

GOLF MEDITERRANEAN VILLAS

THOSE PORTIONS OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AND
SECTION 34, TOWNSHIP 24 SOUTH, RANGE 16 EAST,
PASCO COUNTY, FLORIDA

DESCRIPTION AND DEDICATION

STATE OF FLORIDA } S.S.
COUNTY OF PASCO }

THOSE PORTIONS OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AND
SECTION 34, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA,
BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34,
SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID
SECTION 3; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 34,
N. 00° 15' 53" E., 523.86 FEET; THENCE S. 33° 45' 00" E., 268.91 FEET;
THENCE S. 84° 22' 10" E., 142.6 FEET; THENCE N. 71° 04' 31" E., 222.00
FEET; THENCE S. 61° 23' 22" E., 240.12 FEET; THENCE S. 18° 30' 00" E.,
381.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CLOVER TOWER PARKWAY
(100.00 FOOT RIGHT-OF-WAY) AND A NON-TANGENT CURVE CONCAVE
SOUTHEASTERLY HAVING A RADIUS OF 473.52 FEET; THENCE SOUTHWESTERLY
ALONG SAID CURVE AND RIGHT-OF-WAY LINE 231.29 FEET THROUGH A CENTRAL
ANGLE OF 27° 59' 11" (C.B. S. 57° 26' 45" W., 229.00 FEET) TO THE NORTH
RIGHT-OF-WAY LINE OF SANTA FE TRAIL (50.00 FOOT RIGHT-OF-WAY) AND A
REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE
ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING, WESTERLY ALONG SAID CURVE
41.77 FEET THROUGH A CENTRAL ANGLE OF 95° 44' 12"
(C.B. N. 88° 40' 47" N., 37.08 FEET) TO A COMPOUND CURVE CONCAVE
NORTHEASTERLY HAVING A RADIUS OF 217.55 FEET; THENCE NORTHWESTERLY
ALONG SAID CURVE 34.35 FEET THROUGH A CENTRAL ANGLE OF 09° 02' 44"
(C.B. N. 36° 17' 20" W., 34.31 FEET); THENCE N. 31° 45' 57" W., 66.10
FEET TO A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 75.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE 74.23 FEET THROUGH A CENTRAL
ANGLE OF 56° 42' 34" (C.B. N. 60° 07' 14" W., 71.24 FEET); THENCE
N. 88° 28' 31" W., 490.58 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID
SECTION 3; THENCE ALONG SAID NORTH-SOUTH CENTERLINE N. 01° 31' 29" E.,
106.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.243 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 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 OR
SEWER LINES OR PIPES, FIRE HYDRANTS, LIFT STATIONS, PUMPING
STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, AND 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
THE COUNTY FOR SUCH LANDS; 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 UTILITIES 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 THE COUNTY IF FOR
ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR
INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 16th DAY OF MAY, A.D., 1991.

OWNER

BEACON HOMES, LTD.
A FLORIDA LIMITED PARTNERSHIP,
BY BEACON UNITED, INC.
AS GENERAL PARTNER

Clyde B. Hoeldtke Jr., President

Witness

Witness

ACKNOWLEDGEMENT

STATE OF FLORIDA } S.S.
COUNTY OF PASCO }

I HEREBY CERTIFY THAT ON THIS 16th DAY OF
May, A.D., 1991, BEFORE ME PERSONALLY
APPEARED CLYDE B. HOELDTKE JR., PRESIDENT OF BEACON
UNITED INC A FLORIDA CORPORATION, AS GENERAL PARTNER
OF BEACON HOMES LTD. A FLORIDA LIMITED PARTNERSHIP
TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO
EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND
ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT
AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY,
FLORIDA, THE DAY AND YEAR AFORESAID.

Notary Public
STATE OF FLORIDA, AT LARGE

October 2, 1993
MY COMMISSION EXPIRES

TITLE CERTIFICATE

STATE OF FLORIDA } S.S.
COUNTY OF PASCO }

I, SALLY C. CRANE, OF FLORIDA LAND TITLE DBA STEWART TITLE OF TAMPA
HEREBY CERTIFY THAT THE APPARENT RECORD TITLE TO THE LAND
AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF
BEACON HOMES LTD., A FLORIDA LIMITED PARTNERSHIP
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 1992 HAVE BEEN PAID.

THIS THE 31st DAY OF May, 1991.

STEWART TITLE

Sally C. Crane
SALLY C. CRANE, SENIOR VICE PRESIDENT

COUNTY COMMISSION APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO
COUNTY, FLORIDA THIS 9th DAY OF July, 1991.

Chairman

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 9th
DAY OF July, 1991, IN PLAT BOOK 29, PAGES 17-18

Clark of Circuit Court

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY
CERTIFY THAT ON 8-9-91 THIS PROPERTY WAS
SURVEYED AND THIS PLAT IS A TRUE REPRESENTATION OF THE
LANDS DESCRIBED AND SHOWN, AND THAT PERMANENT
REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED
HEREON, AND THAT PERMANENT CONTROL POINTS HAVE BEEN
SET AS OF THE DATE OF THIS CERTIFICATE, AND THAT THIS PLAT
COMPLIES WITH CHAPTER 177 PART 1 OF THE FLORIDA STATUTES
THEREUNTO APPERTAINING

Dan Ferrans
DANIEL D. FERRANS P.L.S.
FLORIDA REG. NO. 3885



KING ENGINEERING ASSOCIATES, INC.
8406 MASSACHUSETTS AVE. SUITE A-2
NEW PORT RICHEY, FLORIDA 34653
(813) 846-0904

MAY, 1991

SHEET 1 OF 2