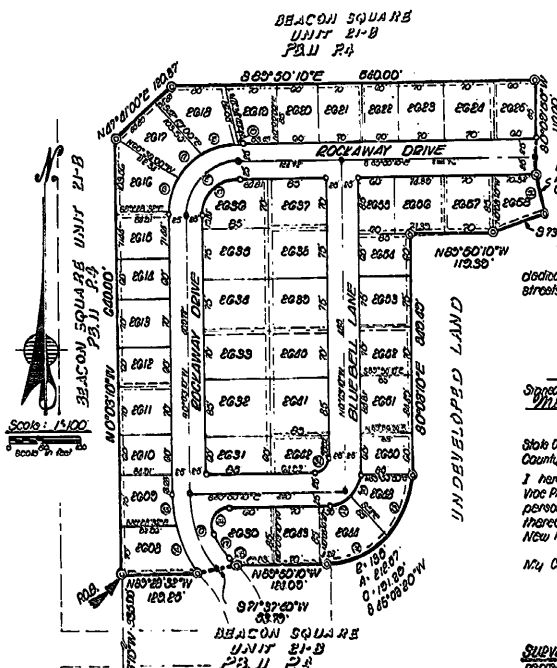


BEACON SQUARE FIRST

UNIT 21-B ADDITION

BEING A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 28S, RANGE 15E, PASCO COUNTY, FLORIDA.



NO	Radius	ARC	CHORD	BEARING
0	175.57'	130.00'	137.12'	N89°47'38"E
1	175.00'	130.00'	136.87'	N89°47'38"E
10	100.00'	61.60'	60.85'	N14°02'32"E
17	100.00'	61.60'	60.11'	N14°02'32"E
18	100.00'	61.60'	60.74'	N75°29'30"E
19	100.00'	61.60'	60.74'	N89°47'38"E
20	60.00'	33.83'	32.61'	N14°02'32"E
21	60.00'	33.83'	32.61'	N75°29'30"E
22	60.00'	33.83'	32.61'	N89°47'38"E
23	135.00'	105.61'	105.61'	N89°47'38"E
24	135.00'	105.61'	105.61'	N89°47'38"E
25	135.00'	105.61'	105.61'	N89°47'38"E
26	135.00'	105.61'	105.61'	N89°47'38"E
27	135.00'	105.61'	105.61'	N89°47'38"E
28	135.00'	105.61'	105.61'	N89°47'38"E
29	135.00'	105.61'	105.61'	N89°47'38"E
30	135.00'	105.61'	105.61'	N89°47'38"E

State of Florida } ss
County of Pasco }

The undersigned owner of the lands shown on this Plat to be known as "BEACON SQUARE, UNIT 21-B FIRST ADDITION, and described as being in Pasco County, Florida, as follows:
Commence at the Southwest corner of the Northwest 1/4 of Section 24, Township 28S, Range 15E, Pasco County, Florida; thence run along the South line of the said Northwest 1/4, S89°23'38"E, 215.02 ft.; thence N0°05'10"W, 336.00 ft. for a Point of Beginning; thence continue N0°05'10"W, 620.00 ft.; thence N17°41'00"E, 120.37 ft.; thence S89°23'38"E, 640.00 ft.; thence S0°05'50"W, 110.00 ft.; thence S66°53'N along the arc of a curve to the left, said curve having a radius of 300.01 ft. and a chord of 86.63 ft. which bears S 8°06'13"E; thence S 73°33'44"W, 86.00 ft.; thence N89°50'10"W, 12.95 ft.; thence S0°05'10"E, 322.25 ft.; thence E12.67 ft. along the arc of a curve to the right, said curve having a radius of 135.00 ft. and a chord of 131.25 ft. which bears S45°03'20"W; thence N89°50'10"W, 124.09 ft.; thence S11°07'40"W, 63.70 ft.; thence N89°23'32"E, 120.25 ft. 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 described 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 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 of repair or maintenance, causing damage to existing streets, owners agree to replace streets to prior condition within said damaged area. This the 13th day of March, A.D. 1972.

OWNER:

BEACON CONSTRUCTION COMPANY, INC.

John Laidlaw Vice President
Signed, sealed and delivered in the presence of *Lucy M. Pinnick* Assistant Secretary
Margaret M. Pinnick Witness *Paul A. Rice* Witness

State of Florida } ss
County of Pasco }

I, hereby certify on this 13th day of March, A.D. 1972, before me personally appeared *JOHN LAIDLAW* and *LUCY M. PINNICK*, respectively Vice 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 declaration 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 Beach, the day and year aforesaid.

My Commission Expires April 6, 1975.

Margaret M. Pinnick
Notary Public, State of Florida, A.D. 1972

SURVEYOR'S CERTIFICATE: I hereby certify on this 13th day of March, 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 177 of the Florida Statutes.

CASSON ENGINEERING COMPANY

Walter A. Casson, Jr.
Walter A. Casson, Jr.
FID Engineers Regn No. 6444
FID Surveyors Regn No. 1233

APPROVED: by the Board of County Commissioners of Pasco County, Florida, on this 28th day of March, A.D. 1972.

FILED AND RECORDED: in the Public Records of Pasco County, Florida, on this 29th day of March, A.D. 1972 in PLAT BOOK 11, PAGE 20.

NOTES:

- (1) - Indicates Permanent Easement Monument
- (2) - Indicates Permanent Control Point
- (3) Easements are shown thus: and thus: and unless shown otherwise, all side lot easements are 3 ft in width each side of lot line, rear lot easements are 6 ft in width each side of lot line, and are for drainage and/or utilities
- (4) Bearings shown hereon are based on an assumed bearing of S89°23'38"E, for the South line of the Northwest 1/4 of Section 24, Township 28S, Range 15E