

# ARLINGTON WOODS

# PHASE I-B

A PORTION OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION AND DEDICATION

The Undersigned, Owners and Mortgagees of the land shown on this plat to be known as ARLINGTON WOODS PHASE I-B, being a portion of Section 6, Township 24 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commence at the Northeast corner of said Section 6 for a POINT OF REFERENCE: thence run South 00°02'47" East, 350.00 feet along the East boundary line of said Section 6 to the POINT OF BEGINNING; thence continue South 00°02'47" East along said East boundary line 856.30 feet; thence South 89°47'13" West, 161.58 feet; thence South 00°12'47" East, 43.67 feet; thence South 89°47'13" West, 312.50 feet; thence along the Easterly boundary line of Arlington Woods Phase I-A, as shown on plat recorded in plat Book 88, Page 45 of the Public Records of Pasco County, Florida, the following nine (9) lines and courses: North 00°12'47" West, 155.00 feet; thence North 89°47'13" East, 78.17 feet; thence North 00°12'47" West, 292.50 feet; thence South 89°47'13" West, 270.00 feet; thence North 00°12'47" West, 304.41 feet; thence 86.24 feet along the arc of a curve concave to the left, having a radius of 375.00 feet, a chord of 85.98 feet bearing South 82°15'29" East; thence North 02°05'04" East, 50.03 feet; thence North 89°47'13" East, 0.50 feet; thence North 00°12'47" West, 106.92 feet; thence North 89°29'09" East, 580.74 feet to the POINT OF BEGINNING.

Containing 10.792 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 right-of-ways 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 so 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 of pipes, fire hydrants, wells, lift stations, pump 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 themselves, their heirs, successors, assigns or legal representatives, the right to construct, operate and maintain all such dedicated lands, streets, utility improvements, 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 themselves, their 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 NOVEMBER, A.D. 19 89

## OWNER: NUGENT LAND AND DEVELOPMENT CO., INC.

John L. Nugent John L. Nugent  
John L. Nugent, President John L. Nugent, Jr., Secretary

Signed, sealed and delivered in presence of

David Smith Diana L. Bunn

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss

I hereby certify on this 13th day of NOVEMBER, A.D., 19 89, before me personally appeared John L. Nugent, Jr., President and Secretary, of Nugent Land and Development Co., 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, Florida, the day and year aforesaid.

My commission expires: 11/1/90 Diana L. Bunn  
Notary Public  
State of Florida,  
At Large

## MORTGAGEE: FIRST FEDERAL SAVINGS BANK OF PERRY

Donald W. Tuttle Diana L. Bunn  
Donald W. Tuttle, Vice President Diana L. Bunn, Assist. Vice Pres.

Signed, sealed and delivered in the presence of

Shirley L. Lusk Heather Lusk  
Witness for both

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss

I hereby certify on this 13th day of NOVEMBER, A.D., 19 89, before me personally appeared Donald W. Tuttle and Diana L. Bunn, Vice President and Assistant Vice President, respectively, of First Federal Savings Bank of Perry, a Florida Banking Institution, 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 seal at New Port Richey, Pasco County, Florida, the day and year aforesaid.

My commission expires: 11/1/90 Heather Lusk  
Notary Public  
State of Florida,  
At Large

## CERTIFICATE OF TITLE

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss

I, Sally Noyes, President of Executive Title Services of Florida, Inc., do hereby certify that the apparent record title to the land as described as shown on this plat is in the name of the person, persons or corporation executing this dedication as it is shown on the plat. In the event the plat does not contain a dedication, I hereby certify that the developer of the plat subdivision has apparent record title to the land, additionally, I certify 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 1989 have been paid.

This is the 13th day of DECEMBER, A.D. 19 89

Sally Noyes  
Executive Title Services of Florida, Inc.  
By: Sally Noyes  
Sally Noyes

## FILED AND RECORDED

In the Public Records of Pasco County, Florida, on this 14th day of April, A.D., 19 90, in Plat Book 88, Pages 92 and 93.

## APPROVED

By the Board of County Commissioners of Pasco County, Florida, on

Robert L. Lusk  
Chairman

## SURVEYOR'S CERTIFICATE

I hereby certify on this 14th day of April, A.D. 19 90, that this plat is a true and accurate representation of the lands surveyed and that the survey was made under my supervision and that this plat complies with all the requirements of Chapter 177 of the Florida Statutes. P.R.M.'s & P.C.P.'s have been set at the date of this certificate.

Cornerstone Surveying & Land Planning, Inc.

Kenneth A. Landsadel  
Kenneth A. Landsadel  
Florida Surveyor's Reg. # 4248