

BARRINGTON WOODS

PHASE 2

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

LEGAL DESCRIPTION AND DEDICATION

The undersigned, owners and mortgagees of the land shown on this plat to be known as Barrington Woods Phase 2, being a portion of Section 35, Township 24 South, Range 16 East, Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of the Northeast 1/4 of said Section 35 for a POINT OF REFERENCE; thence run North 00° 30' 09" East, 370.05 feet along the Eastern boundary line of said Northeast 1/4 of said Section 35, also being the East boundary line of Woodward Village Unit 3, as shown on plat recorded in plat book 22, pages 13, 14 and 15 of the public records of Pasco County, Florida; thence North 89° 20' 17" West, 255.95 feet along the Northern boundary line of said Woodward Village Unit 3; thence South 67° 42' 07" West, 538.98 feet along said Northern boundary line of Woodward Village Unit 3 to the POINT OF BEGINNING; thence continue South 67° 42' 07" West, 50.00 feet along said Northern boundary line; thence 60.55 feet along the arc of a curve concaved to the right along said Northern boundary line, having a radius of 700.00 feet, a chord of 60.55 feet bearing South 19° 49' 13" East; thence South 72° 39' 28" West, 100.00 feet along said Northern boundary line; thence South 72° 39' 28" West, 100.00 feet along the arc of a curve concaved to the right along said Northern boundary line, having a radius of 600.00 feet, a chord of 60.59 feet bearing South 14° 55' 16" East; thence South 12° 30' 00" East, 14.20 feet along said Northern boundary line; thence South 85° 22' 14" West, 151.51 feet along the Northern boundary line of Woodward Village Unit 2-A, as shown on plat recorded in plat book 22, pages 40 and 41 of the public records of Pasco County, Florida; thence South 77° 30' 00" West, 200.00 feet along said Northern boundary line of Woodward Village Unit 2-A; thence North 12° 30' 00" West, 25.00 feet; thence North 25° 30' 00" West, 695.50 feet; thence North 38° 22' West, 362.19 feet; thence North 58° 16' 18" East, 607.81 feet along the Southern boundary line of Barrington Woods Phase 1, as shown on Plat recorded in plat book 27, pages 74, 75 and 76 of the public records of Pasco County, Florida; thence 451.30 feet along the arc of a curve concaved to the right along said Southern boundary line, having a radius of 788.44 feet, a chord of 445.16 feet bearing North 77° 56' 27" East; thence 28.81 feet along the arc of a curve concaved to the left along said Southern boundary line, having a radius of 277.00 feet, a chord of 28.80 feet bearing North 12° 37' 42" West; thence 82.17 feet along the arc of a curve concaved to the right along said Southern boundary line having a radius of 325.00 feet, a chord of 81.95 feet bearing North 08° 21' 56" West; thence North 88° 52' 38" East, 50.00 feet along said Southern boundary line; thence 69.53 feet along the arc of a curve concaved to the left, having a radius of 275.00 feet, a chord of 69.34 feet bearing South 08° 21' 57" East; thence 114.44 feet along the arc of a curve concaved to the right, having a radius of 327.00 feet, a chord of 113.85 feet bearing South 05° 34' 59.5" East; thence South 04° 26' 33" West, 100.00 feet; thence 151.41 feet along the arc of a curve concaved to the right, having a radius of 625.00 feet, a chord of 151.04 feet bearing South 11° 22' 57" West; thence South 18° 19' 27" West, 78.39 feet; thence 731.25 feet along the arc of a curve concaved to the left, having a radius of 1000.00 feet, a chord of 715.06 feet bearing South 02° 37' 53" East; thence 16.71 feet along the arc of a curve concaved to the right, having a radius of 750.00 feet, a chord of 16.71 feet bearing South 22° 56' 09" East to the POINT OF BEGINNING Containing 19.098 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 right-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, wells, lift stations, pump stations, building, sewage disposal plants, other utility plants and other appurtenances facilities, lying within or upon the lands depicted on this plat and shown on as-built plans files with Pasco County for such lands; and further do hereby reserve unto themselves, their heirs, successors, assigns or 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 themselves, their 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 5th day of May, A.D., 19 89.

OWNER: NUGENT LAND AND DEVELOPMENT CO., INC.

John L. Nugent John L. Nugent Jr.
John L. Nugent, President John L. Nugent Jr. Secretary

Signed, sealed and delivered in the presence of

Thomas L. Nugent
Witness for both

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO } ss:

I hereby certify on this 5th day of May, A.D., 1989, before me personally appeared John L. Nugent and John L. Nugent Jr., President and Secretary, respectively, of Nugent Land and Development Co., 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 New Port Richey, Florida, the day and year aforesaid.

My commission expires: 11/1/90 Diane S. Tompkins
Notary Public,
State of Florida,
at Large

MORTGAGEE: PEOPLES STATE BANK

M. P. Crawley Cheryl L. McNeill
M.P. Crawley, EXEC. Vice Pres. Cheryl L. McNeill, Asst. Vice Pres.

Signed, sealed and delivered in the presence of

Cynthia R. Dillard Sharon D. Roberts
Witness for both Witness for both

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO } ss:

I hereby certify on this 9th day of May, A.D., 1989, before me personally appeared M.P. Crawley and Cheryl L. McNeill, Executive Vice President and Assistant Vice President, respectively, of Peoples State Bank, a Florida Banking Institution, 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 seal at New Port Richey, Pasco County, Florida, the day and year aforesaid.

My commission expires: May 15, 1989 Sharon D. Roberts
Notary Public,
State of Florida,
at Large

CERTIFICATE OF TITLE

STATE OF FLORIDA }
COUNTY OF PASCO }

I, Sally Morris-Noyes, President of Executive Title Services of Florida, Inc. Do hereby certify that the apparent record title to the land as described as shown on this plat is in the name of the person, persons or corporation executing this dedication as it is shown on the plat. In the event the plat does not contain a dedication, I hereby certify that the developer of the plotted subdivision has apparent 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 1988 have been paid.

This the 9th day of May, A.D. 19 89
Executive Title Services of Florida, Inc.
By: Sally Morris-Noyes
Sally Morris-Noyes

APPROVED

By the Board of County Commissioners of Pasco County, Florida, on this 15th day of July, A.D. 19 89

FILED AND RECORDED

In the Public Records of Pasco County, Florida, on this 26 day of July, A.D., 1989, in plat book 28, pages 1, 2, 3

SURVEYOR'S CERTIFICATE

I hereby certify on this 13th day of July, A.D. 19 89, that this plat is a true and accurate representation of the lands surveyed and that the survey was made under my supervision and that this plat complies with all the requirements of Chapter 177 of the Florida Statutes, R.R.M.S. and R.C.R.S. have been set at the date of this certificate.

Cornerstone Surveying & Land Planning, Inc.

Kenneth A. Landman
Florida Surveyor's Reg. # 4248