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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°31'23" 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 1900.00 feet and a chord of 742.29 feet which bears South 22°51'32" West; thence 172.84 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
Signed, Sealed and delivered in the presence of
Margaret M. Parvaz : Witness for Both

VC.
Frank A. Folicz Assistant Secretary

Carl Phinney : Witness for Both

State of Florida

5.5.

County of Pasco)
I hereby certify on this 3rd day of February A.D. 1977, before me personally appeared J.M. LAIDLAY 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 above said.
My Commission Expires: April 6, 1979
Margaret M. Ravarra

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.

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

CASSON ENGINEERING COMPANY

Walter A. Cassan, Jr.
Florida Engineer's Reg'n. No 6444
Florida Surveyor's Reg'n. No 1233

FILED AND RECORDED: in the Public Records of Pasco County, Florida on this
22nd day of Feb. AD 1977 in PLAT BOOK 14 PAGE 145-146-147

Joe Sittman : Clerk of Circuit Court

SHEET 1 OF 3

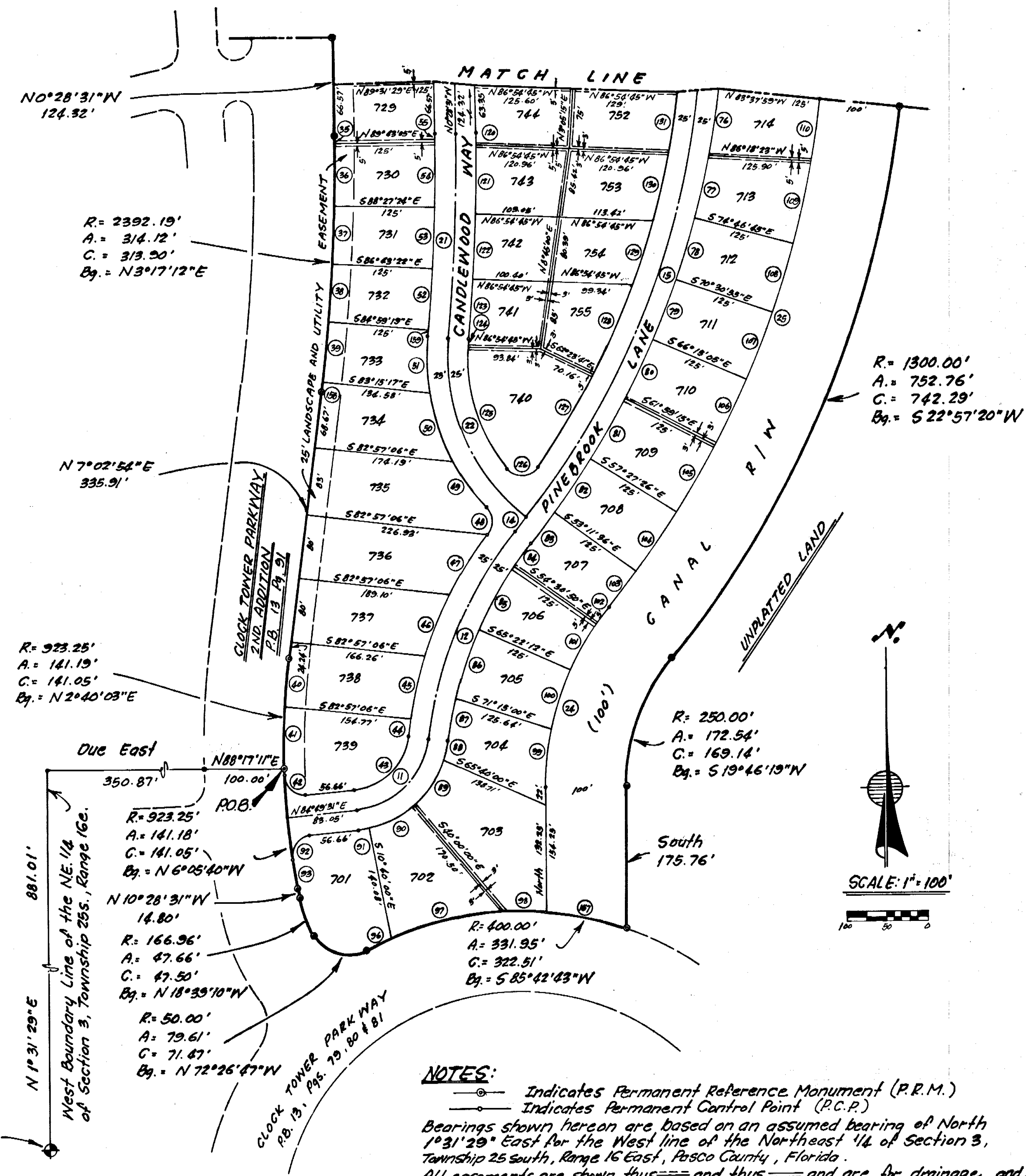
BEACON WOODS, PINewood VILLAGE
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BEACON WOODS PINEWOOD VILLAGE

