# BEACON WOODS
# PINEWOOD VILLAGE

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

State of Florida }
} S.S.
County of Pasco }

The undersigned owner of the lands shown on this plat to be known as BEACON WOODS - PINEWOOD VILLAGE and described as being in Pasco County, Florida, as follows;

Commence at the Southwest Corner of the Northeast 1/4 of said Section 3; thence run along the west boundary line of the Northeast 1/4 of said Section 3, North 1°31'29" East, 881.01 feet; thence Due East, 350.87 feet; thence North 88°17'11" East, 100.00 feet for a Point of Beginning; thence 141.19 feet along the arc of a curve to the right, said curve having a radius of 923.25 feet and a chord of 141.05 feet, which bears North 2°40'03" East; thence North 7°02'54" East, 335.91 feet; thence 314.12 feet along the arc of a curve to the left, said curve having a radius of 2,392.19 feet and a chord of 313.90 feet which bears North 3°17'12" East; thence North 0°28'31" West, 124.32 feet; thence 226.39 feet along the arc of a curve to the right, said curve having a radius of 635.00 feet and a chord of 225.19 feet which bears North 9°44'17" East; thence North 70°02'55" West, 100.00 feet; thence 186.95 feet along the arc of a curve to the right, said curve having a radius of 735.00 feet and a chord of 186.45 feet, which bears North 27°14'17" East; thence North 34°31'29" East, 171.83 feet; thence 305.58 feet along the arc of a curve to the right, said curve having a radius of 473.52 feet and a chord of 300.31 feet which bears North 53°00'45" East; thence 255.02 feet along the arc of a curve to the left, said curve having a radius of 551.39 feet and a chord of 252.76 feet which bears North 58°15'00" East; thence North 45°00'00" East, 152.47 feet; thence South 45°00'00" East, 100.00 feet; thence South 45°00'00" West, 111.49 feet; thence South 26°15'36" East, 206.89 feet; thence South 39°30'50" East, 125.73 feet; thence South 25°01'01" East, 215.19 feet; thence South 30°04'07" East, 241.50 feet; thence South 68°13'58" West, 310.11 feet; thence South 49°09'27" West, 90.66 feet; thence 65.45 feet along the arc of a curve to the right, said curve having a radius of 600.00 feet and a chord of 65.42 feet which bears South 3°14'31" West; thence 752.76 feet along the arc of a curve to the right, said curve having a radius of 1300.00 feet and a chord of 742.29 feet which bears South 22°57'20" West; thence 172.54 feet along the arc of a curve to the left, said curve having a radius of 250.00 feet and a chord of 169.14 feet which bears South 19°46'19" West; thence Due South, 175.76 feet; thence 331.95 feet along the arc of a curve to the left, said curve having a radius of 400.00 feet and a chord of 322.51 feet which bears South 85°42'43" West; thence 79.61 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet and a chord of 71.47 feet which bears North 72°26'47" West; thence 47.66 feet along the arc of a curve to the right, said curve having a radius of 166.96 feet and a chord of 47.50 feet which bears North 18°39'10" West; thence North 10°28'31" West, 14.80 feet; thence 141.18 feet along the arc of a curve to the right to the Point of Beginning, said curve having a radius of 923.25 feet and a chord of 141.05 feet which bears North 6°05'40" West.

have caused said lands 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 ingress and egress 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 3RD day of FEBRUARY A.D. 1977

:OWNER:

BEACON CONSTRUCTION COMPANY, INC.

J. M. Laidlaw : President

Frank A. Hosticka Assistant Secretary

Signed, Sealed and delivered in the presence of

Margaret M. Navarra : Witness for Both

Carl Phinney : Witness for Both

State of Florida }
} S.S.
County of Pasco }

I hereby certify on this 3rd day of February A.D. 1977, 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 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 New Port Richey, Pasco County, Florida, the day and year aforesaid.

