64 feet to the POINT OF BEGINNING; thence continue S 45° 19' 22\" W 131.82 feet; thence N 53° 40' 38\" W 73.02 feet; thence N 23° 37' 02\" E 144.79 feet; thence N 44° 40' 38\" W 304.33 feet; thence N 45° 19' 22\" E 233.55 feet; thence S 44° 40' 38\" E 293.00 feet; thence S 45° 19' 22\" W 103.17 feet; thence S 44° 40' 38\" E 12.50 feet; thence S 45° 19' 22\" W 86.00 feet; thence S 13° 20' 31\" W 42.05 feet; thence S 44° 40' 38\" E 102.23 feet to the POINT OF BEGINNING. Containing 1.338 Acres more or less.

#### EASEMENT "A"

Together with the following 15-foot easements for ingress and egress, utilities and drainage purposes; being described as follows:

Commence at the intersection of the Northwesterly right-of-way line of Lakeside Woodlands Drive and the Westerly right-of-way line of Fivay Road, as shown on the plat of Lakeside Woodlands Section I, as recorded in Plat Book 16, Pages 92 and 93, Public Records of Pasco County, Florida, and run S 00° 19' 22\" W, 28.28 feet; thence S 45° 19' 22\" W along the Westerly right-of-way line of Lakeside Woodlands Drive, 341.79 feet to the POINT OF BEGINNING; thence continue S 45° 19' 22\" W, 15.44 feet; thence N 31° 00' 04\" W, 32.59 feet to the Southerly phase line of Phase I, Country Oaks I, Condominium; thence S 53° 40' 38\" E along said phase line 38.90 feet; thence S 31° 00' 04\" E, 13.04 feet to the POINT OF BEGINNING. And together with:

#### EASEMENT "B"

Commence at the intersection of the Northwesterly right-of-way line of Lakeside Woodlands Drive and the Westerly right-of-way line of Fivay Road as shown on the plat of Lakeside Woodlands Section I, as recorded in Plat Book 16, Pages 92 and 93, Public Records of Pasco County, Florida; thence run S 00° 19' 22\" W, 28.28 feet; thence S 45° 19' 22\" W along the Westerly right-of-way line of Lakeside Woodlands Drive, 536.41 feet for a POINT OF BEGINNING; thence N 44° 40' 38\" W, 2.46 feet; thence N 21° 25' 38\" W, 82.55 feet; thence N 61° 34' 22\" E, 82.20 feet; thence N 43° 00' 59\" E, 83.91 feet to the phase line of Phase I, Country Oaks I, Condominium; thence N 53° 40' 38\" W along said phase line 15.10 feet; thence S 43° 00' 59\" W, 78.74 feet; thence S 68° 34' 22\" W, 93.80 feet; thence S 21° 25' 38\" E, 100.63 feet; thence S 44° 40' 38\" E, 5.34 feet to the Westerly right-of-way line of Lakeside Woodlands Drive; thence N 45° 19' 22\" E along said right-of-way line 15.00 feet to the POINT OF BEGINNING.

### SURVEYOR'S CERTIFICATE:

I, BILL BROWN, the undersigned registered land surveyor, authorized to practice in the State of Florida, do hereby certify that the construction of the improvements described in this condominium plat of PHASE I, COUNTRY OAKS I, CONDOMINIUM consisting of sheets 1 through 5 is substantially complete so that the material, together with the provisions of the declarations relating to matters of survey describing the condominium property, is an accurate representation of the location and dimensions of the common elements and of each unit can be determined from said materials. I also certify that the materials and composition of this plat conform to the requirements of Chapter 177.091 of the Florida Statutes.

Dated: 3/11/81

Bill L. Brown  
Florida Surveyor's Reg. No. 3555

### FILED AND RECORDED

In the Public Records of Pasco County, Florida, on this 23<sup>rd</sup> Day of March 1981.

Joe Pittman  
County Clerk  
By: R. G. G. D. C.

### LEGEND

PHASE LINES ARE SHOWN THUS ———  
R.R.M.'S ARE SHOWN THUS ———