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N°	RADIUS	ARC	CHORD	BEARING
11	100.00	135.87	125.64	N45°54'07"E
12	500.00	284.18	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°54'45"E
21	2542.19	251.52	251.42	N2°21'33"E
22	250.00	252.38	241.80	N23°49'38"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	S6°52'42"W
40	923.25	85.80	85.79	S5°19'01"W
41	923.25	89.75	89.71	S0°48'04"W
42	25.00	40.66	36.38	S48°34'45"E
43	75.00	101.90	94.22	N45°54'07"E
44	525.00	24.31	24.31	N8°18'19"E
45	525.00	80.68	80.60	N18°02'08"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°34'15"W
50	275.00	91.54	91.11	N18°45'01"W
51	275.00	69.15	68.97	N2°00'38"W
52	2517.19	76.18	76.18	N4°08'39"E
53	2517.19	76.18	76.18	N2°24'37"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	475.00	33.64	33.63	S37°30'54"W
85	475.00	90.00	89.87	S30°03'29"W
86	475.00	90.00	89.87	S19°12'07"W
87	475.00	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	S60°40'00"W
91	125.00	11.98	11.98	S82°04'45"W
92	25.00	40.66	36.38	S38°13'47"W
96	400.00	27.96	27.96	N63°56'25"E
97	400.00	145.76	144.96	N76°22'55"E
98	400.00	55.66	55.61	S89°11'32"E
99	350.00	73.24	73.11	N5°59'41"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	24.79	24.78	N37°30'54"E
103	1200.00	57.33	57.32	N38°10'31"E
104	1200.00	89.30	89.28	N34°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°44'14"W
122	2567.19	80.01	80.00	S2°30'46"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	40.66	36.38	N88°30'56"E
127	1025.00	151.93	151.84	N31°17'34"E
128	1025.00	121.85	121.85	N24°11'49"E
129	1025.00	82.99	82.97	N18°28'08"E
130	1025.00	86.51	86.49	N13°43'52"E
131	1025.00	75.44	75.43	N9°12'17"E
137	400.00	102.57	102.29	N77°51'36"W
138	2392.19	12.65	12.65	S6°53'49"W
139	2517.19	8.01	8.01	S5°06'09"W
24	350.00	241.56	236.79	N19°46'19"E
25	1200.00	694.85	685.19	N22°57'20"E
93	923.25	33.99	33.99	S9°25'25"E

