MAGNOLIA VALLEY UNIT FIVE

BOOK 11 PAGE 136

SHEET 1 OF 3 SHEETS

BEING A RESUBDIVISION OF TRACT 33 AND A PART OF TRACTS 11, 12, 34, 35, 36, 40, 41 AND 45, ALL IN THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 34, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

STATE OF FLORIDA }
COUNTY OF PASCO } SS

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 9, MAGNOLIA VALLEY UNIT THREE AS RECORDED IN PLAT BOOK 9, PAGES 150 AND 151 OF SAID PUBLIC RECORDS, THENCE RUN N 0°15'13"E., ALONG THE NORTHERLY PROJECTION OF THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 39.00 FEET, THENCE RUN N. 29°11'37"E. A DISTANCE OF 86.86 FEET, THENCE RUN N 89°44'47"W., PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 40.01 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 115.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.45°15'13"W AND A CHORD DISTANCE OF 162.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE RUN N 89°44'47"W., ACROSS THE NORTHERLY END OF MAGNOLIA VALLEY DRIVE AS PLATTED BY SAID MAGNOLIA VALLEY UNIT THREE, A DISTANCE OF 50.00 FEET; THENCE RUN N 0°15'13"E., ALONG THE NORTHERLY PROJECTION OF THE EASTERLY LINE OF LOT 18, BLOCK 10 OF SAID MAGNOLIA VALLEY UNIT THREE, A DISTANCE OF 25.00 FEET, THENCE RUN N.89°44'47"W., PARALLEL WITH THE NORTHERLY LINES OF SAID MAGNOLIA VALLEY UNIT THREE, A DISTANCE OF 442.00 FEET; THENCE RUN S 0°15'13"W., ALONG THE NORTHERLY PROJECTION OF THE EASTERLY RIGHT OF WAY LINE OF VALLEY COURT AS PLATTED BY SAID MAGNOLIA VALLEY UNIT THREE, A DISTANCE 285.00 FEET; THENCE RUN N 89°44'47"W; ACROSS THE NORTHERLY END OF SAID VALLEY COURT, A DISTANCE OF 80.00 FEET, THENCE RUN N 0°15'13"E., ALONG THE NORTHERLY PROJECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID VALLEY COURT, A DISTANCE OF 235.00 FEET; THENCE RUN N.89°44'47"W., ALONG THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 519, PAGE 552 OF THE AFOREMENTIONED PUBLIC RECORDS, A DISTANCE OF 80.00 FEET, THENCE RUN N 0°15'13"E., A DISTANCE OF 215.00 FEET, THENCE RUN S 89°44'47"E., PARALLEL WITH THE AFOREMENTIONED NORTHERLY LINES OF MAGNOLIA VALLEY UNIT THREE, A DISTANCE OF 140.00 FEET, THENCE RUN S. 0°15'13"W., ALONG THE AFOREMENTIONED NORTHERLY PROJECTION OF THE EASTERLY RIGHT OF WAY LINE OF VALLEY COURT, A DISTANCE OF 40.00 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.44°44'47"E AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN S.89°44'47"E., PARALLEL WITH THE AFOREMENTIONED NORTHERLY LINES OF MAGNOLIA VALLEY UNIT THREE AND THEIR EASTERLY PROJECTION, A DISTANCE OF 787.00 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 320.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N 84°25'31"E. AND A CHORD DISTANCE OF 73.11 FEET; THENCE RUN N 14°24'10"W., RADIAL TO SAID CURVE, A DISTANCE OF 120.00 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 260.00 FEET AND BEING CONCENTRIC WITH THE LAST MENTIONED CURVE; THENCE RUN ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N. 59°40'50"E. AND A CHORD DISTANCE OF 210.81 FEET TO A POINT OF REVERSE CURVE; THENCE RUN ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 450.00 FEET. A CHORD BEARING OF N 43°48'30"E. AND A CHORD DISTANCE OF 292.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE RUN N 56°45'10"E. A DISTANCE OF 87.79 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N 37°56'21"E. AND A CHORD DISTANCE OF 112.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N 19°07'32"E. A DISTANCE OF 314.83 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 275.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N. 34°03'55"E. AND A CHORD DISTANCE OF 320.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S.89°39'35"E. A DISTANCE OF 267.27 FEET; THENCE RUN N 68°20'25"E. A DISTANCE OF 53.88 FEET; THENCE RUN S. 89°28'10"E. A DISTANCE OF 82.03 FEET; THENCE RUN S.0°12'55"W., PARALLEL WITH AND 15 FEET WEST OF THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE AFOREMENTIONED SECTION 34, A DISTANCE OF 1385.12 FEET; THENCE RUN S.89°47'50"W., PARALLEL WITH AND 75 FEET WEST OF THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 34, A DISTANCE OF 1523.47 FEET; THENCE RUN N 89°39'36"W., PARALLEL WITH AND 60 FEET SOUTHERLY OF THE NORTH LINE OF THE AFOREMENTIONED TRACT 41 AND ITS WESTERLY PROJECTION, A DISTANCE OF 1523.47 FEET; THENCE RUN N.0°15'13"E., ALONG THE EASTERLY LINE OF THE AFOREMENTIONED BLOCK 9, MAGNOLIA VALLEY UNIT THREE, A DISTANCE OF 157.56 FEET TO THE POINT OF BEGINNING. CONTAINING 37.73 ACRES MORE OR LESS;