My Commission Expires: April 6, 1979

Margaret M. Navarra
Notary Public, State of Florida, at large

SURVEYOR'S CERTIFICATE: I hereby certify on this 4TH day of FEB. A.D. 1977 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.
Florida Engineer's Reg'n. Nº 6444
Florida Surveyor's Reg'n. Nº 1233

APPROVED: by the Board of County Commissioners of Pasco County Florida on this 22nd day of Feb A.D. 1977. ________ :Chairman

FILED AND RECORDED: in the Public Records of Pasco County, Florida on this 23rd day of Feb A.D. 1977 in PLAT BOOK 14 PAGE 145-146-147

Jed Pittman :Clerk of Circuit Court

| LGL. | JJJ | 1/4/77 | Lots | JJJ | 1/4/77 | Tel.C. | GWS | 1-25-77 | LDM. | [illegible] | 1-31-77 | P.M.#. | TFG | 2-3-77 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BDY. | JJJ | 1/4/77 | El.C. | RP | 2/1/77 | WCUC | [illegible] | 2-2-77 | CM. | TFG | 2-3-77 | CEC. | [illegible] | 2-3-77 |

SHEET 1 OF 3



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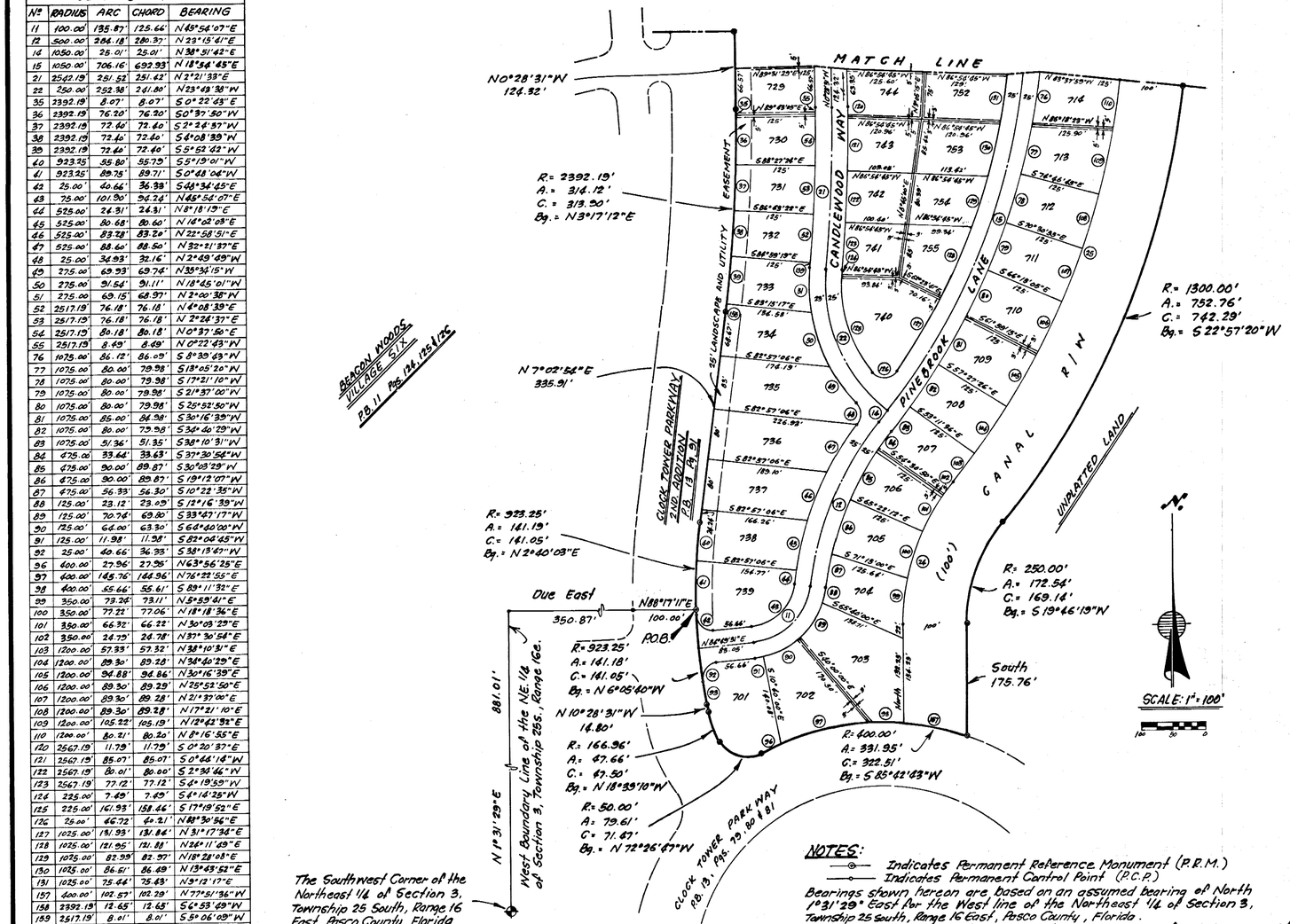
# BEACON WOODS
# PINEWOOD VILLAGE

