

# WATERS EDGE FOUR

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 20 AND 29,  
TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK **58** PAGE **126**

## LEGAL DESCRIPTION:

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "WATERS EDGE FOUR" BEING A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE S89°42'37"E, ALONG THE SOUTH LINE OF SAID SECTION 20 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), SAME BEING THE NORTH LINE OF HIDDEN LAKE ESTATES, UNIT FOUR, PHASE TWO, AS RECORDED IN PLAT BOOK 21, PAGES 82 AND 83 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR 460.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID HIDDEN LAKE ESTATES, UNIT FOUR, PHASE TWO; THENCE LEAVING SAID SOUTH LINE OF SECTION 20, S00°22'24"W, ALONG SAID EAST LINE OF HIDDEN LAKE ESTATES, UNIT FOUR, PHASE TWO, FOR 1,031.13 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE OF HIDDEN LAKE ESTATES, UNIT FOUR, PHASE TWO, N73°54'54"E, FOR 1,197.82 FEET; THENCE N18°39'54"W, FOR 391.94 FEET; THENCE N70°04'54"E, FOR 168.68 FEET; THENCE N20°33'57"W, FOR 114.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 20°00'10", AN ARC LENGTH OF 57.60 FEET, AND A CHORD BEARING N30°34'02"W FOR 57.31 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N49°25'53"E, FOR 47.58 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S47°12'09"W, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 79°41'24", AN ARC LENGTH OF 27.82 FEET, AND A CHORD BEARING N02°57'08"W FOR 25.63 FEET TO THE POINT OF TANGENT; THENCE N36°53'34"E, FOR 1.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 21°20'35", AN ARC LENGTH OF 93.13 FEET, AND A CHORD BEARING N26°13'17"E FOR 92.59 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S61°56'34"E, FOR 134.13 FEET; THENCE N79°59'07"E, FOR 2,197.33 FEET TO A SOUTHWEST CORNER OF WATERS EDGE ONE, AS RECORDED IN PLAT BOOK 51, PAGES 30 THROUGH 40 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING SIX (6) COURSES ALONG THE SOUTHERLY LINE OF SAID WATERS EDGE ONE: (1) THENCE CONTINUE N79°59'07"E, FOR 509.99 FEET; (2) THENCE S10°00'53"E, FOR 570.72 FEET; (3) THENCE S72°30'41"E, FOR 286.87 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; (4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S72°30'41"E, HAVING A RADIUS OF 1,250.00 FEET, A CENTRAL ANGLE OF 08°19'32", AN ARC LENGTH OF 181.64 FEET, AND A CHORD BEARING S21°39'05"W FOR 181.48 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; (5) THENCE S63°45'11"E, FOR 196.40 FEET; (6) THENCE N83°56'59"E, FOR 70.97 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF MOON LAKE ROAD (COUNTY ROAD C-587), ACCORDING TO OFFICIAL RECORDS BOOK 6144, PAGE 1324 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE LEAVING SAID SOUTHERLY LINE OF WATERS EDGE ONE, S06°03'01"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MOON LAKE ROAD (COUNTY ROAD C-587), FOR 338.65 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF MOON LAKE ROAD (COUNTY ROAD C-587), S83°56'59"W, FOR 315.00 FEET; THENCE S06°03'01"E, ALONG A LINE 315.00 FEET WEST OF AND PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE OF MOON LAKE ROAD (COUNTY ROAD C-587), FOR 250.00 FEET; THENCE N83°56'59"E, FOR 315.00 FEET TO THE POINT OF INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF MOON LAKE ROAD (COUNTY ROAD C-587); THENCE S06°03'01"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MOON LAKE ROAD (COUNTY ROAD C-587), FOR 110.00 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF MOON LAKE ROAD (COUNTY ROAD C-587), S83°56'59"W, FOR 315.00 FEET; THENCE S06°03'01"E, FOR 250.00 FEET; THENCE N83°56'59"E, FOR 314.47 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, SAME BEING THE POINT OF INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF MOON LAKE ROAD (COUNTY ROAD C-587); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MOON LAKE ROAD (COUNTY ROAD C-587), ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N85°46'07"E, HAVING A RADIUS OF 1,055.92 FEET, A CENTRAL ANGLE OF 29°24'17", AN ARC LENGTH OF 541.91 FEET, AND A CHORD BEARING S10°28'15"W FOR 535.98 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF MOON LAKE ROAD (COUNTY ROAD C-587), N89°32'22"W, FOR 2,329.33 FEET TO THE POINT OF INTERSECTION WITH THE NORTH-SOUTH CENTER LINE OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE S01°01'10"W, ALONG SAID NORTH-SOUTH CENTER LINE OF SECTION 29, FOR 910.08 FEET; THENCE LEAVING SAID NORTH-SOUTH CENTER LINE OF SECTION 29, N89°36'53"W, ALONG A LINE 160.84 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SAID SECTION 29, FOR 2,197.19 FEET; THENCE N00°29'55"E, ALONG A LINE 460.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, FOR 160.84 FEET TO THE POINT OF INTERSECTION WITH SAID EAST-WEST CENTER LINE OF SECTION 29, SAME BEING THE SOUTHEAST CORNER OF SAID HIDDEN LAKE ESTATES, UNIT FOUR, PHASE TWO; THENCE LEAVING SAID EAST-WEST CENTER LINE OF SECTION 29, N00°22'24"E, ALONG SAID EAST LINE OF HIDDEN LAKE ESTATES, UNIT FOUR, PHASE TWO, FOR 1,616.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,047,239 SQUARE FEET OR 230.653 ACRES, MORE OR LESS.

