

# BEACON WOODS EAST VILLAGES 16 and 17

A PART OF SECTIONS 26, 27 & 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

## DESCRIPTION AND DEDICATION:

STATE OF FLORIDA  
COUNTY OF PASCO } SS:

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS BEACON WOODS EAST - VILLAGES 16 AND 17, A SUBDIVISION OF THAT PART OF THE SOUTHWESTERLY 1/4 OF SECTION 26, 27 AND 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTIONS 26, 27, AND 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 27, SAID SOUTHEAST CORNER LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HUDSON AVENUE, PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGES 125 THROUGH 127, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S.89°42'55"E, ALONG THE SOUTH BOUNDARY OF THE SOUTHWESTERLY 1/4 OF SAID SECTION 26, 166.65 FEET TO A POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HUDSON AVENUE AND THE POINT OF BEGINNING; THENCE N.43°39'12"W, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 1324.81 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N.00°52'56"E, 374.58 FEET; THENCE S.89°17'53"E, 260.33 FEET; THENCE ALONG A LINE 200.00 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 27, S.00°38'25"W, 130.68 FEET; THENCE N.89°31'25"W, 163.30 FEET; THENCE S.22°34'14"E, 423.35 FEET; THENCE N.89°50'39"E, 300.76 FEET; THENCE S.89°17'53"E, 260.33 FEET; THENCE N.43°39'12"W, 244.12 FEET; THENCE N.89°10'54"E, 128.09 FEET; THENCE N.72°10'14"E, 329.84 FEET; THENCE N.30°50'16"E, 151.29 FEET; THENCE N.62°18'06"E, 128.49 FEET; THENCE S.83°40'33"E, 141.63 FEET; THENCE S.06°19'27"W, 110.00 FEET; THENCE S.35°23'55"W, 406.22 FEET; THENCE S.83°39'22"W, 337.69 FEET; THENCE S.53°24'48"W, 550.94 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HUDSON AVENUE; THENCE N.43°39'12"W, ALONG SAID RIGHT-OF-WAY LINE, 150.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 24.433 ACRES, MORE OR LESS.

HAVING CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, SCHICKEDANZ BROS. - PINELLAS LTD., A FLORIDA LIMITED PARTNERSHIP, AS OWNER OF THE LANDS DESCRIBED ABOVE DOES 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 DOES 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 HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND 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 DOES HEREBY RESERVE UNTO 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 DOES HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, 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 21<sup>ST</sup> DAY OF JULY, 1995.

OWNER: SCHICKEDANZ BROS. - PINELLAS LTD., A FLORIDA LIMITED PARTNERSHIP  
BY: SCHICKEDANZ WEST ENTERPRISES, INC., A FLORIDA CORPORATION, GENERAL MANAGING PARTNER

*Guenter R. Flaig*  
GUENTER R. FLAIG, PRESIDENT

MORTGAGEE: CONSENT TO DEDICATION:  
NATIONSBANK OF FLORIDA, N.A.

*Dean W. Kuna*  
DEAN W. KUNA, VICE PRESIDENT

ACKNOWLEDGEMENT:  
STATE OF FLORIDA  
COUNTY OF PINELLAS } SS:

I HEREBY CERTIFY ON THIS 21<sup>ST</sup> DAY OF JULY, 1995, BEFORE ME APPEARED GUENTER R. FLAIG, PRESIDENT OF SCHICKEDANZ WEST ENTERPRISES, INC., A FLORIDA CORPORATION, GENERAL MANAGING PARTNER OF SCHICKEDANZ BROS. - PINELLAS LTD., A FLORIDA LIMITED PARTNERSHIP, PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT CLEARWATER, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: Nov. 3, 1998  
COMMISSION NUMBER: CC416750

## ACKNOWLEDGEMENT OF MORTGAGE:

STATE OF FLORIDA  
COUNTY OF PINELLAS } SS:

I HEREBY CERTIFY ON THIS 21<sup>ST</sup> DAY OF JULY, 1995, BEFORE ME AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED GUENTER R. FLAIG, PRESIDENT OF NATIONSBANK OF FLORIDA, N.A. 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 HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT CLEARWATER, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: Nov. 3, 1998  
COMMISSION NUMBER: CC416750

## CERTIFICATE OF TITLE:

STATE OF FLORIDA  
COUNTY OF PINELLAS } SS:

I, EMIL G. PRATESI, VICE PRESIDENT OF RICHARDS, GILKEY, FITE, SLAUGHTER, PRATESI & WARD, P.A., 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 THIS DEDICATION. I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THAT LAND. ADDITIONALLY, I CERTIFY THAT THERE ARE NO LIENS OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT THE TAXES FOR THE YEAR 1994, HAVE BEEN PAID.

THIS 14 DAY OF July, A.D., 1995.

RICHARDS, GILKEY, FITE, SLAUGHTER, PRATESI & WARD, P.A.

*Emil G. Pratesi*  
EMIL G. PRATESI, VICE PRESIDENT

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED. THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AND THAT P.R.M.'S (PERMANENT REFERENCE MONUMENTS) AS SHOWN HEREON HAVE BEEN SET, AND THAT P.C.P.'S (PERMANENT CONTROL POINTS) AS SHOWN HEREON WILL BE SET WITHIN THE TIME ALLOTTED IN 177.091 (8).

S. "SANDY" LLOVERAS  
FLA. REGISTERED LAND SURVEYOR NO. 1762

## CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 11 DAY OF September, 1995 AD IN PLAT BOOK 32 PAGES 117, 118, 119, AND 120, 121

*John D. Hester*  
CLERK OF THE CIRCUIT COURT

## BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON September 16, 1995, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

## NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE:  
THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON FIELD TIES TO MONUMENT SSN 0027 AND MONUMENT SSN 0028. THE STATE PLANE COORDINATE USED FOR SSN 0027 IS 444831.968 N, 136053.656 E. THE STATE PLANE COORDINATE USED FOR SSN 0028 IS 448914.868 N, 136036.986 E. THE SYSTEM OF BEARINGS USED HEREON IS ROTATED 00°17'45" CLOCKWISE FROM THE STATE PLANE SYSTEM. ALL STATE PLANE COORDINATES ARE NAD 83 SYSTEM AND ARE GIVEN IN METERS.

