

WOODWARD VILLAGE UNIT 3

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

LEGAL DESCRIPTION & DEDICATION:

State of Florida) ss
County of Pasco) ss

The undersigned, owner of the lands shown on this plat to be known as WOODWARD VILLAGE UNIT 3, a subdivision of a portion of Section 35, Township 24 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of said Section 35; thence S 01°02'50" W along the East line of said Southeast 1/4, for 530.11 feet; thence N 88°57'10" W, for 560.51 feet; thence N 12°30'00" W, for 32.68 feet; thence S 77°30'00" W, for 50.00 feet; thence N 88°57'10" W, for 138.86 feet; thence N 12°30'00" W, for 204.75 feet; thence N 11°07'48" E, for 81.32 feet; thence N 12°30'00" W, for 229.24 feet to the point of curvature of a curve concave to the Southwest; thence, northeasterly along the arc of said curve, having a radius of 500.00 feet and a central angle of 04°50'32", for 50.71 feet; thence leaving said curve on a radial bearing N 72°59'28" E, for 100.00 feet to a point of radial intersection with a curve concave to the Southwest and concentric to the aforementioned curve; thence, northeasterly along the arc of said curve, having a radius of 700.00 feet and a central angle of 04°57'21", for 60.55 feet; thence leaving said curve on a radial bearing N 67°42'07" E, for 588.98 feet; thence S 88°20'17" E, for 255.95 feet to a point on the East line of the Northeast 1/4 of said Section 35; thence S 00°39'09" W, along said East line, for 370.85 feet, to the POINT OF BEGINNING and contains 16.39 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, wells, fire 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) S.S.
COUNTY OF PASCO) ss

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 1982 have been paid.

Signed on this 12th day of September, 1983

By: Howard M. Holder, Jr.

COUNTY COMMISSION APPROVAL:

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

COUNTY CLERK APPROVAL

Filed and Recorded:

In the Public Records of Pasco County, Florida, on this 6 day of October, A.D. 1983. In Plat Book 82 Page 13-14-15.

By: John L. Boyd
Notary Public, State of Florida

POST, BUCKLEY, SCHUH & JERNIGAN, INC.
SURVEYING ENGINEERS AND PLANNERS
ONE EXTENSION ROAD, CLEARWATER, FLORIDA 34615

526-160.46

OWNER:

BEACON HOMES OF FLORIDA INCORPORATED

J.M. Laidlaw
J.M. Laidlaw, President

Frank A. Hosticka, Secretary

Signed, sealed and delivered in the presence of:

Witness for Both
ACKNOWLEDGMENT:

STATE OF FLORIDA) S.S.
COUNTY OF PINELLAS) ss

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 St. Petersburg, Florida, the day and year aforesaid.

My commission expires: 4-6-87

OWNER:

FIRST CLEARWATER CORPORATION

John W. Swager, President

Leon R. Hambrick, Secretary

Signed, Sealed and Delivered in the Presence of

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 W. Swager and Leon R. Hambrick, 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: 7/13/87

John P. Stewart
Notary Public, State of Florida at Large

SURVEYOR'S CERTIFICATE:

I, Jack L. Boyd, of Post, Buckley, Schuh & Jernigan, Inc., state of this plat, do certify that it is a true and correct representation of the lands therein described and platted 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 27th 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 3

SHEET 1 OF 3