## DEDICATION:

THE UNDERSIGNED, THE RYLAND GROUP INC., A MARYLAND CORPORATION ("THE OWNER") OF THE LANDS ON THIS PLAT TO BE KNOWN AS "WATERS EDGE FOUR", HEREBY STATES AND DECLARES THE FOLLOWING:

1) THE OWNER HEREBY DEDICATES TO PASCO COUNTY, FLORIDA ("THE COUNTY"), A PERPETUAL EASEMENT OVER AND ACROSS ALL PRIVATE STREET RIGHTS-OF-WAY AS SHOWN AND DEPICTED HEREON AS "TRACT J", FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND POLICE PROTECTION, AND EMERGENCY MEDICAL SERVICES.

2) THE OWNER FURTHER DEDICATES FOR THE PERPETUAL USE OF THE COUNTY, ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO WATERS EDGE FOUR, INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT.

3) THE OWNER FURTHER DEDICATES TO THE COUNTY AND THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ("THE DISTRICT") AND THE WATERS EDGE MASTER HOMEOWNER ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, ("THE ASSOCIATION") A PERPETUAL EASEMENT OVER AND ACROSS THE DRAINAGE EASEMENTS, OPEN AREAS AND COMMON AREAS, AS SHOWN HEREON AS DEDICATED TRACTS FOR THE PURPOSES OF MAINTAINING OR OPERATING THE DRAINAGE FACILITIES SITUATED THEREON.

4) THE OWNER FURTHER DEDICATES TO THE PROPERTY OWNERS AND THE DISTRICT AN EASEMENT FOR THE PURPOSES OF INGRESS/EGRESS ACROSS ALL PRIVATE STREET RIGHTS-OF-WAY AS SHOWN AND DEPICTED HEREON AS "TRACT J".

5) THE OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW-THROUGH DRAINAGE 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 SHOWN ON THIS PLAT. IN THE EVENT THE OWNER, THE DISTRICT OR THE ASSOCIATION 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.

## DEDICATION: (CONTINUED)

6) THE OWNER FURTHER DEDICATES TO THE ASSOCIATION ALL AREAS SHOWN ON THE PLAT AS "UTILITY EASEMENTS", AS PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE MUTUAL BENEFIT OF THE ASSOCIATION AND THE LOT OWNERS, TOGETHER WITH THE RIGHT OF THE ASSOCIATION TO PERMIT THE USE OF SUCH EASEMENTS BY SUCH STREET LIGHT, TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, SERVICES AND PROVIDERS AS SELECTED AND APPROVED BY THE ASSOCIATION, AND, UPON SUCH SELECTION AND APPROVAL, THE "UTILITY EASEMENTS" SHOWN HEREON SHALL EXTEND TO AND BE FOR THE USE AND BENEFIT OF SUCH PUBLIC AND QUASI-PUBLIC UTILITIES, SERVICERS AND PROVIDERS FOR THEIR USE IN PERFORMING AND DISCHARGING THEIR DUTIES AND OBLIGATIONS TO PROVIDE SERVICES TO THE ASSOCIATION AND THE LOT OWNERS. THE FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION FOR THE PROVIDING OF SERVICES BY ANY UTILITY PROVIDER TO THE LANDS DESCRIBED IN THIS PLAT, NOR CONSTITUTE A PUBLIC DEDICATION OF THE SAME. SUCH "UTILITY EASEMENT" AREAS SHALL BE MAINTAINED BY EACH LOT OWNER AS PART OF ITS LOT.

7) THE OWNER FURTHER DEDICATES TO PROVIDERS OF PUBLIC AND QUASI-PUBLIC ESSENTIAL UTILITY SERVICES TO THE SUBDIVISION, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER ESSENTIAL UTILITIES, A UTILITY EASEMENT OVER THE PRIVATE ROADWAY INGRESS/EGRESS AREA SHOWN AS TRACT J, ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND REPLACING THE UTILITY FACILITIES LOCATED WITHIN TRACT J AND ALL OTHER UTILITY EASEMENTS DEPICTED HEREON; AND FURTHER DEDICATES TO EMERGENCY AND LAW ENFORCEMENT PERSONNEL, MAIL AND PACKAGE DELIVERY, AND OTHER GOVERNMENTAL AND QUASI-GOVERNMENTAL ENTITIES IN THE PERFORMANCE OF THEIR OFFICIAL DUTIES SERVING THE SUBDIVISION, THE RIGHT OF INGRESS AND EGRESS OVER SAID TRACT J.

