

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA

COUNTY OF PASCO

SS:

MEADOW POINTE PARCEL 6 UNIT 2  
SECTION 31 & 32, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

The undersigned, owners of the lands shown on this plat to be known as MEADOW POINTE PARCEL 6 UNIT 2, a subdivision of a portion of the Northeast 1/4 of Section 31, and the Northwest 1/4 of Section 32, Township 26 South, Range 20 East, Pasco County, Florida, being further described as follows:

From the Southeast corner of said Section 31, run thence along the East boundary of said Section 31, N.00°49'20"E., 935.82 feet to a point on the Southerly boundary of MEADOW POINTE PARCEL 7 UNIT 1, according to the plat thereof as recorded in Plat Book 31, Pages 1 through 4, inclusive, Public Records of Pasco County, Florida; thence along said Southerly boundary of MEADOW POINTE PARCEL 7 UNIT 1, N.65°46'00"W., 703.06 feet; thence along the Westerly boundary of said MEADOW POINTE PARCEL 7 UNIT 1, and the Easterly boundary of MEADOW POINTE PARCEL 5 UNIT 3, according to the plat thereof as recorded in Plat Book 30, Pages 143 through 149, inclusive, Public Records of Pasco County, Florida, N.05°30'00"W., 843.38 feet to a point on a curve, on the Southerly right-of-way line of COUNTY LINE ROAD, as shown on the plat of said MEADOW POINTE PARCEL 5 UNIT 3; thence along said Southerly and Easterly right-of-way line of COUNTY LINE ROAD, the following two (2) courses: 1) Easterly, 192.86 feet along the arc of a curve to the left having a radius of 1360.00 feet and a central angle of 08°07'31" (chord bearing N.80°28'15"E., 192.70 feet); 2) N.13°37'31"W., 120.00 feet to a point on a curve, on the Southerly boundary of MEADOW POINTE PARCEL 6 UNIT 1, as recorded in Plat Book 31, Pages 62 through 66, inclusive, Public Records of Pasco County, Florida; thence along the Southerly boundary of said MEADOW POINTE PARCEL 6 UNIT 1, also being the Northerly right-of-way line of the aforesaid COUNTY LINE ROAD, Southwest, 229.87 feet along the arc of a curve to the right having a radius of 1240.00 feet and a central angle of 10°37'17" (chord bearing S.81°41'08"W., 229.54 feet) to the Southwest corner of said MEADOW POINTE PARCEL 6 UNIT 1; thence along the Westerly boundary of said MEADOW POINTE PARCEL 6 UNIT 1, the following five (5) courses: 1) N.04°00'00"W., 376.72 feet; 2) N.15°00'00"W., 73.66 feet; 3) N.55°00'00"W., 205.18 feet; 4) NORTH, 426.38 feet; 5) N.27°52'27"W., 279.17 feet to the POINT OF BEGINNING; thence N.23°04'44"W., 292.20 feet; thence N.09°44'59"W., 54.78 feet; thence N.27°20'00"W., 142.24 feet; thence N.46°27'05"W., 247.41 feet; thence S.83°48'48"E., 297.12 feet; thence N.62°07'33"E., 425.00 feet; thence N.01°34'49"W., 172.52 feet; thence N.82°00'00"E., 893.22 feet; thence S.78°14'00"E., 536.38 feet; thence S.48°00'00"W., 535.42 feet; thence S.44°00'00"E., 146.00 feet; thence N.48°00'00"E., 25.00 feet; thence S.44°00'00"E., 134.00 feet; thence S.48°00'00"W., 230.00 feet; thence S.62°07'33"W., 71.11 feet; thence S.27°52'27"E., 33.54 feet; thence S.62°07'33"W., 165.00 feet; thence S.27°52'27"E., 75.00 feet; thence S.62°07'33"W., 115.00 feet; thence S.27°52'27"E., 15.00 feet to the point on the Easterly boundary of the aforesaid MEADOW POINTE PARCEL 6 UNIT 1; thence along the Northerly and Easterly boundaries of said MEADOW POINTE PARCEL 6 UNIT 1 the following four (4) courses: 1) S.62°07'33"W., 146.00 feet; 2) N.27°52'27"W., 165.00 feet; 3) N.62°07'33"E., 5.00 feet; 4) N.27°52'27"W., 185.56 feet to a point on the Southerly boundary of Well Site, as recorded in Official Record Book 1979, Page 1083, Public Records of Pasco County, Florida; thence along said Southerly boundary of Well Site, N.62°07'33"E., 116.09 feet; thence along the Easterly boundary of said Well Site, N.27°52'27"W., 200.00 feet; thence along the Northerly boundary of said Well Site, S.62°07'33"W., 200.00 feet to a point on the Northerly boundary of said MEADOW POINTE PARCEL 6 UNIT 1 the following five (5) courses: 1) S.75°42'19"W., 40.23 feet; 2) S.62°07'33"W., 561.00 feet; 3) S.27°52'27"E., 19.07 feet; 4) S.62°07'33"W., 119.00 feet; 5) S.44°15'55"W., 16.81 feet to the POINT OF BEGINNING.

