

# ARLINGTON WOODS PHASE 2-A

A PORTION OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION AND DEDICATION CERTIFICATE

THE UNDERSIGNED, OWNERS AND MORTGAGORS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS ARLINGTON WOODS PHASE 2-A, BEING A PORTION OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°02'47" EAST, 1206.30 FEET ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 AND THE EAST BOUNDARY LINE OF ARLINGTON WOODS PHASE 1-B AND ITS NORTHERLY EXTENSION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 28, PAGES 92 AND 93 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'47" EAST, 803.87 FEET ALONG SAID EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE SOUTH 88°08'55" WEST, 279.36 FEET ALONG THE SOUTH BOUNDARY LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE NORTH 00°12'47" WEST, 243.18 FEET; THENCE SOUTH 89°47'13" WEST, 76.87 FEET; THENCE NORTH 00°12'47" WEST, 110.00 FEET; THENCE SOUTH 89°47'13" WEST, 40.63 FEET; THENCE NORTH 00°12'47" WEST, 155.00 FEET; THENCE SOUTH 89°47'13" WEST, 75.00 FEET; THENCE NORTH 00°12'47" WEST, 260.00 FEET; THENCE NORTH 89°47'13" EAST, 312.50 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID ARLINGTON WOODS PHASE 1-B; THENCE NORTH 00°12'47" WEST, 43.67 FEET ALONG SAID SOUTH BOUNDARY LINE; THENCE NORTH 89°47'13" EAST, 161.58 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE POINT OF BEGINNING.

CONTAINING 6.841 ACRES MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATED 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 APPURTENANT FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED 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 21<sup>st</sup> DAY OF May; A.D. 1992.

## OWNER: NUGENT LAND AND DEVELOPMENT CO., INC.

John L. Nugent  
JOHN L. NUGENT, PRESIDENT  
John L. Nugent  
JOHN L. NUGENT, SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Diane L. King  
DIANE L. KING  
David Smith  
DAVID SMITH

## MORTGAGEE: CONSENT TO DEDICATION FIRST NATIONAL BANK OF THE SOUTH

James R. Tabb, Jr.  
JAMES R. TABB, JR.  
PRESIDENT AND CEO  
William G. Little  
WILLIAM G. LITTLE  
EXECUTIVE VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Siretta K. Cochran  
SIRETTA K. COCHRAN  
Catherine P. Goodman  
CATHERINE P. GOODMAN

## ACKNOWLEDGMENT OF OWNER

THE FOREGOING OWNER INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF May, 1992 BY JOHN L. NUGENT AND JOHN L. NUGENT JR., PRESIDENT AND SECRETARY, RESPECTIVELY OF NUGENT LAND AND DEVELOPMENT CO., INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, ARE PERSONALLY KNOWN TO ME AS IDENTIFICATION WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR USES AND PURPOSES THEREIN EXPRESS AND DID (DID NOT) TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, FLORIDA, THE DAY AND YEAR AFORESAID.

Michelle Marie Fagan  
MICHELLE MARIE FAGAN

NOTARY PUBLIC OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES:

Michelle Marie Fagan  
Notary Public, State of Florida  
My comm expires Aug 30, 1993  
No AA 702532

## ACKNOWLEDGMENT OF MORTGAGEE

THE FOREGOING MORTGAGEE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS May 21<sup>st</sup>, 1992 BY JAMES R. TABB JR. AND WILLIAM G. LITTLE, PRESIDENT AND CEO AND EXECUTIVE VICE PRESIDENT RESPECTIVELY OF FIRST NATIONAL BANK OF THE SOUTH, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, ARE PERSONALLY KNOWN TO ME AS IDENTIFICATION WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION CERTIFICATE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESS AND DID (DID NOT) TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, FLORIDA, THE DAY AND YEAR AFORESAID.

Siretta K. Cochran  
SIRETTA K. COCHRAN

NOTARY PUBLIC OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES:

March 29, 1995 #083125

## CERTIFICATE OF TITLE

STATE OF FLORIDA )  
COUNTY OF PASCO ) S.S.:

I, SALLY - MORRIS MOYES, OF EXECUTIVE TITLE SERVICES OF FLORIDA, INC., DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS 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 1991 HAVE BEEN PAID.

THIS THE 21<sup>st</sup> DAY OF May, 1992.

EXECUTIVE TITLE SERVICES  
OF FLORIDA, INC.

Sally Morris-Moyes  
SALLY MORRIS - MOYES

## CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 22<sup>nd</sup> DAY OF June, 1992 AD IN PLAT BOOK 50.  
PAGES 22 & 23.

John P. Pittman  
CLERK OF CIRCUIT COURT  
Sy. J. D. Chandler, Jr.

## BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON June 23, 1992, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

John P. Pittman  
CHAIRMAN OF THE BOARD  
OF COUNTY COMMISSIONERS

## SURVEYOR'S CERTIFICATE

I, KENNETH A. LANDSDEAL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON 5/22/92 THE AFORESAIDED PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT MONUMENTS (P.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

CORNERSTONE SURVEYING AND LAND PLANNING CO., INC.

Kenneth A. Landsdeal  
KENNETH A. LANDSDEAL P.L.S. NO. 4248

CORNERSTONE SURVEYING AND LAND PLANNING CO., INC.  
8153 KRISTEL CIRCLE  
PORT RICHEY, FLA.  
34656