

PALM COVE PHASE 2

LYING IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

54

111

LEGAL DESCRIPTION:

DESCRIPTION: A parcel of land lying in the Northeast 1/4 of Section 33, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 33, run thence along the North boundary of the Northwest 1/4 of said Section 33, the following two (2) courses: 1) S.89°50'04"E., 50.00 feet to the Northwest corner of PALM COVE PHASE 1A, according to the plat thereof as recorded in Plat Book 51, Pages 94 through 99, inclusive, of the Public Records of Pasco County, Florida; 2) along the North boundary of said PALM COVE PHASE 1A, continue S.89°50'04"E., 2596.54 feet to the Northeast corner of the aforesaid Northwest 1/4 of Section 33; thence along the North boundary of the aforesaid Northeast 1/4 of Section 33, the following two (2) courses: 1) along said North boundary of PALM COVE PHASE 1A, N.89°29'12"E., 78.62 feet to the Northeast corner of said PALM COVE PHASE 1A, said point also being the POINT OF BEGINNING; 2) continue, N.89°29'12"E., 1917.55 feet to the Northeast corner of the West 3/4 of said Northeast 1/4 of Section 33; thence along the East boundary of said West 3/4 of the Northeast 1/4 of Section 33, S.00°26'42"E., 2657.34 feet to a point on the Northerly boundary of WILLIAMS DOUBLE BRANCH ESTATES, according to the plat thereof as recorded in Plat Book 12, Pages 106 through 112, inclusive, of the Public Records of Pasco County, Florida; thence along said Northerly boundary of WILLIAMS DOUBLE BRANCH ESTATES, S.89°57'31"W., 1537.84 feet to a point on the Easterly boundary of PALM COVE PHASE 1B, according to the plat thereof as recorded in Plat Book 52, Pages 15 through 27, inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of PALM COVE PHASE 1B, the following nine (9) courses: 1) N.05°04'51"W., 437.91 feet; 2) N.38°55'57"W., 296.64 feet; 3) N.09°34'00"W., 170.00 feet to a point on a curve; 4) Westerly, 24.36 feet along the arc of a curve to the left having a radius of 625.00 feet and a central angle of 02°14'00" (chord bearing S.79°19'00"W., 24.36 feet); 5) N.11°48'00"W., 111.28 feet; 6) N.80°56'00"E., 50.29 feet; 7) N.00°30'00"W., 985.50 feet; 8) S.89°30'00"W., 135.00 feet; 9) N.00°30'00"W., 540.02 feet to the Southeast corner of TRACT "L-2", according to the aforesaid plat of PALM COVE PHASE 1A; thence along the Easterly boundary of said PALM COVE PHASE 1A, continue, N.00°30'00"W., 170.00 feet to the POINT OF BEGINNING.

Containing 107.769 acres, more or less.

DEDICATION:

Palm Cove Developers, LLC., a Florida limited liability company ("Owner"), as the respective owner of the herein described lands which are being platted into a subdivision of PALM COVE PHASE 2, hereby states and declares the following:

- 1) Owner hereby dedicates all roads, streets and rights-of-way as shown hereon 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 easements as shown hereon for drainage purposes and other purposes incidental thereto.
- 3) Owner further dedicates to the County 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.
- 5) Legal title to TRACTS "B-5" and "B-11" (containing common areas), TRACT "B-6" (containing drainage easement, wetland conservation areas, common areas, emergency access easement, landscape easement, and archaeological/preservation area), TRACTS "L-2" and "L-3" (containing landscaping and walls) and TRACTS "P-3" and "P-4" (containing park site) as shown hereon shall be conveyed to and maintained by the Palm Cove of Wesley Chapel Homeowners Association, Inc.
- 6) The 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 Palm Cove Homeowners Association, Inc. 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.
- 7) Owner further dedicates the wall and landscape easements as shown hereon to the Palm Cove of Wesley Chapel Homeowners Association, Inc. for purposes incidental thereto.

This the 29 day of April, 2005 A.D.

OWNER: PALM COVE DEVELOPERS, LLC, a Florida limited liability company
BY: Ashton Tampa Residential, LLC, a Nevada limited liability company, its managing member

By: James D. Bowen
Name: James D. Bowen
Title: its Division President

Witness: Jim Collins

Witness: Thomas J. Collins

ACKNOWLEDGMENT
STATE OF FLORIDA, COUNTY OF PASCO

The foregoing was acknowledged before me on this 29 day of April, 2005 by James D. Bowen as its Division President of Ashton Tampa Residential, LLC, a Nevada limited liability company, managing member of Palm Cove Developers, LLC, a Florida limited liability company, on behalf of the Company. He is Personally known to me.

Donna L. Thompson
Notary Public, State of Florida at Large
Donna L. Thompson

Donna L. Thompson
My Commission 008888916
Expires October 22, 2007

CERTIFICATE OF TITLE:

STATE OF FLORIDA }
COUNTY OF PASCO } ss:

I, Charles H. Carver, Assistant Secretary, of Ward Rovell, Professional Association, 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 2004, have been paid.

This 6th day of May, 2005 A.D.

Ward Rovell, Professional Association

By: Charles H. Carver
Charles H. Carver, Assistant Secretary

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 22 day of JULY, 2005 AD in Plat Book 54, Pages 111-126

JED PITTMAN, CLERK OF CIRCUIT COURT, BY:

Barbara Rubison
Clerk of the Circuit Court
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on JULY 12, 2005, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Don
Chairman of the Board of County Commissioners

REVIEW OF PLAT BY REGISTERED SURVEYOR

Reviewed for compliance with Chapter 177, Part I, of the Florida Statutes on this the 29TH day of JUNE 2005.

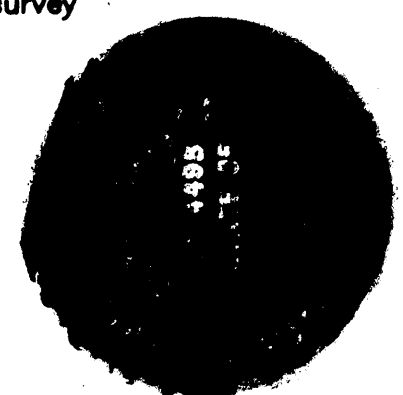
Hardwoodar Singh
Surveyor's Name HARDWOODAR SINGH
Florida Professional Surveyor and Mapper No. 4575

SURVEYOR'S CERTIFICATE

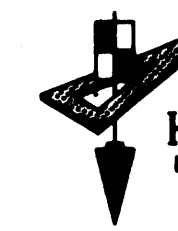
Know all men by these presents, that the undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part 1.

Signed and Sealed this 17th day of April, 2005.

HEIDT & ASSOCIATES, INC.,
2212 Swann Avenue
Tampa, Florida 33606
Arthur W. Merritt
Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB148



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

SHEET 1 OF 16 SHEETS