

THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB, PHASE 4

PLAT BOOK 29 PAGE 113

A PORTION OF THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 24 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA } SS:
COUNTY OF PASCO }

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB, PHASE 4, A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 163, THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB, PHASE 3, AS RECORDED IN PLAT BOOK 28, PAGES 77 THROUGH 82, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PHASE 3, THE FOLLOWING 15 COURSES: (1) S. 00°24'44" W., A DISTANCE OF 130.00 FEET; (2) S. 00°24'44" W., A DISTANCE OF 50.00 FEET; (3) S. 00°24'44" W., A DISTANCE OF 127.68 FEET; (4) N. 89°35'16" W., A DISTANCE OF 21.96 FEET; (5) S. 00°24'44" W., A DISTANCE OF 162.34 FEET; (6) S. 23°32'54" E., A DISTANCE OF 54.72 FEET; (7) S. 00°24'44" W., A DISTANCE OF 110.00 FEET; (8) N. 89°35'16" W., A DISTANCE OF 22.22 FEET; (9) S. 00°24'44" W., A DISTANCE OF 59.45 FEET; (10) 228.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 365.00 FEET, A DELTA OF 35°54'08", A CHORD BEARING AND DISTANCE OF S. 18°21'48" W., 224.99 FEET); (11) S. 52°56'08" W., A DISTANCE OF 76.54 FEET; (12) N. 70°57'40" W., A DISTANCE OF 10.99 FEET; (13) S. 19°02'20" W., A DISTANCE OF 110.00 FEET; (14) S. 01°43'36" W., A DISTANCE OF 52.37 FEET; (15) S. 19°02'20" W., A DISTANCE OF 110.00 FEET TO THE SOUTHWEST CORNER OF LOT 174 OF SAID PHASE 3; THENCE DEPARTING SAID WESTERLY BOUNDARY OF SAID PHASE 3 THE FOLLOWING 15 COURSES: (1) N. 70°57'40" W., A DISTANCE OF 160.97 FEET; (2) N. 58°35'20" W., A DISTANCE OF 89.44 FEET; (3) S. 20°39'20" W., A DISTANCE OF 132.00 FEET; (4) S. 03°28'15" E., A DISTANCE OF 307.00 FEET; (5) S. 69°53'04" W., A DISTANCE OF 173.45 FEET; (6) N. 78°49'44" W., A DISTANCE OF 217.83 FEET; (7) N. 11°01'16" E., A DISTANCE OF 110.00 FEET; (8) N. 08°41'40" E., A DISTANCE OF 50.05 FEET; (9) N. 11°01'16" E., A DISTANCE OF 162.39 FEET; (10) 187.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1135.00 FEET, A DELTA OF 09°29'04", A CHORD BEARING AND DISTANCE OF N. 15°54'48" E., 187.67 FEET); (11) N. 20°39'20" E., A DISTANCE OF 225.48 FEET; (12) 305.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 865.00 FEET, A DELTA OF 20°14'36", A CHORD BEARING AND DISTANCE OF N. 10°32'02" E., 304.03 FEET); (13) N. 00°24'44" E., A DISTANCE OF 58.91 FEET; (14) N. 05°42'38" W., A DISTANCE OF 50.63 FEET; (15) N. 00°24'44" E., A DISTANCE OF 468.45 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SAID SOUTH 1/2 OF SAID SECTION 26; THENCE S. 89°35'16" E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 617.04 FEET TO THE POINT OF BEGINNING, CONTAINING 18.97 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 LANDS UPON WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER OR 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, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS, OR UTILITIES 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.

THIS THE 6 DAY OF December, A.D., 1991.

OWNER
SAM RODGERS ENTERPRISES, INC.

Sam R. Rodgers
PRESIDENT - SAM R. RODGERS

Kathy S. Dixon
WITNESS - Kathy S. Dixon

Sandra K. Starns
WITNESS - Sandra K. Starns

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS:
COUNTY OF POLK }

I HEREBY CERTIFY ON THIS 5th DAY OF December

1991, BEFORE ME PERSONALLY APPEARED Sam R. Rodgers

PRESIDENT OF SAM RODGERS ENTERPRISES, INC., A FLORIDA

CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO

EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND

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 POLK COUNTY, FLORIDA, THE

DAY AND YEAR AFORESAID.

