

ASBEL CREEK PHASE TWO
A SUBDIVISION LYING IN SECTIONS 16 AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK **54** PAGE NO. **50**

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
SS:
COUNTY OF PASCO)

DESCRIBED AS FOLLOWS:

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "ASBEL CREEK PHASE TWO", A SUBDIVISION LYING IN SECTIONS 16 AND 21, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16 AND THE SOUTHWEST CORNER OF SECTION 15, THENCE N00°00'45"W, ALONG THE COMMON LINE BETWEEN SAID SECTIONS 15 AND 16, 331.02 FEET; THENCE S76°49'00"W, 360.08 FEET TO THE POINT OF BEGINNING; THENCE S47°35'10"W, 165.39 FEET; THENCE N47°53'12"W, 76.35 FEET; THENCE S81°46'48"W, 73.67 FEET; THENCE S46°00'56"W, 57.91 FEET; THENCE S04°00'27"W, 52.10 FEET; THENCE S72°19'04"E, 77.93 FEET; THENCE S22°01'10"E, 32.16 FEET; THENCE S28°37'50"W, 58.63 FEET; THENCE S65°18'00"W, 171.74 FEET; THENCE N86°15'42"W, 92.11 FEET; THENCE S60°14'03"W, 77.92 FEET; THENCE S18°56'05"W, 62.53 FEET; THENCE S01°51'54"E, 88.23 FEET; THENCE S17°43'36"W, 37.03 FEET; THENCE S33°27'12"E, 881.26 FEET TO A POINT OF CURVATURE; THENCE 80.53 FEET ON THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 50.00 FEET, SUBTENDED BY A CHORD OF 72.10 FEET, CHORD BEARING S79°35'30"E, TO A POINT OF TANGENCY; THENCE S54°16'13"W, 712.70 FEET; THENCE N59°46'57"W, 268.88 FEET; THENCE N07°30'51"W, 145.98 FEET; THENCE N29°51'57"W, 51.86 FEET; THENCE N69°53'12"W, 154.39 FEET; THENCE N87°34'17"W, 83.92 FEET; THENCE N44°44'40"W, 71.62 FEET; THENCE N37°43'25"W, 73.03 FEET; THENCE N24°25'05"W, 81.61 FEET; THENCE N21°54'16"W, 79.59 FEET; THENCE N27°32'50"W, 106.95 FEET; THENCE N88°09'48"W, 58.00 FEET; THENCE N35°40'12"W, 75.70 FEET; THENCE N05°30'20"E, 113.23 FEET; THENCE N65°22'20"E, 78.39 FEET; THENCE N41°16'11"E, 92.05 FEET; THENCE N03°36'39"E, 42.69 FEET; THENCE N60°00'58"W, 70.03 FEET; THENCE S88°44'55"W, 89.67 FEET; THENCE N36°02'57"W, 106.03 FEET; THENCE N58°25'03"W, 45.69 FEET; THENCE N05°20'16"E, 30.24 FEET TO A POINT ON CURVE; THENCE 256.45 FEET ON THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 680.00 FEET, SUBTENDED BY A CHORD OF 254.94 FEET, CHORD BEARING N84°32'01"E, TO A POINT OF TANGENCY; THENCE N73°43'46"E, 453.38 FEET TO A POINT OF CURVATURE; THENCE 54.98 FEET ON THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 35.00 FEET, SUBTENDED BY A CHORD OF 49.50 FEET, CHORD BEARING S61°16'14"E TO A POINT OF TANGENCY; THENCE N16°16'14"W, 783.27 FEET; THENCE N68°37'25"E, 84.54 FEET; THENCE N23°15'45"W, 31.67 FEET; THENCE N72°29'55"E, 159.31 FEET; THENCE N48°44'00"E, 245.35 FEET; THENCE N60°01'00"E, 347.85 FEET; THENCE S20°17'30"E, 884.81 FEET TO THE POINT OF BEGINNING. CONTAINING 42.30 ACRES MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON: AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHT OF WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON, WATER AND SEWER SYSTEM IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, PUMPING STATIONS AND OTHER APPURTENANCES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVE, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL WATER OR SEWER IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, AND/OR ASSIGNS, THE TITLE TO ANY IMPROVEMENTS DEDICATED TO PUBLIC OR PASCO COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED. THE DEVELOPER AS OWNER OF THE LANDS DESCRIBED ABOVE, STATES THAT THE ASBEL CREEK ASSOCIATION, INC. SHALL CONSTRUCT, OPERATE AND MAINTAIN THE DRAINAGE FACILITIES AND IMPROVEMENTS. THE ASBEL CREEK ASSOCIATION, INC. SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON THE DRAINAGE EASEMENTS, THE WETLAND CONSERVATION AREAS AND ALL OTHER EASEMENT AREAS DEPICTED HEREON TO ACCOMPLISH SUCH PURPOSE.

