

WOODWARD VILLAGE UNIT 1B

BEING A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 16 EAST, ALSO A PORTION OF TRACT "D" OF BEACON WOODS EAST, SANDPIPER VILLAGE AS RECORDED IN PLAT BOOK 16, PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION CERTIFICATE

LEGAL DESCRIPTION & DEDICATION:

State of Florida)
County of Pasco) ss

The undersigned, owner of the lands shown on this plat to be known as WOODWARD VILLAGE UNIT 1B, a subdivision of a portion of Section 35, Township 24 South, Range 16 East, Pasco County, Florida, a portion being a partial replat of TRACT "D", BEACON WOODS EAST SANDPIPER VILLAGE, as recorded in Plat Book 16, pages 67 through 71, of the Public Records of Pasco County Florida, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section 35; thence S 1°02'50" W along the East line of said Southeast 1/4, for 1108.11 feet, to the POINT OF BEGINNING; said point being on the West line of FIVE-A-RANCHES-UNIT 5, as recorded in Plat Book 7, Page 53 of the Public Records of Pasco County, Florida; thence continue S 1°02'50" W along said East line of the Southeast 1/4 and the West line of said plat for 217.88 feet to the North-west corner of FIVE-A-RANCHES-UNIT 4 as recorded in Plat Book 7, Page 47 of the Public Records of Pasco County, Florida, thence S 1°02'50" W along said East line of the Southeast 1/4 and the West line of said plat, for 637.83 feet; to the Northeast corner of said BEACON WOODS EAST SANDPIPER VILLAGE; thence along the boundary line of said SANDPIPER VILLAGE by the following five (5) courses; (1) N 82°04'50" W, for 459.47 feet, to a point of curvature of a curve concave to the South; (2) westerly 142.95 feet along the arc of said curve, having a radius of 400.00 feet, a central angle of 20°28'34", and a chord of 142.19 feet, bearing S 8°40'54" W, to a point of tangency; (3) S 77°26'37" W, for 75.19 feet; (4) N 8°45'23" W, for 110.24 feet; (5) S 77°26'37" W, for 55.99 feet, to the Southeast corner of said TRACT "D"; thence continue S 77°26'37" W along the southerly line of said TRACT "D", for 168.37 feet; thence S 87°09'26" W along said southerly line, for 37.92 feet; thence N 5°13'29" W, for 125.63 feet; thence N 33°04'36" E, for 151.12 feet to a point on the North line of said TRACT "D"; thence continue N 33°04'36" E, for 11.23 feet; thence N 58°24'23" E, for 65.69 feet; thence N 16°46'35" W, for 226.26 feet; thence N 72°20'09" E, for 7.11 feet; thence N 17°31'51" W, for 163.57 feet; thence N 76°28'40" E, for 106.07 feet; thence N 75°01'27" E, for 50.04 feet; thence N 60°33'11" E, for 89.85 feet; thence N 35°52'38" E, for 59.58 feet; thence N 16°16'34" E, for 59.58 feet; thence S 83°31'29" E, for 150.00 feet, to a point on a curve concave northwesterly; thence southwesterly 12.91 feet along the arc of said curve, having a radius of 325.80 feet, a central angle of 2°16'35", and a chord of 12.91 feet, bearing S 7°36'49" W; thence S 81°14'54" E, for 149.28 feet; thence S 1°02'50" W, for 27.05 feet; thence S 88°51'10" E, for 404.34 feet, to the POINT OF BEGINNING, containing 17.28 acres, more or less.

have found said lands to be dedicated and reserved to the public and do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all street rights-of-way, easements and Tract R 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 and sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, buildings, 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 the County for such lands; and further do hereby reserve unto itself, its heirs, successors, assigns and 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 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 to the County if for any reason such dedication shall be either voluntarily or involuntarily vacated, voided or invalidated.

CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) S.S.

I, W. M. Walden, of West Pasco Title & Abstract Co., hereby certify that the Owners and Mortgagees of record of the property lying within the parcel describe on this Plat are 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 the year 1981 have been paid.

This the 28th day of December, 1981.

West Pasco Title & Abstract Co.
By: W. M. Walden

NOTARY'S CERTIFICATE

I, Jack L. Boyd, of Post, Buckley, Schuh & Jernigan, Inc., having offices at 2260 U.S. Hwy. 19 N., Clearwater, Florida, the undersigned being duly sworn, 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.

Signed on this 16th day of December, A.D., 1981.

Post, Buckley, Schuh & Jernigan, Inc.

Jack L. Boyd
Jack L. Boyd
Professional Land Surveyor #3000
State of Florida

Sheet 1 of 4

P B
S J
POST, BUCKLEY, SCHUH, & JERNIGAN, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
2260 U.S. HWY. 19 N. CLEARWATER, FLA. 33515