

# MILLWOOD VILLAGE

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 34 AND THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

## LEGAL DESCRIPTION AND DEDICATION STATE OF FLORIDA COUNTY OF PASCO

The undersigned, owner of the land shown on this plat to be known as MILLWOOD VILLAGE, being a portion of the Northwest 1/4 of Section 34 and the Northwest 1/4 of Section 35, both in Township 24 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

From the POINT OF BEGINNING, being the northeasterly corner of Lot 548, RAVENSWOOD VILLAGE UNIT 1, as recorded in Plat Book 18, Pages 57-57, Public Records of Pasco County, Florida, said point also being located on a curve from which a radial line bears N 74° 49' 38" W to the center of said curve; thence along the northerly boundary of said Ravenswood Village Unit 1 by the following three (3) courses: (1) along the arc of said curve, concave to the North having for its elements a radius of 2,000.00 feet, a central angle of 0° 40' 31", an arc of 131.76 feet, a chord bearing S 84° 10' 11" W, and a chord distance of 131.76 feet; (2) thence S 14° 45' 49" W, for 110.33 feet; (3) thence S 45° 19' 22" W, for 473.38 feet; thence departing said northerly boundary W 44° 49' 38" W, for 522.27 feet to a point on a non-tangent curve from which a radial line bears N 77° 16' 45" W to the center of said curve; thence along the arc of said curve concave to the West, having for its elements a radius of 300.00 feet, a central angle of 08° 29' 27", an arc of 42.85 feet, a chord bearing of N 68° 32' 02" E, and a chord distance of 43.11 feet; thence N 04° 20' 51" E, for 31.07 feet to a point on a non-tangent curve from which a radial line bears N 12° 19' 08" E to the center of said curve; thence along the arc of said curve concave to the North having for its elements a radius of 375.00 feet, a central angle of 0° 16' 49", an arc of 0.53 feet, a chord bearing of N 77° 41' 28" W, and a chord distance of 0.53 feet to a point of reverse curve; thence along the arc of said curve concave to the Southeast having for its elements a radius of 25.00 feet, a central angle of 16° 47' 48", an arc of 4.00 feet, a chord bearing of S 63° 10' 32" W, and a chord distance of 31.03 feet to a point of reverse curve; thence along the arc of said curve concave to the Northwest having for its elements a radius of 400.00 feet, a central angle of 16° 41' 17", an arc of 137.44 feet, a chord bearing of S 35° 28' 46" W, and a chord distance of 138.77 feet; thence S 45° 19' 22" W for 235.02 feet to a point on the northerly right-of-way line of Fifty Road (an 80 foot right-of-way); thence N 44° 49' 38" W along said northerly right-of-way line for 70.00 feet; thence N 45° 19' 22" E for 238.03 feet to a point of curve; thence along the arc of said curve concave to the Northwest having for its elements a radius of 300.00 feet, a central angle of 40° 18' 31", an arc of 235.00 feet, a chord bearing of N 34° 00' 08" E, and a chord distance of 231.00 feet; thence N 64° 20' 51" E, for 11.62 feet to a point of curve; thence along the arc of said curve to the Northeast having for its elements a radius of 721.29 feet, a central angle of 10° 13' 34", an arc of 124.74 feet, a chord bearing of N 08° 27' 38" E, and a chord distance of 128.56 feet; thence N 75° 22' 33" W, for 30.00 feet; thence N 10° 02' 51" E, for 40.00 feet; thence S 12° 22' 32" E, for 30.00 feet to a point on a non-tangent curve from which a radial line bears S 78° 22' 32" E to the center of said curve; thence along the arc of said curve concave to the Northeast having for its elements a radius of 721.29 feet, a central angle of 10° 13' 34", an arc of 124.74 feet, a chord bearing of N 10° 02' 51" E, and a chord distance of 34.59 feet; thence N 08° 27' 38" E, for 70.00 feet to a point on a non-tangent curve from which a radial line bears S 69° 35' 49" E to the center of said curve; thence along the arc of said curve concave to the Northeast having for its elements a radius of 681.39 feet, a central angle of 25° 50' 33", an arc of 294.89 feet, a chord bearing of N 35° 28' 46" W, and a chord distance of 292.23 feet; thence N 45° 20' 49" E, for 657.50 feet; thence S 43° 39' 12" E, for 167.47 feet to a point of curve; thence along the arc of a curve concave to the North having for its elements a radius of 1,492.39 feet, a central angle of 0° 22' 32", an arc of 1,447.47 feet, a chord bearing of S 70° 28' 48" W, and a chord distance of 1,479.43 feet; thence departing said curve on a non-radial line S 07° 40' 38" E, for 544.71 feet to the northeasterly corner of Clayton Boulevard as recorded in Plat Book 23, Pages 52 and 53, Public Records of Pasco County, Florida; thence along the northerly boundary of said Clayton Boulevard S 82° 19' 22" W, for 80.00 feet to the easterly boundary of Ravenswood Village Unit 2B as recorded in Plat Book 21, Pages 134 and 144, Public Records of Pasco County, Florida; thence along the easterly and northerly boundary of said Ravenswood Village Unit 2B by the following three (3) courses: (1) thence N 07° 40' 38" W, for 110.00 feet; (2) thence S 82° 19' 22" W, for 490.00 feet; (3) thence N 07° 40' 38" W, for 183.89 feet; (4) thence N 19° 49' 38" W, for 355.65 feet; (5) thence N 52° 24' 37" W, for 46.39 feet to a point on a non-tangent curve from which a radial line bears N 28° 48' 47" W to the center of said curve; (6) thence along said northerly boundary on the arc of said curve concave to the Northwest, having for its elements a radius of 1,000.00 feet, a central angle of 11° 00' 47", an arc of 736.94 feet, a chord bearing of S 71° 43' 34" W, and a chord distance of 732.77 feet to the POINT OF BEGINNING.

