

11/63

BEACON WOODS VILLAGE FOUR

BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 25S, RANGE 16E, PASCO COUNTY, FLORIDA.

State of Florida } ss.

County of Pasco }

The undersigned owner of the lands shown on this plat to be known as BEACON WOODS VILLAGE FOUR and described as being in Pasco County, Florida, as follows:

Commence at the Southeast corner of the West One-Half of Section 3, Township 25 South, Range 16 East, Pasco County, Florida; thence run North 1° 31' 29" East, along the East boundary of said West One-Half, 2357.35 feet to a Point of Beginning; thence run North 89° 25' 50" West, 1265.78 feet; thence run North 0° 34' 10" East, 188.41 feet; thence run 163.90 feet along the arc of a curve to the left, said curve having a radius of 371.68 feet and a chord of 162.58 feet which bears North 48° 22' 56" East; thence run 249.55 feet along the arc of a curve to the right, said curve having a radius of 592.18 feet and a chord of 247.71 feet which bears North 47° 49' 19" East; thence run North 59° 53' 41" East, 9.20 feet; thence run 630.21 feet along the arc of a curve to the right, said curve having a radius of 1179.37 feet and a chord of 525.76 feet which bears North 72° 46' 26" East; thence run South 4° 20' 49" East, 79.43 feet; thence run South 64° 25' 37" East, 500.00 feet to the aforesaid East boundary of the West One-Half; thence run South 1° 31' 29" West, along said East boundary, 67.23 feet to the Center of said Section 3; thence continue South 1° 31' 29" West, along said East boundary, 272.77 feet to the Point of Beginning.

have caused said land to be divided and subdivided as shown hereon and do hereby dedicate to the perpetual use of the public, all roads, streets, alleys and other rights of way, and all parks and recreation areas and all easements for utilities, drainage and other purposes and for all purposes incident thereto as shown and depicted hereon, reserving however, the reversion or reversions thereof, should the same be renounced, disclaimed, abandoned, or the use thereof discontinued as prescribed by law by appropriate official action of the proper officials having charge or jurisdiction thereof; also reserving the right of egress and ingress 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 of repair or maintenance, causing damage to existing streets, owners agree to replace streets to prior condition within said damaged area. This the 11th day of September, A.D. 1972

OWNER:

BEACON CONSTRUCTION COMPANY, INC.



J. M. Laidlaw

President

Frank A. Hostick

Assistant Secretary

Signed, sealed and delivered in the presence of

Margaret M. Navarra

Witness

Michael C. Scully

Witness

State of Florida } ss.

County of Pasco }

I hereby certify on this 11th day of September, A.D. 1972, before me personally appeared J. M. LAIDLAW, and FRANK A. HOSTICK, respectively President and Assistant Secretary of BEACON CONSTRUCTION COMPANY, 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 of New Port Richey, Pasco County, Florida, the day and year aforesaid.

My Commission Expires

April 6, 1975

Margaret M. Navarra
Notary Public, State of Florida, at Large



SURVEYOR'S CERTIFICATE: I hereby certify on this 12th day of SEPT. A.D. 1972, 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 172, of the Florida Statutes

CASSON ENGINEERING COMPANY

Walter A. Casson, Jr.
Fla. Engineers Regn. No. 6444
Fla. Surveyor's Regn. No. 1233



APPROVED: by the Board of County Commissioners Of Pasco County, Florida, on this 26th day of SEPT. A.D. 1972

John H. Brown VICE-Chairman

FILED AND RECORDED: in the Public Records Of Pasco County, Florida, on this 27th day of SEPT. A.D. 1972, in PLAT BOOK 11 PAGES 63-65.

By: Mary Ann Hayes, R.C. Clerk of Circuit Court

NOTES:

—o— Indicates Permanent Reference Monument
Bearings shown on this plat are based on an assumed bearing of North 1° 25' 20" East, for the East line of the West One-Half of Section 3, Township 25 South, Range 16 East. Easements shown thus — are for the construction and maintenance of common building and/or common patio walls only, and are for the exclusive use of the owners of the property adjacent to said easements. Side lot easements are 0.67 feet each side of lot line. Rear lot easements are 10 feet each side of lot line, unless otherwise shown. Drainage and or utility easements are designated on the plat and are of the width shown.