

SADDLEBROOK VILLAGE WEST UNITS 3A AND 3B

A REPLAT OF ALL OF LOT 5, LOT 6, TRACT J, TRACT K AND TRACT Y AND A PORTION OF LOT 7 AND LOT 8, ACCORDING TO THE PLAT OF SADDLEBROOK CORPORATE CENTER PHASE-1A, PLAT BOOK 28, PAGES 34 THROUGH 44

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

LYING IN SECTION 13, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

The undersigned, owner of the lands shown on this plat to be known as SADDLEBROOK VILLAGE WEST UNITS 3A AND 3B, a replat of ALL of LOT 5, LOT 6, TRACT J, TRACT K, TRACT W and TRACT Y, and a portion of LOT 7 and LOT 8, ALL as shown on the plat of SADDLEBROOK CORPORATE CENTER PHASE-1A, recorded in Plat Book 28, Pages 34 through 44, inclusive, of the Public Records of Pasco County, Florida, lying in Section 13, Township 26 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

UNIT 3B

Commence at the Northwest corner of said Section 13, run thence along the West boundary of said Section 13, the Westerly boundary of the aforesaid SADDLEBROOK CORPORATE CENTER PHASE-1A, the Westerly boundary of SADDLEBROOK VILLAGE WEST UNITS 1A AND 1B, according to the plat thereof as recorded in Plat Book 38, Pages 68 through 76, inclusive, of the Public Records of Pasco County, Florida, the East boundary of TAMPA DOWNS HEIGHTS UNIT TWO, according to the plat thereof as recorded in Plat Book 10, Page 60, of the Public Records of Pasco County, Florida, and the East boundary of TAMPA DOWNS HEIGHTS UNIT THREE, according to the plat thereof as recorded in Plat Book 11, Pages 28 through 30, inclusive, of the Public Records of Pasco County, Florida, S.00°19'41"W., 1087.20 feet to the POINT OF BEGINNING; thence along the Southerly and Easterly boundaries of TRACT Z, according to said plat of SADDLEBROOK CORPORATE CENTER PHASE-1A, the following twenty-six (26) courses: 1) S.34°12'48"E., 102.11 feet; 2) S.25°03'33"E., 102.86 feet; 3) S.29°46'06"E., 45.02 feet; 4) S.32°06'44"E., 118.93 feet; 5) S.35°20'22"E., 87.81 feet; 6) S.71°50'09"E., 39.95 feet; 7) N.75°28'13"E., 38.23 feet; 8) N.48°30'19"E., 34.65 feet; 9) N.69°12'13"E., 70.82 feet; 10) S.73°02'45"E., 42.66 feet; 11) N.33°29'49"E., 27.87 feet; 12) N.14°16'45"E., 66.65 feet; 13) N.56°46'06"E., 54.22 feet; 14) S.72°07'33"E., 56.40 feet; 15) S.23°04'03"E., 86.44 feet; 16) S.31°19'06"E., 82.47 feet; 17) S.49°19'59"E., 34.61 feet; 18) S.75°19'49"E., 85.95 feet; 19) S.47°33'38"E., 61.08 feet; 20) S.85°52'11"E., 60.62 feet; 21) N.31°33'14"E., 31.60 feet; 22) N.08°50'21"W., 112.35 feet; 23) N.42°24'11"E., 58.04 feet; 24) N.36°28'33"W., 47.03 feet; 25) N.36°28'32"W., 122.20 feet; 26) N.33°04'52"W., 84.01 feet to the Southerlymost corner of the aforesaid SADDLEBROOK VILLAGE WEST UNITS 1A AND 1B; thence along the Southerly boundary of said SADDLEBROOK VILLAGE WEST UNITS 1A AND 1B, the following two (2) courses: 1) N.46°13'11"E., 252.40 feet; 2) N.27°30'00"E., 166.46 feet to a point on the Southwesterly right-of-way line of VILLAGEBROOK DRIVE, formerly known as FORTUNE DRIVE, according to the aforesaid plat of SADDLEBROOK CORPORATE CENTER PHASE-1A; thence along said Southwesterly right-of-way line, the following two (2) courses: 1) S.48°55'00"E., 74.06 feet to a point of curvature; 2) Southerly, 36.84 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 84°25'56" (chord bearing S.06°42'02"E., 33.60 feet) to a point on the Southerly right-of-way line of GATEWAY BOULEVARD, according to said plat of SADDLEBROOK CORPORATE CENTER PHASE-1A; thence along said Southerly and the Southeasterly right-of-way lines of GATEWAY BOULEVARD, the following three (3) courses: 1) S.54°29'04"E., 120.00 feet to a point on a curve; 2) Northeasterly, 150.65 feet along the arc of a curve to the right having a radius of 540.00 feet and a central angle of 15°59'04" (chord bearing N.43°30'28"E., 150.16 feet) to a point of tangency; 3) N.51°30'00"E., 33.85 feet to a point hereinafter referred to as POINT "A", said point also being the Westerlymost corner of the Property as described in Official Record Book 1782, Page 67, Public Records of Pasco