

BALLANTRAE VILLAGE 2A

A PARCEL OF LAND LYING WITHIN SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH,
RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK: 49
PAGE: 33

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA

SS:

COUNTY OF PASCO

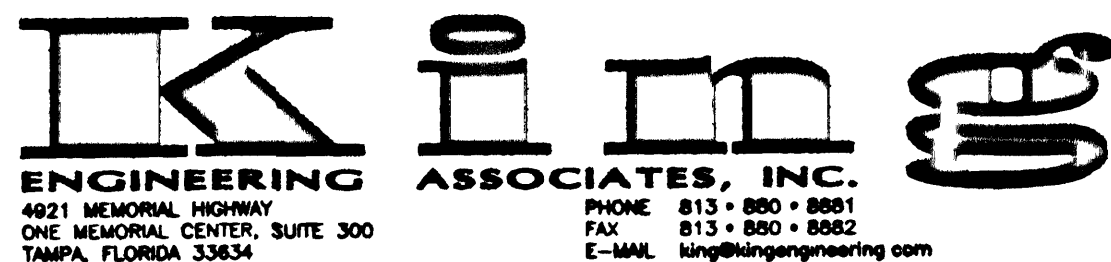
The undersigned owners of the lands shown on this plat to be known as Ballantree Village 2A, a subdivision of a portion of Sections 20 and 29, Township 26 South, Range 18 East, Pasco County, Florida and being further described as follows:

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 20 AND 29, TOWNSHIP 26 SOUTH, RANGE 18 EAST PASCO COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" PINCHED IRON PIPE MARKING THE NORTHWEST CORNER OF SAID SECTION 29; THENCE S89°22'15"E, A DISTANCE OF 2,314.77 FEET; THENCE S89°22'15"E, A DISTANCE OF 330.90 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE S89°21'57"E, A DISTANCE OF 639.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH, A DISTANCE OF 85.25 FEET; THENCE N86°27'13"W, A DISTANCE OF 66.93 FEET; THENCE N16°57'20"W, A DISTANCE OF 449.67 FEET; THENCE N11°06'28"W, A DISTANCE OF 52.64 FEET; THENCE N53°00'10"E, A DISTANCE OF 130.48 FEET; THENCE N56°18'34"E, A DISTANCE OF 408.13 FEET; THENCE S59°17'01"E, A DISTANCE OF 168.36 FEET; THENCE N30°42'59"E, A DISTANCE OF 67.77 FEET TO THE BEGINNING OF A CURVE; THENCE 566.87 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE WEST, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 30°38'27" AND A CHORD BEARING AND DISTANCE OF N15°23'45"E, 560.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE 35.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°27'19" AND A CHORD BEARING AND DISTANCE OF N40°18'11"E, 32.29 FEET TO A POINT OF REVERSE CURVATURE; THENCE 754.58 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 40°47'13" AND A CHORD BEARING AND DISTANCE OF N60°08'14"E, 738.75 FEET; THENCE N39°44'38"E, A DISTANCE OF 141.89 FEET TO THE BEGINNING OF A CURVE; THENCE 812.12 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 49°30'04" AND A CHORD BEARING AND DISTANCE OF N64°29'40"E, 787.10 FEET; THENCE S00°23'12"W, A DISTANCE OF 1,810.63 FEET; THENCE S62°55'27"W, A DISTANCE OF 701.21 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 447.94 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 536.00 FEET, A CENTRAL ANGLE OF 47°52'56" AND A CHORD BEARING AND DISTANCE OF N50°00'19"W, 435.02 FEET; THENCE N73°52'55"W, A DISTANCE OF 135.59 FEET; THENCE N68°25'23"W, A DISTANCE OF 72.51 FEET; THENCE N59°17'01"W, A DISTANCE OF 142.15 FEET; THENCE S30°42'59"W, A DISTANCE OF 111.00 FEET; THENCE S19°47'07"W, A DISTANCE OF 81.11 FEET; THENCE S30°42'59"W, A DISTANCE OF 111.00 FEET; THENCE S59°17'01"E, A DISTANCE OF 89.77 FEET TO THE BEGINNING OF A CURVE; THENCE 130.77 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE NORTHEAST, HAVING A RADIUS OF 511.00 FEET, A CENTRAL ANGLE OF 14°39'48" AND A CHORD BEARING AND DISTANCE OF S66°36'54"E, 130.42 FEET; THENCE S73°58'47"E, A DISTANCE OF 189.26 FEET TO THE BEGINNING OF A CURVE; THENCE 181.69 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 284.00 FEET, A CENTRAL ANGLE OF 39°25'55" AND A CHORD BEARING AND DISTANCE OF S54°13'50"E, 178.12 FEET; THENCE S43°35'36"W, A DISTANCE OF 39.49 FEET; THENCE S29°05'42"W, A DISTANCE OF 206.61 FEET; THENCE S23°17'46"W, A DISTANCE OF 104.81 FEET; THENCE S01°03'05"E, A DISTANCE OF 553.39 FEET; THENCE S18°10'42"E, A DISTANCE OF 195.42 FEET; THENCE S03°54'14"E, A DISTANCE OF 412.48 FEET; THENCE S86°05'46"W, A DISTANCE OF 1,009.08 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 86.10 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTHWEST, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 03°34'22" AND A CHORD BEARING AND DISTANCE OF S22°50'44"W, 66.09 FEET; THENCE S24°37'55"W, A DISTANCE OF 221.56 FEET TO THE BEGINNING OF A CURVE; THENCE 418.93 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE EAST, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 25°32'06" AND A CHORD BEARING AND DISTANCE OF S11°51'52"W, 415.47 FEET; THENCE S00°54'11"E, A DISTANCE OF 59.75 FEET TO THE BEGINNING OF A CURVE; THENCE 56.81 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE NORTHEAST, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 93°00'03" AND A CHORD BEARING AND DISTANCE OF S47°24'13"E, 50.78 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 54 PER OFFICIAL RECORD BOOK 4110, PAGE 920; THENCE S86°05'46"W ALONG SAID LINE, A DISTANCE OF 190.26 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE DEPARTING SAID LINE 53.14 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 86°59'57" AND A CHORD BEARING AND DISTANCE OF N42°35'47"E, 48.18 FEET; THENCE N00°54'11"W, A DISTANCE OF 69.71 FEET TO THE BEGINNING OF A CURVE; THENCE 472.41 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 25°32'06" AND A CHORD BEARING AND DISTANCE OF N11°51'52"E, 468.51 FEET; THENCE N24°37'55"E, A DISTANCE OF 221.56 FEET TO THE BEGINNING OF A CURVE; THENCE 1.92 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 00°07'02" AND A CHORD BEARING AND DISTANCE OF N24°34'24"E, 1.92 FEET; THENCE S86°05'46"W, A DISTANCE OF 563.89 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 29; THENCE ALONG SAID LINE N00°17'50"E, A DISTANCE OF 682.68 FEET; THENCE DEPARTING SAID LINE EAST, A DISTANCE OF 643.77 FEET; THENCE NORTH, A DISTANCE OF 884.55 FEET TO THE POINT OF BEGINNING.
CONTAINING 112.29 ACRES, MORE OR LESS.

