

11/32

BEACON WOODS VILLAGE TWO

BEING A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF SECTION 3, TOWNSHIP 25S, RANGE 16E, PASCO COUNTY, FLORIDA.

State Of Florida } ss.

County Of Pasco } ss.

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

Commence at the Southeast corner of Section 3, Township 25S, Range 16E, Pasco County, Florida; thence run along the East line of the Southeast 1/4 of said Section 3, N1°26'20"E, 1,228.01 ft.; thence due West 63.94 ft. for a Point of Beginning; thence 8.67°30'00"E, 76ft.; thence 192.52 ft. along the arc of a curve to the right, said curve having a radius of 60ft and a chord of 60ft, which bears S07°30'00"W; thence 163.78 ft. along the arc of a curve to the right, said curve having a radius of 60ft and a chord of 72.66 ft. which bears N01°20'37"W; thence N22°30'00"E, 23.03 ft.; thence N22°30'00"E, 160 ft.; thence N22°30'00"E, 10.26 ft.; thence 8.67°30'00"E, 76ft.; thence N1°27'30'00"E, 80.755 ft.; thence N07°30'00"E, 26 ft.; thence N22°30'00"E, 13.25 ft.; thence N07°30'00"E, 12.82 ft.; thence N22°30'00"E, 100 ft.; thence N07°30'00"E, 132.34 ft.; thence 8.67°30'00"E, 76ft.; thence 83.88 ft. along the arc of a curve to the right, said curve having a radius of 60ft and a chord of 82.15 ft. which bears S07°30'00"E, 132.34 ft.; thence 8.67°30'00"E, 76ft.; thence 83.88 ft. along the arc of a curve to the left, said curve having a radius of 20ft and a chord of 20.12 ft. which bears N05°35'12"E; thence 31.02 ft. along the arc of a curve to the left, said curve having a radius of 20ft and a chord of 22.28 ft. which bears N05°30'00"W; thence 83.88 ft. along the arc of a curve to the left, said curve having a radius of 24.28 ft. and a chord of 61.03 ft. which bears S13°15'00"W; thence 81°20'00"E, 42.41 ft.; thence 72.72 ft. along the arc of a curve to the right, said curve having a radius of 42.68 ft. and a chord of 72.03 ft. which bears S17°15'00"E; thence 41.83 ft. along the arc of a curve to the left, said curve having a radius of 22.10 ft. and a chord of 41.70 ft. which bears S07°30'00"E, 70.25 ft.; thence 32.85 ft.; thence N07°30'00"E, 18 ft.; thence 8.67°30'00"E, 100.67 ft. to the Point of Beginning.

have caused said land to be divided and subdivided as shown herein 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 herein, reserving however, the reversion or reversions 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 express and ingress over all rights of way and easements dedicated by this plot; also reserving the right to construct and maintain water and sewer lines within all rights of way and easements dedicated by this plot; 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 22 day of May AD 1972

OWNER:

BEACON CONSTRUCTION COMPANY, INC.

J. M. Lawless

President

Signed, sealed and delivered in the presence of

Margaret M. Garvera

:Witness

Lucy M. Prince

:Assistant Secretary

Paul J. Rice

:Witness

State Of Florida } ss.

County Of Pasco } ss.

I hereby certify on this 22 day of May AD 1972, before me personally appeared J. M. Lawless and LUCY M. PRINCE, respectively, President and Assistant Secretary of BEACON CONSTRUCTION COMPANY, INC., a Florida Corporation, to me known to be the persons described in and who executed the foregoing certificate and declaration 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 of New Port Richey, Pasco County, Florida, the day and year aforesaid.

Margaret M. Garvera
Notary Public, State of Florida, #1076

My Commission Expires April 6, 1975



SURVEYOR'S CERTIFICATE: I hereby certify on this 22 day of May AD 1972, that this plot 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

CASSON ENGINEERING COMPANY

Walter A. Casson, Jr.
FID Engineers Regn No. 6414
FID Surveyors Regn No. 1233



APPROVED: by the Board Of County Commissioners Of Pasco County, Florida, on this 23 RD day of MAY AD 1972

G. Price Chairman

Vice

FILED AND RECORDED: in the Public Records Of Pasco County, Florida, on this 24 day of MAY AD 1972, in PLATEBOOK 11 PAGE 33, 133

Stanley C. Bourne Clerk of Circuit Court

By: Murray, Ann Hayes, D.C.

NOTES:

— Indicates Permanent Reference Monument.
Bearings shown on this plot are based on an assumed bearing of N1°26'20"E, for the East line of SE 1/4 of Sec 3, Run 76S, Proj 16E.
Easements shown thus — are for the construction and maintenance of common building and/or common path walls only, and are for the exclusive use of the owners of the property adjacent to said easements. Side lot easements are 0.67 ft. each side of lot line. Rear lot easements are 10 ft. each side of lot line.