| CURVE DATA | | | | |
|---|---|---|---|---|
| № | RADIUS | ARC | CHORD | BEARING |
| 11 | 100.00' | 135.87' | 125.66' | N65°56'07"E |
| 12 | 500.00' | 286.18' | 280.37' | N23°15'41"E |
| 14 | 1050.00' | 25.01' | 25.01' | N38°51'42"E |
| 15 | 1050.00' | 706.16' | 692.93' | N18°56'45"E |
| 21 | 2542.19' | 251.52' | 251.42' | N2°21'33"E |
| 22 | 250.00' | 252.38' | 241.80' | N23°43'38"W |
| 35 | 2392.19' | 8.07' | 8.07' | S0°22'43"E |
| 36 | 2392.19' | 76.20' | 76.20' | S0°37'50"W |
| 37 | 2392.19' | 72.40' | 72.40' | S2°24'57"W |
| 38 | 2392.19' | 72.40' | 72.40' | S4°08'39"W |
| 39 | 2392.19' | 72.40' | 72.40' | S5°52'42"W |
| 40 | 923.25' | 55.80' | 55.79' | S5°19'01"W |
| 41 | 923.25' | 89.75' | 89.71' | S0°48'06"W |
| 42 | 25.00' | 40.66' | 36.38' | S48°34'45"E |
| 43 | 75.00' | 101.90' | 94.24' | N65°54'07"E |
| 44 | 525.00' | 24.31' | 24.31' | N8°18'19"E |
| 45 | 525.00' | 80.68' | 80.60' | N16°02'03"E |
| 46 | 525.00' | 83.28' | 83.20' | N22°58'51"E |
| 47 | 525.00' | 88.60' | 88.50' | N32°21'37"E |
| 48 | 25.00' | 34.93' | 32.16' | N2°49'49"W |
| 49 | 275.00' | 69.93' | 69.74' | N35°35'15"W |
| 50 | 275.00' | 91.54' | 91.11' | N18°45'01"W |
| 51 | 275.00' | 69.15' | 68.97' | N3°00'38"W |
| 52 | 2517.19' | 76.18' | 76.18' | N4°08'39"E |
| 53 | 2517.19' | 76.18' | 76.18' | N2°28'37"E |
| 54 | 2517.19' | 80.18' | 80.18' | N0°37'50"E |
| 55 | 2517.19' | 8.49' | 8.49' | N0°22'43"W |
| 76 | 1075.00' | 86.12' | 86.09' | S8°39'43"W |
| 77 | 1075.00' | 80.00' | 79.98' | S18°05'20"W |
| 78 | 1075.00' | 80.00' | 79.98' | S17°21'10"W |
| 79 | 1075.00' | 80.00' | 79.98' | S21°37'00"W |
| 80 | 1075.00' | 80.00' | 79.98' | S25°52'50"W |
| 81 | 1075.00' | 85.00' | 84.98' | S30°16'39"W |
| 82 | 1075.00' | 80.00' | 79.98' | S34°40'29"W |
| 83 | 1075.00' | 51.36' | 51.35' | S38°10'31"W |
| 84 | 675.00' | 33.64' | 33.63' | S37°30'56"W |
| 85 | 675.00' | 90.00' | 89.87' | S30°03'29"W |
| 86 | 675.00' | 90.00' | 89.87' | S19°12'07"W |
