

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

MEADOW POINTE III PHASE 1 UNIT 1B
SECTION 34, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION: A parcel of land lying in the Southwest 1/4 of Section 34, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:
Commence at the Northwest corner of said Section 34, said corner also being the Northeast corner of MEADOW POINTE PARCEL 17 UNIT 3, according to the plat thereof as recorded in Plat Book 39, Pages 77 through 84, inclusive, Public Records of Pasco County, Florida, run thence along the West boundary of the Northwest 1/4 of said Section 34 and the East boundary of said MEADOW POINTE PARCEL 17 UNIT 3, S.00°11'36"W., 852.85 feet to the Northwest corner of MEADOW POINTE III PHASE 1 UNIT 1A, according to the plat thereof as recorded in Plat Book 42, Pages 101 through 110, inclusive, Public Records of Pasco County, Florida; thence continue along the West boundary of the Northwest 1/4 of said Section 34, and the East boundary of said MEADOW POINTE PARCEL 17 UNIT 3, and also the West boundary of said MEADOW POINTE III PHASE 1 UNIT 1A, S.00°11'36"W., 1046.61 feet to the Northeast corner of MEADOW POINTE PARCEL 18 UNIT 2, according to the plat thereof as recorded in Plat Book 39, Pages 44 through 49, inclusive, Public Records of Pasco County, Florida; thence continue along said West boundary of the Northwest 1/4, and the East boundary of said MEADOW POINTE PARCEL 18 UNIT 2, and said West boundary of said MEADOW POINTE III PHASE 1 UNIT 1A, S.00°11'36"W., 746.40 feet to the Northwest corner of the aforesaid Southwest 1/4 of Section 34; thence along the West boundary of said Southwest 1/4 of Section 34, and the East boundary of said MEADOW POINTE PARCEL 18 UNIT 2, and also said West boundary of MEADOW POINTE III PHASE 1 UNIT 1A, S.00°14'24"W., 539.13 feet to the Northeast corner of MEADOW POINTE PARCEL 18 UNITS 1 AND 3, according to the plat thereof as recorded in Plat Book 37, Pages 95 through 105, inclusive, Public Records of Pasco County, Florida; thence continue along said West boundary of the Southwest 1/4 of Section 34, and said East boundary of MEADOW POINTE PARCEL 18 UNITS 1 AND 3, and also said West boundary of MEADOW POINTE III PHASE 1 UNIT 1A, S.00°14'24"W., 653.09 feet to the Southwest corner of said MEADOW POINTE III PHASE 1 UNIT 1A, said point also being the POINT OF BEGINNING; thence along the Southerly boundary of said MEADOW POINTE III PHASE 1 UNIT 1A, the following two (2) courses: 1) N.48°27'41"E., 1289.16 feet; 2) N.71°15'00"E., 160.00 feet to the Southeast corner of said MEADOW POINTE III PHASE 1 UNIT 1A; thence S.18°45'00"E., 5.66 feet; thence N.63°00'00"E., 67.78 feet; thence S.30°00'00"E., 160.00 feet to a point on a curve; thence Southwesterly, 30.89 feet along the arc of a curve to the right having a radius of 632.00 feet and a central angle of 02°48'00" (chord bearing S.61°24'00"W., 30.88 feet); thence S.27°12'00"E., 116.12 feet; thence N.71°15'00"E., 60.23 feet; thence S.75°27'18"E., 42.19 feet; thence S.51°24'15"E., 712.11 feet; thence S.06°15'00"E., 165.20 feet to a point on a curve; thence Easterly, 7.07 feet along the arc of a curve to the left having a radius of 675.00 feet and a central angle of 00°36'00" (chord bearing N.83°27'00"E., 7.07 feet); thence S.06°51'00"E., 166.00 feet; thence EAST, 31.05 feet; thence N.60°55'35"E., 28.12 feet to a point on a curve; thence Easterly, 80.65 feet along the arc of said curve to the left having a radius of 836.00 feet and a central angle of 05°31'39" (chord bearing N.76°29'11"E., 80.62 feet); thence S.43°21'39"E., 482.16 feet; thence S.12°13'59"E., 57.81 feet; thence S.32°48'27"W., 139.35 feet; thence S.17°43'17"W., 246.41 feet to a point on a curve; thence Westerly, 115.71 feet along the arc of a curve to the left having a radius of 1535.00 feet and a central angle of 04°19'08" (chord bearing N.87°50'26"W., 115.68 feet) to a point of tangency; thence WEST, 593.55 feet; thence N.23°00'00"W., 26.19 feet; thence N.67°00'00"E., 33.50 feet; thence N.47°00'00"E., 71.06 feet; thence N.24°38'10"E., 83.85 feet; thence NORTH, 234.34 feet; thence N.21°00'00"W., 79.65 feet; thence N.41°00'00"W., 61.16 feet; thence N.61°00'00"W., 76.46 feet; thence N.83°30'00"W., 62.85 feet; thence S.87°48'10"W., 128.11 feet; thence WEST, 280.00 feet; thence NORTH, 250.00 feet; thence N.89°45'36"W., 1103.07 feet to the POINT OF BEGINNING.

Containing 38.485 acres, more or less.

