

ROLLING OAKS - UNIT 1

A SUBDIVISION IN SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

DESCRIPTION: Beginning at the S.E. corner of the S.W. 1/4 of Section 27, Township 23 South, Range 18 East, Hernando County, Florida; Run N01°14'20"W along the North-South 1/4 Section line a distance of 3990.76' to the S.W. corner of the N.W. 1/4 of said Section 27; Run thence N89°22'16"E, along the North line of the South 1/2 of the N.E. 1/4 a distance of 2650.87' to the N.E. corner of said South 1/2 of the N.E. 1/4 of said Section 27; Run thence S01°04'15"E, along the East line of Section 27, a distance of 1332.18' to the S.E. corner of the N.E. 1/4; Run thence S89°36'48"W along the East-West 1/4 Section line a distance of 1333.55' to the S.W. corner of the S.E. 1/4 of the N.E. 1/4 of said Section 27; Run thence S01°09'10"E, along the West line of said East 1/2 of S.E. 1/4 a distance of 2659.01' to the S.W. corner of said East 1/2 of the S.E. 1/4; Run thence S89°09'01"W, along the South line of said Section 27 a distance of 1319.46' to the POINT OF BEGINNING.

DEDICATION: Lakewood Acres Inc., a corporation under the laws of the State of Florida, the owner of the lands herein platted, as Dedicator, does hereby dedicate to the Public and the Purchasers of any lands shown on this plat, all streets, drainage R.O.W.s, retention ponds, and other Public places shown on this plat and hereby request that this plat be recorded in the Public Records of Hernando County, Florida.
In witness whereof, the said Dedicator has caused its name and Corporate seal to be affixed hereto by its President, attested by its Secretary, heretofore duly authorized by its Board of Directors on this 27 day of Sept, 1973.

ATTEST: Henry Dingus, Jr. Secretary
By: E. E. Dean President
LAKWOOD ACRES, INC.

STATE OF FLORIDA
COUNTY OF PASCO
Before the undersigned, an officer duly authorized and acting, personally appeared HENRY DINGUS, JR. and B. E. DEAN to me known to be the individuals who executed the foregoing Dedication as President and Secretary, respectively, of LAKWOOD ACRES, INC., a Corporation under the laws of the State of Florida, and they being duly sworn, acknowledged them and there before me that they executed the same as such officers of such corporation heretofore duly authorized by the Board of Directors of such Corporation as the act and deed of such Corporation.
Witness my hand and official seal this 27 day of Sept, 1973.

My commission expires: Feb 9, 1977
NOTARY PUBLIC: Blanche A. Pearce

JOINER AND CONSENT TO DEDICATION
The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgage, lien or other encumbrance, which is recorded in Official Record Book 302, Page 804, Public Records of Pasco County, Florida, shall be subordinated to the above dedication.
In the presence of:

WITNESS: Gerardo Pardo
PEOPLES STATE BANK
By: Art Torres President

STATE OF FLORIDA
COUNTY OF HERNANDO
This is to certify that, on the 27 day of Sept, 1973, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Henry Dingus, Jr. to me known to be the persons described in and who executed the foregoing joinder and consent to dedication and severally acknowledged the execution thereof to be their free act and deed for the use and purposes therein expressed.
In witness whereof, I have hereunto set my hand and seal on the above date.
My commission expires: February 20, 1976
NOTARY PUBLIC: Gerardo Pardo

ABSTRACTOR'S CERTIFICATE
I hereby certify that LAKWOOD ACRES, INC., is the apparent record owner of the lands hereby platted, that there are no delinquent taxes on such lands, that record title to all access roads is held by Hernando County, or the State of Florida.
Dated this 9 day of October, 1973.

GULF COAST TITLE CO., INC.
By: John Jeffrey Ross

SURVEYOR'S CERTIFICATE
I, RICHARD W. BOWRING, hereby certify that I prepared this plat and that it is a correct representation of the lands platted, that this plat complies with all of the provisions of Chapter 177, FLORIDA STATUTES, and with all of the plat requirements adopted by the Board of County Commissioners of Hernando County, Florida on the 28 day of FEB, 1972.

