

# LAKE TALIA PHASE 2

LYING IN SECTIONS 13 AND 14, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

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## LEGAL DESCRIPTION:

DESCRIPTION: A parcel of land lying in Sections 13 and 14, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Section 14, said point also being the Northeast corner of Lot 19, Block 2, according to the plat of LAKE TALIA PHASE 1, as recorded in Plat Book 52, Pages 1 through 14, inclusive, of the Public Records of Pasco County, Florida, run thence along the North boundary of the Northeast 1/4 of the Northeast 1/4 of said Section 14, also being the Northernly boundary of said LAKE TALIA PHASE 1, N.89°33'01"W., 1321.36 feet to the Northwest corner of said Northeast 1/4 of the Northeast 1/4 of Section 14, said point also being the Northwest corner of TRACT "R-2" according to said plat of LAKE TALIA PHASE 1; thence along the West boundary of said Northeast 1/4 of the Northeast 1/4 of Section 14, S.00°10'47"W., 1320.44 feet to the Northwest corner of the Southeast 1/4 of said Northeast 1/4 of Section 14; thence along the North boundary of said Southeast 1/4 of the Northeast 1/4 of Section 14, the following three (3) courses: 1) S.89°36'06"E., 25.00 feet to a point on the Easterly maintained right-of-way line of DREXEL ROAD, said point also being the POINT OF BEGINNING; 2) continue S.89°36'06"E., 305.45 feet to the Southwesterly corner of the aforesaid LAKE TALIA PHASE 1; 3) along the South boundary of said LAKE TALIA PHASE 1, continue S.89°36'06"E., 991.37 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of aforesaid Section 13; thence along the North boundary of said Southwest 1/4 of the Northwest 1/4 of Section 13, also being said South boundary of LAKE TALIA PHASE 1, S.89°09'18"E., 345.60 feet; thence S.12°41'27"W., 303.15 feet; thence N.89°49'28"W., 393.82 feet; thence S.00°20'00"W., 474.45 feet to a point of curvature; thence Southerly, 151.34 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 31°31'53" (chord bearing S.16°05'56"W., 149.44 feet); thence S.58°08'07"E., 61.76 feet; thence S.14°51'33"E., 152.24 feet; thence S.12°16'26"E., 204.85 feet to a point on a curve on the Northernly maintained right-of-way line of the aforesaid DREXEL ROAD; thence along said Northernly, Northeasterly, and the aforesaid Easterly maintained right-of-way line of DREXEL ROAD, the following twelve (12) courses: 1) Westerly, 77.76 feet along the arc of a curve to the left having a radius of 105.49 feet and a central angle of 42°14'06" (chord bearing N.69°00'29"W., 78.01 feet) to a point of tangency; 2) S.89°52'28"W., 297.16 feet; 3) N.89°33'52"W., 303.74 feet to a point of curvature; 4) Northwesterly, 115.98 feet along the arc of a curve to the right having a radius of 120.00 feet and a central angle of 55°22'40" (chord bearing N.61°52'33"W., 111.52 feet) to a point of tangency; 5) N.34°11'13"W., 140.75 feet; 6) N.35°52'20"W., 208.51 feet; 7) N.35°02'13"W., 130.71 feet; 8) N.35°50'09"W., 257.45 feet; 9) N.33°19'59"W., 76.41 feet to a point of curvature; 10) Northernly, 140.47 feet along the arc of a curve to the right having a radius of 235.00 feet and a central angle of 34°14'54" (chord bearing N.16°12'32"W., 138.39 feet) to a point of tangency; 11) N.00°54'55"E., 212.84 feet; 12) N.00°12'19"E., 213.68 feet to the POINT OF BEGINNING.

Containing 33.030 acres, more or less.

## DEDICATION:

Priority Developers, Inc., a Florida corporation ("Owner"), as the respective owner of the herein described lands which are being platted into a subdivision of LAKE TALIA PHASE 2, hereby states and declares the following:

