PLAT BOOK 27
PAGE 74

BARRINGTON WOODS PHASE I

A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED, OWNERS AND MORTGAGEES OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS BARRINGTON WOODS PHASE I, BEING A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR A POINT OF REFERENCE; THENCE RUN NORTH-00°39'08" EAST, 370.85 FEET ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, ALSO BEING THE EAST BOUNDARY LINE OF WOODWARD VILLAGE UNIT 3, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 22, PAGES 12, 14 AND 15 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 88°20'17" WEST, 96.40 FEET ALONG THE NORTH BOUNDARY LINE OF SAID WOODWARD VILLAGE UNIT 3; THENCE NORTH 00°24'05" EAST, 1738.49 FEET; THENCE NORTH 87°42'53" WEST, 723.30 FEET ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF HUDSON AVENUE; THENCE 546.53 FEET ALONG THE ARC OF A CURVE CONCAVED TO THE RIGHT ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1372.39 FEET, A CHORD OF 543.02 FEET BEARING SOUTH 79°33'27" WEST TO THE POINT OF BEGINNING; THENCE SOUTH 22°32'12" EAST, 175.00 FEET; THENCE 27.42 FEET ALONG THE ARC OF A CURVE CONCAVED TO THE LEFT, HAVING A RADIUS OF 1197.39 FEET, A CHORD OF 27.42 FEET BEARING SOUTH 66°48'27" WEST; THENCE SOUTH 23°50'54" EAST, 138.59 FEET; THENCE SOUTH 66°02'03" EAST, 138.18 FEET; THENCE SOUTH 38°16'20" EAST, 16.36 FEET; THENCE 284.57 FEET ALONG THE ARC OF A CURVE CONCAVED TO THE LEFT, HAVING A RADIUS OF 435.00 FEET A CHORD OF 279.33 FEET BEARING SOUTH 19°32'40" WEST; THENCE SOUTH 00°24'00" EAST, 231.57 FEET; THENCE 57.02 FEET ALONG THE ARC OF A CURVE CONCAVED TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CHORD OF 57.01 FEET BEARING SOUTH 05°02'48" EAST; THENCE SOUTH 09°58'51" EAST, 56.22 FEET; THENCE 32.63 FEET ALONG THE ARC OF A CURVE CONCAVED TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CHORD OF 30.52 FEET BEARING SOUTH 52°01'53" EAST; THENCE SOUTH 76°25'22" EAST, 50.06 FEET; THENCE 79.85 FEET ALONG THE ARC OF A CURVE CONCAVED TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A CHORD OF 79.56 FEET BEARING SOUTH 07°04'12" WEST; THENCE SOUTH 06°53'36" WEST, 50.00 FEET; THENCE 83.17 FEET ALONG THE ARC OF A CURVE CONCAVED TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CHORD OF 81.45 FEET BEARING SOUTH 08°21'56" EAST; THENCE 28.81 FEET ALONG THE ARC OF A CURVE CONCAVED TO THE RIGHT, HAVING A RADIUS OF 277.00 FEET, A CHORD OF 28.80 FEET BEARING SOUTH 12°37'42" EAST; THENCE 491.30 FEET ALONG THE ARC OF A CURVE CONCAVED TO THE LEFT, HAVING A RADIUS OF 785.46 FEET, A CHORD OF 449.18 FEET BEARING SOUTH 73°56'27" WEST; THENCE SOUTH 56°16'18" WEST, 607.81 FEET; THENCE NORTH 38°38'22" WEST, 718.67 FEET; THENCE NORTH 52°24'19" EAST, 680.56 FEET ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE; THENCE 232.74 FEET ALONG THE ARC OF A CURVE CONCAVED TO THE RIGHT ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1372.39 FEET, A CHORD OF 231.93 FEET BEARING NORTH 60°31'04" EAST TO THE POINT OF BEGINNING.