County, Florida; thence along the Southerly and Easterly boundaries of said Property, the following two (2) courses: 1) S.48°55'00"E., 265.92 feet; 2) N.41°05'00"E., 146.51 feet to a point on the Westerly boundary of TRACT L, according to said plat of SADDLEBROOK CORPORATE CENTER PHASE-1A; thence along said Westerly and the Southerly boundaries of TRACT L, the following fifteen (15) courses: 1) S.52°37'29"E., 45.74 feet; 2) S.58°26'17"E., 274.03 feet; 3) N.75°30'48"E., 46.49 feet; 4) S.17°23'08"W., 46.49 feet; 5) S.09°29'56"E., 91.37 feet; 6) S.20°45'30"W., 77.27 feet; 7) S.54°36'58"W., 102.98 feet; 8) S.70°28'51"W., 127.69 feet; 9) S.18°46'53"E., 82.19 feet; 10) S.00°35'43"E., 125.97 feet; 11) S.18°12'09"W., 166.54 feet; 12) S.39°46'56"W., 194.60 feet; 13) S.62°42'02"W., 22.87 feet; 14) S.33°54'00"W., 28.93 feet; 15) S.56°06'00"E., 47.53 feet to the Westerlymost corner of TRACT I, according to said plat of SADDLEBROOK CORPORATE CENTER PHASE-1A; thence along the Southerly boundary of said TRACT I, continue S.56°06'00"E., 82.46 feet to a point on the Westerly Limited Access right-of-way line of INTERSTATE No. 75, per Florida Department of Transportation Right-of-way Map Section No. 14140-2401; thence along said Westerly Limited Access right-of-way line, S.33°54'00"W., 30.00 feet to the Easterlymost corner of TRACT G, according to said plat of SADDLEBROOK CORPORATE CENTER PHASE-1A; thence along the Northerly boundary of said TRACT G, N.56°06'00"W., 81.16 feet to the Easterlymost corner of TRACT C, according to said plat of SADDLEBROOK CORPORATE CENTER PHASE-1A; thence along the Northerly boundary of said TRACT C, continue N.56°06'00"W., 12.48 feet to the Easterlymost corner of TRACT X, according to said plat of SADDLEBROOK CORPORATE CENTER PHASE-1A; thence along the Northerly boundary of said TRACT X, the following two (2) courses: 1) continue N.56°06'00"W., 66.35 feet; 2) N.33°54'00"E., 4.69 feet to a point on the Southerly boundary of TRACT W, according to said plat of SADDLEBROOK CORPORATE CENTER PHASE-1A; thence along the Southerly, Northerly and Westerly boundaries of said TRACT W, in respective order, the following six (6) courses: 1) N.33°54'00"E., 27.93 feet; 2) S.62°35'33"W., 77.41 feet; 3) S.75°00'00"W., 300.00 feet; 4) N.86°28'34"W., 105.46 feet; 5) N.80°33'22"W., 60.42 feet; 6) S.26°51'27"W., 16.21 feet to the Northwest corner of the aforesaid TRACT X; thence along the Westerly boundary of said TRACT X, S.09°34'28"W., 198.67 feet to a point on the Westerly boundary of the aforesaid TRACT C; thence along said Westerly boundary, the following eight (8) courses: 1) S.32°27'30"W., 95.25 feet; 2) S.32°17'35"W., 63.82 feet; 3) S.13°59'42"W., 89.15 feet; 4) S.35°09'54"E., 133.54 feet; 5) S.17°58'47"E., 140.23 feet; 6) S.15°16'06"W., 60.47 feet; 7) S.32°28'02"W., 58.00 feet; 8) S.49°32'25"W., 76.42 feet; thence N.73°54'46"W., 212.21 feet to a point on the State of Florida Department of Environmental Regulations ("DER") JURISDICTIONAL LINE as shown on said plat of SADDLEBROOK CORPORATE CENTER PHASE-1A; thence along said DER JURISDICTIONAL LINE, the following eight (8) courses: 1) N.19°38'10"E., 74.42 feet; 2) N.44°12'18"W., 56.07 feet; 3) N.62°02'54"W., 44.66 feet; 4) S.63°24'36"W., 61.88 feet; 5) S.32°59'03"W., 65.79 feet; 6) N.68°24'45"W., 114.59 feet; 7) N.29°16'49"W., 90.86 feet; 8) N.58°43'36"W., 134.00 feet; thence N.73°46'42"W., 44.52 feet to a point on another DER JURISDICTIONAL LINE as shown on said plat of SADDLEBROOK CORPORATE CENTER PHASE-1A; thence along said DER JURISDICTIONAL LINE, the following two (2) courses: 1) S.88°51'15"W., 85.90 feet; 2) N.84°57'42"W., 88.91 feet to a point on the aforesaid West boundary of Section 13; thence along said West boundary of Section 13, also being the East boundary of QUAL HOLLOW VILLAGE UNIT 2, PHASE A, according to the plat thereof as recorded in Plat Book 26, Pages 11 through 13, inclusive, Public Records of Pasco County, Florida, and the aforesaid East boundary of TAMPA DOWNS HEIGHTS UNIT THREE, N.00°19'41"E., 1479.08 feet to the POINT OF BEGINNING.

