

PARKER POINTE, PHASE 2-A

A SUBDIVISION OF A PORTION OF THE WEST 1/2
OF THE SOUTHEAST 1/2 OF SECTION 34,
TOWNSHIP 26 SOUTH, RANGE 17 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK PAGE

40/103

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO } S.S.

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS PARKER POINTE, PHASE 2-A, A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/2 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; ALL BEING FURTHER DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF LOT 42, PARKER POINTE, PHASE ONE, AS RECORDED IN PLAT BOOK 23, PAGES 78 THROUGH 81 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 42 THROUGH 48 OF SAID PHASE ONE, THE FOLLOWING FIVE COURSES: (1) N. 64°00'00" E., A DISTANCE OF 208.29 FEET; (2) N. 20°00'00" E., A DISTANCE OF 188.73 FEET; (3) S. 70°00'00" E., A DISTANCE OF 185.00 FEET; (4) S. 80°05'45" E., A DISTANCE OF 50.00 FEET; (5) S. 50°00'00" E., A DISTANCE OF 257.99 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTHEASTERLY, 40.80 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1860.08 FEET, DELTA ANGLE OF 0°14'43", AND A CHORD BEARING AND DISTANCE OF S. 50°28'53" E., 40.80 FEET; TO A POINT ON THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE S. 00°05'00" E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 581.03 FEET; THENCE N. 80°17'09" W., A DISTANCE OF 257.22 FEET; THENCE S. 14°47'20" W., A DISTANCE OF 258.33 FEET; THENCE S. 80°47'14" W., A DISTANCE OF 208.58 FEET; THENCE S. 00°12'46" E., A DISTANCE OF 18.09 FEET; THENCE N. 80°17'09" W., A DISTANCE OF 50.01 FEET; THENCE S. 00°12'46" E., A DISTANCE OF 12.00 FEET; THENCE N. 80°17'09" W., A DISTANCE OF 20.00 FEET; THENCE N. 00°12'46" W., A DISTANCE OF 12.00 FEET; THENCE N. 80°17'09" W., A DISTANCE OF 379.25 FEET; THENCE SOUTHERLY, 7.10 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST (SAID CURVE HAVING A RADIUS OF 5830.58 FEET, DELTA ANGLE OF 0°04'06", AND A CHORD BEARING AND DISTANCE OF S. 00°43'24" E., 7.10 FEET; THENCE S. 83°18'40" W., A DISTANCE OF 50.00 FEET; THENCE NORTHWESTERLY, 23.84 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY (SAID CURVE HAVING A RADIUS OF 15.00 FEET, DELTA ANGLE OF 90°18'32", AND A CHORD BEARING AND DISTANCE OF N. 50°50'36" W., 23.77 FEET; THENCE S. 83°00'08" W., A DISTANCE OF 80.81 FEET; THENCE S. 80°15'02" W., A DISTANCE OF 35.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GUNN HIGHWAY (COUNTY ROAD 587); THENCE NORTHERLY, 23.46 FEET ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF CONCAVE TO THE WEST (SAID CURVE HAVING A RADIUS OF 5708.58 FEET, DELTA ANGLE OF 0°04'35", AND A CHORD BEARING AND DISTANCE OF N. 00°43'35" W., 23.46 FEET; THENCE N. 00°43'35" W., A DISTANCE OF 288.44 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S. 80°17'09" E., A DISTANCE OF 388.57 FEET; THENCE N. 00°40'05" E., A DISTANCE OF 473.02 FEET TO THE POINT OF BEGINNING.
SAID LAND CONTAINING 17.29 ACRES MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAYS AND EASEMENTS AS SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES, INCLUDING, BUT NOT LIMITED TO CABLE TELEVISION, 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 AND SHOWN ON AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL SUCH DEDICATED UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCES OF SAID LANDS, IMPROVEMENTS, FACILITIES, AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, INCLUDING, BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED.

THIS THE 23 DAY OF OCTOBER, A.D., 2000.

OWNER: M/I SCHOTTENSTEIN HOMES, INC.

FRED SKORSKI - TAMPA DIVISION PRESIDENT

John Coli
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO } S.S.

I HEREBY CERTIFY ON THIS 23RD DAY OF OCTOBER, 2000, BEFORE ME PERSONALLY APPEARED FRED SKORSKI, TAMPA DIVISION PRESIDENT OF M/I SCHOTTENSTEIN HOMES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Patricia K. Wampner
NOTARY PUBLIC - STATE OF FLORIDA, AT LARGE

