

23/76

BERKLEY VILLAGE UNIT 1

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

LEGAL DESCRIPTION AND DEDICATION CERTIFICATE

LEGAL DESCRIPTION & DEDICATION:

STATE OF FLORIDA
COUNTY OF PASCO

The undersigned, owner of the lands shown on this plat to be known as BERKLEY VILLAGE UNIT 1, a subdivision of a portion of Section 35, Township 24 South, Range 16 East, Pasco County, Florida, and being more particularly described as follows:

Commencing at Northwest corner of Section 2, Township 25 South, Range 16 East thence S 31° 11' 37" W, along the East line of said Section 2, for 2066.28 feet; thence N 64° 49' 23" W, for 345.64 feet, to an intersection with the arc of a curve concave to the Southwest, and bearing N 45° 51' 38" E from the center point of said curve, said intersection also being on the centerline of Hwy Road thence northwesterly along the arc of said curve and said centerline having a radius of 969.21 feet and a central angle of 10° 32' 34", for 6.18 feet to a point of tangency; thence continue along said centerline N 45° 49' 48" W, for 345.64 feet to the most northerly corner of the plat of CLAYTON VILLAGE, PLANT 1, as recorded in Plat Book 17, pages 21 through 34, of the Public Records of Pasco County, Florida; thence continue along said centerline, also being the westerly line of said plat, N 45° 49' 38" W, for 1421.89 feet to the most westerly corner of said plat, also being a point on the westerly right-of-way line of Clayton Boulevard (a 100 foot wide right-of-way); thence along said westerly line N 45° 19' 22" E, for 500.00 feet to the most northerly corner of said plat; thence S 44° 40' 38" E, along the northerly line of said plat for 160.00 feet; thence N 45° 19' 22" E, for 150.00 feet to the POINT OF BEGINNING; thence N 45° 19' 22" E, for 18.56 feet to the point of curvature of a curve concave to the West; thence northeasterly along the arc of said curve, having a radius of 356.00 feet and a central angle of 55° 09' 00", an arc distance of 323.76 feet, a chord bearing N 18° 48' 28" E, for 213.34 feet to a point of tangency; thence N 07° 40' 38" W, for 350.00 feet; thence N 85° 19' 22" E, for 632.56 feet; thence S 04° 40' 38" E, for 125.00 feet; thence S 22° 27' 15" E, for 51.90 feet; thence S 07° 40' 38" E, for 110.15 feet; thence S 80° 19' 22" W, for 82.56 feet; thence S 07° 40' 38" E, for 263.81 feet; thence S 22° 19' 22" W, for 233.23 feet; thence S 84° 09' 38" E, for 13.56 feet; thence S 85° 19' 22" W, for 116.90 feet; thence S 30° 44' 47" W, for 50.56 feet; thence S 45° 19' 22" W, for 125.00 feet; thence S 45° 40' 38" W, for 287.96 feet to the POINT OF BEGINNING, and containing 7.21 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, 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 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 25th day of September, 1984.

COUNTY COMMISSION APPROVAL:

Approved by the Board of County Commissioners of Pasco County, Florida, this 15th day of January, 1985.

Chairman

Filed and Recorded:

In the Public Records of Pasco County, Florida on this 16th day of January, A.D. 1985 in Plat Book 33, page 16-77.

By J. L. Boyd, Clerk of Circuit Court
By J. S. Crandall, Deputy Clerk



POST, BUCKLEY, SCHUH & JERNIGAN, INC.
CONSULTING ENGINEERS AND PLANNERS
2451 ENTERPRISE ROAD, GAINESVILLE, FLORIDA

OWNER:

BEACON HOMES OF FLORIDA, INCORPORATE

Clyde Hostick, Jr., President

Frank A. Hostick, Secretary

Signed, sealed and delivered in the presence of:

Witness for both

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS } S.S.

I hereby certify that on this 25th day of September, 1984, before me personally appeared Clyde Hostick, Jr. and Frank A. Hostick, 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 Pasco County, Florida, the day and year aforesaid.

My commission expires: 4-6-87

Notary Public State of Florida at Large

CERTIFICATE OF TITLE:

STATE OF FLORIDA
COUNTY OF PASCO } S.S.

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 1984 have been paid.

Signed on this 16th day of November, 1984

By Howard M. Holder, Jr.

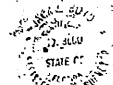
Surveyors Certificate:

I, Jack L. Boyd, of Post, Buckley, Schuh & Jernigan, Inc., maker 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.

Signed on this 16th day of November, 1984

POST, BUCKLEY, SCHUH & JERNIGAN, INC.

By Jack L. Boyd
Professional Land Surveyor No. 3000
State of Florida



528-17142
SHEET 1 OF 2