

PB 28/4

CYPRESS ESTATES, PHASE III-A

A SUBDIVISION

BEING SITUATED IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 19 EAST,
PASCO COUNTY, FLORIDA

DESCRIPTION AND DEDICATION:

State of Florida)
County of Pasco) SS

The undersigned owners of the land shown on this plat to be known as CYPRESS ESTATES, PHASE III-A, being a portion of Section 22, Township 26 S., Range 19 E., Pasco County, Florida, and being further described as follows:

All that portion of the North one 1/2 of Section 22, Township 26, South, Range 19 East, Pasco County, Florida, and being more particularly described as follows: From the Northwest Corner of said Section 22, said point also being the most Westerly corner of THE OAKS, PHASE I, as recorded in Plat Book 19, Pages 94 thru 97, Public Records of Pasco County, Florida, thence along the West line of said Section 22, S 00°20'21" W., 1625.00 feet; thence leaving said line, S 89°39'39" E., 2516.95 feet; thence N 00°20'21" E., 273.01 feet; thence N 28°26'58" E., 110.25 feet to the Southeast Corner of Lot 141, THE OAKS WEST, PHASE I, as recorded in Plat Book 23, Pages 70 through 72, Public Records of Pasco County, Florida; thence along said Plat the following three (3) courses and distances: (1) thence N 28°26'58" E., 179.83 feet; (2) thence N 29°11'46" E., 60.01 feet; thence (3) N 28°26'58" E., 150.00 feet to the Northeast Corner of Lot 137 of said Plat, said point also being on the Southwesterly line of THE OAKS, PHASE I, as recorded in Plat Book 19, Pages 94 through 97, Public Records of Pasco County, Florida; thence S 61°33'02" E., 660.00 feet to the most Southerly Corner of Lot 20 of said Plat, said point also being on the Northwesterly right-of-way line of State Road No. 54 as it is now established; thence S 28°26'58" W., along said right-of-way line, 456.63 feet; thence leaving said line, N 89°39'39" W., 603.31 feet; thence N 00°20'21" E., 273.01 feet; thence N 28°26'58" E., 110.25 feet to the POINT OF BEGINNING. Containing 9.144 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 right-of-ways 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, sewer and electric 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 20 day of July, 1989.

OWNER: CYPRESS BEND CORPORATION

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Charles A. Giacchetto
CHARLES A. GIACCHETTO, PRESIDENT

Richard H. Lawrence
WITNESS FOR BOTH:

Garry Cuneo
GARRY CUNEO, SECRETARY

R. Clarke
WITNESS FOR BOTH:

ACKNOWLEDGMENT:

State of Massachusetts)
County of Suffolk) SS

I hereby certify that on this 20 day of July, 1989, before me personally appeared CHARLES A. GIACCHETTO, PRESIDENT, and GARRY CUNEO, SECRETARY, of CYPRESS BEND CORPORATION, a Massachusetts Corporation, to me known to be the persons described in and who executed the foregoing 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 Boston, Suffolk County, State of Massachusetts the day and year aforesaid.

My Commission Expires: July 8, 1994

Stephen DiNocco
NOTARY PUBLIC STEPHEN DINOCCO

MORTGAGE:

DIVERSIFIED FINANCIAL TRUST

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: Trustee

WITNESS R. Clarke

THE Trustee

WITNESS

ACKNOWLEDGMENT:

State of Massachusetts)
County of Suffolk) SS

I hereby certify that on this 20 day of July, 1989, before me personally appeared RICHARD K. BENDETSON, TRUSTEE, of DIVERSIFIED FINANCIAL TRUST, a Massachusetts Trust, to me known to be the person described in and who executed the foregoing certificate of dedication and severally 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 Boston, Suffolk County, State of Massachusetts the day and year aforesaid.

My Commission Expires: July 8, 1994

Stephen DiNocco
NOTARY PUBLIC STEPHEN DINOCCO

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, MICHAEL M. LISTICK, ATTORNEY AT LAW, do hereby certify that the apparent record title to the land as described and shown on this plat is in the name of the person, persons, or corporation executing this dedication as it is shown on the plat. In the event the plat does not contain a dedication, I hereby certify that the developer of the platted subdivision has apparent 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 1988 have been paid.

This the 3rd day of July, 1989.

ATTORNEY AT LAW

BY: Michael M. Listick
MICHAEL M. LISTICK

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

This is to certify that on Aug. 8, 1989 the foregoing plat was approved by the Board of County Commissioners.

