

BEACON WOODS, SMOKEHOUSE VILLAGE

A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS BEACON WOODS, SMOKEHOUSE VILLAGE, A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, NORTH 89° 58' 52" EAST, A DISTANCE OF 1,104.74 FEET; THENCE NORTH A DISTANCE OF 70.34 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CLOCK TOWER PARKWAY, AS SHOWN ON THE PLAT OF BEACON WOODS PINEWOOD VILLAGE RECORDED IN PLAT BOOK 14, PAGES 115, 116 AND 147 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE NORTH 26° 38' 38" WEST, A DISTANCE OF 556.53 FEET; THENCE NORTH 60° 24' 16" WEST, A DISTANCE OF 193.33 FEET; THENCE NORTH 61° 59' 28" EAST, A DISTANCE OF 196.21 FEET; THENCE SOUTH 89° 08' 34" EAST, A DISTANCE OF 568.36 FEET; THENCE NORTH 71° 48' 35" EAST, A DISTANCE OF 419.10 FEET; THENCE DUE EAST, A DISTANCE OF 100.00 FEET; THENCE A DISTANCE OF 514.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 451.20 FEET AND A CHORD OF 491.20 FEET WHICH BEARS SOUTH 30° 00' 00" WEST; THENCE A DISTANCE OF 297.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,135.53 FEET AND A CHORD OF 298.55 FEET WHICH BEARS SOUTH 52° 39' 00" WEST; THENCE SOUTH 45° 00' 00" WEST, A DISTANCE OF 309.71 FEET TO THE MOST EASTERLY CORNER OF THE CLOCK TOWER PARKWAY AS SHOWN ON THE PLAT OF SAID BEACON WOODS PINEWOOD VILLAGE; THENCE ALONG THE NORTH-EASTERLY BOUNDARY LINE OF CLOCK TOWER PARKWAY OF SAID BEACON WOODS PINEWOOD VILLAGE, NORTH 45° 00' 00" WEST, A DISTANCE OF 100.00 FEET TO THE MOST NORTHERLY CORNER OF CLOCK TOWER PARKWAY OF SAID BEACON WOODS PINEWOOD VILLAGE; THENCE ALONG THE NORTH-WESTERLY RIGHT-OF-WAY LINE OF CLOCK TOWER PARKWAY OF SAID BEACON WOODS PINEWOOD VILLAGE, SOUTH 45° 00' 00" WEST, A DISTANCE OF 75.57 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 ALL ROADS, STREETS, ALLEYS, OTHER RIGHTS-OF-WAY, PARKS, RECREATION AREAS, EASEMENTS FOR UTILITIES, EASEMENTS FOR DRAINAGE, AND EASEMENTS FOR OTHER PURPOSES AS SHOWN AND DEPICTED HEREON; RESERVING, HOWEVER, THE REVERSION OR REVERSIONS THEREOF, SHOULD SAME BE RENOUNCED, DISCLAIMED, ABANDONED, OR THE USE THEREOF DISCONTINUED AS PRESCRIBED BY LAW, BY APPROPRIATE OFFICIAL ACTION OF THE PROPER OFFICIALS HAVING CHANGE 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 THE REPAIR OR MAINTENANCE OF SAID WATER AND SEWER LINES CAUSES DAMAGE TO EXISTING STREETS, OWNERS AGREE TO REPLACE SAID STREETS TO THEIR PRIOR CONDITION WITHIN SAID DAMAGED AREA.

THIS THE 31st DAY OF May, A.D., 1978.

OWNERS:

BEACON HOMES OF FLORIDA, INC.

J. M. Laidlaw
J. M. LAIDLAW, PRESIDENT

Frank A. Hosticka
FRANK A. HOSTICKA, ASSISTANT SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Margaret M. Navarra
WITNESS FOR BOTH

Virginia M. Johnson
WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 31st DAY OF May, A.D., 1978, BEFORE ME, PERSONALLY APPEARED J. M. LAIDLAW AND FRANK A. HOSTICKA, PRESIDENT AND ASSISTANT 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 NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: April 6, 1979 Margaret M. Navarra
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA) SS:
COUNTY OF PASCO)

I, MADELYN SPRAGUE, OF WEST PASCO TITLE COMPANY, HEREBY CERTIFY THAT THE OWNER 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 1977 HAVE BEEN PAID.

THIS THE 31st DAY OF MAY, 1978.

WEST PASCO TITLE COMPANY

By: Madelyn M. Sprague
MADELYN SPRAGUE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 30th DAY OF June, A.D., 1978, 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.

APPROVED:

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 26th DAY OF September, A.D., 1978.

John J. Allen
CHAIRMAN

FILED AND RECORDED:

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 27th DAY OF September, A.D., 1978. PLAT BOOK 16, PAGES 77 AND 78.
Red Johnson
CLERK OF THE CIRCUIT COURT

SHEET 1 OF 2

BEACON WOODS SMOKEHOUSE VILLAGE
PLAT BOOK 16, PAGE 77

BEACON HOMES OF FLORIDA, INC.
ORDER: 62750
08-451-22
08-451-23
08-451-24
08-451-25
08-451-26
08-451-27
08-451-28
08-451-29
08-451-30
08-451-31
08-451-32
08-451-33
08-451-34
08-451-35
08-451-36
08-451-37
08-451-38
08-451-39
08-451-40
08-451-41
08-451-42
08-451-43
08-451-44
08-451-45
08-451-46
08-451-47
08-451-48
08-451-49
08-451-50
08-451-51
08-451-52
08-451-53
08-451-54
08-451-55
08-451-56
08-451-57
08-451-58
08-451-59
08-451-60
08-451-61
08-451-62
08-451-63
08-451-64
08-451-65
08-451-66
08-451-67
08-451-68
08-451-69
08-451-70
08-451-71
08-451-72
08-451-73
08-451-74
08-451-75
08-451-76
08-451-77
08-451-78
08-451-79
08-451-80
08-451-81
08-451-82
08-451-83
08-451-84
08-451-85
08-451-86
08-451-87
08-451-88
08-451-89
08-451-90
08-451-91
08-451-92
08-451-93
08-451-94
08-451-95
08-451-96
08-451-97
08-451-98
08-451-99
08-451-100