THE OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW THROUGH EASEMENTS 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, ASBEL CREEK ASSOCIATION, INC. FAILS 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.

TRACT "A1" AND TRACT "A11", COMMUNITY PARK, TRACTS "B1, C1, D1, K", CONSERVATION AREAS/DRAINAGE EASEMENTS, TRACTS "F, G, H, I, J", BUFFER EASEMENTS AS SHOWN AND DEPICTED HEREON, ARE HEREBY GRANTED, CONVEYED AND DEDICATED TO AND MAINTAINED BY THE ASBEL CREEK ASSOCIATION, INC.

OWNER:

WESTFIELD HOMES OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP
BY: WESTFIELD HOMES OF FLORIDA, INC., A DELAWARE CORPORATION, ITS MANAGING GENERAL PARTNER

DAVID PELLETZ, PRESIDENT

WITNESS Kelli Kamin

WITNESS

CORPORATE ACKNOWLEDGMENT:

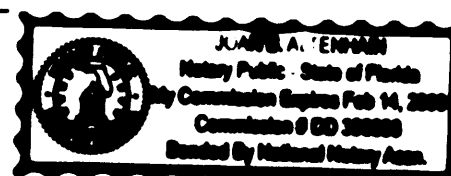
STATE OF FLORIDA)
SS:
COUNTY OF HILLSBOROUGH)

I HEREBY CERTIFY ON THIS 22 DAY OF April A.D., 2005, BEFORE ME, A NOTARY PUBLIC DULY AUTHORIZED IN THE STATE AND COUNTY NAMED ABOVE TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED DAVID PELLETZ, THE PERSON DESCRIBED AS PRESIDENT OF WESTFIELD HOMES OF FLORIDA, INC., A DELAWARE CORPORATION IN THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED IT IN THE NAME OF AND FOR THAT CORPORATION AS THE MANAGING GENERAL PARTNER OF WESTFIELD HOMES OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, AND THAT HE WAS DULY AUTHORIZED BY THAT CORPORATION AND THE PARTNERSHIP TO DO SO. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL AT
FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC STATE OF FLORIDA

MY COMMISSION EXPIRES: Feb 14, 2009



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.

NOTES

1. EASEMENTS ARE SHOWN THUS ----- AND THUS ----- AND ARE FOR DRAINAGE AND/OR UTILITIES, UNLESS OTHERWISE SHOWN.
2. BEARINGS BASED ON THE WEST BOUNDARY OF THE SW 1/4 OF THE SW 1/4 OF SECTION 15 TOWNSHIP 26 SOUTH, RANGE 18 EAST, AS BEING N00°00'45"W (ASSUMED)
3. ALL DIMENSIONS SHOWN HEREON ARE TO THE HUNDREDTH OF A FOOT.
4. ASBEL ROAD IS DEFINED IN O.R. 161, PAGE 541-542; O.R. 179, PAGE 520-523 AND PLAT BOOK 04, PAGE 59, PUBLIC RECORDS PASCO COUNTY.
5. A 5/8" IRON ROD WITH PLASTIC CAP BEARING L.B. NO. 6900 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 STATUTE 177.091(9).
6. THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST ADDITION.

TITLE CERTIFICATE

STATE OF FLORIDA)
SS:
COUNTY OF PASCO)

I, RICHARD A. SCHLOSSER, ATTORNEY AT LAW, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT IS 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 LIENS 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 22d DAY OF April, 2005.

RICHARD A. SCHLOSSER, ATTORNEY AT LAW

BY: [Signature]

REVIEW OF PLAT BY REGISTERED SURVEYOR - EMPLOYED BY PASCO COUNTY

REVIEW FOR COMPLIANCE WITH FLORIDA STATUTES CHAPTER 177, PART I.
THIS THE 09th DAY OF JUNE, 2005

Harddown Singh
HARDDOWN SINGH

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # 4575

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON JUNE 21, 2005, THE FOREGOING PLAT OF PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS DAY OF JUNE 29, 2005 IN PLAT BOOK 54, PAGES 50 THROUGH 59.

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 DIRECTION AND SUPERVISION, THAT THIS PLAT AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 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 WILL BE SET WITHIN THE TIME ALLOTTED PER FLORIDA STATUTE (177.091 (8) (9))

4/25/2005
DATE

A. Gene Copeland
A. Gene Copeland

PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 2591
CERTIFICATE OF AUTHORIZATION LB 6900

COPELAND AND SONS, INC.

3300 LAND O'LAKES BLVD.
LAND O'LAKES, FLA. 34639
813-949-4585
813-949-7185

LB No. 6900