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

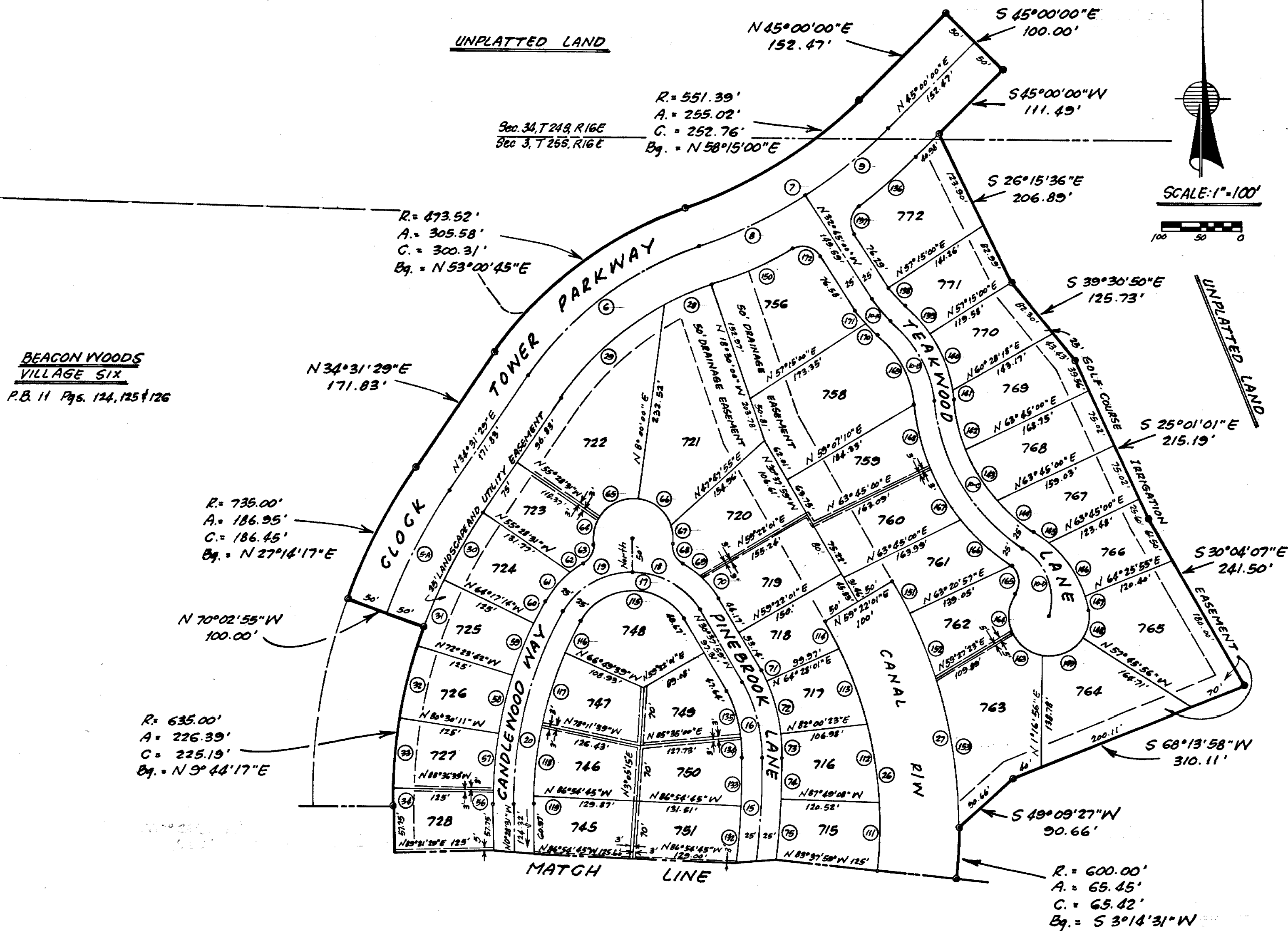


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BEACON WOODS PINEWOOD VILLAGE

