

BEACON WOODS VILLAGE SEVEN

State of Florida } s.s.
County of Pasco }

The undersigned owner of the lands shown on this plat to be known as BEACON WOODS VILLAGE SEVEN and described as being in Pasco County, Florida, as follows:
Commence at the Southwest corner of Section 2, Township 25 South, Range 16 East, Pasco County, Florida and run S. 89° 29' 18" E. along the South boundary of said Section 2, 676.21 feet to the East boundary of the West 1/4 of the Southwest 1/4 of said Section 2; thence N. 1° 15' 18" E. along said East boundary of the West 1/4, 2651.55 feet to the North boundary of the South 1/2 of said Section 2; thence S. 89° 35' 19" E. along said North boundary, 130.03 ft. to the Point of Beginning; thence S. 89° 35' 19" E. along said North boundary, 1439.06 feet; thence N. 69° 45' 26" E., 76.28 ft.; thence N. 49° 40' 43" E., 86.84 ft.; thence S. 89° 35' 19" E., 87.02 ft.; thence S. 89° 35' 19" E. along said North boundary, 796.46 ft.; thence N. 20° 40' 33" E., 31.96 ft.; thence S. 89° 35' 19" E., 85.00 ft.; thence N. 20° 40' 33" E., 18.04 ft.; thence S. 89° 35' 19" E., 80.00 ft.; thence S. 89° 35' 19" E., 61.24 ft.; thence S. 89° 35' 19" E., 597.39 ft.; along the arc of a curve to the right, said curve having a radius of 190.00 ft. and a chord of 217.24 ft. which bears S. 55° 32' 37" W., thence N. 89° 35' 19" W., 650.00 ft. South of and parallel to said North boundary of the South 1/2, 597.39 ft.; thence S. 89° 35' 19" E. along the arc of a curve to the right, said curve having a radius of 808.00 ft. and a chord of 233.55 ft. which bears N. 81° 16' 44" W.; thence S. 89° 35' 19" E. along the arc of a curve to the left, said curve having a radius of 176.62 ft. and a chord of 207.22 ft. which bears S. 45° 50' 00" W.; thence S. 1° 15' 18" W., 126.10 ft.; thence N. 89° 44' 41" W., 5.00 ft. to the Northeast corner of Bear Creek Lane as shown on the plat of Beacon Woods Village No. One, as recorded in Plat Book 10, Page 148, Public Records of Pasco County, Florida; thence N. 89° 44' 41" W. along the North boundary of said Bear Creek Lane, 80.00 ft.; thence S. 89° 35' 19" E. along the arc of a curve to the left, said curve having a radius of 23.00 ft. and a chord of 35.36 ft. which bears N. 45° 15' 18" E., 101.10 ft.; thence S. 89° 35' 19" E., 323.06 ft. along the arc of a curve to the right, said curve having a radius of 207.62 ft. and a chord of 291.44 ft. which bears N. 45° 50' 00" E., 0.44 ft.; thence N. 01° 15' 18" E., 420.41 ft.; thence N. 51° 54' 51" E., 168.10 ft. to the Point of Beginning.
have caused said land to be divided and subdivided as shown hereon and do hereby dedicate to the perpetual use of the public, all roads, streets, alleys and other rights of way, and all parks and recreation areas and all easements for utilities, drainage and other purposes and for all purposes incident thereto as shown and depicted hereon, reserving however, the reversion or reversions thereof, should the same be renounced, disclaimed, abandoned, or the use thereof discontinued as prescribed by law by appropriate official action of the proper officials having charge or jurisdiction thereof, also reserving the right of egress and ingress over all rights-of-way and easements dedicated by this plat; also reserving the right to construct and maintain water and sewer lines within all rights of way and easements dedicated by this plat; in the event of repair or maintenance, causing damage to existing streets, owners agree to replace streets to prior condition within said damaged area. This the 25th day of July, A.D. 1973.

OWNER:

BEACON CONSTRUCTION COMPANY, INC.

J. M. Laidlaw

President

Frank A. Hosticka

Assistant Secretary

Signed, sealed and delivered in the presence of

Paul A. Rice

Witness

Margaret M. Ravana

Witness

State of Florida } s.s.
County of Pasco }

I hereby certify on this 25th day of July, A.D. 1973, before me personally appeared J. M. LAIDLAW and FRANK A. HOSTICKA, respectively, President and Assistant Secretary of BEACON CONSTRUCTION COMPANY, INC., a Florida Corporation, to the 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 of New Port Richey, Pasco County, Florida, the day and year aforesaid.

My Commission Expires

Jan. 14, 1977

Paul A. Rice
Notary Public, State of Florida, at large

SURVEYOR'S CERTIFICATE: I hereby certify on this 6th day of August, A.D. 1973, that this plat is a true and accurate representation of the lands surveyed and that the survey was made under my supervision, and that the survey data complies with all the requirements of Chapter 177, of the Florida Statutes.

CASSON ENGINEERING COMPANY

Walter A. Casson, Jr.

Walter A. Casson, Jr.
Fla. Engineers' Regn. No. 6444
Fla. Surveyor's Regn. No. 1233

APPROVED: by the Board of County Commissioners Of Pasco County, Florida, on this 11th day of SEPT. A.D. 1973
Walter A. Casson, Jr. Chairman

FILED AND RECORDED: in the Public Records Of Pasco County, Florida, on this 12th day of SEPT. A.D. 1973, in PLAT BOOK 13, PAGE 31
W. J. J. J. Clerk of Circuit Court

NOTES:

—○— Indicates Permanent Control Point (P.C.P.)

—●— Indicates Permanent Reference Monument (P.R.M.)

Bearings shown hereon are based on an assumed bearing of South 89° 29' 18" East for the South line of the West 1/2 of Section 2, Township 25 South, Range 16 East. All easements are shown thus === and thus === and are for drainage and/or utilities; unless shown otherwise, P.C.P. and P.R.M. are 6 ft. in width each side of line and side lot easements are 3 ft. in width each side of lot line.