- That the lands as described hereon and being referred to as LAKE TALIA PHASE 2 are subject to the Declaration of Covenants, Conditions and Restrictions of LAKE TALIA, as recorded in Official Records Book 5854, Page 981, of the Public Records of Pasco County, Florida, which provides for certain covenants, restrictions, and conditions affecting the subdivision property of LAKE TALIA PHASE 2.
- Owner hereby dedicates to Pasco County, Florida (the "County"), a perpetual non-exclusive 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.
- Owner does hereby grant, convey and 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, and other appurtenant facilities lying within or upon the lands depicted on this plat and further does hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said rights-of-way, improvements, facilities, and appurtenances is assumed by the County.
- Owner does hereby grant, convey, and dedicate a non-exclusive easement for street lights, telephone, electric, cable television, and other public utilities over and across those portions of the plat shown as utility easements, the use and benefit of which shall extend and inure to the benefit of all local, state, and federal governments, including all agencies and departments thereof, and shall also extend and inure to all duly licensed public and private utility companies.
- The facilities for sanitary sewer, collection, water distribution system and the drainage collection system as located in the lands hereon are not dedicated to the public, but shall remain privately owned and maintained by LAKE TALIA HOMEOWNERS ASSOCIATION, INC., a corporation not for profit (the "Association").
- Owner does hereby grant, convey, warrant and dedicate to the County a non-exclusive flow-through drainage easement and reasonable right of access to insure 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 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 insure the free flow of water.
- Owner further dedicates to the County a perpetual easement over and across the Drainage Easements and Wetland Conservation Areas as shown hereon for the purposes of maintaining or operating the drainage facilities situated thereon.
- Owner reserves unto itself, its respective heirs, successors or assigns 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 that the Owner shall construct, operate, and maintain the drainage facilities and related improvements lying within the lands as shown hereon. The Owner shall also have the right at all times to enter upon the Drainage Easements and the Wetland Conservation Areas, and all other easement areas depicted hereon to accomplish such purposes, until such time that TRACTS "B-1", "B-9", "B-10", "B-11", "B-12" and "B-13" and the facilities located therein are conveyed to the Association, at which time the Association shall assume responsibility for the maintenance of TRACTS "B-1", "B-9", "B-10", "B-11", "B-12" and "B-13" and the facilities located therein.
- Legal title to TRACT "A" (containing private roadways and rights-of-way as shown and depicted upon the Plat) shall be conveyed to and maintained by the Association.
- Legal title to TRACTS "B-1", "B-9", "B-10", "B-11", "B-12", "B-13" AND TRACT "P-2" (containing wetland conservation areas, drainage areas, common areas and Park Site as shown and depicted upon the Plat) shall be conveyed to and maintained by the Association.
- Owner hereby dedicates to the County TRACT "R-3" (additional right-of-way for Drexel Road) as public right-of-way.

PRIORITY DEVELOPERS, INC., A FLORIDA CORPORATION - OWNER

Frederic C. Streck, President

Witness, Demetra Hudson

Witness, David Green

ACKNOWLEDGEMENTS:

STATE OF FLORIDA

SS:

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 27th day of September, 2006, by Frederic C. Streck as President of Priority Developers, Inc., a Florida corporation. He is personally known to me.

Luann Cawfield  
Notary Public, State of Florida at Large  
Luann Cawfield



Luann Cawfield  
Notary Public, State of Florida  
Commission No. 30241973  
My Commission Expires 08/19/07

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

MORTGAGEE - BANKATLANTIC

BANKATLANTIC, as Mortgagee under a certain mortgage dated June 2, 2004 recorded in Official Records Book 5883, Page 1108 of the public records of Pasco County, Florida, hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

Allen L. Harvell, Senior Vice President

Witness, Brenda See

Witness, Cristina M. Kuhn

ACKNOWLEDGEMENTS:

STATE OF FLORIDA

SS:

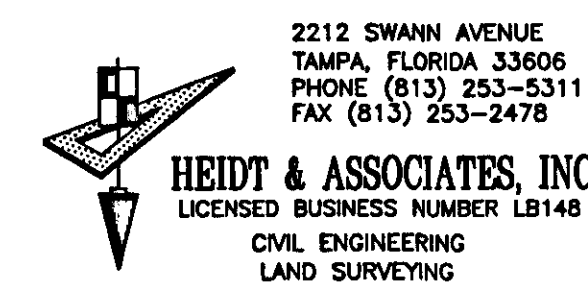
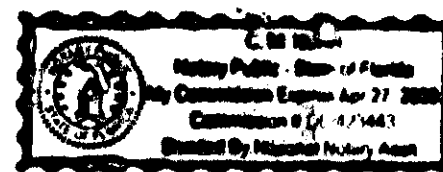
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 27th day of September, 2006, by Allen L. Harvell as Senior Vice President of Bankatlantic. He is personally known to me.

Cristina M. Kuhn  
Notary Public, State of Florida at Large  
Cristina M. Kuhn

My Commission expires: 4-27-09

Commission Number: DD423443



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

SHEET 1 OF 8 SHEETS