8) THE OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, TRACT "PS-2" (LIFT STATION), AS SHOWN HEREON AND THE FACILITIES LOCATED THEREIN, FOR THE PURPOSES INCIDENTAL THERETO.

9) THE OWNER FURTHER DEDICATES TO THE ASSOCIATION AN ACCESS EASEMENT OVER ALL LANDSCAPE BUFFERS SHOWN HEREON, FOR THE PURPOSES OF MAINTENANCE.

10) THE OWNER RESERVES UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED; TO THE EXTENT CONSISTENT WITH ss. 177.085(1).

11) THE OWNER FURTHER RESERVES UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO WATERS EDGE FOUR, INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE COUNTY.

12) TRACT NP-2 IS HEREBY DESIGNATED AS A NEIGHBORHOOD PARK AND WILL BE CONVEYED TO AND MAINTAINED BY THE ASSOCIATION, BY A SEPARATELY EXECUTED INSTRUMENT.

13) TRACTS K AND L ARE HEREBY DESIGNATED AS LANDSCAPE AREAS AND WILL BE CONVEYED TO AND MAINTAINED BY THE DISTRICT, BY A SEPARATELY EXECUTED INSTRUMENT.

14) TRACTS B, C AND E ARE HEREBY DESIGNATED AS DRAINAGE EASEMENT, ACCESS EASEMENT, WETLAND BUFFER EASEMENT, AND WETLAND CONSERVATION EASEMENT AREAS AS SHOWN AND DEPICTED HEREON, THE UNDERSIGNED WILL CONVEY SAID TRACTS TO THE DISTRICT TO OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.

15) TRACT D IS HEREBY DESIGNATED AS DRAINAGE EASEMENT, ACCESS EASEMENT, AND LANDSCAPE EASEMENT AREA AND WILL BE CONVEYED TO AND MAINTAINED BY THE DISTRICT, BY A SEPARATELY EXECUTED INSTRUMENT.

16) TRACT G IS HEREBY DESIGNATED AS DRAINAGE EASEMENT, AND ACCESS EASEMENT AREA AS SHOWN AND DEPICTED HEREON, THE UNDERSIGNED WILL CONVEY SAID TRACTS TO THE DISTRICT, WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.

17) TRACT J IS HEREBY DESIGNATED AS A PRIVATE ROADWAY, INGRESS/EGRESS, DRAINAGE, UTILITY, PASCO COUNTY WATER MAIN AND SANITARY SEWER EASEMENT AND WILL BE CONVEYED TO AND MAINTAINED BY THE ASSOCIATION, BY A SEPARATELY EXECUTED INSTRUMENT.

18) TRACT H IS HEREBY DESIGNATED AS DRAINAGE EASEMENT, ACCESS EASEMENT, AND LANDSCAPE EASEMENT AREA AND WILL BE CONVEYED TO AND MAINTAINED BY THE ASSOCIATION, BY A SEPARATELY EXECUTED INSTRUMENT.

19) TRACT F IS HEREBY DESIGNATED AS DRAINAGE EASEMENT, ACCESS EASEMENT, WETLAND BUFFER EASEMENT AND CONSERVATION EASEMENT AREA WITH RECREATIONAL USE, AND WILL BE CONVEYED TO AND MAINTAINED BY THE ASSOCIATION BY A SEPARATELY EXECUTED INSTRUMENT.

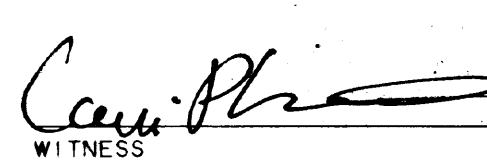
20) THE OWNER SHALL CONSTRUCT THE PRIVATE ROADWAY WITHIN TRACT J AS SHOWN AND DEPICTED HEREON, AND CONVEY TITLE THERETO TO THE ASSOCIATION FOR OWNERSHIP, OPERATION AND MAINTENANCE BY SEPARATE INSTRUMENT. THE OWNER HEREBY RESERVES THE RIGHT AT ALL TIMES TO ENTER UPON THE PRIVATE ROADWAY, THE DRAINAGE EASEMENTS AND THE CONSERVATION EASEMENTS, AND ALL OTHER EASEMENT AREAS DEPICTED HEREON TO ACCOMPLISH SUCH PURPOSES.

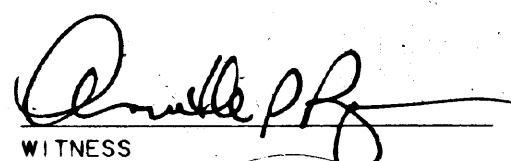
## OWNER

THE RYLAND GROUP, INC., A MARYLAND CORPORATION

  
KEVIN D. HUFF, ASSISTANT VICE PRESIDENT

DATE: March 16, 2006

  
WITNESS

  
WITNESS

CORPORATE SEAL