Have cause said land to be divided and subdivided as shown hereon, M/I Homes of Tampa, LLC., as owner of the lands described above, do hereby dedicate to the perpetual use of the public and Pasco County, Florida (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 further do hereby dedicate to 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 grant the County a perpetual easement over and across all street rights-of-way as shown and depicted hereon for any and all governmental purposes used and including (without limitation) fire and police protection, and emergency medical services; and further do hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate, and maintain all such 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 Ballantree Community Development District (the "District"), shall construct, operate, and maintain all street right-of-way as shown and depicted hereon, the drainage facilities and any improvements located therein. The District shall have the right at all times to enter upon the Drainage Easements and the Wetland Conservation Easements, and all other easement areas depicted to accomplish such purposes.



NOTICE: 1. 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.

This the 17 day of February, A.D., 2004

M/I HOMES OF TAMPA, LLC - OWNER:

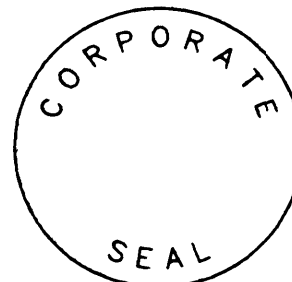
Fred Sikorski
President

Witness,

Theresa Lynn Collins
Print Name

Witness,

MARK J. SPADA
Print Name



ACKNOWLEDGMENTS:

STATE OF FLORIDA

SS:

COUNTY OF HILLSBOROUGH

I hereby certify on this 17 day of February, 2004 before me appeared, Fred Sikorski, President, of M/I Homes of Tampa LLC, 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 use and purposes therein expressed, and did not take an oath.
WITNESS my hand and official seal, the day and year aforesaid.

Rick A. Cable
Notary Public, State of Florida at Large

My Commission expires: 4/10/07
Commission Number: DD181845

CERTIFICATE OF TITLE:

STATE OF FLORIDA

COUNTY OF PASCO

I, Sharon Foster, Manager of M/I Title Agency, 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 2003, have been paid.

This 17 day of February, A.D., 2004.

M/I Title Agency

By: Sharon Foster

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 6th day of March, 2004, A.D. in Plat Book 49, Pages 33-46.

John A. Baker
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on March 23, 2004, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

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 the 6th day of March 2004.

Sign: Hardonar Singh
HARDONAR SINGH
Professional Surveyor and Mapper 4575
State of Florida, No.

SURVEYOR'S NOTES

- The owner of the lands described hereon, will convey for maintenance responsibilities and for the perpetual use of, to Ballantree Homeowners Association Inc., all Drainage and Ingress/Egress areas as shown and depicted hereon as Tracts E, F, H, J, O, and Conservation/Preservation areas as shown and depicted hereon as Tracts E-1, E-2, F-1, H-1, H-2, J-1, J-2, O-1 and O-2, and Common Area as shown and depicted hereon as Tract K, and Park and Natural Trail area as shown and depicted hereon as Tracts P and I, and the landscape buffer area as shown and depicted hereon as Tract "L." "R".
- The "10.00" Utility Easement" across the front of all lots is for the restricted purpose of installation, maintenance and operation of electric, telephone and cable television.
- Bearings shown hereon reflect grid bearings in the state of Florida plane coordinate system (North American datum of 1983 - adjustment of 1990) based on GPS observations originating from and adjusted to national geodetic survey control stations "Inspect" and "Odessa" RM7" in their positions as published by the national geodetic survey. The West boundary of the Northeast 1/4 of section 29, township 26 south, range 18 east may be considered as a local line of reference having a grid bearing of N00°17'50"W as derived from said GPS observations.
- A 1/2 inch by 18 inch iron rod with cap, "King" LB #2610 will be set at each lot corner, points of intersection and changes of direction of lines within the subdivision as required by Chapter 177 of the Florida Statutes within the time allotted in S.177.091(8)(9).

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) and all other corners as shown hereon will be set within the time allotted in 177.091 (8)(9).

February 16, 2004
Date

KING ENGINEERING ASSOCIATES, INC.

Earl W. Ramer
Professional Surveyor and Mapper
State of Florida, No. 3612

3855-002-020

SHEET 1 OF 14