| 87 | 675.00' | 56.33' | 56.30' | S10°22'35"W |
| 88 | 125.00' | 23.12' | 23.09' | S12°16'39"W |
| 89 | 125.00' | 70.74' | 69.80' | S33°47'17"W |
| 90 | 125.00' | 64.00' | 63.30' | S66°40'00"W |
| 91 | 125.00' | 11.98' | 11.98' | S82°08'45"W |
| 92 | 25.00' | 40.66' | 36.33' | S38°13'47"W |
| 96 | 600.00' | 27.96' | 27.96' | N63°56'25"E |
| 97 | 600.00' | 145.76' | 144.96' | N76°22'55"E |
| 98 | 600.00' | 55.66' | 55.61' | S89°11'32"E |
| 99 | 350.00' | 73.26' | 73.11' | N5°59'01"E |
| 100 | 350.00' | 77.22' | 77.06' | N18°18'36"E |
| 101 | 350.00' | 66.32' | 66.22' | N30°03'29"E |
| 102 | 350.00' | 24.75' | 24.78' | N37°36'58"E |
| 103 | 1200.00' | 57.33' | 57.32' | N38°10'31"E |
| 104 | 1200.00' | 89.30' | 89.28' | N36°40'29"E |
| 105 | 1200.00' | 94.88' | 94.86' | N30°16'39"E |
| 106 | 1200.00' | 89.30' | 89.29' | N25°52'50"E |
| 107 | 1200.00' | 89.30' | 89.28' | N21°37'00"E |
| 108 | 1200.00' | 89.30' | 89.28' | N17°21'10"E |
| 109 | 1200.00' | 105.22' | 105.19' | N12°42'32"E |
| 110 | 1200.00' | 80.21' | 80.20' | N8°16'55"E |
| 120 | 2567.19' | 11.79' | 11.79' | S0°20'37"E |
| 121 | 2567.19' | 85.07' | 85.07' | S0°46'14"W |
| 122 | 2567.19' | 80.01' | 80.00' | S2°38'46"W |
| 123 | 2567.19' | 77.12' | 77.12' | S4°19'59"W |
| 124 | 225.00' | 7.49' | 7.49' | S4°14'25"W |
| 125 | 225.00' | 161.93' | 158.46' | S17°19'52"E |
| 126 | 25.00' | 46.72' | 40.21' | N88°30'56"E |
| 127 | 1025.00' | 181.93' | 181.84' | N31°17'38"E |
| 128 | 1025.00' | 121.95' | 121.88' | N36°11'49"E |
| 129 | 1075.00' | 82.99' | 82.97' | N18°28'08"E |
| 150 | 1025.00' | 86.51' | 86.49' | N13°43'52"E |
| 151 | 1025.00' | 75.44' | 75.43' | N9°13'17"E |
| 157 | 600.00' | 102.57' | 102.29' | N77°51'36"W |
| 158 | 2392.19' | 12.65' | 12.65' | S6°55'49"W |
| 159 | 2517.19' | 8.01' | 8.01' | S5°06'09"W |
| 24 | 350.00' | 281.96' | 274.79' | N19°06'19"E |
| 25 | 1200.00' | 694.85' | 685.19' | N22°57'20"E |
| 93 | 923.25 | 33.99' | 33.98' | S5°25'25"E |