CONTAINING 16.921 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 RIGHTS-OF-WAY AND EASEMENTS AS SHOWN AND DESCRIBED 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 ARE LAID; 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, OZONE 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 OURSELVES, THEIR 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 OURSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THEREOF, 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 22 DAY OF FEBRUARY, A.D., 1989

OWNERS

NUGENT LAND AND DEVELOPMENT CO., INC.
NUGENT ENTERPRISES, INC. — LOTS 56 & 57

JOHN L. NUGENT, PRESIDENT — JOHN L. NUGENT JR. SECRETARY
WITNESS FOR BOTH — WITNESS FOR BOTH

MONARCH HOMES OF HERNANDO COUNTY-LOTS 60&61

RENE DUNN, PRESIDENT — DIANE C. DUNN, SECRETARY
WITNESS FOR BOTH — WITNESS FOR BOTH

THE VIRGIN CORPORATION- LOTS 58 & 59

GORDON HAIR VICE PRESIDENT
WITNESS — WITNESS

BOYCE HOMES, INC- LOTS 62&63

DANNY WALSINGHAM PRESIDENT — E.V. WERNER, SECRETARY
WITNESS FOR BOTH — WITNESS FOR BOTH

PREPARED BY CORNERSTONE SURVEYING AND LAND PL

OWNER

NUGENT LAND AND DEVELOPMENT CO., INC.

JOHN L. NUGENT, PRESIDENT — JOHN L. NUGENT JR. SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I HEREBY CERTIFY ON THIS 16th DAY OF January A.D., 1989 BEFORE ME PERSONALLY APPEARED JOHN L. NUGENT AND JOHN L. NUGENT JR. PRESIDENT AND SECRETARY, RESPECTIVELY, 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.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. NOV. 1,1990
BONDED THRU GENERAL INS. UND.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGEE

PEOPLES STATE BANK

W.P. CRAWLEY EXEC VICE PRESIDENT — CHERYL L. McNEILL ASSIST VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I HEREBY CERTIFY ON THIS 26 DAY OF January A.D., 1989 BEFORE ME PERSONALLY APPEARED W.P. CRAWLEY AND CHERYL L. McNEILL, EXECUTIVE VICE PRESIDENT AND ASSISTANT VICE PRESIDENT, RESPECTIVELY, OF PEOPLES STATE BANK, 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 COMMISION EXPIRES: 5-15-89

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAY 15,1989
BONDED THRU GENERAL INS. UND.

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

OWNER- LOTS 56 & 57

NUGENT ENTERPRISES, INC.

JOHN L. NUGENT, PRESIDENT — JOHN L. NUGENT JR. SECRETARY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I HEREBY CERTIFY ON THIS 16th DAY OF January A.D., 1989 BEFORE ME PERSONALLY APPEARED JOHN L. NUGENT AND JOHN L. NUGENT JR. PRESIDENT AND SECRETARY, RESPECTIVELY, 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

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. NOV. 1,1990

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 21 DAY OF FEBRUARY A.D. 1989, 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.

CORNERSTONE SURVEYING AND LAND PLANNING, INC.

KENNETH A. LANDSEADEL
FLORIDA SURVEYOR'S REG. NO. 4248

CERTIFICATE OF TITLE

STATE OF FLORIDA } SS:
COUNTY OF PASCO }

I, SALLY MORRIS, PRESIDENT OF EXECUTIVE TITLE SERVICES OF FLORIDA, INC., DO HEREBY CERTIFY THAT THE APPARENT RECORD TITLE TO THE LAND AS DESCRIBED AND 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 PLATTED 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 1988 HAVE BEEN PAID.

THIS THE 24th DAY OF January, A.D., 1989.

EXECUTIVE TITLE SERVICES OF FLORIDA, INC.

BY: SALLY MORRIS

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA. ON THIS 28 DAY OF February, A.D. 1989.

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. ON THIS 28 DAY OF February, A.D., 1989. IN PLAT BOOK 27, PAGES 74 AND 75.

Jed Pittman, Clerk of Circuit Court
By: Barbara A. Gray, Deputy Clerk

SHEET 1 OF 3 SHEETS