

GREY HAWK AT LAKE POLO PHASE TWO

PLAT BOOK **57** PAGE **4**

BEING A REPLAT OF A PORTION OF TRACTS 9 AND 16 LYING WITHIN THE NORTHEAST 1/4 OF SECTION 35, TOGETHER WITH TRACT 1 LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 35, TOGETHER WITH TRACTS 11, 12, 13, AND 14 AND A PORTION OF TRACTS 9, 10, 15 AND 16, LYING WITHIN THE NORTHWEST 1/4 OF SECTION 36, TOGETHER WITH TRACT 8 AND A PORTION OF TRACT 2 LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 36, TOGETHER WITH A PORTION OF TRACTS 3 AND 4 LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 36, ALL OF THE REVISED MAP OF KEYSTONE PARK COLONY, AS RECORDED IN PLAT BOOK 1, PAGE 64 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTIONS 35 AND 36, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION:

The undersigned, owner of the lands shown on this plat to be known as Grey Hawk At Lake Polo Phase Two, a subdivision of a replat of a portion of Tracts 9 and 16 lying within the Northeast 1/4 of Section 35, together with Tract 1 lying within the Southeast 1/4 of Section 35, together with Tracts 11, 12, 13, and 14 and a portion of Tracts 9, 10, 15 and 16, lying within the Northwest 1/4 of Section 36, together with Tract 8 and a portion of Tract 2 lying within the Southwest 1/4 of Section 36, together with a portion of Tracts 3 and 4 lying within the Southeast 1/4 of Section 36, all of the REVISED MAP OF KEYSTONE PARK COLONY, as recorded in Plat Book 1, Page 64 of the Public Records of Pasco County, Florida, lying within Sections 35 and 36, Township 26 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

PARCEL 1:

Commence at the Northwest corner of the Northwest 1/4 of Section 36, Township 26 South, Range 17 East, Pasco County, Florida; thence S00°32'40"W, along the West line of the Northwest 1/4 of said Section 36, to the Northwest corner of the Northwest 1/4 of said Section 36, same also being the Northwest corner of Tract 12, REVISED MAP OF KEYSTONE PARK COLONY, in the Northwest 1/4 of Section 36, Township 26 South, Range 17 East, as recorded in Plat Book 1, Page 64 of the Public Records of Pasco County; thence continue S00°32'40"W, along said West line of the Northwest 1/4 of Section 36, same also being the West line of said Tract 12, REVISED MAP OF KEYSTONE PARK COLONY, for 25.00 feet to the POINT OF BEGINNING; thence S89°14'11"E, along a line 25.00 feet South of and parallel with the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 36, said North line also being the North line of said Tract 12, REVISED MAP OF KEYSTONE PARK COLONY, respectively, for 1,317.73 feet to the point of intersection with the East line of said Southwest 1/4 of the Northwest 1/4 of Section 36, same also being the East line of said Tract 11, REVISED MAP OF KEYSTONE PARK COLONY; thence S00°21'12"W, along said East line of the Southwest 1/4 of the Northwest 1/4 of Section 36 and East line of said Tract 11, REVISED MAP OF KEYSTONE PARK COLONY, for 143.20 feet; thence S88°11'34"E, for 373.82 feet to the point of curvature of a non-tangent curve concave Southerly; thence along the arc of said curve from a radial bearing N24°43'06"W, having a radius of 515.00 feet, a central angle of 55°57'11", an arc length of 844.49 feet, and a chord bearing S67°44'30"E, for 753.01 feet; thence non-tangent, S89°12'28"E, for 246.79 feet to the point of intersection with the East line of the Northwest 1/4 of said Section 36, same also being the point of intersection with a Westerly line of GREY HAWK AT LAKE POLO, as recorded in Plat Book 49, Pages 140 through 150, of the Public Records of Pasco County, Florida, same also being the East line of Tract 9, REVISED MAP OF KEYSTONE PARK COLONY; thence S00°09'40"W, along said East line of the Northwest 1/4 of Section 36, Westerly line of GREY HAWK AT LAKE POLO, and said East line of Tract 9, REVISED MAP OF KEYSTONE PARK COLONY, for 215.01 feet to the Southeast corner of said Tract 9, REVISED MAP OF KEYSTONE PARK COLONY; thence leaving said East line of the Northwest 1/4 of Section 36, Westerly line of GREY HAWK AT LAKE POLO, and said East line of Tract 9, REVISED MAP OF KEYSTONE PARK COLONY, N89°19'28"W, along the South line of said Tract 9, same also being the North line of Tract 16, REVISED MAP OF KEYSTONE PARK COLONY, in the Northwest 1/4 of Section 36, Township 26 South, Range 17 East, for 344.99 feet; thence leaving said South line of said Tract 9 and North line of Tract 16, REVISED MAP OF KEYSTONE PARK COLONY, S00°09'40"W, for 397.62 feet to the point of intersection with a Northerly line of said GREY HAWK AT LAKE POLO; thence along the Northerly and Westerly lines of said GREY HAWK AT LAKE POLO, the following five (5) courses; thence (1) N89°21'20"W, for 562.50 feet; thence (2) S00°33'19"W, for 269.35 feet; thence (3) S00°46'53"W, for 302.67 feet; thence (4) N89°23'34"W, for 150.96 feet; thence (5) S00°46'53"W, for 360.00 feet to the Southwest corner of said GREY HAWK AT LAKE POLO, same also being the point of intersection with the South line of Tract 2, of said REVISED MAP OF KEYSTONE PARK COLONY, in the Southwest 1/4 of Section 36, Township 26 South, Range 17 East; thence N89°23'34"W, along said South line of Tract 2, REVISED MAP OF KEYSTONE PARK COLONY, for 136.89 feet; thence leaving said South line of Tract 2, REVISED MAP OF KEYSTONE PARK COLONY, N00°46'53"E, for 360.00 feet; thence to the point of intersection with the West line of said Tract 2, REVISED MAP OF KEYSTONE PARK COLONY, for 277.39 feet; thence N89°25'54"W, along a line 25.00 feet South of and parallel with the South line of the Northwest 1/4 of said Section 36, same also being the North line of Tract 4, REVISED MAP OF KEYSTONE PARK COLONY, for 1,321.93 feet to the point of intersection with the West line of said Tract 4, REVISED MAP OF KEYSTONE PARK COLONY, respectively, for 1,321.93 feet to the point of intersection with the West line of said Tract 4, REVISED MAP OF KEYSTONE PARK COLONY, same also being the East line of Tract 1, REVISED MAP OF KEYSTONE PARK COLONY, in the Southeast 1/4 of Section 35, Township 26 South, Range 17 East, same also being the West line of the Southwest 1/4 of said Section 36, same also being the East line of the Southeast 1/4 of Section 35, Township 26 South, Range 17 East, Pasco County, Florida; thence S00°25'45"W, along said West line of the Southwest 1/4 of Section 36, said East line of the Southeast 1/4 of said Section 35, said West line of Tract 1, REVISED MAP OF KEYSTONE PARK COLONY, and said East line of Tract 1, REVISED MAP OF KEYSTONE PARK COLONY, for 636.50 feet to the Southeast corner of said Tract 1, REVISED MAP OF KEYSTONE PARK COLONY; thence N89°32'21"W, along the South line of said Tract 1, REVISED MAP OF KEYSTONE PARK COLONY, for 660.84 feet to the Southwest corner of said Tract 1, REVISED MAP OF KEYSTONE PARK COLONY; thence N00°30'04"E, along the West line of said Tract 1, REVISED MAP OF KEYSTONE PARK COLONY, for 661.40 feet to the Southwest corner of Tract 16, REVISED MAP OF KEYSTONE PARK COLONY, in the Northwest 1/4 of Section 35, Township 26 South, Range 17 East; thence N00°35'15"E, along the West line of said Tract 16, REVISED MAP OF KEYSTONE PARK COLONY, for 35.51 feet; thence leaving said West line of Tract 16, REVISED MAP OF KEYSTONE PARK COLONY, S89°30'12"E, for 15.00 feet; thence N00°35'15"E, along a line 15.00 feet East of and parallel with said West line of Tract 16, REVISED MAP OF KEYSTONE PARK COLONY, for 257.30 feet; thence N47°43'18"E, for 214.19 feet; thence N42°16'42"W, for 252.82 feet to the point of intersection with the said West line of Tract 16, REVISED MAP OF KEYSTONE PARK COLONY; thence N00°35'15"E, along said West line of Tract 16, REVISED MAP OF KEYSTONE PARK COLONY, and the West line of Tract 9, of said REVISED MAP OF KEYSTONE PARK COLONY, respectively, for 510.81 feet; thence leaving said West line of Tract 9, REVISED MAP OF KEYSTONE PARK COLONY, N77°58'44"E, for 153.67 feet; thence S80°08'31"E, for 30.40 feet; thence S77°54'29"E, for 152.81 feet; thence S66°40'03"E, for 167.72 feet; thence S45°12'49"E, for 188.88 feet; thence S27°20'20"E, for 288.09 feet; thence S89°27'20"E, for 15.00 feet to the point of intersection with said West line of the Northwest 1/4 of Section 36, same also being the West line of said Tract 12, REVISED MAP OF KEYSTONE PARK COLONY; thence N00°32'40"E, along said West line of the Northwest 1/4 of Section 36, and said West line of said Tract 12, REVISED MAP OF KEYSTONE PARK COLONY for 543.02 feet to the POINT OF BEGINNING.

