

BEACON WOODS PINEWOOD VILLAGE

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AND
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

State of Florida } S.S.

County of Pasco }
The undersigned owner of the lands shown on this plat to be known as BEACON WOODS - PINEWOOD VILLAGE and described as being in Pasco County, Florida,
as follows:

Commence at the Southwest Corner of the Northeast 1/4 of said Section 3; thence run along the west boundary line of the Northeast 1/4 of said Section 3,
North 131°25' East, 881.01 feet; thence Due East, 350.87 feet; thence North 88°17'11" East, 100.00 feet for a Point of Beginning; thence 181.19 feet along the arc of a
curve to the right, said curve having a radius of 923.25 feet and a chord of 141.05 feet; thence North 2°40'03" East, 186.95 feet; thence North 7°02'54" East, 335.91 feet;
thence 34.12 feet along the arc of a curve to the left, said curve having a radius of 2,392.19 feet and a chord of 313.90 feet which bears North 3°17'12" East; thence
North 0°28'51" West, 124.32 feet; thence 226.39 feet along the arc of a curve to the right, said curve having a radius of 635.00 feet and a chord of
225.19 feet which bears North 3°44'17" East; thence North 7°02'55" West, 100.00 feet; thence 186.95 feet along the arc of a curve to the right, said curve
having a radius of 923.25 feet and a chord of 141.05 feet; thence North 27°14'17" East; thence North 34°31'29" East, 171.83 feet; thence 306.58 feet
along the arc of a curve to the right, said curve having a radius of 473.62 feet and a chord of 300.31 feet which bears North 58°15'00" East; thence
feet along the arc of a curve to the left, said curve having a radius of 581.39 feet and a chord of 252.76 feet which bears North 26°15'36" East;
North 45°00'00" East, 152.47 feet; thence South 45°00'00" East, 100.00 feet; thence South 45°00'00" West, 111.43 feet; thence South 26°15'36" East,
306.58 feet; thence South 39°20'50" East, 125.73 feet; thence South 25°01'01" East, 215.19 feet; thence South 30°04'07" East, 241.50 feet; thence
South 68°18'58" West, 30.11 feet; thence South 49°03'27" West, 90.66 feet; thence 65.45 feet along the arc of a curve to the right, said curve having a radius
of 600.00 feet and a chord of 65.42 feet which bears South 3°16'31" West; thence 782.76 feet along the arc of a curve to the right, said curve having a
radius of 1300.00 feet and a chord of 742.29 feet which bears South 22°57'30" West; thence 172.54 feet along the arc of a curve to the left, said curve having a
radius of 250.00 feet and a chord of 169.16 feet which bears South 19°46'19" West; thence Due South, 175.76 feet; thence 331.95 feet along the arc of a
curve to the left, said curve having a radius of 400.00 feet and a chord of 322.51 feet which bears South 85°42'43" West; thence 79.61 feet along the
arc of a curve to the right, said curve having a radius of 50.00 feet and a chord of 71.47 feet which bears North 72°25'47" West; thence 47.66 feet
along the arc of a curve to the right, said curve having a radius of 166.96 feet and a chord of 47.30 feet which bears North 18°39'10" West; thence
North 10°28'51" West, 14.80 feet; thence 141.18 feet along the arc of a curve to the right to the Point of Beginning, said curve having a radius of 923.25
feet and a chord of 141.05 feet which bears North 6°05'40" West.

have caused said lands 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 reversionary interest thereof, should the same be renounced, 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 ingress
and egress over all rights of way and easements dedicated by this plat, also reserving the right to construct and maintain water and sewer lines within all
rights of way and easements dedicated by this plat; 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 3rd day of February, A.D. 1977

: OWNER:

BEACON CONSTRUCTION COMPANY, INC.

Jim. P. Laidlaw : President
Signed, Sealed and delivered in the presence of
Margaret M. Parvaneh : Witness for Both

State of Florida } S.S.

Notary Public in and for the State of Florida, I, FRANK A. HOSTICKA, respectively President
and Assistant Secretary of BEACON CONSTRUCTION COMPANY, INC., a Florida Corporation, do hereby certify that the persons described in the foregoing certificate
witness my hand and official seal of New Port Richey, Pasco County, Florida, the day and year of the said
My Commission Expires: June 6, 1979

SURVEYOR'S CERTIFICATE: I hereby certify on this 4th day of FEB, A.D. 1977 that this plat is a true and accurate 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.

APPROVED: by the Board of County Commissioners of Pasco County, Florida on this
2nd day of Feb, A.D. 1977 [Signature] Chairman

FILED AND RECORDED: in the Public Records of Pasco County, Florida on this
2nd day of Feb, A.D. 1977 in PLAT BOOK 14, PAGE 145-146-147

[Signature] Clerk of Circuit Court

CASSON ENGINEERING COMPANY

[Signature]
Walter A. Casson, Jr.
Florida Engineer's Reg'n. No. 6644
Florida Surveyor's Reg'n. No. 1233

SHEET 1 OF 3

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