

THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB, PHASE 5

PLAT BOOK 30 PAGE 104

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 26,
TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB, PHASE 5, A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE ESTATES OF BEACON WOODS GOLF AND COUNTRY CLUB, PHASE 4, AS RECORDED IN PLAT BOOK 29, PAGES 113 AND 114, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PHASE 4 THE FOLLOWING 9 COURSES; (1) S. 00°24'44" W., A DISTANCE OF 488.45 FEET; (2) S. 05°42'38" E., A DISTANCE OF 50.63 FEET; (3) S. 00°24'44" W., A DISTANCE OF 58.91 FEET; (4) 305.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 865.00 FEET, A DELTA OF 207°43'36", AND A CHORD BEARING AND DISTANCE OF S. 10°32'02" W., 304.03 FEET); (5) S. 20°39'20" W., A DISTANCE OF 225.48 FEET; (6) 187.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1135.00 FEET, A DELTA OF 09°24'04", AND A CHORD BEARING AND DISTANCE OF S. 15°54'48" W., 187.67 FEET); (7) S. 11°10'18" W., A DISTANCE OF 162.39 FEET; (8) S. 08°41'40" W., A DISTANCE OF 50.05 FEET; (9) S. 11°10'18" W., A DISTANCE OF 110.00 FEET; THENCE DEPARTING THE WESTERLY BOUNDARY OF SAID PHASE 4, THE FOLLOWING 8 COURSES; (1) N. 78°49'44" W., A DISTANCE OF 496.22 FEET; (2) N. 43°26'28" W., A DISTANCE OF 693.84 FEET; (3) N. 08°47'03" E., A DISTANCE OF 260.00 FEET; (4) N. 64°29'57" W., A DISTANCE OF 15.00 FEET; (5) N. 17°25'59" E., A DISTANCE OF 156.89 FEET; (6) N. 26°58'36" E., A DISTANCE OF 301.87 FEET; (7) N. 34°08'08" E., A DISTANCE OF 180.28 FEET; (8) N. 43°33'53" E., A DISTANCE OF 219.32 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF SECTION 26; THENCE S. 89°35'16" E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 756.33 FEET TO THE POINT OF BEGINNING.
SAID LAND CONTAINING 33.66 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 OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT 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, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS, OR UTILITIES 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 THEREON, 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 30 DAY OF December, 1992.

CORPORATION
SAM RODGERS ENTERPRISES, INC.

Sam R. Rodgers
PRESIDENT - SAM R. RODGERS

Kathy S. Dixon
WITNESS

Handa K. Sharma
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF POLK } SS:

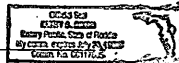
I HEREBY CERTIFY ON THIS 30th DAY OF December
1992, BEFORE ME PERSONALLY APPEARED Sam R. Rodgers

PRESIDENT OF SAM RODGERS ENTERPRISES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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 POLK COUNTY, FLORIDA, THE 30th

DAY AND YEAR AFORESAID.

Kathy S. Dixon
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE



MORTGAGEE: CONSENT TO DEDICATION

PEOPLES BANK OF LAKELAND
Sara Carson
SARA CARSON, SENIOR VICE PRESIDENT AND CASHIER

Kathy S. Dixon Handa K. Sharma
WITNESS WITNESS

ACKNOWLEDGEMENT OF MORTGAGEE

STATE OF FLORIDA }
COUNTY OF POLK } SS:

I HEREBY CERTIFY ON THIS 31 DAY OF December

1992, BEFORE ME, AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY

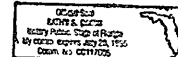
APPEARED Sara Carson

SENIOR VICE PRESIDENT AND CASHIER OF PEOPLES BANK OF LAKELAND, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO 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 POLK COUNTY, FLORIDA, THE 31st

DAY AND YEAR AFORESAID.

Kathy S. Dixon 7/28/95
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE



CERTIFICATE OF TITLE

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I, RANDY HOYT, OF TITLE INSURANCE COMPANY OF MINNESOTA, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN 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 1992 HAVE BEEN PAID.

THIS THE 28th DAY OF December, 1992.

TITLE INSURANCE COMPANY OF MINNESOTA

BY: Randy Hoyt
RANDY HOYT

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 9th DAY OF February, 1993 AD IN PLAT BOOK 30 PAGES 104 THROUGH 106.

Jed Pittman
CLERK OF CIRCUIT COURT
By: B. Cunningham, o.c.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON 2-9-93 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Comm. [Signature]
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

SURVEYORS' CERTIFICATE

I, MAURICE W. BEALL JR., THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON JANUARY 15, 1993 THE AFORESAID 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 REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL PLATTING REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

BEALL & COMPANY LAND SURVEYING

M. W. Beall, Jr.
MAURICE W. BEALL JR.
FLORIDA REGISTERED LAND SURVEYOR
NUMBER 4281.

BEALL & COMPANY LAND SURVEYING
616 CURLEY STREET
P.O. BOX 773
SAN ANTONIO, FLORIDA 33576
(800) 633-4167

SHEET 1 OF 3

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.