Containing 4,121,255 square feet or 94.611 acres, more or less.

TOGETHER WITH; PARCEL 2:

Tract 8, REVISED MAP OF KEYSTONE PARK COLONY, in the Southwest 1/4 of Section 36, Township 26 South, Range 17 East, as recorded in Plat Book 1, Page 64 of the Public Records of Pasco County, being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of Section 36, Township 26 South, Range 17 East, Pasco County, Florida, thence S01°07'58"W, along the East line of the Southwest 1/4 of said Section 36, same also being the East line of Tract 1, of said REVISED MAP OF KEYSTONE PARK COLONY, for 663.32 feet to the Northeast corner of Tract 8, of said REVISED MAP OF KEYSTONE PARK COLONY for the POINT OF BEGINNING; thence continue S01°07'58"W, along said East line of the Southwest 1/4 of Section 36, same also being the East line of said Tract 8, REVISED MAP OF KEYSTONE PARK COLONY, for 663.32 feet to the Southeast corner of said Tract 8, REVISED MAP OF KEYSTONE PARK COLONY, respectively, for 663.32 feet to the Southeast corner of said Tract 8, REVISED MAP OF KEYSTONE PARK COLONY, for 656.97 feet to the Southwest corner of said Tract 8, REVISED MAP OF KEYSTONE PARK COLONY; thence N00°57'26"E, along the West line of said Tract 8, REVISED MAP OF KEYSTONE PARK COLONY, for 662.85 feet to the Northwest corner of said Tract 8, REVISED MAP OF KEYSTONE PARK COLONY; thence S89°23'34"E, along the North line of said Tract 8, REVISED MAP OF KEYSTONE PARK COLONY, for 659.01 feet to the POINT OF BEGINNING.

Containing 436,288 square feet or 10.016 acres, more or less.

