

BRIARWOODS • PHASE 2

BEING A REPLAT OF A PORTION OF BRIARWOODS PHASE I PB. 19, PGS. 8-13
ALSO, BEING A PORTION OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 17 EAST
PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

State of Florida) S.S.
County of Pasco)

The undersigned owners of the land shown on this plat to be known as BRIARWOODS, PHASE II, a subdivision being a portion of a replat of BRIARWOODS, PHASE I, as recorded in Plat Book 19, pages 8 through 13, of the Public Records of Pasco County, Florida, and a portion of Section 6, Township 24 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the West 1/4 corner of said Section 6; thence N 88°05'04" E along the East-West centerline of said Section 6, for 1108.91 feet; thence N 0°03'57" E, for 152.35 feet, to the POINT OF BEGINNING; thence continue N 0°03'57" E, for 169.40 feet, to the intersection of the southerly boundary line of WEST ARGO HEIGHTS, as recorded in Plat Book 5, page 92, of the Public Records of Pasco County, Florida, also being on the southerly boundary line of the proposed Plat of BRIARWOODS - PHASE I; thence N 50°41'33" E, for 87.50 feet, to the point of curvature of a curve concave to the Southeast; thence northeasterly along the arc of said curve having a radius of 185.00 feet and a central angle of 39°22'24", for 127.13 feet, to a point of tangency; thence S 89°56'03" E, for 8.07 feet; thence N 85°11'47" E, for 75.19 feet; thence N 89°19'23" E, for 235.00 feet; thence S 0°40'37" E, for 88.34 feet; thence N 87°57'13" E, for 50.02 feet; thence N 0°40'37" W, for 87.15 feet; thence N 89°19'23" E, for 160.00 feet; thence S 78°38'05" E, for 76.69 feet; thence S 79°20'54" E, for 76.49 feet; thence N 89°19'23" E, for 350.37 feet, to a point on the northwesterly right-of-way line of U.S. 19 (S.R. 55); thence S 23°17'38" W along said line, for 44.62 feet; thence S 87°57'13" W, for 276.61 feet; thence S 23°17'33" W, for 1302.32 feet; thence S 89°08'30" W, for 406.13 feet, to the POINT OF BEGINNING, and contains 19.70 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 and 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 and 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.

SURVEYOR'S CERTIFICATE

I, Jack L. Boyd, of Post, Buckley, Schuh & Jernigan, Inc., having offices at 2780 U.S. Highway 19 North, Suite 165, Clearwater, Florida, the surveyor making this plat, hereby certify that it is a true and correct representation of a survey made under my responsible direction and supervision, that such survey is accurate to the best of my knowledge and belief, that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law, and that the survey data complies with all requirements of Chapter 177, Florida Statutes 177.091.

Signed on this 11th day of February, A.D., 1980.

Post, Buckley, Schuh & Jernigan, Inc.

Jack L. Boyd
Professional Land Surveyor #3000
State of Florida

OWNER:

THE BABCOCK COMPANY

C. T. Babcock, III
Regional Vice-President

Elizabeth B. Delaware
Division Assistant Secretary

Signed, Sealed and Delivered in the Presence of:

Timothy M. Smith
Witness for Both

Janet J. Madison
Witness for Both

ACKNOWLEDGMENT:

State of Florida)
County of Pasco) ss

I hereby certify that on this 26th day of August, A.D., 1980, before me personally appeared C. T. Babcock, III, Regional Vice-President, and Elizabeth B. Delaware, Division Assistant Secretary, respectively, of The Babcock Company, a Florida Corporation, to me known to be the persons described in and who executed the foregoing certificate and 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 Clearwater, Pinellas County, Florida, the day and year aforesaid.

My commission expires: 10/30/83

Janet J. Madison
Notary Public
State of Florida at Large

CERTIFICATE OF TITLE

State of Florida) S.S.
County of Pasco)

I, C. Ken Bishop, Esq., of Broward & Cassel, Attorneys at Law, hereby certify that the owners 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 1979 have been paid.

This the 26th day of August, 1980.

Broward & Cassel, Attorneys
By: C. Ken Bishop

COUNTY COMMISSION APPROVAL:

Approved by the Board of County Commissioners of Pasco County, Florida, this 3rd day of February, 1981.

Barry M. Doyle
Chairman

COUNTY CLERK APPROVAL

Filed and Recorded

In the Public Records of Pasco County, Florida, on this 4th day of February, A.D., 1981, in Plat Book 19, Page 15-1-1

Joe Pittman
Joe Pittman: Clerk of Circuit Court

P B
S J

POST, BUCKLEY, SCHUH, & JERNIGAN, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
2780 U.S. HWY. 19 N., CLEARWATER, FLA. 33515

SHEET 1 OF 3