Kathy S. Dixon 7/28/95
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
Kathy S. Dixon

MORTGAGEE: CONSENT TO DEDICATION

PEOPLES BANK OF LAKE LAND

Sara Carson
SARA CARSON, SENIOR VICE PRESIDENT AND CASHIER

Debra M. Cornelius Margaret B. Heather
WITNESS - DEBRA M. CORNELIUS WITNESS - MARGARET B. HEATHER

ACKNOWLEDGEMENT OF MORTGAGEE

STATE OF FLORIDA } SS:
COUNTY OF POLK }

I HEREBY CERTIFY ON THIS 5 DAY OF December

1991, BEFORE ME, AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGEMENTS

IN THE STATE AND COUNTY AFORESAID, PERSONALLY

APPEARED Sara Carson

SENIOR VICE PRESIDENT AND CASHIER OF PEOPLES BANK OF LAKE LAND, A

FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON 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 USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT POLK COUNTY, FLORIDA, THE

DAY AND YEAR AFORESAID.

Margaret B. Heather
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
MARGARET B. HEATHER 6-23-95

MORTGAGEE: CONSENT TO DEDICATION

700 ISLAND WAY MANAGEMENT CO., INC.

John A. O'Donnell
JOHN A. O'DONNELL - President

Paul Richards
WITNESS - PAUL RICHARDS

Linda Furr
WITNESS - LINDA FURR

ACKNOWLEDGEMENT OF MORTGAGEE

STATE OF FLORIDA } SS:
COUNTY OF ORANGE }

I HEREBY CERTIFY ON THIS 27th DAY OF January, 1992.

BEFORE ME, AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE

STATE AND COUNTY AFORESAID, PERSONALLY

APPEARED John A. O'Donnell, President

OF 700 ISLAND WAY MANAGEMENT CO., INC., A FLORIDA

CORPORATION, TO ME KNOWN TO BE THE PERSON 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 USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT HILLSBOROUGH COUNTY,

FLORIDA, THE DAY AND YEAR AFORESAID.

Willow Santangelo
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
Willow Santangelo 8-30-93

CERTIFICATE OF TITLE

STATE OF FLORIDA } SS:
COUNTY OF PASCO }

I, SHARON L. KASELITZ, OF TITLE INSURANCE COMPANY OF MINNESOTA, DO

HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND

SHOWN ON THIS PLAT IS IN 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

1992 HAVE BEEN PAID.

THIS THE 15th DAY OF JANUARY, 1992.

TITLE INSURANCE COMPANY OF MINNESOTA

BY: Sharon L. Kaselitz
SHARON L. KASELITZ

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE

PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 29th DAY OF

January, 1992 AD IN PLAT BOOK 29 PAGES 113

THROUGH 114

John A. O'Donnell
CLERK OF CIRCUIT COURT By: J. A. O'Donnell, Jr.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON Jan. 28, 1992 THE FOREGOING

PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF

PASCO COUNTY, FLORIDA.

Mike L. Williams
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS

SURVEYORS' CERTIFICATE

I, MAURICE W. BEALL, THE UNDERSIGNED REGISTERED LAND SURVEYOR,

HEREBY CERTIFY THAT ON OCT. 3rd, 1991 THE AFORESAID

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 REFERENCE

MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS

CERTIFICATE AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL

BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THIS PLAT

COMPLIES WITH ALL PLATTING REQUIREMENTS OF CHAPTER 177, OF THE

FLORIDA STATUTES AND AMENDMENTS THEREOF.

BEALL & COMPANY LAND SURVEYING

Maurice W. Beall

MAURICE W. BEALL

FLORIDA REGISTERED LAND SURVEYOR

NUMBER 4281

BEALL & CO. LAND SURVEYING
316 PENINSULA AVENUE
P.O. BOX 177
SAN ANTONIO, FLORIDA 33576
(800) 368-6127