21/84

FOREST LAKE ESTATES UNIT FIVE

A REPLAT OF A PORTION OF TRACTS 14 AND 15 PORT RICHEY LAND COMPANY SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, ALSO A REPLAT OF LOTS 188, 189, AND 190, AND LAUREL OAK CIRCLE OF FOREST LAKE ESTATES AS SHOWN ON PLAT RECORDED IN PLAT BOOK 16, PAGES 18, 19, AND 20 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
) S.S.
COUNTY OF PASCO)

A REPLAT OF A PORTION OF TRACTS 14 AND 15 PORT RICHEY LAND COMPANY SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, ALSO A REPLAT OF LOTS 188, 189 AND 190, AND LAUREL OAK CIRCLE, FOREST LAKE ESTATES AS SHOWN ON PLAT RECORDED IN PLAT BOOK 16, PAGES 18, 19, AND 20 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

THE UNDERSIGNED OWNERS AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS "FOREST LAKE ESTATES UNIT FIVE" A SUBDIVISION OF SECTION 27, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS; FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 0°14'34" WEST, ALONG THE WESTERLY BOUNDARY OF SAID NORTHEAST 1/4, 1797.52 FEET TO THE SOUTHWEST CORNER OF FOREST LAKE ESTATES UNIT FOUR, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 20, PAGES 100 AND 101 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE SOUTH 89°46'17" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID FOREST LAKE ESTATES UNIT FOUR, 500.34 FEET; THENCE SOUTH 74°12'21" EAST, ALONG SAID SOUTHERLY BOUNDARY 201.21 FEET; THENCE SOUTH 89°46'17" EAST, ALONG SAID SOUTHERLY BOUNDARY AND THE SOUTHERLY BOUNDARY OF LOT 116, FOREST LAKE ESTATES AS SHOWN ON PLAT RECORDED IN PLAT BOOK 16, PAGES 18, 19 AND 20 OF THE PUBLIC RECORDS OF PASCO COUNTY, 203.19 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FOREST LAKE DRIVE AS SHOWN ON SAID PLAT OF FOREST LAKE ESTATES; THENCE 104.69 FEET IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE CONCAVED TO THE RIGHT HAVING A CHORD OF 104.48 FEET AND A CHORD BEARING OF SOUTH 09°05'21" WEST; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 15°28'14" WEST, 191.51 FEET; THENCE NORTH 89°46'17" WEST, 176.11 FEET; NORTH 74°12'21" WEST, 195.79 FEET; THENCE SOUTH 82°04'05" WEST, 471.06 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID NORTHEAST 1/4; THENCE NORTH 0°14'34" EAST ALONG SAID WESTERLY BOUNDARY, 356.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.166 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 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 FACILITIES 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 SERVICES AND APPURTENANCES THERETO, THE TITLE 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 14th DAY OF October, A.D., 1982.

MORTGAGEE: FLAGSHIP BANK OF PASCO COUNTY

JAMES S. STALNAKER JR., VICE PRESIDENT — SHARON F. NELSON, ASSISTANT CASHIER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) S.S.
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS THE ___ DAY OF ___, 19__, BEFORE ME PERSONALLY APPEARED JAMES S. STALNAKER JR. AND SHARON F. NELSON, VICE PRESIDENT AND ASSISTANT CASHIER RESPECTIVELY OF FLAGSHIP BANK OF PASCO COUNTY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PENTECOSTAL 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 ___

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

OWNER: DEEB CONSTRUCTION CO., INC. OF ST. PETERSBURG, FLORIDA

ALEX R. DEEB, VICE PRESIDENT — RICHARD G. DEEB, SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) S.S.
COUNTY OF PASCO)

THIS IS TO CERTIFY THAT ON October 13, 1982, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED ALEX R. DEEB, VICE PRESIDENT AND RICHARD G. DEEB, SECRETARY OF DEEB CONSTRUCTION CO., INC. OF ST. PETERSBURG, FLA., A CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED, THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THERETO, AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES May 19, 1985
Lucinda Lee Brammer
NOTARY PUBLIC, STATE OF FLORIDA

APPROVED:

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 4 DAY OF January, 1983.

Sylvia Young
CHAIRMAN OF THE BOARD

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 4 DAY OF January A.D. 1983, IN PLAT BOOK 21, PAGE 84+85.

Ted Williams
CLERK OF CIRCUIT COURT

TITLE CERTIFICATE

STATE OF FLORIDA)
) S.S.
COUNTY OF PASCO)

I, HARVEY V. DELZER, OF PASCO COUNTY, FLORIDA, HEREBY CERTIFY THAT THE OWNERS AND MORTGAGEES OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT ARE AS SHOWN ON SAID PLAT, 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 1982 HAVE BEEN PAID.

THIS THE ___ DAY OF ___ A.D. ___

HARVEY V. DELZER, ATTORNEY-AT-LAW