The Southwest Corner of the Northeast 1/4 of Section 3, Township 25 South, Range 16 East, Pasco County, Florida

**NOTES:**

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

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

Bearings shown hereon are based on an assumed bearing of North 1°31'29" East for the West line of the Northeast 1/4 of Section 3, Township 25 South, Range 16 East, Pasco County, Florida.

All easements are shown thus ==== and thus ---- and are for drainage and/or utilities.

SHEET 2 OF 3

BEACON WOODS PINEWOOD VILLAGE
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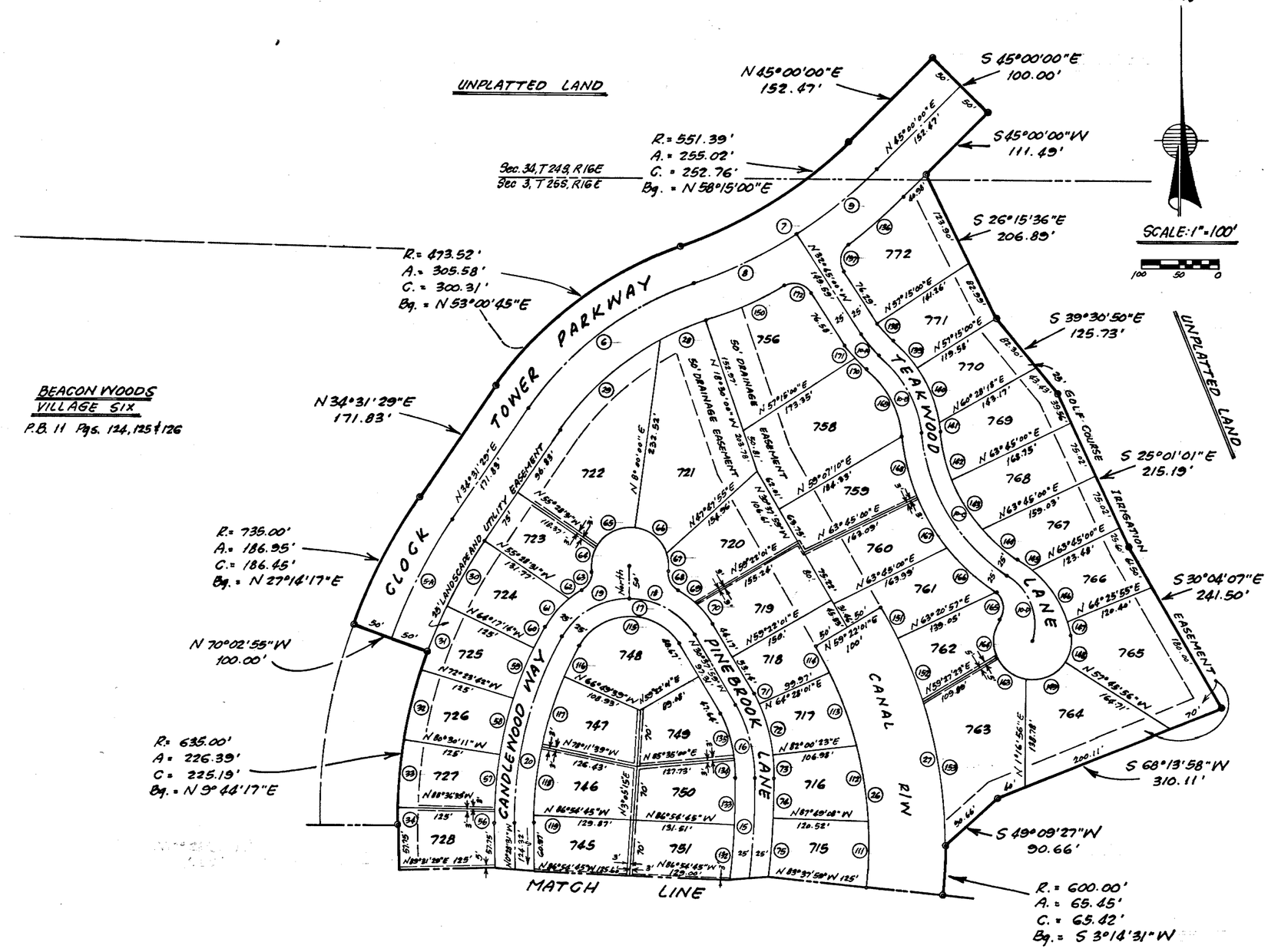
# BEACON WOODS
# PINEWOOD VILLAGE

