

ARLINGTON WOODS

PHASE I-A

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

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) ss

The undersigned, owners and mortgagees of the land shown on this plat to be known as ARLINGTON WOODS, PHASE I-A, being a portion of Section 6, Township 24 South, Range 17 East, Pasco County, Florida, bring forther described as follows:

Commence at the Northeast corner of said Section 6 for a POINT OF REFERENCE: thence run South 00°02'47" East, 25.00 feet along the East boundary line of said Section 6; thence South 89°29'09" West, 644.36 feet along the South right of way line of County Line Road as now established to the POINT OF BEGINNING; thence South 00°12'47" East, 125.00 feet; thence North 89°29'09" East, 62.67 feet; thence South 00°12'47" East, 106.92 feet; thence South 89°47'13" West, 0.50 feet; thence South 02°05'04" West, 50.03 feet; thence 86.24 feet along the arc of a curve concaved to the right, having a radius of 125.00 feet, a chord of 85.98 feet bearing North 82°15'29" West; thence South 00°12'47" East, 104.41 feet; thence North 89°47'13" East, 270.00 feet; thence South 00°12'47" East, 292.50 feet; thence South 89°47'13" West, 78.17 feet; thence South 00°12'47" East, 155.00 feet; thence South 89°47'13" West, 237.54 feet; thence 5.00 feet along the arc of a curve concaved to the right, having a radius of 125.00 feet, a chord of 5.00 feet bearing South 00°39'13.5" East; thence South 00°12'47" East, 10.00 feet; thence South 89°47'13" West, 229.33 feet; thence North 00°12'47" West, 910.00 feet; thence North 89°29'09" East, 200.00 feet; thence North 00°12'47" West, 325.00 feet; thence North 89°29'09" East, 100.00 feet along said South right of way line to the POINT OF BEGINNING CONTAINING 9.281 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 or pipes, fire hydrants, wells, lift stations, pump stations, building, 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 therein, 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 11th day of SEPT, A.D. 1987

OWNER: NUGENT LAND AND DEVELOPMENT CO., INC.

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

Signed, sealed and delivered in presence of

David L. Smith
Notary Public

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PASCO) ss

I hereby certify on this 11 day of SEPT, A.D. 1987, 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 by hand and official seal at New Port Richey, Florida, the day and year aforesaid.

My commission expires, 11/10
Diana L. Brown
Notary Public
State of Florida,
At Large

MORTGAGEE FIRST FEDERAL SAVINGS BANK OF PERRY

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

Signed, sealed and delivered in the presence of

Sharon P. Lane
Witness for both
Olley R. McNeil
Witness for both

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO) ss

I hereby certify on this 12th day of Sept, A.D. 1987, 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 by hand and seal at New Port Richey, Pasco County, Florida, the day and year aforesaid.

My commission expires, 8-8-90
Sharon P. Lane
Notary Public
State of Florida
At Large

CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) ss

I, Sally Moyes, 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 1988 have been paid.

This the 11th day of Sept, A.D. 1987

Executive Title Services of Florida, Inc.
By Sally Moyes
Sally Moyes

FILED AND RECORDED

In the Public Records of Pasco County, Florida, on this 8th day of Nov, A.D. 1987, in Plat Book 38 Pages

APPROVED

by the Board of County Commissioners of Pasco County, Florida, on this 11th day of Nov, A.D. 1987

SURVEYOR'S CERTIFICATE

I hereby certify on this 11th day of SEPTEMBER A.D. 1987, 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.

James A. Randolph
James A. Randolph
Florida Surveyor's Reg. # 4248