Richard W. Bowring
Registered Land Surveyor
Florida Certificate No. 2314

RESOLUTION
Whereas, this plat was, on the 11 day of Dec, 1973, submitted to the Board of County Commissioners of Hernando County, Florida, for approval for record and has been approved by said commission, now therefore be it resolved by the Board of County Commissioners of Hernando County, Florida, that said plat is hereby approved and shall be recorded in the Public Records of this County and that the Dedication of all Streets, Canals, Parks and other Public places shown thereon is hereby accepted by said Commission for Hernando County and the Public generally and shall be binding on all persons hereafter.

ATTEST: Harold William Brown Clerk

BOARD OF COUNTY COMMISSIONERS
OF HERNANDO COUNTY, FLORIDA
By: Charles L. Smith Chairman

CLERK'S CERTIFICATE
I, HAROLD WILLIAM BROWN, Clerk of the Circuit Court of Hernando County, Florida, hereby certify that I have examined this plat, that it complies in form with all of the provisions of Chapter 177, FLORIDA STATUTES, that it was filed for record on the 11 day of December, 1973, File No. 12345, and recorded in Plat Book 12, Pages 12, 14 & 25.

Harold William Brown
CLERK OF THE CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
This is to certify that on December 11, 1973 the Hernando County Planning and Zoning Commission approved the above plat or plan.

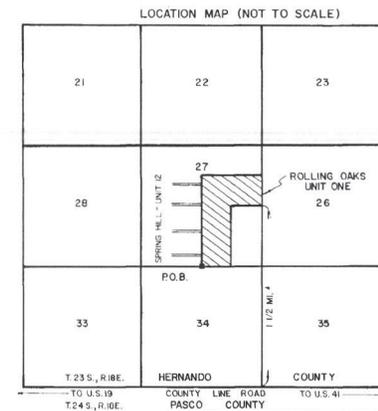
CHAIRMAN: Bill W. Hutchins

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY
Examined and Approved, Date: Dec 14, 1973

Robert Bruce Snow COUNTY ATTORNEY
Examined and Approved, Date: Dec 6, 1973
Don G. COUNTY ENGINEER

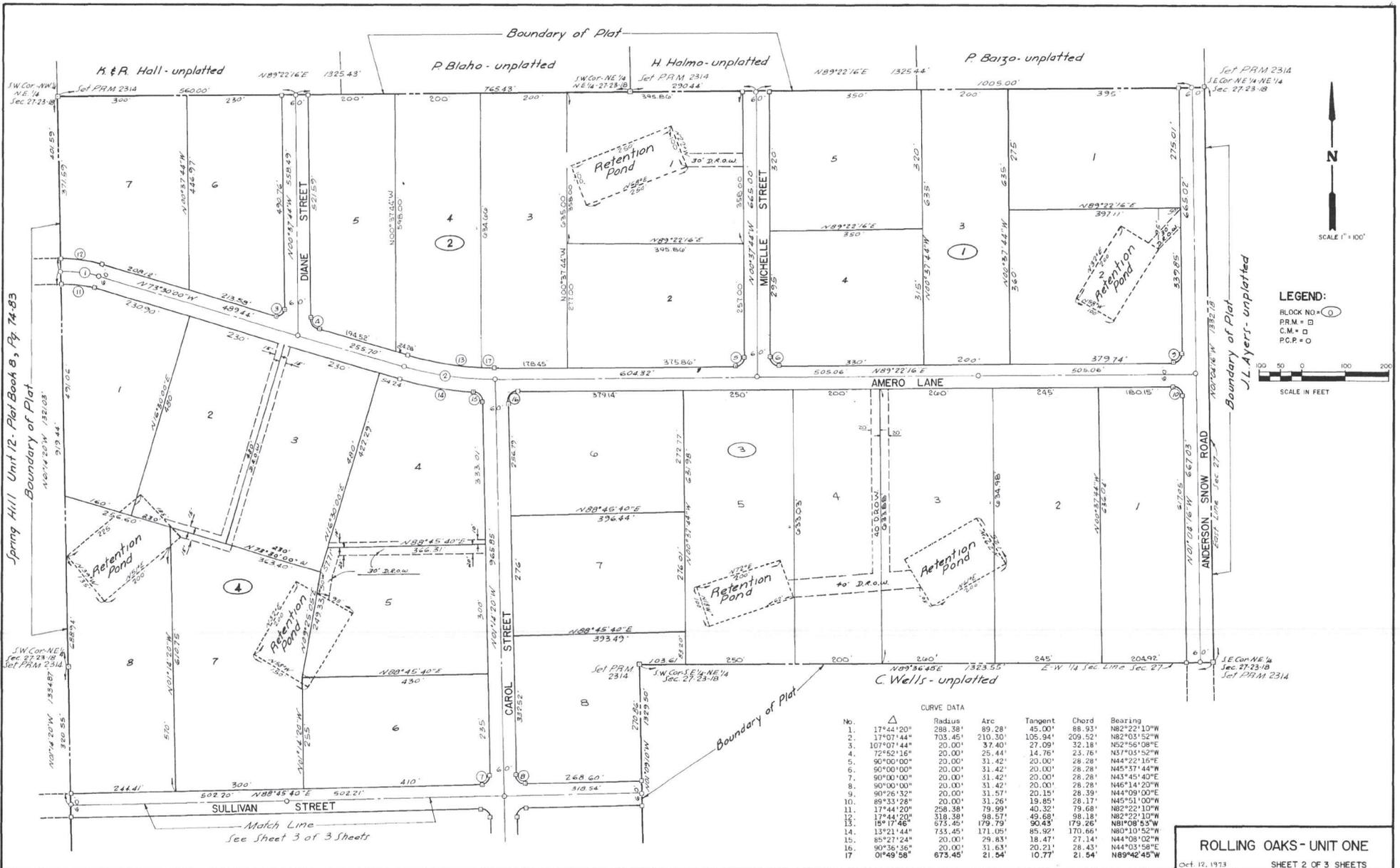
PREPARED BY:
Gulf Land Surveyors, Inc.
1714 Howell Avenue
Brooksville, Florida.
Date: October 12, 1973

