

20/108

LEGAL DESCRIPTION

A portion of Tracts 26, 27, 28, and 61 of PORT RICHEY LAND COMPANY SUBDIVISION of Section 3, Township 25 South, Range 16 East as recorded in Plat Book 1, pages 60 and 61 of the Public Records of Pasco County, Florida; AND ALSO a portion of the Northeast 1/4 of Section 3, Township 25 South, Range 16 East, Pasco County, Florida, being further described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 3; thence run along the West boundary line of the Northeast 1/4 of said Section 3, South 1° 31' 29" West, a distance of 2,036.67 feet for a POINT of BEGINNING; thence along the South boundary line of Beacon Woods Village Six as shown on plat recorded in Plat Book 13, pages 124 and 125 of the Public Records of Pasco County, Florida, North 1° 00' 00" East, a distance of 374.63 feet to the Westerly right-of-way line of Clock Tower Parkway as shown on the Plat of Beacon Woods Clock Tower Parkway recorded in Plat Book 13, pages 79, 80 and 81 of the Public Records of Pasco County, Florida; thence along the Westerly right-of-way line of said Clock Tower Parkway, North 89° 25' 44" East, a distance of 117.90 feet along the arc of a curve to the left, said curve having a radius of 266.96 feet and a chord of 116.95 feet which bears South 23° 11' 50" East; 62.67 feet along the arc of a curve to the right, said curve having a radius of 116.95 feet and a chord of 62.67 feet which bears South 23° 11' 50" West; 34.63 feet along the arc of a curve to the left to the Northerly boundary line of Beacon Woods Drive as shown on the Plat of Beacon Woods Beacon Woods Drive recorded in Plat Book 15, pages 94 and 95 of the Public Records of Pasco County, Florida, said curve having a radius of 116.95 feet and a chord of 34.63 feet; thence along the Northerly right-of-way line of said Beacon Woods Drive the following courses and distances: 58.07 feet along the arc of a curve to the left, said curve having a radius of 400.00 feet and a chord of 58.82 feet which bears South 26° 00' 00" East; 169.49 feet along the arc of a curve to the right, said curve having a radius of 200.00 feet and a chord of 169.49 feet which bears South 47° 38' 16" West; 193.49 feet along the arc of a curve to the right, said curve having a radius of 352.24 feet and a chord of 190.77 feet which bears South 89° 25' 44" East; 123.37 feet along the arc of a curve to the right, said curve having a radius of 123.37 feet and a chord of 123.37 feet which bears South 82° 59' 07" West; South 59° 53' 41" West, 9.20 feet; 274.04 feet along the arc of a curve to the left, said curve having a radius of 274.04 feet and a chord of 274.04 feet which bears South 20° 20" West; 155.65 feet along the arc of a curve to the right to the West boundary line of said Tract 61, said curve having a radius of 311.60 feet and a chord of 154.73 feet which bears South 30° 04' 28" West; thence along the West boundary line of said Tract 61, North 89° 25' 44" East, a distance of 311.60 feet to the Northerly boundary line of said Tract 26, North 1° 32' 48" East, a distance of 725.88 feet to the South boundary line of Country Club Estates Unit Two as shown on Plat recorded in Plat Book 9, pages 85 and 86 of the Public Records of Pasco County, Florida; thence along the South boundary line of said Country Club Estates Unit Two, South 89° 25' 44" East, a distance of 1,315.20 feet to the POINT of BEGINNING.

ACKNOWLEDGMENT

NOTARIAL CERTIFICATE

I HEREBY CERTIFY THAT ON THIS 25th DAY OF November, 1981, J. M. LAIDLAW AND FRANK A. HOSTICKA, PRESIDENT AND SECRETARY, RESPECTIVELY, OF BEACON HOMES OF FLORIDA, INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE DEEDS, DEEDS OF DONATION, APPEALING TO THE COURT OF APPEALS, IN AN ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL IN THE CITY OF NEWPORT RICHEY, COUNTY PASCO, STATE OF FLORIDA.

Margaret M. Kavanagh
NOTARY PUBLIC - STATE OF FLORIDA

April 6, 1983
MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES THAT THIS PLAT OF GLENWOOD VILLAGE, A CONDOMINIUM, WAS PREPARED UNDER HIS SUPERVISION AND THAT HE AND THE SURVEY TOGETHER WITH THE PROFESSIONAL LAND SURVEYOR, HAVE REVIEWED THE RECORDING OF THIS PLAT WITH THE APPROVAL OF THE DECLARATION OF CONDOMINIUM, AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS. THE CONSTRUCTION OF THE CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETE AS OF THE DATE OF THIS CERTIFICATE.

CASSON ENGINEERING COMPANY

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

DECEMBER 15TH, 1921




FILED AND RECORDED:

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 31st DAY OF December
A.D., 1981, IN PLAT BOOK 20, PAGES 108, 109, 110, 111 AND 112

Jed. Pittman, CLERK OF THE CIRCUIT COURT
By: W. C. C. C. C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, J. M. LAIDLAW AND FRANK A. HOSTICKA, PRESIDENT AND SECRETARY, RESPECTIVELY, OF GLENWOOD HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF THE ABOVE DESCRIBED AND ENGRAINED THIS PLAT TO BE SURVEYED AND PLATTED AS GLENWOOD VILLAGE, A CONDOMINIUM PURSUANT TO FLORIDA STATUTE 718, AND THAT THE STREETS SHOWN HEREON ARE DEDICATED FOR THE COMMON USE AND BENEFIT OF THE CONDOMINIUM UNITS OF GLENWOOD VILLAGE, AND FOR THE USE OF UTILITY COMPANIES AS THEY MAY REQUIRE.


 Notary Seal: NOTARY PUBLIC, STATE OF FLORIDA
 Signature: *John L. Leland*
 Printed Name: JOHN L. LELEND, PRESIDENT

FRANK A. HOSTICKA, SECRETARY

Anteith Lawrence
WITNESS FOR BOTH

Therese H. Swain
WITNESS FOR BOTH

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 10° 31' 29" WEST FOR THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 16 EAST AS SHOWN ON THE PLAT OF BEACON WOODS VILLAGE SIX, PLAT BOOK 11, PAGES 124, 125 AND 126 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
2. ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM.
3. ———— INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.).
4. ALL COMMON ELEMENTS ARE SUBJECT TO EASEMENTS FOR DRAINAGE AND/OR UTILITIES AND ARE NOT GRAPHICALLY ILLUSTRATED HEREON.
5. P FOLLOWED BY UNIT NUMBER INDICATES LIMITED COMMON ELEMENT SPACE FOR UNIT PARKING. P-V INDICATES VISITOR PARKING.
6. COMMON ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUITS, WIRES, OUTLETS, UTILITY LINES, DUCTS, DITCHES, FILLINGS, ETC., ARE SHOWN ON THE PLAT AND EASEMENTS OF SUPPORT WITHIN THE UNIT HAVE NOT BEEN GRAPHICALLY ILLUSTRATED HEREON.

SHEET 1 OF 3

**GLENWOOD VILLAGE
A CONDOMINIUM**
P.B. 28 PG. 108

MR. CK. Zick	BDY.	TEL. CO.	L.D.M.	C.E. CO.
12/15/51	12/15/51	12/15/51	12/15/51	12/15/51
LG.	LG.	LG.	P.M.R.	C.M.

ORDER No. 88750

BEACON HOMES OF FLORIDA INC.