

19/8

BRIARWOODS • PHASE I

BEING A REPLAT OF A PORTION OF WEST ARGO HEIGHTS, P.B. 5, PG. 52, AND THE NW 1/4 OF THE NW 1/4 OF SEC. 6, T24S, R17E
PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION & DEDICATION

State of Florida)
County of Pasco) S.S.

The undersigned owners of the land shown on this plat, to-wit: known as Briarwoods, Phase I, a subdivision being a portion of a replat of WEST ARGO HEIGHTS, as recorded in Plat Book 5, page 52, of the Public Records of Pasco County, Florida, and the Northwest 1/4 of the Northwest 1/4 of Section 6, Township 24 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of said Section 6; thence N 89°17'07" E along the North line of said Section 6, said North line also being the Pasco-Hernando County Line, for 1124.67 feet, to a point on the westerly boundary line of WEST ARGO HEIGHTS, as recorded in Plat Book 5, page 52, of the Public Records of Pasco County, Florida; thence S 0°07'01" E along said boundary line, for 1098.74 feet; thence N 89°19'23" E, for 975.71 feet; thence S 0°06'46" E, for 127.96 feet; thence N 89°19'23" E, for 130.00 feet; thence S 0°06'46" E, for 9.65 feet; thence S 66°43'28" E, for 163.91 feet, to a point on the westerly right-of-way line of U.S. Highway No. 19 (State Road 55), said right-of-way being 200 feet in width; thence S 22°17'38" W, for 150.64 feet, to a point on the southerly boundary line of said WEST ARGO HEIGHTS; thence S 87°57'13" W along said boundary line, for 1196.91 feet, to the southwesterly corner of said WEST ARGO HEIGHTS; thence S 87°58'43" W, for 1120.28 feet, to a point on the West line of said Section 6; thence N 0°10'25" W, for 1494.66 feet, to the POINT OF BEGINNING. The above described parcel contains 47.36 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 rights-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 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.

SURVEYOR'S CERTIFICATE

I, Jack L. Boyd, of Post, Buckley, Schuh & Jernigan, Inc., having office at 2280 U.S. Highway 19 North, Suite 160, Clearwater, Florida, the Surveyor, being 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 the Survey 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, 1971, 1981.

Signed on this 12th day of April, 1980.

Post, Buckley, Schuh & Jernigan, Inc.

Jack L. Boyd
Professional Land Surveyor - No. 0000
State of Florida



OWNER:

THE BABCOCK COMPANY

Sam Babcock
C. T. Babcock, III
Regional Vice-President

Elizabeth D. Delaware
Elizabeth D. Delaware
Division Assistant Secretary

Signed, Sealed and Delivered in the Presence of:

Sam Babcock
Witness for Both

Elizabeth D. Delaware
Witness for Both

ACKNOWLEDGMENT:

State of Florida)
County of Pasco) S.S.

I hereby certify that on this 10th day of April, A.D., 1980, before me personally appeared C. T. Babcock, III, Regional Vice-President, and Elizabeth D. Delaware, Division Assistant Secretary, respectively, of The Babcock Company, 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 my hand and official seal at Clearwater, Pinellas County, Florida, the day and year aforesaid.

My commission expires: 6/17/83

Jackie Schulte
Notary Public
State of Florida at Large



CERTIFICATE OF TITLE:

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

I, C. Ken Bishop, Attorney-at-Law, hereby certify that the Owners of record of the property lying within the parcel described 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 79 have been paid.

This the 10th day of April, 1980.

BROAD & CASSE, ATTORNEYS AT LAW

By: *C. Ken Bishop*

COUNTY CLERK APPROVAL

Filed and Recorded

In the Public Records of Pasco County, Florida, on this 12th day of April, A.D., 1980, in Plat Book 5, Page 52, in the 18th

Jack O'Brien
Jack O'Brien, Clerk of Circuit Court
My Commission Expires 12/31/81

COUNTY COMMISSIONER APPROVAL:

Approved by the Board of County Commissioners of Pasco County, Florida, this 12th day of April, 1980.

Arthur L. Law
Chairman

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