

# ARLINGTON WOODS PHASE 2-B

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

## LEGAL DESCRIPTION:

THE UNDERSIGNED OWNERS AND MORTGAGEES OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS, ARLINGTON WOODS PHASE 2-B, BEING A PORTION OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF ARLINGTON WOODS PHASE 2-A AS SHOWN ON PLAT RECORDED IN PLAT BOOK 30, PAGES 22 AND 23 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THE FOLLOWING NEXT 7 COURSES ARE ALONG THE WEST BOUNDARY LINE OF SAID ARLINGTON WOODS PHASE 2-A; THENCE SOUTH 00°12'47"EAST, 260.00 FEET; THENCE NORTH 89°47'13"EAST, 75.00 FEET; THENCE SOUTH 00°12'47"EAST, 165.00 FEET; THENCE NORTH 89°47'13"EAST, 40.83 FEET; THENCE SOUTH 00°12'47"EAST, 110.00 FEET; THENCE NORTH 89°47'13"EAST, 76.87 FEET; THENCE SOUTH 00°12'47"EAST, 245.18 FEET; THENCE LEAVING SAID WEST BOUNDARY LINE, SOUTH 85°08'55"WEST, 104.60 FEET ALONG THE SOUTH BOUNDARY LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE NORTH 00°12'47"WEST, 680.68 FEET ALONG THE EAST BOUNDARY LINE OF GULF COAST HIGHWAY ESTATES AS SHOWN ON PLAT RECORDED IN PLAT BOOK 5, PAGE 49 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 88°38'16"EAST, 384.93 FEET ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE NORTH 00°12'47"WEST, 84.65 FEET ALONG THE SOUTH EXTENSION OF THE WEST BOUNDARY LINE OF ARLINGTON WOODS PHASE 1-A, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 28, PAGES 50, 51, AND 52 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THE FOLLOWING 4 COURSES ARE ALONG THE SOUTH BOUNDARY LINE OF SAID ARLINGTON WOODS PHASE 1-A; THENCE NORTH 89°47'13"EAST, 229.33 FEET; THENCE NORTH 00°12'47"WEST, 10.00 FEET; THENCE 5.00 FEET ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SUBTENDED BY A CHORD DISTANCE OF 5.00 FEET WHICH BEARS NORTH 00°39'13.5"WEST; THENCE NORTH 89°47'13"EAST, 237.64 FEET TO THE POINT OF BEGINNING, CONTAINING 16.929 ACRES MORE OR LESS.

## DEDICATION CERTIFICATE:

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHT-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 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 APPURTENANCES, 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 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 THEMSELVES, THEIR 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.

THIS THE 13th DAY OF January; A.D. 1995.

OWNER: NUGENT LAND AND DEVELOPMENT CO., INC.

John L. Nugent  
JOHN L. NUGENT  
PRESIDENT

John L. Nugent Jr.  
JOHN L. NUGENT JR.  
SECRETARY

David Smith  
DAVID SMITH  
WITNESS FOR BOTH

Diane L. King  
DIANE L. KING  
WITNESS FOR BOTH

## ACKNOWLEDGEMENT OF OWNER:

THE FOREGOING OWNER INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th January, 1995 BY JOHN L. NUGENT AND JOHN L. NUGENT, PRESIDENT AND SECRETARY, RESPECTIVELY OF NUGENT LAND AND DEVELOPMENT CO., INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, ARE PERSONALLY KNOWN TO ME AS IDENTIFICATION WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR USES AND PURPOSES THEREIN EXPRESS AND DID (DID NOT) TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, FLORIDA, THE DAY AND YEAR AFORESAID.

Nancy Allen  
NANCY ALLEN

NOTARY PUBLIC OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: 10/20/98

## MORTGAGEE CONSENT TO DEDICATION: LAKE STATE BANK

Susan A. Cason  
SUSAN A. CASON

Marti J. Warren  
MARTI J. WARREN

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

## ACKNOWLEDGMENT OF MORTGAGEE:

THE FOREGOING MORTGAGEE INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 13th January, 1995 BY SUSAN A. CASON AND MARTI J. WARREN VICE PRESIDENT AND SENIOR VICE PRESIDENT AND SENIOR VICE PRESIDENT RESPECTIVELY OF LAKE STATE BANK, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, ARE PERSONALLY KNOWN TO ME AS IDENTIFICATION WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION CERTIFICATE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESS AND DID (DID NOT) TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, FLORIDA, THE DAY AND YEAR AFORESAID.

Diane L. King NOTARY PUBLIC AT LARGE, MY COMMISSION EXPIRES: 11/24/98

CERTIFICATE OF TITLE: STATE OF FLORIDA } S.S.:  
COUNTY OF PASCO }

I SALLY MORRIS NOYES OF EXECUTIVE TITLE SERVICES OF FLORIDA, INC., DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS 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 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 1994 HAVE BEEN PAID.

THIS THE 13th DAY January, 1995

EXECUTIVE TITLE SERVICES OF FLORIDA, INC. BY: Sally Morris - Noyes  
SALLY MORRIS - NOYES

## CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 4th DAY May 1995 A.D. IN PLAT 32, PAGES 60-62.

Red Robinson  
CLERK OF CIRCUIT COURT

## BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON 5-2-95 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Delia Young  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

## SURVEYOR'S CERTIFICATE:

I KENNETH A. LANDSEADEL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON 11/9/95 THE AFORESAIDED PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT MONUMENTS (P.R.M.'S) AND P.C.P.'S HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

Kenneth A. Landseadel  
KENNETH A. LANDSEADEL P.L.S. NO. 4248

CORNERSTONE SURVEYING AND LAND PLANNING CO. INC.  
8163 KRISTEL CIRCLE  
PORT RICHEY, FLA., 34656

PREPARED BY CORNERSTONE SURVEYING AND LAND PLANNING INC.

SHEET 1 OF 3 SHEETS