CURVE DATA			
Nº	RADIUS	ARC	CHORD BEARING
5-A	685.00'	174.23'	173.76' N 27°14'17"E
6	623.52'	273.32'	268.60' N 53°00'45"E
7	601.39'	278.15'	275.68' N 58°15'00"E
8	601.39'	167.57'	167.20' N 64°28'13"E
9	601.39'	130.58'	130.32' N 51°13'13"E
10-A	150.00'	42.54'	42.40' N 40°52'30"W
10-B	158.94'	118.13'	115.43' N 27°42'30"W
10-C	246.74'	219.22'	212.12' N 31°52'30"W
10-D	70.45'	24.16'	24.16' N 13°02'30"W
26	500.00'	322.89'	317.30' N 12°07'53"W
27	600.00'	387.46'	380.77' N 12°07'53"W
28	373.52'	65.60'	65.52' N 66°28'07"E
29	373.52'	175.45'	173.84' N 67°58'52"E
30	635.00'	57.64'	57.56' 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'	20.64'	20.64' N 0°27'24"E
15	1050.00'	706.16'	692.93' N 18°54'45"E
16	200.00'	105.63'	104.97' N 15°29'37"W
17	100.00'	205.64'	173.92' N 89°18'12"E
18	100.00'	103.63'	99.94' N 60°18'53"W
19	100.00'	106.04'	101.15' N 59°37'13"E
20	485.00'	251.93'	248.72' N 14°22'56"E
25	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 19°39'04"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'	49.49'	47.24' N 40°07'22"E
62	125.00'	21.90'	21.87' N 56°01'31"E
63	25.00'	32.95'	30.46' N 23°17'01"E
64	50.00'	29.49'	29.06' N 21°25'42"E
65	50.00'	68.47'	65.64' N 58°39'22"E
66	50.00'	62.92'	58.85' N 45°54'50"W
67	25.00'	21.27'	21.11' N 2°17'30"E
68	25.00'	22.25'	20.42' 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'	24.43'	24.43' N 88°04'59"W
72	225.00'	68.88'	68.61' N 10°44'54"W
73	225.00'	30.00'	29.98' N 4°10'26"W
74	1075.00'	47.57'	47.56' N 0°54'49"E
75	1075.00'	78.54'	78.52' N 4°16'39"E
111	500.00'	87.71'	87.60' N 1°30'29"E
112	500.00'	28.37'	28.22' 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'	167.25'	125.99' N 89°18'12"E
116	460.00'	48.71'	48.69' N 20°12'22"E
117	460.00'	91.28'	91.11' N 17°29'21"E
118	460.00'	89.44'	89.30' N 6°14'09"E
119	460.00'	9.16'	9.16' N 0°05'45"E
120	1025.00'	70.06'	70.04' N 5°08'16"E
121	1025.00'	63.22'	63.21' N 1°24'06"E
122	175.00'	23.71'	23.69' N 4°14'07"W
123	175.00'	68.77'	68.39' N 19°22'29"W
124	681.39'	93.00'	92.92' N 49°05'25"E
125	25.00'	37.49'	34.08' N 10°12'58"E
126	125.00'	35.45'	35.33' N 40°52'30"W
127	183.94'	48.17'	48.03' N 41°29'50"W
128	183.94'	75.47'	74.94' N 22°14'25"W
129	221.74'	62.71'	62.50' N 16°31'08"W
130	221.74'	75.40'	75.44' N 32°24'59"W
131	221.74'	58.63'	58.36' N 49°46'15"W
132	125.23'	24.00'	23.98' N 52°35'58"W
133	145.23'	87.08'	85.78' N 30°41'13"W
134	145.23'	5.57'	5.57' N 12°24'41"W
135	50.00'	38.00'	37.09' N 10°22'39"E
136	50.00'	51.53'	49.28' N 61°45'30"E
137	651.39'	111.88'	111.74' N 66°34'47"E
138	600.00'	47.50'	47.49' N 18°21'54"W
139	600.00'	90.08'	90.00' N 21°47'45"W
140	600.00'	184.43'	183.70' N 8°41'20"W

CURVE DATA			
Nº	RADIUS	ARC	CHORD BEARING
141	50.00'	50.77'	48.61' N 59°37'51"W
142	50.00'	57.94'	54.75' N 7°30'19"E
143	25.00'	40.13'	35.95' N 10°07'32"W
144	271.74'	72.82'	72.63' N 47°41'37"W
145	271.74'	75.54'	75.29' N 31°18'45"W
146	271.74'	80.31'	80.01' N 14°52'58"W
147	125.94'	39.55'	37.27' N 27°42'30"W
148	175.00'	20.87'	20.84' N 45°35'02"W
149	175.00'	28.77'	28.73' N 37°27'32"W
150	25.00'	37.35'	33.97' N 75°32'43"W



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BEACON WOODS PINewood VILLAGE
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