| CURVE DATA | | | | |
|---|---|---|---|---|
| Nº | RADIUS | ARC | CHORD | BEARING |
| 5-A | 685.00' | 174.23' | 173.76' | N 27°14'17"E |
| 6 | 423.52' | 273.32' | 268.60' | N53°00'45"E |
| 7 | 601.39' | 278.15' | 275.68' | N 58°15'00"E |
| 8 | 601.39' | 167.57' | 167.20' | N64°28'18"E |
| 9 | 601.39' | 130.58' | 130.32' | N51°13'13"E |
| 10-A | 150.00' | 42.56' | 42.40' | N 40°52'30"W |
| 10-B | 158.94' | 118.13' | 115.43' | N 27°42'30"W |
| 10-C | 246.74' | 219.27' | 212.12' | N 31°52'30"W |
| 10-D | 70.45' | 94.16' | 87.31' | N 19°02'30"W |
| 26 | 500.00' | 322.89' | 317.30' | N 12°07'59"W |
| 27 | 600.00' | 387.46' | 380.77' | N 12°07'59"W |
| 28 | 373.52' | 65.60' | 65.52' | N66°28'07"E |
| 29 | 373.52' | 175.45' | 173.84' | N 47°58'52"E |
| 30 | 635.00' | 97.66' | 97.56' | N 30°07'07"E |
| 31 | 635.00' | 89.86' | 89.78' | N 21°39'32"E |
| 32 | 635.00' | 89.86' | 89.78' | N 13°33'04"E |
| 33 | 635.00' | 89.86' | 89.78' | N 5°26'36"E |
| 34 | 635.00' | 20.66' | 20.66' | N 0°27'26"E |
| 15 | 1050.00' | 706.16' | 692.93' | N 18°54'45"E |
| 16 | 200.00' | 105.69' | 104.47' | N 15°29'37"W |
| 17 | 100.00' | 209.66' | 173.32' | N 89°18'12"E |
| 18 | 100.00' | 103.62' | 99.04' | N 60°18'59"W |
| 19 | 100.00' | 106.04' | 101.15' | N 59°37'12"E |
| 20 | 489.00' | 251.53' | 248.72' | N 14°22'56"E |
| 56 | 510.00' | 16.60' | 16.59' | N 0°27'26"E |
| 57 | 510.00' | 72.17' | 72.11' | N 5°26'35"E |
| 58 | 510.00' | 72.17' | 72.11' | N 13°33'04"E |
| 59 | 510.00' | 72.17' | 72.11' | N 21°39'32"E |
| 60 | 510.00' | 31.39' | 31.39' | N 27°28'35"E |
| 61 | 125.00' | 47.69' | 47.20' | N 40°07'22"E |
| 62 | 125.00' | 21.90' | 21.87' | N 56°01'31"E |
| 63 | 25.00' | 32.95' | 30.62' | N 23°17'01"E |
| 64 | 50.00' | 29.49' | 29.06' | N 2°25'02"E |
| 65 | 50.00' | 68.67' | 63.40' | N 58°39'22"E |
| 66 | 50.00' | 62.92' | 58.85' | N 45°56'50"W |
| 67 | 50.00' | 21.27' | 21.11' | N 2°17'30"E |
| 68 | 25.00' | 32.95' | 30.62' | N 23°17'01"W |
| 69 | 125.00' | 30.01' | 29.94' | N 54°09'59"W |
| 70 | 125.00' | 36.34' | 36.21' | N 38°57'38"W |
| 71 | 225.00' | 20.03' | 20.02' | N 28°04'59"W |
| 72 | 225.00' | 68.88' | 68.61' | N 16°45'48"W |
| 73 | 225.00' | 30.00' | 29.98' | N 4°10'26"W |
| 74 | 1075.00' | 47.57' | 47.56' | N 0°56'49"E |
| 75 | 1075.00' | 78.54' | 78.52' | N 4°16'27"E |
| 111 | 500.00' | 87.71' | 87.60' | N 1°20'29"E |
| 112 | 500.00' | 98.37' | 98.22' | N 9°19'15"W |
| 113 | 500.00' | 100.57' | 100.40' | N 20°43'10"W |
| 114 | 500.00' | 36.23' | 36.22' | N 28°33'27"W |
| 115 | 75.00' | 157.25' | 129.99' | N 89°18'12"E |
| 116 | 460.00' | 48.71' | 48.69' | N 2°12'22"E |
| 117 | 460.00' | 91.28' | 91.11' | N 17°29'21"E |
| 118 | 460.00' | 89.48' | 89.30' | N 6°14'09"E |
| 119 | 460.00' | 9.16' | 9.16' | N 0°05'45"E |
| 132 | 1025.00' | 70.06' | 70.04' | N 5°08'16"E |
| 133 | 1025.00' | 63.22' | 63.21' | N 1°24'46"E |
| 134 | 175.00' | 23.71' | 23.69' | N 4°14'07"W |
| 135 | 175.00' | 68.77' | 68.33' | N 19°22'29"W |
| 136 | 651.39' | 93.00' | 92.92' | N 49°05'25"E |
| 137 | 25.00' | 37.49' | 34.08' | N 10°12'55"E |
| 138 | 125.00' | 35.45' | 35.33' | N 40°52'30"W |
| 139 | 183.94' | 48.17' | 48.03' | N 41°29'50"W |
| 160 | 183.94' | 75.47' | 74.94' | N 22°14'25"W |
| 161 | 183.94' | 13.06' | 13.06' | N 8°27'05"W |
| 162 | 221.74' | 62.71' | 62.50' | N 16°31'08"W |
| 163 | 221.74' | 75.80' | 75.44' | N 32°24'53"W |
| 164 | 221.74' | 58.53' | 58.36' | N 49°46'15"W |
| 165 | 185.23' | 24.00' | 23.98' | N 52°35'54"W |
| 166 | 185.23' | 87.08' | 85.78' | N 30°41'13"W |
| 167 | 185.23' | 5.57' | 5.57' | N 12°24'41"W |
| 168 | 50.00' | 38.00' | 37.09' | N 10°27'39"E |
| 169 | 50.00' | 51.53' | 49.28' | N 61°45'30"E |
| 150 | 651.39' | 111.88' | 111.74' | N 66°34'47"E |
| 151 | 600.00' | 47.50' | 47.49' | N 28°21'54"W |
| 152 | 600.00' | 90.08' | 90.00' | N 21°47'45"W |
| 153 | 600.00' | 184.43' | 183.70' | N 8°41'20"W |