TOGETHER WITH; PARCEL 3:

A portion of Tracts 3 and 4, REVISED MAP OF KEYSTONE PARK COLONY, in the Southeast 1/4 of Section 36, Township 26 South, Range 17 East, as recorded in Plat Book 1, Page 64 of the Public Records of Pasco County, being more particularly described as follows:

Commence at the Northwest Corner of the Southeast 1/4 of Section 36, Township 26 South, Range 17 East, Pasco County, Florida, same also being the Northwest corner of Tract 4, REVISED MAP OF KEYSTONE PARK COLONY, in the Southeast 1/4 of Section 36, Township 26 South, Range 17 East, as recorded in Plat Book 1, Page 64 of the Public Records of Pasco County; thence S89°23'39"E, along the North line of the said Southeast 1/4 of Section 36, same also being the North line of Tract 4, of said REVISED MAP OF KEYSTONE PARK COLONY, for 229.46 feet to the POINT OF BEGINNING; thence continue S89°23'39"E, along the North line of the Northwest 1/4 of Section 36, same also being the North lines of Tract 4 and 3, of said REVISED MAP OF KEYSTONE PARK COLONY, respectively, for 1,061.07 feet to the point of intersection with the West Right-of-Way line of Altamont Lane, as per Official Records Book 3955, Page 864 of the Public Records of Pasco County, Florida; thence S00°47'14"W, along said Right-of-Way line of Altamont Lane, same also being a line 30.00 feet West of and parallel with the East line of said Tract 3, REVISED MAP OF KEYSTONE PARK COLONY, for 631.27 feet to the point of intersection with said West line of Tract 3, REVISED MAP OF KEYSTONE PARK COLONY, same also being the East line of said Tract 4, REVISED MAP OF KEYSTONE PARK COLONY; thence S00°57'35"W, along said West line of Tract 3, and East line of Tract 4, REVISED MAP OF KEYSTONE PARK COLONY, for 331.73 feet to the Southeast corner of said Tract 4, REVISED MAP OF KEYSTONE PARK COLONY; thence N89°21'25"W, along the South line of said Tract 4, REVISED MAP OF KEYSTONE PARK COLONY, for 231.21 feet; thence leaving said South line of said Tract 4, REVISED MAP OF KEYSTONE PARK COLONY, N00°59'40"E, for 331.58 feet; thence N89°22'52"W, for 200.00 feet; thence N00°59'40"E, for 331.96 feet to the POINT OF BEGINNING.

Containing 429,119 square feet or 9.851 acres, more or less.

And containing a total combined area of 4,986,662 square feet or 114.478 acres, more or less.

DEDICATION:

THE UNDERSIGNED, GHRP, L.L.C., AND GREY HAWK AT LAKE POLO PROPERTY OWNER'S ASSOCIATION, INC. ("THE OWNERS") OF THE LANDS ON THIS PLAT TO BE KNOWN AS "GREY HAWK AT LAKE POLO PHASE TWO", HEREBY STATES AND DECLARE THE FOLLOWING:

1) "THE OWNERS" HEREBY DEDICATE 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 A", FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND POLICE PROTECTION, AND EMERGENCY MEDICAL SERVICES.

2) "THE OWNERS" FURTHER DEDICATE FOR THE PERPETUAL USE OF "THE COUNTY", ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO GREY HAWK AT LAKE POLO PHASE TWO, 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 OWNERS" FURTHER DEDICATE TO "THE COUNTY", AND GREY HAWK AT LAKE POLO PROPERTY OWNER'S ASSOCIATION, INC. ("THE ASSOCIATION") A PERPETUAL EASEMENT OVER AND ACROSS THE DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF MAINTAINING OR OPERATING THE DRAINAGE FACILITIES SITUATED THEREON.

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

5) "THE OWNERS" FURTHER DO 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 OWNERS" OR "THE ASSOCIATION" FAIL 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.

6) "THE OWNERS" FURTHER DEDICATE TO "THE ASSOCIATION" ALL AREAS SHOWN ON THE PLAT AS "UTILITY EASEMENTS", AS PRIVATE, 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, SERVICES 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. SUCH "UTILITY EASEMENT" AREAS SHALL BE MAINTAINED BY EACH LOT OWNER AS PART OF ITS LOT.

7) "THE OWNERS" RESERVE UNTO THEMSELVES, THEIR 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 CONSISTANT WITH CHAPTER 177.085 (1) OF THE FLORIDA ADMINISTRATIVE CODE.