Containing 28.310 acres, more or less.

Have cause said land to be divided and subdivided as shown hereon, Trout Creek Development Corporation ("Trout Creek"), as respective owners of the lands described above do hereby dedicate to the perpetual use of the public and Pasco County, Florida (the "County"), all street rights-of-way as shown and depicted hereon; and further do hereby dedicate to the perpetual use of the public and the County, all lands upon which or within which utility improvements and facilities exist; and further do hereby dedicate to the perpetual use of the public and the County, all utility improvements and facilities, 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 and shown on the as-built plans filed with the County for such lands; and further do hereby grant the County a perpetual easement over and across the Drainage Easement and Wetland Conservation Easement areas for the purpose of maintaining or operating the drainage facilities situated thereon; and further do hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate, and maintain all such streets, utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities, and appurtenances is assumed by the County; and further do hereby reserve unto themselves, their respective 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. It is the intention of the owner of the lands described above that the Meadow Pointe Community Development District (the "District") shall construct, operate, and maintain the drainage facilities and any improvements or landscaping located in the Well/Landscape and Buffer easement areas shown hereon. The District shall have the right at all times to enter upon the Drainage Easements, the Wetland Conservation Easements and all other easement areas depicted hereon to accomplish such purposes. Tract "B-1" is not dedicated to the public. Legal title to said Tract "B-1" shall be conveyed from the owner to the District.

This the 5<sup>th</sup> day of May, A.D., 19 94

TROUT CREEK DEVELOPMENT CORPORATION - OWNER

Stuart B. Aronoff, President  
Witness, Merry V. Diggs

John R. Toborg  
Witness, John R. Toborg

ACKNOWLEDGEMENTS:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

SS:

I hereby certify on this 5<sup>th</sup> day of May, 1994, before me appeared, Stuart B. Aronoff, President of Trout Creek Development Corporation, personally known to me to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein express, and did not take an oath.

Witness my hand and official seal at Tampa, Florida, the day and year aforesaid.

Pamela J. Braun  
Notary Public, State of Florida at Large  
Pamela J. Braun

My Commission expires: CC112833  
Commission Number: JUNE 07, 1995

MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT - OWNER

Donald A. Buck, Chairman  
Witness, Merry V. Diggs

John R. Toborg  
Witness, John R. Toborg

ACKNOWLEDGEMENTS:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

SS:

I hereby certify on this 21<sup>st</sup> day of April, 1994, before me appeared, Donald A. Buck, Chairman of Meadow Pointe Community Development District, personally known to me to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein express, and did not take an oath.

Witness my hand and official seal at Tampa, Florida, the day and year aforesaid.

Pamela J. Braun  
Notary Public, State of Florida at Large  
Pamela J. Braun

My Commission expires: CC112833  
Commission Number: JUNE 07, 1995

CERTIFICATE OF TITLE:

STATE OF FLORIDA

COUNTY OF PASCO

SS:

I, Ronald M. Donalson, Vice President, of Alday-Donalson Title Company, Inc., do hereby certify that 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 19 93 have been paid.

This 25<sup>th</sup> day of May, A.D., 19 94

\*\* Except for the following items recorded in:

O.R. 1748, Page 1508; O.R. 1772, Page 1070; O.R. 1858, Page 1239; O.R. 1918, Page 1863;  
O.R. 1934, Page 724; O.R. 2065, Page 794; O.R. 2082, Page 1500; O.R. 1782, Page 119;  
O.R. 1865, Page 1497; O.R. 3002, Page 953; O.R. 3002, Page 956; O.R. 3187, Page 1809

ALDAY-DONALSON TITLE COMPANY, INC.

By: Ronald M. Donalson, Vice President

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes, and that P.R.M.'s (Permanent Reference Monuments) as shown hereon have been set, and that P.C.P.'s (Permanent Control Points) as shown hereon will be set within the time allotted in 177.091 (8).

April 19, 1994  
Date

HEIDT & ASSOCIATES, INC.

Arthur W. Merritt  
Fia. Registered Land Surveyor No. 4498

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 18 day of July, 1994 AD in Plat Book 31, Page 123

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on June 28, 1994, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.



2212 SWANN AVENUE  
TAMPA, FLORIDA 33606  
(813) 253-5311  
HEIDT & ASSOCIATES, INC.  
CIVIL ENGINEERING  
LAND SURVEYING

SHEET 1 OF 5 SHEETS

PLAT BOOK 31 PAGE NO. 123