

WATERS EDGE ONE TRACT B REPLAT

PLAT BOOK ____ PAGE ____

BEING A REPLAT OF TRACT B, WATERS EDGE ONE AS RECORDED IN
PLAT BOOK 51, PAGE 30 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA LYING
WITHIN SECTION 20, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "WATERS EDGE ONE TRACT B REPLAT". A SUBDIVISION OF A REPLAT OF TRACT B WATERS EDGE ONE AS RECORDED IN PLAT BOOK 51, PAGE 30 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORD OF PASCO COUNTY, FLORIDA, LYING WITHIN SECTION 20, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT B, WATERS EDGE ONE, AS RECORDED IN PLAT BOOK 51, PAGE 30 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING A NORTHEASTERLY CORNER OF TRACT J (BEAUFORT COURT) SAID, WATERS EDGE ONE, SAME ALSO BEING A POINT ON THE NORTH LINE OF SAID WATERS EDGE ONE; THENCE N89°44'11"E, ALONG SAID NORTH LINE OF TRACT B, WATERS EDGE ONE, SAME BEING THE NORTH LINE OF WATERS EDGE ONE (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 142.63 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EAST, SAME BEING THE WEST LINE OF TRACT A, SAID WATERS EDGE ONE; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST LINE OF TRACT A, WATERS EDGE ONE: (1) THENCE LEAVING SAID NORTH LINE OF WATERS EDGE ONE, SOUTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N89°47'58"E, HAVING A RADIUS OF 1235.92 FEET, A CENTRAL ANGLE OF 5°50'59", AN ARC LENGTH OF 126.18 FEET, AND A CHORD BEARING S03°07'32"E FOR 126.13 FEET, TO THE POINT OF TANGENCY; (2) THENCE S06°03'01"E, FOR 974.65 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF TRACT C, SAID WATERS EDGE ONE; THENCE LEAVING SAID WEST LINE OF TRACT A, WATERS EDGE ONE, S85°25'35"W, ALONG NORTH LINE OF TRACT C, SAID WATERS EDGE ONE, FOR 162.89 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EAST, SAME BEING THE EAST LINE OF SAID TRACT J (BEAUFORT COURT), WATERS EDGE ONE; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EAST LINE OF TRACT J (BEAUFORT COURT), WATERS EDGE ONE: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N64°56'21"E, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 20°29'14", AN ARC LENGTH OF 7.15 FEET, AND A CHORD BEARING N14°49'02"W FOR 7.11 FEET, TO THE POINT OF TANGENCY; THENCE N04°34'25"W, FOR 1,104.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 166,061 SQUARE FEET OR 3.812 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 ONE TRACT B REPLAT", HEREBY STATES AND DECLARES THE FOLLOWING:

- 1) THE OWNER DEDICATES FOR THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA ("THE COUNTY"), ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO WATERS EDGE ONE TRACT B REPLAT, 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.
- 2) THE OWNER FURTHER DEDICATES TO THE COUNTY, THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT ("THE DISTRICT") AND THE WATERS EDGE MASTER 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.
- 3) 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 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 TO ACCESS AND ENTER UPON ANY PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.
- 4) 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 DEVELOPER OR 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, NOR CONSTITUTE A PUBLIC DEDICATION OF THE SAME. SUCH "UTILITY EASEMENT" AREAS SHALL BE MAINTAINED BY EACH LOT OWNER AS PART OF ITS LOT.
- 5) 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.
- 6) 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 ONE, 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.
- 7) TRACT B IS HEREBY DESIGNATED AS A LANDSCAPE BUFFER TRACT AND SHALL INITIALLY BE PRIVATELY OWNED AND MAINTAINED BY THE UNDERSIGNED, THEIR DESIGNEES AND ASSIGNEES AND SUBSEQUENT TO THE FILING OF THIS PLAT AND THE COMPLETION OF ANY REQUIRED IMPROVEMENT IN SAID TRACT, THE UNDERSIGNED WILL CONVEY SAID TRACT TO THE ASSOCIATION WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.

THIS THE 6th DAY OF April, 2005 A.D.

OWNER
THE RYLAND GROUP, INC., A MARYLAND CORPORATION

Kevin D. Huff
KEVIN D. HUFF, ASSISTANT VICE PRESIDENT

DATE: 4-6-05

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA
COUNTY OF Pinellas

I HEREBY CERTIFY ON THIS 6th DAY OF April, 2005, A.D. BEFORE ME PERSONALLY APPEARED KEVIN D. HUFF, ASSISTANT VICE PRESIDENT OF THE RYLAND GROUP, INC., A MARYLAND CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Oldsmar, Pinellas, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Carli P. Katzman
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SERIAL NUMBER: _____



CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PINELLAS

I, KAREN S. WARGO TITLE MANAGER OF RYLAND TITLE COMPANY, AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, 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 THE DEDICATION AS SHOWN ON THE PLAT, IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION. I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. ADDITIONALLY, I CERTIFY THAT THERE ARE NO LEINS AND OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID "PLAT" AND THAT THE TAXES FOR THE YEAR 2004 HAVE BEEN PAID.

THIS THE 6th DAY OF April, 2005

RYLAND TITLE COMPANY AS AGENT FOR
FIRST AMERICAN TITLE INSURANCE COMPANY

Karen S. Wargo
KAREN S. WARGO, TITLE MANAGER

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 3 DAY OF May, 2005, IN PLAT BOOK 53, PAGES 65 THROUGH 68.

Paula A. Ornel
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 26 DAY OF April, 2005, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

John
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

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