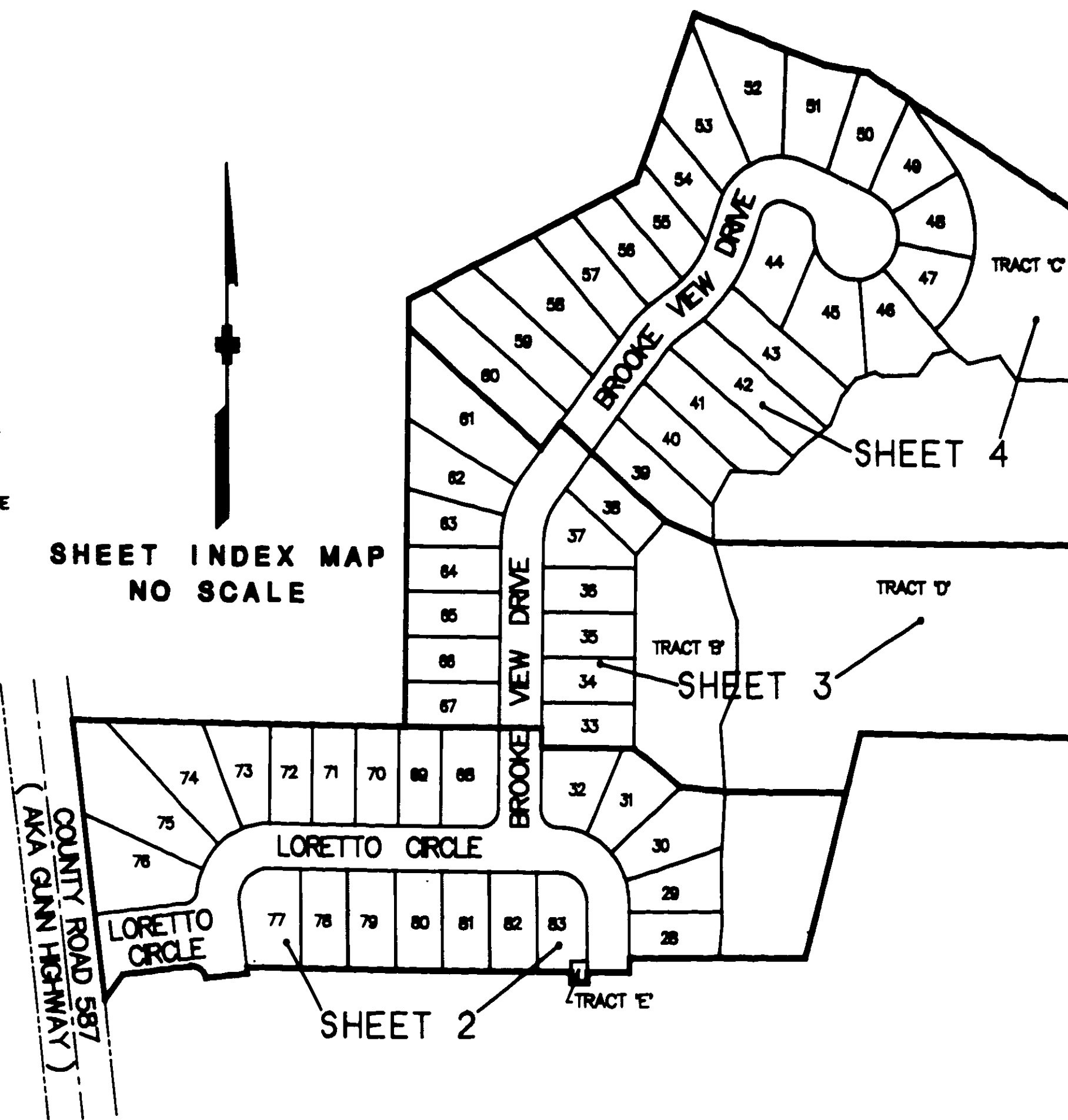
Patricia K. Wampner

PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES

PATRICIA K. WAMPNER
COMMISSION # CC 871458
EXPIRES NOV 14, 2001
FIDELITY BONDING CO., INC.

FRED SKORSKI - TAMPA DIVISION PRESIDENT
PERSONALLY KNOWN
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED

SHEET INDEX MAP
NO SCALE



CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 16 DAY OF February, 2000 A.D. IN PLAT BOOK 40 PAGES 123 THROUGH 126.

[Signature]
CLERK OF CIRCUIT COURT

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS

THIS PLAT TO CERTIFY THAT ON February 13, 2001, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

[Signature]
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES

ON THIS 6th DAY OF FEBRUARY, 2001

Nellie Mae Robinson
NELLIE MAE ROBINSON
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 3382

SURVEYORS' CERTIFICATE

I, MAURICE W. BEALL, JR., THE UNDERSIGNED REGISTERED SURVEYOR, DO HEREBY CERTIFY THAT ON MARCH 7, 2000, THE AFORESAID 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 (P.R.M.) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THAT PERMANENT CONTROL POINTS (C.P.P.) WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE AND DO HEREBY FURTHER CERTIFY THAT MONUMENTS SHALL BE SET AT ALL LOT CORNERS AS PRESCRIBED BY CHAPTER 177 OF THE FLORIDA STATUTES AND DO HEREBY FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH ALL PLATTING REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

M.W. Beall
MAURICE W. BEALL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 4281

NOTES

THE BEARING REFERENCE SHOWN HEREON IS BASED ON PARKER POINTE, PHASE ONE, PLAT BOOK 23, PAGES 78 THROUGH 81, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. THE EAST RIGHT-OF-WAY LINE OF GUNN HIGHWAY - N. 00°46'33" W.

ALL OPEN SPACES, DRAINAGE EASEMENTS/AREAS, RETENTION AND DETENTION PONDS, PRESERVATION AND MITIGATION EASEMENTS, SHALL BE CONVEYED TO THE PARKER POINTE HOMEOWNERS ASSOCIATION, INC. FOR THEIR PRIVATE USE AND MAINTENANCE.

THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIS ORDER CLASS I ACCURACY BY THE STANDARDS AND SPECIFICATIONS FOR THE CONTROL NETWORKS AS PUBLISHED BY THE FEDERAL BUREAU OF SURVEYING, DATED SEPTEMBER 1994 ON LATEST EDITION.

SHEET 1 OF 4

NOTES: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE PROPERTY OF M/I SCHOTTENSTEIN HOMES, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF M/I SCHOTTENSTEIN HOMES, INC.