

BEACON SQUARE UNIT 24 PHASE I

A REPLAT OF A PORTION OF THE TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS BEACON SQUARE UNIT 24 PHASE I, A SUBDIVISION OF A PORTION OF TRACTS 17, 18, 20 AND 25 OF THE T-T SPRINGS LAND COMPANY SUBDIVISION OF SECTION 19, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 & 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE RUN ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19, SOUTH 0° 27' 28" WEST, A DISTANCE OF 1,035.35 FEET; THENCE NORTH 89° 32' 21" WEST, A DISTANCE OF 18.23 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0° 56' 43" WEST, A DISTANCE OF 176.11 FEET; THENCE SOUTH 89° 13' 14" WEST, A DISTANCE OF 186.18 FEET; THENCE SOUTH 0° 27' 28" WEST, A DISTANCE OF 448.04 FEET; THENCE SOUTH 89° 14' 57" WEST, A DISTANCE OF 411.06 FEET; THENCE NORTH 90° 46' 55" WEST, A DISTANCE OF 132.87 FEET; THENCE NORTH 11° 05' 12" EAST, A DISTANCE OF 137.98 FEET; THENCE SOUTH 89° 14' 57" WEST, A DISTANCE OF 27.17 FEET; THENCE NORTH 0° 45' 03" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89° 14' 57" EAST, A DISTANCE OF 9.25 FEET; THENCE A DISTANCE OF 45.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD OF 39.76 FEET WHICH BEARS NORTH 36° 34' 50" EAST; THENCE A DISTANCE OF 60.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,025.00 FEET AND A CHORD OF 60.65 FEET WHICH BEARS NORTH 14° 24' 14" WEST; THENCE SOUTH 87° 39' 20" WEST, A DISTANCE OF 117.72 FEET; THENCE NORTH 7° 30' 00" WEST, A DISTANCE OF 38.75 FEET; THENCE NORTH 33° 17' 17" EAST, A DISTANCE OF 128.36 FEET; THENCE NORTH 0° 12' 59" WEST, A DISTANCE OF 50.44 FEET; THENCE A DISTANCE OF 38.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD OF 34.97 FEET WHICH BEARS NORTH 43° 39' 19" EAST; THENCE NORTH 0° 43' 26" WEST, A DISTANCE OF 60.15 FEET; THENCE NORTH 89° 16' 34" EAST, A DISTANCE OF 374.83 FEET; THENCE SOUTH 69° 05' 00" EAST, A DISTANCE OF 298.15 FEET TO THE POINT OF BEGINNING.

HAS CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND EASEMENTS AS SHOWN AND DEPICTED HEREON; ALSO RESERVING THE RIGHT OF INGRESS AND EGRESS OVER ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT; ALSO RESERVING THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER LINES WITHIN ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT; IN THE EVENT THE OWNERS AGREE TO REPLACE SAID STREETS TO THEIR PRIOR CONDITION WITHIN SAID DAMAGED AREA.

THIS THE 9th DAY OF March, A.D., 1979.

BEACON HOMES OF FLORIDA, INC.

J. M. Laidlaw
J. M. LAIDLAW, PRESIDENT

Frank A. Hosticka
FRANK A. HOSTICKA, ASSISTANT SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Margaret M. Savana
WITNESS FOR BOTH

John R. Pittman
WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 9th DAY OF March, A.D., 1979, BEFORE ME PERSONALLY APPEARED J. M. LAIDLAW AND FRANK A. HOSTICKA, PRESIDENT AND ASSISTANT 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 NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 4-6-79

Margaret M. Savana
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PASCO)

I, MADELYN SPRAGUE, OF WEST PASCO TITLE AND ABSTRACT CO., INC., HEREBY CERTIFY THAT THE OWNER OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT IS 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 1978 HAVE BEEN PAID.

THIS THE 10th DAY OF May, A.D., 1979.

WEST PASCO TITLE AND ABSTRACT CO., INC.

Madelyn Sprague
MADELYN SPRAGUE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 25th DAY OF June, A.D., 1979, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 117 OF THE FLORIDA STATUTES.

CASSON ENGINEERING COMPANY

Walter A. Casson
WALTER A. CASSON, JR.
FLORIDA SURVEYOR'S REG'N. NO. 1233

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 26 DAY OF June, 1979.

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 27 DAY OF June, 1979, IN PLAT BOOK 17, PAGES 79 AND 80.

1st J. E. Pittman, CLERK OF THE CIRCUIT COURT

SHEET 1 OF 2

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PLAT BOOK 17 PAGE 79