Have cause said land to be divided and subdivided as shown hereon, Clearwater Bay Associates, Inc. ("Clearwater Bay"), 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 shown on the as-built plans filed with the County for such lands; 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 Meadow Pointe III 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 hereon to accomplish such purposes.

This the 27 day of NOVEMBER, A.D., 2001

OWNER: CLEARWATER BAY ASSOCIATES, INC.

By: [Signature]
Name: Lee E. Arnold, Jr.
Title: President

Witness: [Signature]
Laura St. Clair Kligg

Witness: [Signature]
Melissa Long

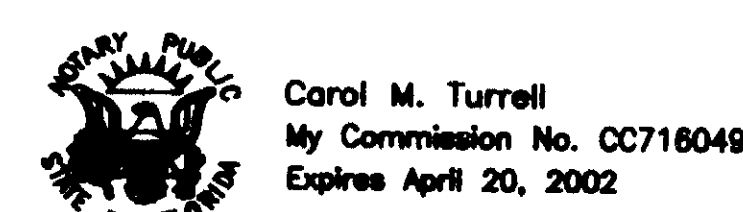


ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 27, day of NOVEMBER, 2001, by Lee E. Arnold Jr., as President of Clearwater Bay Associates, Inc. He is personally known to me.

[Signature]
Notary Public, State of Florida at Large
Carol M. Turrell



MORTGAGEE: WESLEY CHAPEL LAKES, LTD., a Florida limited partnership

BY: Wesley Chapel Lakes, Inc., a Florida corporation, as its sole general partner
By: [Signature]
Name: Jared D. Brown
Title: President

Witness: [Signature]
Laura St. Clair Kligg

Witness: [Signature]
Melissa Long



ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 27, day of NOVEMBER, 2001, by Jared D. Brown as President Wesley Chapel Lakes, Inc., a Florida corporation. He is personally known to me.

[Signature]
Notary Public, State of Florida at Large
Carol M. Turrell



NOTE: Tracts "A", "C-1", "C-3", "C-6", and "C-7" are not dedicated to the public. Legal title to said Tracts "A", "C-1", "C-3", "C-6", and "C-7", as shown and depicted hereon shall be conveyed by Clearwater Bay to the District, and maintained by said District.

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I, Marcia E. Rendueles, President of Title Experts of Tampa, Inc., do hereby certify 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 2001, have been paid.

This 6 day of February, A.D., 2002

Title Experts of Tampa, Inc.

By: [Signature]
Marcia E. Rendueles, President

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 14 day of JUNE, 2002 AD in Plat Book 43, Pages 118, 119, 120, 121, 122, 123, 124.

[Signature]
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on JUNE 11, 2002, 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 the 22nd day of MARCH, 2002.

[Signature]

Surveyor's Name NELLIE MAE ROBINSON
Florida Professional Surveyor and Mapper No. 3392

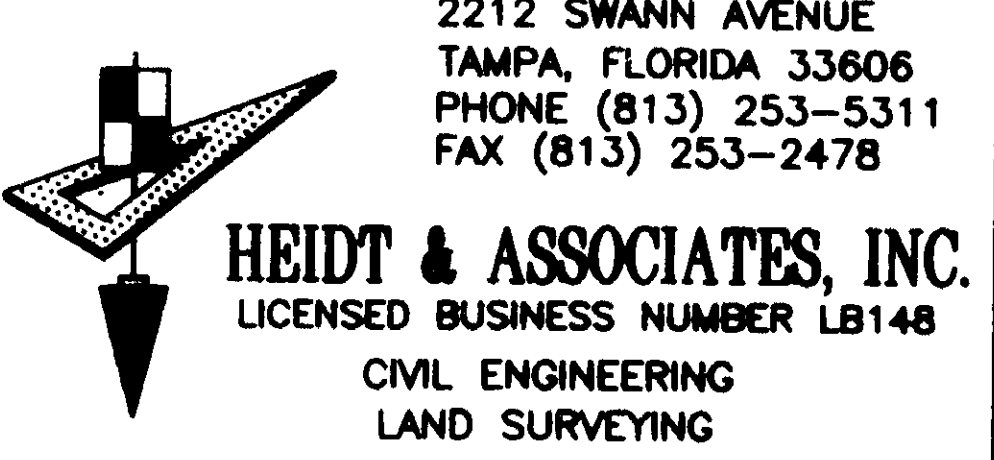
SURVEYOR'S CERTIFICATE

I hereby certify that this plat was prepared under my direction and supervision and that it complies with all of the survey requirements of Chapter 177, PART I, of the Florida Statutes, and that the "P.R.M.'s" (Permanent Reference Monuments) as shown hereon have been set, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9).

HEIDT & ASSOCIATES, INC., (LB148)
2212 Swann Avenue
Tampa, Florida 33606

[Signature]
Arthur W. Merritt, (LS4498)
Florida Professional Surveyor and Mapper

December 12, 2001
Date



2212 SWANN AVENUE
TAMPA, FLORIDA 33606
PHONE (813) 253-5311
FAX (813) 253-2478

HEIDT & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER LB148
CIVIL ENGINEERING
LAND SURVEYING

NOTICE: 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.