

SUNCOAST LAKES PHASE 1

BEING A SUBDIVISION OF LAND LYING WITHIN SECTIONS 12, 13 AND 14, TOWNSHIP 25 SOUTH,
RANGE 17 EAST, PASCO COUNTY, FLORIDA

MORTGAGEES CONSENT TO DEDICATION

BANK OF AMERICA, N.A.

DEAN W. KUNA, SENIOR VICE PRESIDENT

WITNESS Yvonne Rizzato

DATE

WITNESS Shelli Bushway

ACKNOWLEDGMENT OF MORTGAGEE

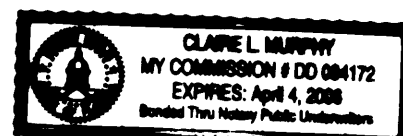
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY ON THIS 11th DAY OF June, A.D. 2003, BEFORE ME PERSONALLY APPEARED DEAN W. KUNA, SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A. TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERELY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Hillsborough COUNTY, STATE OF Florida, THE DAY AND YEAR AFORESAID.

Clare L. Murphy
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



MY COMMISSION EXPIRES: _____

SERIAL NUMBER: _____

PRINTED NAME OF NOTARY PUBLIC

MORTGAGEES CONSENT TO DEDICATION

MADISON BANK

DAVID PAETZOLD, EXECUTIVE VICE PRESIDENT

WITNESS George A. Nicholas

DATE

WITNESS Robert J. Larsen

ACKNOWLEDGMENT OF MORTGAGEE

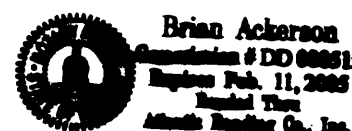
STATE OF Florida

COUNTY OF Pasco

I HEREBY CERTIFY ON THIS 12 DAY OF June, A.D. 2003, BEFORE ME PERSONALLY APPEARED DAVID PAETZOLD, SENIOR VICE PRESIDENT OF MADISON BANK, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERELY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Pinebliss COUNTY, STATE OF Florida, THE DAY AND YEAR AFORESAID.

Brian Ackerson
NOTARY PUBLIC, STATE OF Florida AT LARGE



MY COMMISSION EXPIRES: _____

SERIAL NUMBER: _____

PRINTED NAME OF NOTARY PUBLIC

CONSERVATION EASEMENT NOTE

WITH THE INTENT OF RETAINING THE AREAS SHOWN HEREON AS CONSERVATION EASEMENTS IN AN ESSENTIALLY NATURAL CONDITION, AND PURSUANT TO CHAPTER 704.06, FLORIDA STATUTES, 1990, THE FOLLOWING ACTS AND ACTIVITIES ARE EXPRESSLY PROHIBITED WITHIN THE AREAS DESIGNATED HEREON AS CONSERVATION EASEMENTS IN THE ABSENCE OF A SPECIFIC PERMIT FROM PASCO COUNTY, FLORIDA.

- THE CONSTRUCTION OR PLACING OF ANY STRUCTURE OR MATERIALS ON OR ABOVE THE GROUND.
- THE CONSTRUCTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, MITIGATION AREAS, OR THE PLANTING OF VEGETATION.
- THE PLACEMENT OF ANY MATERIAL SUCH AS TRASH OR WASTE WHICH IS INCONSISTENT WITH THE INTENT OF THE CONSERVATION EASEMENT.
- THE PLACEMENT, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, INCLUDING MOWING AND THE USE OF PESTICIDES OR HERBICIDES.
- THE EXCAVATION OR REMOVAL OF MATERIAL.
- ANY ACTIVITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION.
- ANY USES OF THE CONSERVATION EASEMENT AREAS EXCEPT THOSE WHICH PERMIT THE CONSERVATION EASEMENT AREAS TO REMAIN IN AN ESSENTIALLY NATURAL CONDITION.

NOTHING IN THESE RESTRICTIONS SHALL PROHIBIT OR RESTRICT THE MAINTENANCE OF USES PERMITTED BY PASCO COUNTY, FLORIDA.

THE FOLLOWING RIGHTS ARE CONVEYED TO PASCO COUNTY BY THIS EASEMENT:

- TO ENTER UPON THE PROPERTY AT REASONABLE TIMES TO ENFORCE THE RIGHTS HEREIN GRANTED UPON PRIOR NOTICE TO THE PROPERTY OWNER, ITS HEIRS, SUCCESSORS OR ASSIGNS AT THE TIME OF SUCH ENTRY.

NOTES:

- EASEMENTS ARE SHOWN THUS _____ AND THUS _____ AND ARE FOR THE PURPOSE(S) SHOWN.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AS BEING S 00°09'21" W.
- ALL SIDE LOT LINES ARE RADIAL TO THE FRONT AND/OR REAR LOT LINE, UNLESS NOTED BY (NR) WHICH INDICATES A SIDE LOT LINE BEING NON-RADIAL.
- TRACTS A, B, C, D, F, G AND CC ARE FOR THE PURPOSES SHOWN HEREON; SAID TRACT SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION AT SUNCOAST LAKES, INC. AND SHALL BE MAINTAINED BY SAID HOMEOWNER'S ASSOCIATION.
- TRACT "PS-1" AND "PS-2" ARE FOR THE PURPOSES SHOWN HEREON; SAID TRACT SHALL BE CONVEYED TO PASCO COUNTY, FLORIDA.
- NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK FENCES ARE TO BE LOCATED WITHIN EASEMENTS ON RESIDENTIAL LOTS.
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-1990 RE-ADJUSTMENT) AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984.
- ALL WETLAND JURISDICTIONAL LINES SHOWN ON MAP OF PLAT ARE THE MOST LANDWARD EXTENT OF EITHER ACOE OR SWFWMD JURISDICTIONAL LINES.

NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

CERTIFICATE OF TITLE

STATE OF FLORIDA)

COUNTY OF PASCO)

I, BEN J. DUBOIS, VICE PRESIDENT, CHICAGO TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE 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 TAXES FOR THE YEAR 2002 HAVE BEEN PAID.

THIS THE 25th DAY OF JUNE, 2003 A.D.

BY: B. J. Dubois, V.P.

NAME

ATTORNEY AT LAW

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 4 DAY OF AUGUST, 2003, IN PLAT BOOK 47, PAGES 1 THROUGH 24.

Pat D. Thomas
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 29 DAY OF JULY, 2003, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Shonda S. Shaden
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

SURVEYOR AND MAPPER'S CERTIFICATE

I, GREGORY D. WHITE, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY ON THIS 6th DAY OF MAY, 2003, THE AFOREMENTIONED PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THAT THE PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNER MONUMENTATION HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

FLORIDA DESIGN CONSULTANTS, INC.
6321 GRAND BOULEVARD
NEW PORT RICHEY, FLORIDA

G. D. White
GREGORY D. WHITE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 4466

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 22 DAY OF JULY, 2003.

Harold W. Smith (SIGNATURE)

HAROLD W. SMITH (PRINT NAME)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER 14870

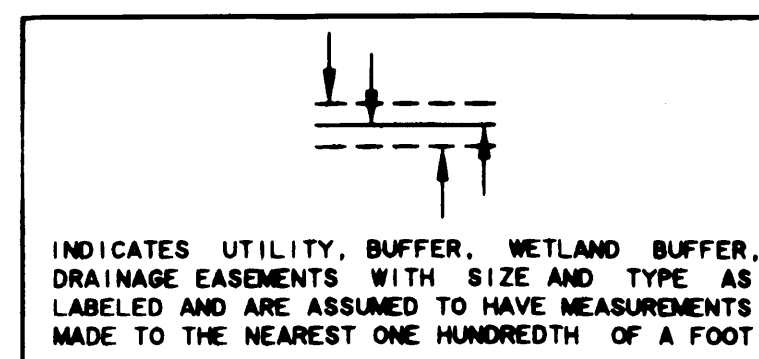
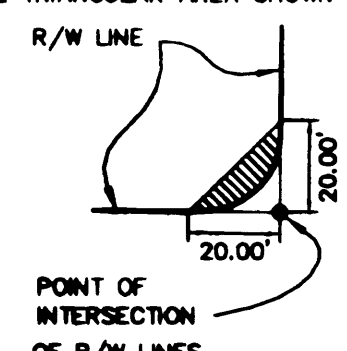
LEGEND

- CHD = CHORD
- RAD = RADIUS
- COR = CORNER
- BNDY = BOUNDARY
- PB = PLAT BOOK
- R/W = RIGHT-OF-WAY
- Δ = CENTRAL ANGLE
- LB = CORPORATE CERTIFICATION NUMBER
- LBE = LANDSCAPE BUFFER EASEMENT
- UE = UTILITY EASEMENT
- POB = POINT OF BEGINNING
- DE = DRAINAGE EASEMENT
- CE = CONSERVATION EASEMENT
- IE = INGRESS/EGRESS EASEMENT
- OR = OFFICIAL RECORD BOOK
- PG(S) = PAGE(S)
- FCM = FOUND CONCRETE MONUMENT
- PRM = PERMANENT REFERENCE MONUMENT

- ACOE = U.S. ARMY CORPS OF ENGINEERS
- SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TR = TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION TRACTS
- (NR) = NON-RADIAL
- O/A = OVERALL
- SLY = SOUTHERLY
- WLY = WESTERLY
- Ely = EASTERLY
- NLY = NORTHERLY
- GPS = GLOBAL POSITIONING SYSTEM
- SCM = SET 4"x4" CONCRETE MONUMENT "PRM LB6707"
- = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED)
- = PERMANENT CONTROL POINT (PCP), SET NAIL AND DISK LB#6707
- = LOT OR TRACT CORNER, SET IRON ROD 5/8" LB#6707
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION

TYPICAL CLEAR SIGHT TRIANGLE

NOT TO SCALE
TYPICAL FOR ALL CORNER LOTS
NOTHING ABOVE 3.50' IN HEIGHT SHALL BE LOCATED IN THE TRIANGULAR AREA SHOWN BELOW.



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
6321 Grand Boulevard, New Port Richey, FL 34652
Tel: (727) 849-7588 - Fax: (727) 848-3648
Certificate of Authorization: LB 6707
State of Florida