83/54

BEACON WOODS GREENSIDE VILLAGE

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, AND A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS BEACON WOODS GREENSIDE VILLAGE, A SUBDIVISION OF A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, AND A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34, THE SAME BEING THE NORTHWEST CORNER OF SAID SECTION 2; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 34, SOUTH 89° 58' 52" WEST, A DISTANCE OF 14.46 FEET FOR A POINT OF BEGINNING; THENCE NORTH 24° 50' 43" EAST, A DISTANCE OF 136.95 FEET; THENCE SOUTH 77° 38' 15" EAST, A DISTANCE OF 74.73 FEET; THENCE NORTH 64° 08' 01" EAST, A DISTANCE OF 36.67 FEET; THENCE NORTH 26° 08' 49" EAST, A DISTANCE OF 61.27 FEET; THENCE NORTH 15° 30' 00" WEST, A DISTANCE OF 583.62 FEET; THENCE NORTH 32° 31' 05" WEST, A DISTANCE OF 177.80 FEET; THENCE NORTH 20° 26' 37" WEST, A DISTANCE OF 86.73 FEET; THENCE NORTH 55° 05' 22" WEST, A DISTANCE OF 122.40 FEET; THENCE NORTH 89° 44' 07" WEST, A DISTANCE OF 261.96 FEET; THENCE NORTH 21° 00' 00" WEST, A DISTANCE OF 135.61 FEET TO THE EASTERLY BOUNDARY LINE OF BEACON WOODS FAIRVIEW VILLAGE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 17, PAGES 71 AND 72 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID BEACON WOODS FAIRVIEW VILLAGE, A DISTANCE OF 74.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CHORD OF 73.80 FEET WHICH BEARS NORTH 79° 37' 57" EAST; THENCE CONTINUE ALONG THE EASTERLY BOUNDARY LINE OF SAID BEACON WOODS FAIRVIEW VILLAGE, NORTH 0° 15' 53" EAST, A DISTANCE OF 100.00 FEET, TO THE NORTH BOUNDARY LINE OF THE HOELDTKE PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 410, PAGES 176 AND 177 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID HOELDTKE PARCEL, SOUTH 89° 44' 07" EAST, A DISTANCE OF 290.66 FEET; THENCE A DISTANCE OF 302.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A CHORD OF 284.25 FEET WHICH BEARS SOUTH 55° 05' 22" EAST; THENCE SOUTH 20° 26' 37" EAST, A DISTANCE OF 160.49 FEET; THENCE A DISTANCE OF 241.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CHORD OF 227.40 FEET WHICH BEARS SOUTH 55° 05' 22" EAST; THENCE SOUTH 89° 44' 07" EAST, A DISTANCE OF 701.34 FEET, TO THE WESTERLY BOUNDARY LINE OF BEACON WOODS IRONWOOD VILLAGE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 19, PAGES 121, 122 AND 123 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID BEACON WOODS IRONWOOD VILLAGE, SOUTH 0° 15' 53" WEST, A DISTANCE OF 100.00 FEET; THENCE CONTINUE ALONG THE WESTERLY BOUNDARY LINE OF SAID BEACON WOODS IRONWOOD VILLAGE, A DISTANCE OF 299.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, TO THE NORTHWEST CORNER OF BEACON WOODS FAIRWAY VILLAGE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGES 55 THROUGH 59, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A CHORD OF 282.20 FEET WHICH BEARS SOUTH 55° 22' 30" EAST; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID BEACON WOODS FAIRWAY VILLAGE, SOUTH 21° 00' 54" EAST, A DISTANCE OF 73.40 FEET; THENCE SOUTH 66° 54' 49" WEST, A DISTANCE OF 112.03 FEET; THENCE SOUTH 31° 23' 40" WEST, A DISTANCE OF 110.99 FEET; THENCE SOUTH 35° 24' 28" WEST, A DISTANCE OF 160.75 FEET; THENCE SOUTH 30° 27' 41" WEST, A DISTANCE OF 274.90 FEET; THENCE SOUTH 67° 55' 56" WEST, A DISTANCE OF 119.77 FEET; THENCE SOUTH 26° 21' 55" WEST, A DISTANCE OF 128.35 FEET; THENCE SOUTH, A DISTANCE OF 127.00 FEET; THENCE SOUTH 72° 21' 00" WEST, A DISTANCE OF 92.35 FEET; THENCE SOUTH 17° 12' 47" WEST, A DISTANCE OF 53.56 FEET TO THE NORTHERLY BOUNDARY LINE OF BEACON WOODS VILLAGE 9-D AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 14, PAGES 62 AND 63 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID BEACON WOODS VILLAGE 9-D, A DISTANCE OF 378.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET AND A CHORD OF 349.23 FEET WHICH BEARS SOUTH 64° 13' 00" WEST; THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY LINE OF SAID BEACON WOODS VILLAGE 9-D, SOUTH 44° 50' 00" WEST, A DISTANCE OF 79.20 FEET; THENCE NORTH 31° 26' 28" WEST, A DISTANCE OF 149.23 FEET; THENCE NORTH 72° 24' 27" WEST, A DISTANCE OF 129.03 FEET; THENCE NORTH 24° 50' 43" EAST, A DISTANCE OF 205.77 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 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 PASCO 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 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 THE 13TH DAY OF July, A.D., 1984.

OWNERS

HOELDTKE BUILDERS, INC.

LESLIE J. AUSTIN, PRESIDENT

MARGARET M. NAVARRA, ASSISTANT SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 13TH DAY OF July, A.D., 1984, BEFORE ME PERSONALLY APPEARED LESLIE J. AUSTIN AND MARGARET M. NAVARRA, PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF HOELDTKE BUILDERS, 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 NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 7-28-87

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I, HOWARD H. HOLDER OF WEST PASCO TITLE AND ABSTRACT COMPANY, HEREBY CERTIFY THAT THE OWNER OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT IS 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 1983 HAVE BEEN PAID.

THIS THE 18TH DAY OF July, A.D., 1984.

WEST PASCO TITLE AND ABSTRACT COMPANY

BY: Howard H. Holder
HOWARD H. HOLDER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 25TH DAY OF September, A.D., 1984, 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.
FLORIDA SURVEYOR'S REG'N. NO. 1233

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 9TH DAY OF October, A.D., 1984.

James A. Hollingsworth, CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 9TH DAY OF October, A.D., 1984, ... BOOK 83, PAGES 54, 55 AND 56.

J. D. Pattman, CLERK OF THE CIRCUIT COURT

SHEET 1 OF 3

BEACON WOODS GREENSIDE VILLAGE

PLAT BOOK 83 PAGE 54

| DR. CK. | | |