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 ABANDONED, DISCLAIMED, ABANDONED OR THE USE THEREOF DISCONTINUED AS PRESCRIBED BY LAW BY APPROPRIATE OFFICIAL ACTION OF THE PROPER OFFICIALS HAVING CHARGE OR JURISDICTION THEREOF, ALSO RESERVING THE RIGHT OF EGRESS AND INGRESS OVER ALL RIGHTS OF WAY DEDICATED BY THIS PLAT, ALSO RESERVING THE RIGHT TO CONSTRUCT, OWN AND MAINTAIN ALL WATER AND SEWER LINES WITHIN ALL RIGHTS OF WAY AND EASEMENTS DEDICATED BY THIS PLAT, ALSO RESERVING THE RIGHT TO CONSTRUCT AND OWN ALL WATER AND SEWER UTILITIES; 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 18 DAY OF APRIL A.D. 1973.

:OWNER:

MAGNOLIA VALLEY HOMEBUILDERS, INC.

David Lukacher : PRESIDENT Clata Lou Lukacher : SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Janina Wright : WITNESS Bernard Swartz : WITNESS

STATE OF FLORIDA }
COUNTY OF PASCO } SS.

I HEREBY CERTIFY ON THIS 18TH DAY OF APRIL A.D. 1973, THAT BEFORE ME PERSONALLY APPEARED DAVID LUKACHER AND CLATA LOU LUKACHER, RESPECTIVELY PRESIDENT AND SECRETARY OF MAGNOLIA VALLEY HOMEBUILDERS, INC., 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 August 26 1973

Janina Wright
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF THE LANDS AS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER No. 177 OF THE LAWS OF THE STATE OF FLORIDA. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN SET ACCORDING TO THE ABOVE REFERENCED LAWS.

SIGNED THIS 12TH DAY OF April A.D. 1973
H.A. DURDEN & ASSOCIATES, INC.

SIGNED [illegible]
REGISTERED LAND SURVEYOR, No. 1634 STATE OF FLORIDA

APPROVED: BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 8TH DAY OF MAY A.D. 1973

Walter M Woodlee CHAIRMAN

FILED AND RECORDED: IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 9TH DAY OF MAY A.D. 1973, IN PLAT BOOK 11 PAGES 136, 137 & 138

Stanley C. Burnside CLERK OF CIRCUIT COURT
By Mary Ann Hayes, D.C.

DEDICATION FOR MORTGAGEE: THIS IS TO CERTIFY THAT THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ST. PETERSBURG, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA BEING THE MORTGAGEES OF THE LANDS DESCRIBED IN THE FOREGOING CERTIFICATE OF OWNERS, DO HEREBY CONSENT TO THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES EXPRESSED AND DEDICATED ALL ROADS, STREETS, ALLEYS, AND OTHER RIGHTS OF WAY, AND ALL PARKS AND RECREATION AREAS AND ALL EASEMENTS FOR UTILITIES, DRAIN AND OTHER PURPOSES SHOWN ON THIS PLAT TO THE CITY OF NEW PORT RICHEY, PASCO COUNTY, FLORIDA AND ITS SUCCESSORS. IN WITNESS WHEREOF THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ST. PETERSBURG, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ASSISTANT SECRETARY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED, THIS 18TH DAY OF April A.D. 1973.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ST. PETERSBURG

Sally J. Jarrett : WITNESS Mary B. Bingham : VICE PRESIDENT

Uci B. Janney : WITNESS Vesta G. Bishop : ASSISTANT SECRETARY

STATE OF FLORIDA }
COUNTY OF PASCO } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS UCI B. BINGHAM AND VESTA G. BISHOP RESPECTIVELY VICE-PRESIDENT AND ASSISTANT SECRETARY OF THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ST. PETERSBURG, A CORPORATION UNDER THE LAWS OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND WHO SEVERALLY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE OFFICIAL SEAL OF SAID CORPORATION AFFIXED THERETO.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT ST. PETERSBURG, IN THE COUNTY OF PINELLAS AND STATE OF FLORIDA, THIS 18TH DAY OF April A.D. 1973

Sally J. Jarrett
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MY COMMISSION EXPIRES July 29, 1976