Containing 62.86 acres, more or less.

Have caused said land to be divided and subdivided as shown herein; 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 herein; 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 said 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 utilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities and appurtenances is assumed by the County; and further do hereby reserve unto itself, its heirs, successors, assigns and legal representatives, including, but not limited to, the private utility furnishing water and sewer services and appurtenant facilities, the right to use any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily or involuntarily severed, voided or invalidated.

This 16<sup>th</sup> day of October, 1987.

### OWNER:

BEACON HOMES INC.,  
A Florida Corporation  
as General Partner  
BEACON HOMES OF FLORIDA, LTD.  
A Florida Limited Partnership

*Robison G. Lapp*  
Robison G. Lapp  
Executive Vice President

Signed, Sealed and Delivered in the Presence of:

**PBS**

POST BOXES, BOXES & JERMAN INC.  
201 DORTCH ROAD  
CLERMONT, FLORIDA

*Josephine Martin*  
Witness for Both

*Deanna J. Hall*  
Witness for Both

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PINELLAS ) SS:

I hereby certify on this 16<sup>th</sup> day of October, A.D., 1987, before me personally appeared Robison G. Lapp and Cecil Belcher, Executive Vice President and Vice President respectively of BEACON HOMES OF FLORIDA, LTD., a Florida limited partnership, 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 Dunedin, Pinellas County, Florida, the day and year aforesaid.

*Ellen M. Palmara*  
Notary Public, State of Florida at Large

My commission expires: 7-9-91

### MORTGAGEE:

BARNETT BANK OF PASCO COUNTY

*Joseph Andrzejewski*  
Joseph Andrzejewski  
Vice President

Signed, Sealed and Delivered in the Presence of:

*Stephen K. Martin*  
Witness for Both

*Ronald E. Taylor*  
Ronald E. Taylor  
Assistant Vice President

*Stephen K. Martin*  
Witness for Both

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

I hereby certify on this 16<sup>th</sup> day of October, A.D., 1987, before me personally appeared Joseph Andrzejewski and Ronald E. Taylor, Assistant Vice President and Assistant Vice President respectively of BARNETT BANK OF PASCO COUNTY (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 May, Pasco County, Florida, the day and year aforesaid.

*Stephen K. Martin*  
Notary Public, State of Florida at Large  
My commission expires:

Filed and Recorded:

In the Public Records of Pasco County, Florida, on this 25 day of October, 1987, in Plat Book 26, Page 26

### COUNTY COMMISSION APPROVAL:

Approved by the Board of County Commissioners of Pasco County, Florida, this 24 day of May, 1988

*Joe Pittman*  
Joe Pittman  
Clerk of Circuit Court  
By: E. Long, O.C.

*William W. Schuch*  
William W. Schuch  
Chairman

### CERTIFICATE OF TITLE

STATE OF FLORIDA )  
COUNTY OF PASCO ) SS:

*Maureen W. Schuch*  
Maureen W. Schuch, of West Pasco Title Co.  
herby certify that the owners and mortgagees 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 1986 have been paid.

This is the 17<sup>th</sup> day of October, 1987.

By: *William W. Schuch*  
William W. Schuch

### SURVEYOR'S CERTIFICATE

I, the undersigned Professional Land Surveyor, do hereby certify: That the attached plat entitled "Millwood Village" is a true and correct representation of the lands as recently surveyed and platted under my direction; that the survey data shown on this amended, and that the Permanent Reference Monuments have been set.

POST, BUCKLEY, SCHUH & JERNIGAN, INC.

*John O. Diehl*  
John O. Diehl  
Professional Land Surveyor No. 4053  
State of Florida  
Signed on this 16<sup>th</sup> day of October, 1987