

# WOODWARD VILLAGE UNIT 2B

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

## LEGAL DESCRIPTION AND DEDICATION CERTIFICATE

### LEGAL DESCRIPTION & DEDICATION:

State of Florida )  
County of Pasco ) ss

The undersigned, owner of the lands shown on this plat to be known as WOODWARD VILLAGE UNIT 2B, a subdivision of a portion of Section 35, Township 24 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 35; thence S 1°02'50" W along the East line of said Southeast 1/4, for 530.11 feet, to the POINT OF BEGINNING; Thence continue S 1°02'50" W, for 510.00 feet to a point on the northerly boundary line of WOODWARD VILLAGE UNIT 1B, as recorded in Plat Book 20, Page 113 through 116 of the Public Records of Pasco County, Florida; thence N 88°57'10" W, for 404.34 feet; thence N 1°02'50" E, for 27.06 feet; thence N 81°14'54" W, for 149.28 feet to the point of intersection with a curve concave to the West; thence northerly along the arc of said curve, having a radius of 325.00 feet and a central angle of 2°15'35", a chord bearing N 7°36'48" E, a chord length of 12.91 feet, for an arc length of 12.91 feet; thence N 83°31'29" W, for 150.00 feet; Thence N 5°53'38" W, for 459.34 feet; Thence S 88°57'10" E, for 138.86 feet; Thence N 7°36'48" E, for 50.00 feet; Thence S 12°50'00" E, for 32.68 feet; Thence S 88°57'10" E, for 560.51 feet to the POINT OF BEGINNING and contains 8.20 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 street rights-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 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, walls, 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 and 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 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 27th day of July, 1983.

### CERTIFICATE OF TITLE:

STATE OF FLORIDA )  
COUNTY OF PASCO ) s.s.

I, Howard M. Holder, Jr., of West Pasco Title & Abstract Company, hereby 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 1983 have been paid.

Signed on this 4th day of September, 1983

By: Howard M. Holder, Jr.

### COUNTY COMMISSION APPROVAL:

Approved by the Board of County Commissioners of Pasco County, Florida, this 4th day of October, 1983.

### COUNTY CLERK APPROVAL

Filed and Recorded:

In the Public Records of Pasco County, Florida, on this 6th day of October, A.D. 1983. In Plat Book 22, Pages 11 & 12

By: John Pittman  
Notary Public, State of Florida at Large

Post, Buckley, Schuh & Jernigan, Inc.  
CONSULTING ENGINEERS AND PLANNERS  
AN EXPERTISE MORE DIVERSIFIED THAN ANY OTHER

826-18046

### OWNER:

BEACON HOMES OF FLORIDA INCORPORATED

J.M. Laidlaw J.M. Laidlaw, President  
Frank A. Hosticka Frank A. Hosticka, Secretary  
Signed, sealed and delivered in the presence of:  
Carol Kure Carol Kure  
Witness for Both

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PINELLAS ) s.s.

I hereby certify that on this 27th day of July, 1983, before me personally appeared J.M. Laidlaw and Frank A. Hosticka, President and Secretary, respectively, of BEACON HOMES OF FLORIDA, INC., 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 Dunedin, Florida, the day and year aforesaid.

My commission expires: 4-6-87

### OWNER:

FIRST CLEARWATER CORPORATION

John B. Sweager John B. Sweager, President  
Leon R. Hamock Leon R. Hamock, Secretary

Signed, Sealed and Delivered in the Presence of

Carol Kure Carol Kure  
Witness for Both  
John B. Sweager John B. Sweager  
Witness for Both

### ACKNOWLEDGMENT:

State of Florida )  
County of Pinellas ) ss

I hereby certify that on this 27th day of July, A.D., 1983, before me personally appeared John B. Sweager and Leon R. Hamock, President and Secretary, respectively, of First Clearwater Corporation, 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 Clearwater, Florida, the day and year aforesaid.

My Commission Expires: 12/31/87

By: John B. Sweager  
Notary Public, State of Florida at Large

### SURVEYOR'S CERTIFICATE:

I, Jack L. Boyd, of Post, Buckley, Schuh & Jernigan, Inc., maker of this plat, do certify that it is a true and correct representation of the lands therein described and plotted or subdivided; that it was prepared under my direct supervision; and that it complies with the requirements of Chapter 177 of the Florida Statutes. I further certify that this plat meets all material, in composition, required by Florida Statute 177.091, and that on the 9th day of August, 1983 the Permanent Reference Monuments (P.R.M.s) were placed, as shown hereon, and Permanent Control Points (P.C.P.s) will be placed within one year, as required by law, and that the survey data complies with all requirements of Chapter 177.

Signed on this 10th day of August, 1983

POST, BUCKLEY, SCHUH & JERNIGAN, INC.

Jack L. Boyd  
Professional Land Surveyor No. 3000  
State of Florida

WOODWARD VILLAGE  
UNIT 2B

SHEET 1 OF 2