8) "THE OWNERS" FURTHER RESERVE UNTO THEMSELVES, THEIR 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 GREY HAWK AT LAKE POLO PHASE TWO, 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".

9) "THE OWNERS" FURTHER DEDICATE 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 A, ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND REPLACING THE UTILITY FACILITIES LOCATED WITHIN TRACT A 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 A.

10) "THE OWNERS" FURTHER GRANT, CONVEY AND DEDICATE TO "THE COUNTY", TRACT "PS-1" (PUMP STATION) AS SHOWN HEREON AND THE FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO.

11) "THE OWNERS" SHALL CONSTRUCT THE PRIVATE ROADWAY WITHIN TRACT A AS SHOWN AND DEPICTED HEREON, AND CONVEY TITLE THERETO TO "THE ASSOCIATION" FOR OWNERSHIP, OPERATION AND MAINTENANCE BY SEPARATE INSTRUMENT. "THE OWNERS" HEREBY RESERVE 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.

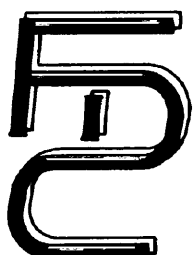
12) TRACT A IS HEREBY DESIGNATED AS A PRIVATE ROADWAY, INGRESS/EGRESS, DRAINAGE, UTILITY, PASCO COUNTY WATER MAIN AND SANITARY SEWER EASEMENT AND WILL BE CONVEYED TO AND MAINTAINED BY THE ASSOCIATION, BY A SEPARATELY EXECUTED INSTRUMENT.

13) TRACT R IS HEREBY DESIGNATED AS RECREATIONAL AREA, DRAINAGE EASEMENT, SIDEWALK EASEMENT, UTILITY EASEMENT, CONSERVATION EASEMENT, AND CONSERVATION AND WETLAND BUFFER AREAS AND WILL BE CONVEYED TO AND OWNED AND MAINTAINED BY "THE ASSOCIATION", BY A SEPARATELY EXECUTED INSTRUMENT.

14) TRACTS B, I AND M ARE HEREBY DESIGNATED AS DRAINAGE EASEMENT, SIDEWALK EASEMENT, UTILITY EASEMENT, LANDSCAPE BUFFER EASEMENT, AND DRAINAGE EASEMENT AREAS AS SHOWN AND DEPICTED HEREON, AND "THE OWNERS" HEREBY DEDICATE SAID TRACTS TO "THE ASSOCIATION" WHO SHALL OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.

15) TRACT C IS HEREBY DESIGNATED AS DRAINAGE EASEMENT, LANDSCAPE BUFFER EASEMENT, AND CONSERVATION EASEMENT AREA, WETLAND BUFFER AREA AND DRAINAGE EASEMENT AREAS AS SHOWN AND DEPICTED HEREON, AND "THE OWNERS" HEREBY DEDICATE SAID TRACT TO "THE ASSOCIATION" WHO SHALL OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.

16) TRACTS D, H AND V ARE HEREBY DESIGNATED AS DRAINAGE EASEMENT, LANDSCAPE BUFFER EASEMENT, SIDEWALK EASEMENT, UTILITY EASEMENT, AND CONSERVATION EASEMENT, AND CONSERVATION EASEMENT AREA, WETLAND BUFFER AREA AND DRAINAGE EASEMENT AREAS AS SHOWN AND DEPICTED HEREON, AND "THE OWNERS" HEREBY DEDICATE SAID TRACT TO "THE ASSOCIATION" WHO SHALL OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

3030 Starkey Boulevard, New Port Richey FL 34655

Tel: (727) 849-7588 - Fax: (727) 848-3648

Certificate of Authorization: LB 67407

State of Florida

SEE SHEET 3 OF 26 FOR LEGEND
SEE SHEET 4 OF 26 FOR KEYMAP

GREY HAWK AT LAKE POLO PHASE TWO

SHEET 1 OF 26