NOTE - EASEMENTS: There exists a 5.0' easement for drainage and/or utilities along each street R/W line; A 7.5' easement on either side of each side lot line and a 7.5' easement on either side of each rear lot line for drainage and/or utilities.



ROLLING OAKS - UNIT ONE
SHEET 1 OF 3 SHEETS

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Spring Hill Unit 12 - Plat Book 8, Pg. 74-83



LEGEND:
 BLOCK NO. = ()
 P.R.M. = □
 C.M. = ◻
 P.C.P. = ○

CURVE DATA

No.	Δ	Radius	Arc	Tangent	Chord	Bearing
1.	17°44'20"	288.38'	89.28'	45.00'	88.93'	N82°22'10"W
2.	17°07'44"	703.45'	210.30'	105.94'	209.52'	N82°03'52"W
3.	107°07'44"	20.00'	37.40'	27.09'	32.18'	N52°56'08"E
4.	72°52'15"	20.00'	25.44'	14.76'	23.76'	N37°03'52"W
5.	90°00'00"	20.00'	31.42'	20.00'	28.28'	N44°22'16"E
6.	90°00'00"	20.00'	31.42'	20.00'	28.28'	N45°37'44"W
7.	90°00'00"	20.00'	31.42'	20.00'	28.28'	N43°45'40"E
8.	90°00'00"	20.00'	31.42'	20.00'	28.28'	N46°14'20"W
9.	90°26'32"	20.00'	31.57'	20.15'	28.39'	N44°09'00"E
10.	89°33'28"	20.00'	31.26'	19.85'	28.17'	N45°51'00"W
11.	17°44'20"	288.38'	79.99'	40.32'	79.68'	N82°22'10"W
12.	17°44'20"	318.38'	98.57'	49.68'	98.18'	N82°22'10"W
13.	15°17'46"	673.45'	179.79'	90.43'	179.26'	N81°08'53"W
14.	13°21'44"	735.45'	171.05'	85.92'	170.86'	N80°10'52"W
15.	85°27'24"	20.00'	29.83'	18.47'	27.14'	N44°08'02"W
16.	90°36'56"	20.00'	31.63'	20.21'	28.43'	N44°03'58"E
17.	01°49'58"	673.45'	21.54'	10.77'	21.54'	N89°42'45"W

ROLLING OAKS - UNIT ONE

Dec. 12, 1973 SHEET 2 OF 3 SHEETS
 THIS SHEET CONTAINS 28 LOTS
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