

LEGAL AND DEDICATION

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE
RUN ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3, NORTH
89° 25' 01" WEST, A DISTANCE OF 461.32 FEET TO THE SOUTHWEST CORNER OF SAID
SECTION 3 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 3, NORTH
89° 25' 01" WEST, A DISTANCE OF 194.12 FEET; THENCE SOUTHWEST ALONG THE WEST BOUNDARY
LINE OF SAID SECTION 3, NORTH 89° 25' 01" WEST, A DISTANCE OF 5.80 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°
25' 01" WEST, A DISTANCE OF 194.12 FEET; THENCE SOUTHWEST ALONG THE WEST BOUNDARY
LINE OF SAID SECTION 3, NORTH 89° 25' 01" WEST, A DISTANCE OF 5.80 FEET TO THE
POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE
ROAD NO. 52, NORTH 89° 25' 01" WEST, A DISTANCE OF 53.21 FEET TO THE
SOUTHWEST CORNER OF SAID SECTION 3 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1,
PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID
COUNTY WOODS ROAD NO. 23, NORTH 23° 11' 54" EAST, A DISTANCE OF 10.33 FEET TO THE
SOUTHWEST CORNER OF SAID SECTION 3 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1,
PAGES 77 AND 78 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG
THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY WOODS ROAD NO. 23, NORTH 23° 11' 54"
EAST, A DISTANCE OF 81.56 FEET; A DISTANCE OF 47.20 FEET ALONG THE ARC OF A CURVE TO
THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD OF 45.47 FEET
WHICH BEARS NORTH 23° 11' 54" EAST, A DISTANCE OF 45.47 FEET TO THE
SOUTHWEST CORNER OF SAID SECTION 3 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1,
PAGES 77 AND 78 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE
ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 281.05 FEET AND A CHORD OF 19.33 FEET WHICH BEARS NORTH 53° 58'
EAST, A DISTANCE OF 19.33 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 3 AS SHOWN
ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 77 AND 78 OF THE PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 3, NORTH
89° 25' 01" WEST, A DISTANCE OF 194.12 FEET; THENCE SOUTHWEST ALONG THE WEST BOUNDARY
LINE OF SAID SECTION 3, NORTH 89° 25' 01" WEST, A DISTANCE OF 5.80 FEET FOR A POINT OF
BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 52,
NORTH 89° 25' 01" WEST, A DISTANCE OF 53.21 FEET TO THE SOUTHWEST CORNER OF SAID
SECTION 3 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE
PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF
SAID BEACON WOODS CIDER MILL VILLAGE PHASE ONE, SOUTH 89° 20' 06" EAST, A
DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 3 AS SHOWN ON THE
PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID BEACON WOODS CIDER
MILL VILLAGE PHASE ONE, SOUTH 89° 20' 06" EAST, A DISTANCE OF 60.00 FEET TO THE
POINT OF BEGINNING.

HAVE CAUSED SAID LANDS 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 UTILITY IMPROVEMENTS AND FACILITIES INCLUDING BUT NOT LIMITED TO WATER AND SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMP-OUT FACILITIES, LIVING 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 UNTIL ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, AGENTS, ATTORNEYS, AND OTHERS DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS OR FACILITIES AND APPEARANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPEARANCES IS ASSUMED BY PASCO COUNTY, FLORIDA, OR ITS REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PUBLIC UTILITY FURNISHING WATER AND SEWER SERVICES AND APPEARANCES THEREON, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY IF DEDICATED ON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR VOLUNTARILY WAIVED, GIVEN OR UNPAID.

THIS THE 14th DAY OF July, A.D., 1982.

OWNER

VILLAGE PROPERTIES

LESTER MALLETT

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

WITNESS FOR BOTH

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 14th DAY OF July, A.D., 1982, BEFORE ME PERSONALLY APPEARED LESTER MALLETT AND H. D. WILLIAMS, OF VILLAGE PROPERTIES, A FLORIDA GENERAL PARTNERSHIP, 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: June 6, 1986

Linda K. Vollmer
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGEE

ELLIS FIRST NATIONAL BANK

C. L. Larose
C. L. LAROSE, SENIOR VICE PRESIDENT

Connie J. Hayes
CONNIE J. HAYES, ASSISTANT VICE PRESIDENT

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF

Walter E. Fickler
WITNESS FOR BOTH

WITNESS FOR BOTH *W. B. Bunker*

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 13th DAY OF July, A.D., 1982, BEFORE ME PERSONALLY APPEARED C. L. LAROSE AND CONNIE J. HAYES, SENIOR VICE PRESIDENT AND ASSISTANT VICE PRESIDENT, RESPECTIVELY, OF FLORIDA NATIONAL BANK, 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: Feb 24 1986

Notary Public STATE OF FLORIDA, AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA) ss:
COUNTY OF PASCO)

I, H. CLYDE HOBBY, ATTORNEY AT LAW, HEREBY CERTIFY THAT THE OWNERS AND MORTGAGEE 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 1981 HAVE BEEN PAID.

THIS THE 16th DAY OF July A.D., 1982.

APPROVED:

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 24 DAY OF August, A.D., 1982.

Barnes M. Doherty, CHAIRMAN

FILED AND RECORDED:

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 25 DAY OF August
A.D., 1982, IN PLAT BOOK 21, PAGES 48 AND 49.

W. Pittman, CLERK OF THE CIRCUIT COURT

BY: Muriel Cardona D.C. SHEET 1 OF 2

BEACON WOODS
PROFESSIONAL CENTER
PLAT BOOK 21 PAGE 48

DR. CK.	28	9/4/92	BOY.	PC	8-5-92	STR.	22	9/4/92	N.L.	9/4/92	TEL. CO.		L.D.M.	N/A	—	C.E.CO.	1-6-91	8-1-92
LG.	PC	8-1-92	LOTS	28	8-5-92	SAN.	22	9/4/92	EL. CO.	9/4/92	P. MGR.	22	9/4/92	C.M.	22	2-8-92		