

"LAKE BERNADETTE GARDENS - PHASE I, PARTIAL REPLAT" BEING A REPLAT OF LOTS 609 & 610 IN LAKE BERNADETTE GARDENS - PHASE I

IN SEC. 8, TWP. 26 S., RNG. 21 E., PASCO COUNTY, FLORIDA
AS RECORDED IN PLAT BOOK 15, PAGES 113-117, OF
PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

NOTES

1. Permanent Reference Monuments (PRM's) are indicated thus: —●—
2. Permanent Control Points (PCP's) are indicated thus: —○—
3. Easements are for drainage and/or utilities and are of width shown and are indicated thus: ————
4. Basis of Bearings: Held S.00°01'13"W. on North-South centerline of Section 8, Township 26 South, Range 21 East, Pasco County, Florida.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO } SS

The undersigned owner of the land shown on this Plat to be known as Lake Bernadette Gardens - Phase I Partial Replat, a replat of Lots 609 and 610 in Lake Bernadette Gardens - Phase I in Section 8, Township 26 South, Range 21 East, Pasco County, Florida, being further described as follows:

A partial Replat of a portion of Lake Bernadette Gardens - Phase I in Section 8, Township 26 South, Range 21 East, as recorded in Plat Book 15, Pages 113-117 of the Public Records of Pasco County, Florida and being more particularly described as follows:

From the center of Section 8, Township 26 South, Range 21 East, Pasco County, Florida: thence N.00°01'13"E., 1688.61 feet to a POINT OF BEGINNING; thence N.89°43'00"W., 315.50 feet; thence N.00°17'00"E., 301.10 feet; thence N.89°40'26"E., 314.21 feet; thence S.00°01'13"E., 304.44 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 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 or 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 the 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 utilities 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 thereto, the use 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 vacated, voided, or invalidated.

THIS the 26th day of November, A.D., 1990.

OWNER:

Marshall J. Burnette, Sr.
MARSHALL J. BURNETTE, SR.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

William H. Woods *James H. Weeks*
Witness Witness

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PASCO } SS

I hereby certify on this 26th day of November, 1990, before me personally appeared MARSHALL J. BURNETTE, SR., 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 herein expressed.

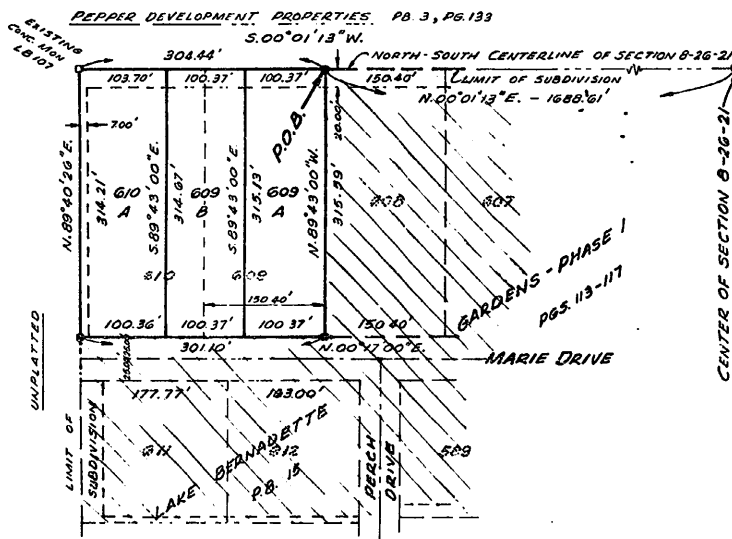
WITNESS my hand and official seal at Zephyrhills, Pasco County, Florida, the day and year aforesaid.

Marshall J. Burnette
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My commission expires: March 16, 1994

Deuel and Associates, Inc.
CONSULTING ENGINEERS LAND PLANNERS LAND SURVEYORS
ZEPHYRHILLS

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



STATE OF FLORIDA }
COUNTY OF PASCO } SS

I, SUSAN KARPINSKI, of SUNSTATE TITLE AGENCY, INC. do hereby certify that the record title to the land as described and shown on this plat is in the name of the person, persons, corporation, or entity executing this dedication as shown on this plat. In the event the plat does not contain a dedication I hereby certify that the developer of the platted subdivision has record title to the land. Additionally I certify 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 1990 have been paid.

This the 26th day of November, 1990.

SUNSTATE-TITLE AGENCY, INC. BY: *Susan Karpinski*
SUSAN KARPINSKI

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

This to certify that on Dec. 11, 1990 the foregoing plat was approved by the Board of County Commissioners.

BY: *William H. Woods*
CHAIRMAN OF THE BOARD

FILED AND RECORDED:

In the Public Records of Pasco County, Florida, on this 11 day of December 1990, in Plat Book 15 Page 35

By: *John Pittman*
CLERK OF THE CIRCUIT COURT
By: *C. Fred Deuel* O.C.

SURVEYOR'S CERTIFICATE:

I hereby certify on this 27th day of November, A.D. 1990, that this plat is a true and correct representation of the lands surveyed and that the survey was made under my supervision and that the survey date complies with all the requirements of Chapter 177 of the Florida Statutes. I further certify that the materials and composition of this plat conform to the requirements of Chapter 177.091 of the Florida Statutes, and that all monuments are set.

C. Fred Deuel
C. FRED DEUEL
Florida Surveyor's Reg'n No. 827
Florida Engineer's Reg'n No. 3896