| CURVE DATA | | | | |
|---|---|---|---|---|
| Nº | RADIUS | ARC | CHORD | BEARING |
| 163 | 50.00' | 50.77' | 48.61' | N59°37'51"W |
| 164 | 50.00' | 57.94' | 54.75' | N2°39'19"E |
| 165 | 25.00' | 40.13' | 35.95' | N 10°07'32"W |
| 166 | 271.74' | 79.82' | 79.53' | N 47°41'27"W |
| 167 | 271.74' | 75.54' | 75.29' | N 31°18'45"W |
| 168 | 271.74' | 80.31' | 80.01' | N 14°52'58"W |
| 169 | 133.94' | 99.55' | 97.27' | N 27°42'30"W |
| 170 | 175.00' | 20.87' | 20.86' | N 65°35'02"W |
| 171 | 175.00' | 28.77' | 28.73' | N 37°27'32"W |
| 172 | 25.00' | 37.35' | 33.97' | N 75°32'43"W |




NOTE: Golf Course Irrigation Easement - Buildings, swimming pools picnic tables, badminton courts, play areas, golf practice areas, and any other similar uses and/or facilities, whereby residents can come in direct contact with water being applied to the golf course, are hereby prohibited within the golf course easement areas shown hereon.

SHEET 3 OF 3

BEACON WOODS/ PINEWOOD VILLAGE
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