GOLF CLUB VILLAGE
BEACON WOODS VILLAGE 12-B

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

DEDICATION

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

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS GOLF CLUB VILLAGE BEACON WOODS VILLAGE 12B, A SUBDIVISION OF A PORTION OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LOCATED IN SECTION 2, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE RUN ALONG THE SOUTHLINE OF SAID SECTION 2, S89°30'40"E, 676.21 FEET TO THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE RUN ALONG SAID EAST LINE N01°15'19"E, 558.72 FEET TO THE SOUTHEAST CORNER OF BEACON WOODS VILLAGE ONE, AS RECORDED IN PLAT BOOK 19, PAGE 148, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE CONTINUE ALONG AFORESAID EAST LINE (ALSO BEING THE EAST LINE OF SAID BEACON WOODS VILLAGE ONE); N01°15'19"E, 1,495.00 FEET; THENCE CONTINUE ALONG AFORESAID EAST LINE, N01°15'19"E, 2,312.54 FEET; THENCE S89°35'15"E, 56.01 FEET; THENCE N01°15'19"E, 450.41 FEET; THENCE S51°54'51"E, 30.00 FEET TO THE POINT OF BEGINNING; THENCE N38°05'09"E, 83.35 FEET; THENCE N76°30'15"E, 237.97 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CLOCKTOWER PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES: 1) BY A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 410.27 FEET, A CENTRAL ANGLE OF 49°27'21", A CHORD WHICH BEARS N16°06'19"E, 343.24 FEET, AND AN ARC DISTANCE OF 354.13 FEET; 2) N38°49'59"E, 395.75 FEET; 3) BY A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,725.78 FEET, A CENTRAL ANGLE OF 18°51'48", A CHORD WHICH BEARS N63°58'52"E, 281.69 FEET, AND AN ARC DISTANCE OF 282.08 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES: 1) S18°18'32"E, 781.81 FEET; 2) N89°35'15"W, 611.74 FEET; 3) S51°54'51"E, 138.10 FEET TO THE POINT OF BEGINNING.
CONTAINING 9.871 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 FOR PROPER PURPOSES AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN AND REFLECTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS 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 DEDICATED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY BIND MYSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT OF 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 THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 18TH DAY OF October, A.D., 1987.

OWNER:
[illegible] OF FLORIDA, LTD.,
A [illegible] LIMITED PARTNERSHIP,
BY: [illegible] INC.
[illegible] CORP. AS GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO }

I HEREBY CERTIFY THAT ON THIS 18TH DAY OF October, A.D., 1987 BEFORE ME PERSONALLY APPEARED ROBERTO D. [illegible] VICE PRESIDENT OF BEACON HOMES, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF BEACON WOODS OF FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, TO ME WELL AND 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.

MY COMMISSION EXPIRES: 7-9-91

Ellen M. Pomeroy
NOTARY PUBLIC
STATE OF FLORIDA, AT LARGE

TITLE CERTIFICATE

I, MAUREEN P. WACHEWICZ, OF WEST PASCO TITLE COMPANY, HEREBY CERTIFY THAT THE OWNER AND MORTGAGEE OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT IS AS SHOWN ON SAID PLAT, THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT THE TAXES FOR THIS YEAR HAVE BEEN PAID.

THIS THE 26 DAY OF October, A.D., 1987

BY: Maureen P. Wachewicz
MAUREEN P. WACHEWICZ

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 17TH DAY OF November, A.D., 1987.

J. Lee Wilson
CLERK OF CIRCUIT COURT
By: Enid Montovelli, Deputy Clerk

COUNTY COMMISSION APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, THIS 17TH DAY OF November, 1987.

CHAIRMAN

SURVEYORS CERTIFICATE

I, BOBBY J. GOODMAN, 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, THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (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, AND I FURTHER CERTIFY THAT THE PLAT MEETS ALL MATERIAL IN COMPLIANCE REQUIRED BY FLORIDA STATUTE 177.091.

SIGNED AND SEALED THIS 26 DAY OF August, 1987.

Bobby J. Goodman
BOBBY J. GOODMAN
REGISTERED LAND SURVEYOR
FLORIDA REG. NO. 4663

KING ENGINEERING ASSOCIATES, INC.
Engineers • Planners • Surveyors
[illegible] MASSACHUSETTS AVENUE • SUITE A-3 • NEW PORT RICHEY, FL 34655 • (813) 849-[illegible]