BY: William J. Savarese
CHAIRMAN OF THE BOARD

FILED AND RECORDED:

In the Public Records of Pasco County, Florida, on this 9th day of August, 1989 in Plat Book 28 Pages 4 and 5

BY: John Pittman
CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE:

I hereby certify on this 21 day of July, A.D. 1989, 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 data 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. Permanent reference monuments have been placed as shown hereon as required by Chapter 177, Florida Statutes. Permanent Control Points shall be set within one year of recording as per Chapter 177, Florida Statutes.

Richard H. Lawrence
RICHARD H. LAWRENCE
Florida Surveyor's Reg'n. No. 3250

CYPRESS ESTATES, PHASE III-A

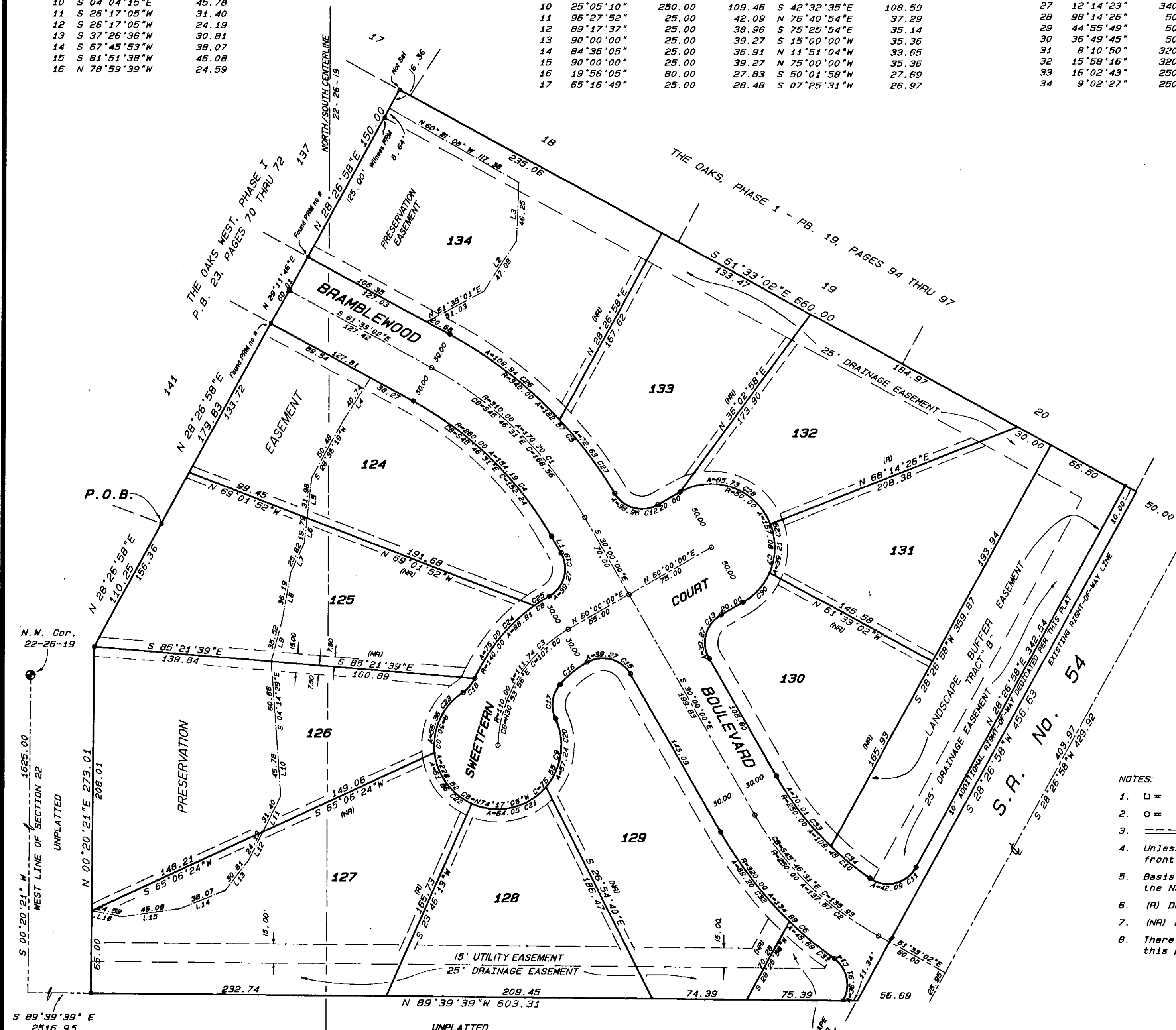
A SUBDIVISION

BEING SITUATED IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 19 EAST,
PASCO COUNTY, FLORIDA

LINE	BEARING	DISTANCE
1	N 30°00'00"W	15.00
2	N 32°43'37"E	47.08
3	N 02°16'13"E	46.25
4	S 32°23'37"W	40.74
5	S 06°24'40"W	31.98
6	S 06°24'40"W	19.79
7	S 24°27'34"W	25.02
8	S 09°54'05"W	36.19
9	S 14°25'41"W	35.52
10	S 04°04'15"E	45.78
11	S 26°17'05"W	31.40
12	S 26°17'05"W	24.19
13	S 37°26'36"W	30.81
14	S 67°45'53"W	38.07
15	S 81°51'38"W	46.08
16	N 78°59'39"W	24.59

CURVE	DELTA	RADIUS	ARC	CHORD	BAG	CHORD
1	31°33'02"	310.00	170.70	S 45°46'31"E	168.56	
2	31°33'02"	250.00	137.67	S 45°46'31"E	135.93	
3	58°12'09"	110.00	111.74	N 30°53'56"E	107.00	
4	31°33'02"	280.00	154.19	S 45°46'31"E	152.24	
5	30°45'56"	340.00	182.57	S 46°10'04"E	180.38	
6	24°09'08"	320.00	134.89	N 42°04'33"W	133.89	
7	180°00'00"	50.00	157.08	S 30°00'00"E	100.00	
8	36°23'07"	140.00	88.91	N 41°48'26"E	87.42	
9	261°51'35"	50.00	228.52	N 74°17'06"W	75.55	
