

ASBEL ESTATES PHASE 2

LYING IN SECTIONS 21 AND 22, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

58 85

LEGAL DESCRIPTION:

DESCRIPTION: A parcel of land lying in Sections 21 and 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 22, run thence along the West boundary of the Northwest 1/4 of said Section 22, S.00°01'24"W., 887.12 feet to a point on the Southerly boundary of the 50.00 foot right-of-way for Asbel Road, as recorded in Official Records Book 161, Page 541, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Southerly boundary of the 50.00 foot right-of-way for Asbel Road, N.54°23'46"E., 332.92 feet to the Northwesterly corner of ASBEL ESTATES PHASE 1, according to the plat thereof as recorded in Plat Book 58, Pages 32 through 43, inclusive, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said ASBEL ESTATES PHASE 1, the following seven (7) courses:
1) S.35°36'14"E., 160.62 feet; 2) S.02°00'00"E., 620.22 feet; 3) S.10°00'00"E., 245.00 feet;
4) S.27°00'00"W., 311.00 feet; 5) S.05°50'00"E., 390.00 feet; 6) WEST, 153.44 feet;
7) S.18°07'13"W., 213.59 feet to the Southwesterly corner of said ASBEL ESTATES PHASE 1, said point also being on the South boundary of the aforesaid Northwest 1/4 of Section 22 and said point also being on the North boundary of Tierra del Sol Phase 2, according to the plat thereof as recorded in Plat Book 53, Pages 130 through 144, inclusive, of the Public Records of Pasco County, Florida; thence along said North boundary of Tierra del Sol Phase 2, the following two (2) courses: 1) along said South boundary of the Northwest 1/4 of Section 22, N.89°58'50"W., 107.64 feet to the Southeast corner of the Northeast 1/4 of the aforesaid Section 21; 2) along the South boundary of said Northeast 1/4 of Section 21, continue N.89°58'50"W., 1256.60 feet; thence N.02°48'48"W., 5.94 feet to a point of curvature; thence Northerly, 546.53 feet along the arc of a curve to the right having a radius of 690.00 feet and a central angle of 45°22'58" (chord bearing N.19°52'41"E., 532.36 feet) to a point of tangency; thence N.42°34'10"E., 154.09 feet to a point of curvature; thence Northeasterly, 220.45 feet along the arc of a curve to the left having a radius of 760.00 feet and a central angle of 16°37'10" (chord bearing N.34°15'35"E., 219.68 feet) to a point of tangency; thence N.25°57'00"E., 200.00 feet to a point of curvature; thence Northeasterly, 317.92 feet along the arc of a curve to the right having a radius of 640.00 feet and a central angle of 28°27'41" (chord bearing N.40°10'50"E., 314.66 feet) to a point of tangency; thence N.54°24'41"E., 113.55 feet; thence N.35°35'19"W., 36.00 feet to a point on the Southerly boundary of the 25.00 foot right-of-way for Asbel Road, as recorded in Official Records Book 179, Page 522, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the 25.00 foot right-of-way for Asbel Road, the following two (2) courses: 1) N.54°24'41"E., 598.07 feet; 2) N.54°23'46"E., 0.45 feet to the POINT OF BEGINNING.

Containing 44.172 acres, more or less.

DEDICATION:

M/I HOMES OF TAMPA, L.L.C. a Florida Limited Liability Company (the "Owner"), as the respective owner of the herein described lands which are being platted into a subdivision of ASBEL ESTATES PHASE 2 hereby states and declares the following:

- 1) Owner hereby dedicates all roads, streets and rights-of-way as shown hereon, including TRACT "R" (containing additional right-of-way for Asbel Road), to the perpetual use of the public and Pasco County, Florida (the "County"), for access, drainage and utility purposes and other purposes incidental thereto.
- 2) Owner further dedicates to the County, all drainage and access easements as shown hereon for drainage and access purposes and other purposes incidental thereto.
- 3) Owner further dedicates to the County, all drainage easements as shown hereon for the purposes of maintaining and operating the drainage facilities situated therein.
- 4) Owner further dedicates to the County, and all appropriate utility entities the utility easements as shown hereon for the installation, maintenance, and operation of street lights, telephone utilities, electric power utilities, natural gas utilities, and cable television utilities, and for utility purposes and other purposes incidental thereto.
- 6) Legal title to TRACTS "B-2" and "B-3", (containing wetland conservation areas, mitigation areas, drainage areas and common areas), TRACTS "L-2", "L-3", "L-4" and "L-5" (containing landscaping and walls) and TRACT "P-2" (containing park site) as shown hereon shall be owned and maintained by the Asbel Estates Homeowner's Association, Inc. and shall be conveyed to the Asbel Estates Homeowner's Association, Inc. by separate instrument.
- 7) Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all private drainage easements or commonly owned property on this plat. In the event the Owner fails to properly maintain any private drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any private drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- 8) Owner further dedicates to the Asbel Estates Homeowner's Association, Inc. the landscape/wall easements as shown hereon for purposes incidental thereto.

M/I HOMES OF TAMPA, L.L.C. a Florida Limited Liability Company - OWNER


Fred Sikorski, Division President


Witness, Angela M. Gribbin


Witness, Libby DeLeo

ACKNOWLEDGEMENTS:

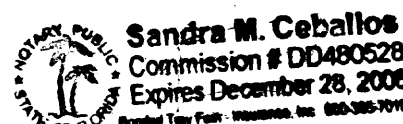
STATE OF FLORIDA

} SS:

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 24th day of JANUARY, 2006, by Fred Sikorski as Division President of M/I Homes of Tampa, L.L.C., a Florida Limited Liability Company. He is personally known to me.


Notary Public, State of Florida at Large
Sandra M. Ceballos



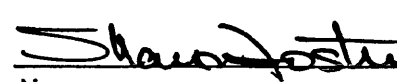
CERTIFICATE OF TITLE:

STATE OF FLORIDA }
COUNTY OF PASCO } ss:

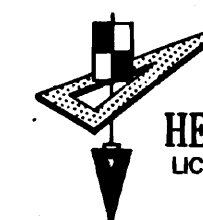
I, _____, Manager of M/I TITLE AGENCY, do hereby certify the record title to the land as described and shown on this plat is in the name of the person, persons, corporation or entity executing this dedication, I hereby certify that the developer of the platted subdivision has record title to that land. 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 2005, have been paid.

This 24 day of January, 2006 A.D.

M/I TITLE AGENCY

By: 
Name

2212 SWANN AVENUE
TAMPA, FLORIDA 33606
PHONE (813) 253-5311
FAX (813) 253-2478



HEIDT & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER LB148
CIVIL ENGINEERING
LAND SURVEYING