NOT AN OFFICIAL RECORD

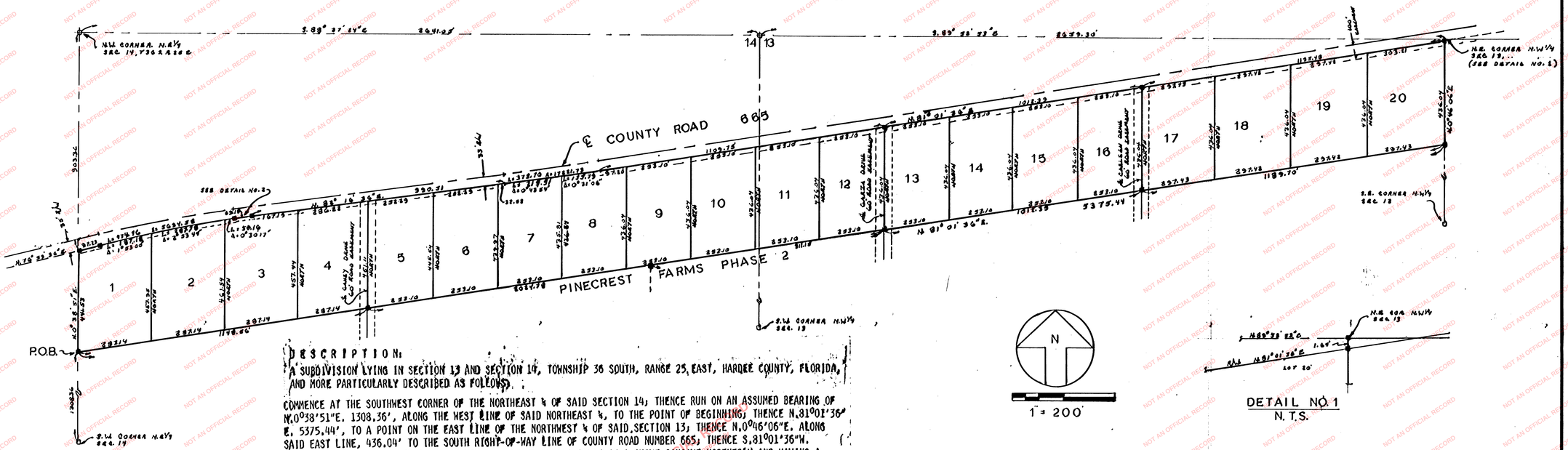
BARRY-N AND MM

PINECREST FARMS PHASE 1

A SUBDIVISION LYING IN SECTION 13 AND 14, TOWNSHIP 36 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA

PLAT BOOK 61
PAGE 3

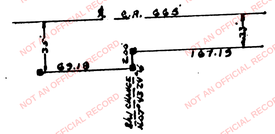
860188



N

1" = 200'

DETAIL NO. 1
N.T.S.



DETAIL NO. 2
N.T.S.

DESCRIPTION:

A SUBDIVISION LYING IN SECTION 13 AND SECTION 14, TOWNSHIP 36 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 14; THENCE RUN ON AN ASSUMED BEARING OF N.0°38'51"E. 1308.36', ALONG THE WEST LINE OF SAID NORTHEAST ¼, TO THE POINT OF BEGINNING; THENCE N.81°01'36" E. 5375.44', TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 13; THENCE N.0°46'06"E. ALONG SAID EAST LINE, 436.04' TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 665; THENCE S.81°01'36"W. 3317.62' ALONG SAID SOUTH RIGHT-OF-WAY TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 17221.73'; THENCE ALONG SAID CURVE AN ARC LENGHT OF 375.70' TO THE END OF SAID CURVE; THENCE S.82° 16'36"W. 990.51' TO A RIGHT-OF-WAY CHANGE; THENCE S.07°43'24"E. 2.00'; THENCE S.82°16'36"W. 69.18' TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 5694.58'; THENCE ALONG SAID CURVE AN ARC LENGTH OF 474.96', TO THE END OF SAID CURVE; THENCE S.76°59'36"W. 97.23' TO THE WEST LINE OF SAID NORTHWEST ¼ OF SECTION 14; THENCE LEAVING SAID RIGHT-OF-WAY, RUN S.0°38'51"W. ALONG SAID WEST LINE OF THE NORTHWEST ¼, 441.53', RETURNING TO THE POINT OF BEGINNING.

APPROVAL
STATE OF FLORIDA
COUNTY OF HARDEE

I, COLEMAN W. BEST, CLERK OF CIRCUIT COURT OF HARDEE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING THIS 9TH DAY January, 1986, A.D.