10	25°05'10"	250.00	109.46	S 42°32'35"E	108.59	
11	96°27'52"	25.00	42.09	N 76°40'54"E	37.29	
12	89°17'37"	25.00	38.96	S 75°25'54"E	35.14	
13	90°00'00"	25.00	39.27	S 15°00'00"W	35.36	
14	84°36'05"	25.00	36.91	N 11°51'04"W	33.65	
15	90°00'00"	25.00	39.27	N 75°00'00"W	35.36	
16	19°56'05"	80.00	27.83	S 50°01'58"W	27.69	
17	65°16'49"	25.00	28.48	S 07°25'31"W	26.97	

CURVE	DELTA	RADIUS	ARC	CHORD	BAG	CHORD
18	33°01'49"	25.00	14.41	N 40°07'47"E	14.21	
19	90°00'00"	25.00	39.27	N 15°00'00"E	35.36	
20	65°35'17"	50.00	57.24	S 07°34'45"W	54.16	
21	73°23'49"	50.00	64.05	S 77°04'19"W	59.76	
22	59°25'55"	50.00	51.86	N 36°30'50"W	49.57	
23	63°28'34"	50.00	55.36	N 24°55'25"E	52.58	
24	30°41'39"	140.00	75.00	N 38°57'42"E	74.11	
25	5°41'28"	140.00	13.91	N 57°09'16"E	13.90	
26	18°31'34"	340.00	109.94	S 52°17'15"E	109.46	
27	12°14'23"	340.00	72.63	S 36°54'17"E	72.49	
28	98°14'26"	50.00	85.73	S 70°52'47"E	75.61	
29	44°55'49"	50.00	39.21	S 00°42'20"W	38.21	
30	36°49'45"	50.00	32.14	S 41°35'07"W	31.59	
31	8°10'50"	320.00	45.69	N 50°03'41"W	45.65	
32	15°58'16"	320.00	89.20	N 37°59'08"W	88.91	
33	16°02'43"	250.00	70.01	S 38°01'21"E	69.78	
34	9°02'27"	250.00	39.45	S 50°33'57"E	39.41	



- NOTES:
1. $\square$ = Denotes Permanent Reference Monuments (PRM)
 2. $\circ$ = Denotes Permanent Control Points (PCP)
 3. --- Denotes Drainage and/or Utility Easements.
 4. Unless shown otherwise Easements shall be 10.00' on all front lot lines, and 5.00' on all side lot lines.
 5. Basis of Bearings: Held S 89°45'42" E. on North Line of the Northwest 1/4 of 22-26-19 Pasco County, Florida.
 6. (R) Denotes Radial lines.
 7. (NR) Denotes Non-Radial lines.
 8. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.