

CLAYTON VILLAGE PHASE 2

BEING A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 16 EAST
AND SECTION 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST,
PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION CERTIFICATE

LEGAL DESCRIPTION & DEDICATION:

State of Florida) ss
County of Pasco)

The undersigned, owner of the lands shown on this plat to be known as "CLAYTON VILLAGE PHASE 2", a subdivision of a portion of Section 2, Township 25 South, Range 16 East, and Section 35, Township 24 South, Range 16 East, Pasco County, Florida, being further described as follows:

COMMENCE at the Northeast Corner of said Section 2; thence S 1°11'37" W along the East line of said Section 2, for 2,066.28 feet; thence N 88°40'23" W, for 343.94 feet, to an intersection with the arc of a curve concave to the Southwest, and bearing N 45°51'46" E from the radius point of said curve, said intersection also being on the centerline of Hudson-Fraser Road; thence northwesterly along the arc of said curve and said centerline having a radius of 869.21 feet and a central angle of 0°32'24", for 8.19 feet, to the point of tangency; thence continue along said centerline N 44°40'38" W, for 1,373.69 feet, to the POINT OF BEGINNING, also being the most westerly corner of the plat of "BEACON RIDGE WOODBINE VILLAGE", as recorded in Plat Book 15 at pages 28 through 30 of the Public Records of Pasco County, Florida, said point also being on the westerly right-of-way line of Woodbine Drive; thence N 44°40'38" W along said centerline, for 1,665.92 feet; thence N 45°19'22" E, for 307.50 feet; thence N 26°01'18" W, for 126.48 feet; thence N 10°17'09" E, for 100.00 feet, to a radial intersection with the arc of a curve concave to the Northeast; thence easterly along the arc of said curve having a radius of 275.00 feet and a central angle of 10°50'22", for 50.43 feet, to the point of tangency; thence N 89°46'47" E, for 5.90 feet; thence N 0°13'13" W, for 50.00 feet; thence N 45°19'22" E, for 320.62 feet; thence N 86°28'48" E, for 210.35 feet; thence N 10°15'46" E, for 353.37 feet, to an intersection with the westerly right-of-way line of Woodward Drive, also being the westerly boundary line of the plat of "BEACON WOODS EAST SANDPIPER VILLAGE", as recorded in Plat Book 16 at pages 67 through 71 of the Public Records of Pasco County, Florida; thence along the westerly boundary of said plat for the following six (6) courses: (1) S 5°30'00" E, for 159.85 feet, to the point of curvature of a curve concave to the Northeast; (2) thence southeasterly along the arc of said curve having a radius of 266.10 feet and a central angle of 11°01'50", for 50.46 feet, to the point of reverse curvature of a curve concave to the West; (3) thence southeasterly and southwesterly along the arc of said curve having a radius of 565.00 feet and a central angle of 34°34'18", for 340.95 feet, to the point of reverse curvature of a curve concave to the Northeast; (4) thence southwesterly and southeasterly along the arc of said curve having a radius of 737.82 feet and a central angle of 79°13'04", for 1,020.12 feet, to the point of tangency; (5) thence S 61°10'36" E, for 52.11 feet, to the point of curvature of a curve concave to the Northeast; (6) thence southeasterly along the arc of said curve having a radius of 740.00 feet and a central angle of 0°08'08", for 1.75 feet, to a point on the arc of a curve concave to the Southeast, and bearing N 64°41'47" W from the radius point of said curve, said point lying on the westerly right-of-way line of said Woodbine Drive, also being the westerly boundary of said plat of "BEACON RIDGE WOODBINE VILLAGE", thence along the westerly boundary of said plat for the following four (4) courses: (1) thence southwesterly along the arc of said curve having a radius of 1,525.00 feet and a central angle of 8°40'44", for 177.75 feet, to the point of tangency; (2) thence S 18°41'30" W, for 103.46 feet, to the point of curvature of a curve concave to the Northwest; (3) thence southwesterly along the arc of said curve having a radius of 775.70 feet and a central angle of 26°41'52", for 361.45 feet, to the point of tangency; (4) thence S 45°19'22" W, for 40.00 feet, to the POINT OF BEGINNING. The above described parcel contains 34.03 acres, more or less.

And we, the undersigned, do hereby dedicate to 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 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.

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as shown on as filed with the County for such lands.

SURVEYORS CERTIFICATE

I, William G. Shane, of Post, Buckley, Schuh & Jernigan, Inc., having offices at 2280 U.S. Highway 19 N., Suite 165, Clearwater, Florida, the surveyor making this plat, hereby certify that it is a true and correct representation of a survey made under my responsible direction and supervision, and that the survey is in accordance with the best of my knowledge and belief, that Permanent Reference Monument's (P.R.M.'s) have been placed as required by law, and that the survey data complies with all requirements of Chapter 177, Florida Statutes 177.091.

Signed on this 5th day of April, A.D., 1979.

Post, Buckley, Schuh & Jernigan, Inc.

William G. Shane
William G. Shane
Professional Land Surveyor #2513
State of Florida

P. B. POST, BUCKLEY, SCHUH & JERNIGAN, INC.
CONSULTING ENGINEERS - SURVEYORS AND PLANNERS
2280 U.S. HWY. 19 N. CLEARWATER, FLA. 33515
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