Coleman W. Best
CLERK OF CIRCUIT COURT

BUILDING AND ZONING DEPARTMENT
STATE OF FLORIDA
COUNTY OF HARDEE

860188

THIS PLAT APPROVED BY THE HARDEE COUNTY BUILDING AND ZONING DEPARTMENT THIS 9th DAY January, 1986, A.D.

BUILDING AND ZONING DEPARTMENT

CERTIFICATE
STATE OF FLORIDA
COUNTY OF HARDEE

THIS PLAT APPROVED 9TH DAY January, 1986, A.D. IN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA.

Coleman W. Best
ATTEST CLERK

CHAIRMAN

DRAINAGE NOTES
LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINANCE AND VEGETATION IN ROAD EASEMENT AND IN DRAINAGE SWALES AND FOR RETAINING THE DESIGN UNCHANGED, EXCEPT COUNTY ROAD 665 RIGHT-OF-WAY.

860188

NOTE
NO GOVERNMENTAL AGENCY, INCLUDING THE GOVERNMENT OF HARDEE COUNTY, FLORIDA, SHALL EVER BE RESPONSIBLE FOR THE MAINTAINANCE, UPKEEP OR IMPROVEMENT OF ANY PRIVATE DRIVES, ROADS, STREETS, EASEMENTS OR RIGHT OF WAYS PROVIDING INGRESS OR EGRESS TO THE PROPERTY COVERED HEREBY.

DEDICATION
STATE OF FLORIDA
COUNTY OF HARDEE

KNOW ALL MEN BY THESE PRESENTS THAT BOUNTIFUL LANDS, INC., A FLORIDA CORPORATION, AS DEVELOPER, AND SAMUEL L. RAWLS AND ARDEN R. RAWLS, HIS WIFE AS TRUSTEES UNDER THAT CERTAIN REVOCABLE TRUST AGREEMENT KNOWN AS THE "SAMUEL L. RAWLS REVOCABLE TRUST" DATED MARCH 30, 1972, AS OWNERS OF THE HEREON DESCRIBED LANDS, HAVE CAUSED THIS PLAT OF PINECREST FARMS-PHASE 1, TO BE SURVEYED, SUBDIVIDED AND PLATTED, AS SHOWN HEREON, AND ALL ROAD AND UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PERPETUAL USE OF THE PROPERTY OWNERS OF SAID SUBDIVISION FOR PROPER PURPOSES, SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC. THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA, WHICH SHALL HAVE NO OBLIGATION FOR MAINTAINANCE OF SAID EASEMENTS DOES HEREBY CONSENT AND JOIN IN THE DEDICATION HEREON. IN WITNESS WHEREOF THEY HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 9TH DAY OF January, 1986, A. D.

WITNESS
WITNESS
WITNESS
WITNESS

BOUNTIFUL LANDS, INC.
BY: JOHN P. FAZZINI, PRESIDENT

SAMUEL L. RAWLS, AS TRUSTEE AND INDIVIDUALLY

ARDEN R. RAWLS, AS TRUSTEE AND INDIVIDUALLY

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF HARDEE

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME, PERSONALLY APPEARED JOHN P. FAZZINI, AND SAMUEL L. RAWLS, AND ARDEN R. RAWLS, OWNERS, TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND THEN ACKNOWLEDGED THE EXECUTION THEREOF.
WITNESS MY HAND AND OFFICICAL SEAL THIS 9th DAY OF January, 1986, A.D.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-19-87

SURVEYOR'S CERTIFCATE
I HEREBY CERTIFY THIS IS A TRUE AND CORRECT REPRESENTATION OF A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND THAT PERMANENT REFERENCE MONUMENT HAVE BEEN SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 177.091, FLORIDA STATUTES, AND SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AND MEETS THE MINIMUM TECHNICAL STANDARDS AS ESTABLISHED BY THE FLORIDA BOARD OF LAND SURVEYORS.

Roy C. Johnson 1-07-86
ROY C. JOHNSON, FLORIDA REGISTERED
LAND SURVEYOR # 3381

NOTE: THERE IS A 15.0' WIDE UTILITY EASEMENT CENTERED ABOUT EACH SIDE OF LOT LINE, AND A 15.0' WIDE UTILITY EASEMENT AT THE REAR OR EACH LOT.

ROAD EASEMENTS SHOWN HEREON ARE FOR USE BY PINECREST FARMS PHASE 2 PROPERTY OWNERS

FILED AND RECORDED IN OFFICIAL RECORDS RECORD VERIFIED
JAN 9 19 86 3:20 PM
COLEMAN BEST, CLERK CIRCUIT CRT.
BY 1990 HARDEE COUNTY, FL