

BARRINGTON WOODS PHASE 6

A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION:

THE UNDERSIGNED, OWNERS AND MORTGAGEES OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS, BARRINGTON WOODS PHASE 6, BEING A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 00°39'09" EAST, 370.85 FEET ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, ALSO BEING THE EAST BOUNDARY LINE OF WOODWARD VILLAGE UNIT 3, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 22, PAGES 13, 14 AND 15 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 89°20'17" WEST, 96.40 FEET ALONG THE EAST EXTENSION OF THE NORTHERLY BOUNDARY LINE OF SAID WOODWARD VILLAGE UNIT 3; THENCE NORTH 00°28'09" EAST, 1798.49 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF LITTLE ROAD EXTENSION ALSO BEING THE EAST BOUNDARY LINE OF BARRINGTON WOODS PHASE 5 AS SHOWN ON PLAT RECORDED IN PLAT BOOK 28, PAGES 139, 139 AND 140 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND ITS NORTHERLY EXTENSION; THENCE NORTH 89°42'55" WEST, 648.30 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF HUDSON AVENUE AS SHOWN ON PLAT OF HUDSON AVENUE PHASE 1, RECORDED IN PLAT BOOK 28, PAGES 129 THROUGH 131 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA TO THE POINT OF BEGINNING; THE FOLLOWING 4 COURSES ARE ALONG THE WEST BOUNDARY LINE OF BARRINGTON WOODS PHASE 4 AS SHOWN ON PLAT RECORDED IN PLAT BOOK 30, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE SOUTH 00°17'06" WEST, 174.48 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY LINE 243.97 FEET ALONG THE ARC OF A 466.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, SUBTENDED BY A CHORD DISTANCE OF 240.60 FEET WHICH BEARS SOUTH 15°16'42.6" WEST; THENCE SOUTH 30°16'20" WEST, 160.62 FEET; THENCE 97.21 FEET ALONG THE ARC OF A 165.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, SUBTENDED BY A CHORD DISTANCE OF 95.81 FEET WHICH BEARS SOUTH 13°23'39.5" WEST; THENCE LEAVING SAID WEST BOUNDARY LINE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LATHAN DRIVE AS SHOWN ON PLAT OF BARRINGTON WOODS PHASE 1, RECORDED IN PLAT BOOK 27, PAGES 74, 75 AND 76 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, 19.28 FEET ALONG THE ARC OF A 326.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, SUBTENDED BY A CHORD DISTANCE OF 19.28 FEET WHICH BEARS SOUTH 82°08'24.5" WEST; THENCE SOUTH 80°26'27" WEST, 251.27 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THE FOLLOWING 6 COURSES ARE ALONG THE EAST BOUNDARY LINE OF SAID BARRINGTON WOODS PHASE 1; THENCE 284.37 FEET ALONG THE ARC OF A 435.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, SUBTENDED BY A CHORD DISTANCE OF 279.33 FEET WHICH BEARS NORTH 1°39'40" EAST; THENCE NORTH 80°16'30" EAST, 16.36 FEET; THENCE SOUTH 80°02'05" WEST, 138.18 FEET; THENCE NORTH 23°50'56" WEST, 139.59 FEET; THENCE 27.41 FEET ALONG THE ARC OF A 1197.39 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, SUBTENDED BY A CHORD DISTANCE OF 27.41 FEET WHICH BEARS NORTH 66°49'27" EAST; THENCE NORTH 22°32'12" WEST, 175.00 FEET; THENCE LEAVING SAID EAST BOUNDARY LINE, 648.63 FEET ALONG THE ARC OF A 1372.39 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, SUBTENDED BY A CHORD DISTANCE OF 643.02 FEET WHICH BEARS NORTH 76°56'27" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HUDSON AVENUE; THENCE SOUTH 89°42'55" EAST, 73.46 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING. CONTAINING 6.450 ACRES MORE OR LESS.

DEDICATION CERTIFICATE:

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHT-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 SO 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, PUMP STATIONS, BUILDING, 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 PASCO COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR 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 THEMSELVES, THEIR 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.

THIS THE 11th DAY OF OCTOBER, A.D. 1994.

OWNER: NUGENT LAND AND DEVELOPMENT CO., INC.

John L. Nugent
JOHN L. NUGENT
PRESIDENT

John L. Nugent Jr.
JOHN L. NUGENT JR.
SECRETARY

David Smith
DAVID SMITH
WITNESS FOR BOTH

Diane L. King
DIANE L. KING
WITNESS FOR BOTH

ACKNOWLEDGEMENT OF OWNER:

THE FOREGOING OWNER INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS OCTOBER 11th 1994 BY JOHN L. NUGENT AND JOHN L. NUGENT, PRESIDENT AND SECRETARY, RESPECTIVELY OF NUGENT LAND AND DEVELOPMENT CO. INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, ARE PERSONALLY KNOWN TO ME AS IDENTIFICATION WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR USES AND PURPOSES THEREIN EXPRESS AND DID (DID NOT) TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, FLORIDA, THE DAY AND YEAR AFORESAID.

MORTGAGEE CONSENT TO DEDICATION: LAKE STATE BANK

Susan A. Cason
SUSAN A. CASON

Marti J. Warren
MARTI J. WARREN

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Beverly A. Ware
WITNESS FOR BOTH

James C. Gier
WITNESS FOR BOTH

ACKNOWLEDGMENT OF MORTGAGEE:

THE FOREGOING MORTGAGEE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS OCTOBER 11th, 1994 BY SUSAN A. CASON AND MARTI J. WARREN VICE PRESIDENT AND SENIOR VICE PRESIDENT AND SENIOR VICE PRESIDENT RESPECTIVELY OF LAKE STATE BANK, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, ARE PERSONALLY KNOWN TO ME AS IDENTIFICATION WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION CERTIFICATE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESS AND DID (DID NOT) TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, FLORIDA, THE DAY AND YEAR AFORESAID.

CERTIFICATE OF TITLE: STATE OF FLORIDA } S.S.:
COUNTY OF PASCO }

I SALLY MORRIS NOYES OF EXECUTIVE TITLE SERVICES OF FLORIDA, INC., DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS 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 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 1993 HAVE BEEN PAID.

THIS THE 11th DAY OF OCTOBER, 1994

EXECUTIVE TITLE SERVICES OF FLORIDA, INC. BY: Sally Morris - Noyes
SALLY MORRIS - NOYES

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 16 DAY NOV. 94 A.D. IN PLAT 32, PAGES 28-30

John L. Nugent
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON 11-9-94 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COMMISSIONERS OF PASCO COUNTY, FLORIDA.

John L. Nugent
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE:

I KENNETH A. LANDSEADEL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON 10/17/94 THE AFORESAIDED PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT MONUMENTS (P.M.'S) AND P.C.P.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

Kenneth A. Landseadel
KENNETH A. LANDSEADEL P.L.S. NO. 4248

CORNERSTONE SURVEYING AND LAND PLANNING CO. INC.
8153 KRISTEL CIRCLE
PORT RICHEY, FLA., 34866

PREPARED BY CORNERSTONE SURVEYING AND LAND PLANNING INC.

SHEET 1 OF 3 SHEETS