Containing 47.476 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

UNIT 3A

Commence at the point previously referred to as POINT "A", run thence along the aforesaid Easterly right-of-way line of GATEWAY BOULEVARD, according to the plat of SADDLEBROOK CORPORATE CENTER PHASE-1A, the following six (6) courses: 1) N.51°30'00"E., 143.28 feet to a point of curvature; 2) Northeasterly, 39.60 feet along the arc of a curve to the left having a radius of 960.00 feet and a central angle of 02°21'49" (chord bearing N.50°19'06"E., 39.60 feet) to the POINT OF BEGINNING; 3) continue Northeasterly, 287.12 feet along the arc of said curve to the left having the same radius of 960.00 feet and a central angle of 17°08'11" (chord bearing N.40°34'06"E., 286.06 feet) to a point of tangency; 4) N.32°00'00"E., 230.94 feet to a point of curvature; 5) Northeasterly, 298.44 feet along the arc of a curve to the right having a radius of 493.59 feet and a central angle of 34°38'33" (chord bearing N.49°19'17"E., 293.91 feet) to a point of tangency; 6) N.66°38'33"E., 78.44 feet to a point on the aforesaid Westerly boundary of TRACT L, according to the plat of SADDLEBROOK CORPORATE CENTER PHASE-1A; thence along said Westerly boundary of TRACT L, the following eleven (11) courses: 1) S.06°42'30"E., 35.40 feet; 2) S.23°55'30"E., 53.50 feet; 3) S.04°44'35"W., 97.46 feet; 4) S.32°14'39"E., 86.05 feet; 5) S.12°32'11"E., 153.51 feet; 6) S.19°49'09"W., 69.66 feet; 7) S.25°39'48"W., 128.02 feet; 8) S.73°10'12"W., 130.39 feet; 9) S.88°42'31"W., 85.62 feet; 10) N.75°54'44"W., 91.26 feet; 11) S.45°57'42"W., 238.05 feet to a point on the Northerly boundary of the aforesaid Property as described in Official Record Book 1782, Page 67, Public Records of Pasco County, Florida; thence along said Northerly boundary, N.48°55'00"W., 200.64 feet to the POINT OF BEGINNING.

Containing 5.975 acres, more or less.

Altogether containing 53.450 acres, more or less.

Has caused said land to be divided and subdivided as shown hereon, Chilpub, Inc., as respective owners of the lands described above, do hereby dedicate to the perpetual use of the public and Pasco County, Florida (the "County"), all street rights-of-way as shown and depicted hereon; and further do hereby dedicate to the perpetual use of the public and 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 grant the County a perpetual easement over and across the Drainage Easement and Wetland Preservation Easement areas for the purpose of maintaining or operating the drainage facilities situated thereon; and further do hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate, and maintain all such streets, 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. Chilpub, Inc. shall have the right at all times to enter upon the Drainage Easements, the Wetland Preservation Easements and all other easement areas depicted hereon to accomplish such purposes.

This the 20th day of May, 2003 A.D.

CHILPUB INC. - OWNER

Stephen P. Moore
Stephen P. Moore,
Senior Real Estate Manager

Jennifer Allen
Witness, Jennifer Allen

Dorothy A. Lusik
Witness, Dorothy A. Lusik



ACKNOWLEDGEMENTS:

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss:

I hereby certify on this 20th day of May, 2003, A.D., before me personally appeared Stephen P. Moore, to me known to be the person described in and who executed the foregoing document 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 Danbury, Connecticut, the day and year aforesaid.

Diane M. Bowerman
Notary Public, State of Connecticut at Large
Diane M. Bowerman

My Commission expires: Sept. 30, 2005

Commission Number:

NOTE: Tracts "Z", "Z-1", "Z-2", "Z-3", "Z-4", "Z-5", "Z-6", "Z-7" and "Y" are not dedicated to the public. Legal title to said Tracts "Z", "Z-1", "Z-2", "Z-3", "Z-4", "Z-5", "Z-6", "Z-7" and "Y" as shown and depicted hereon shall be conveyed by Chilpub Inc. to the Master Association and maintained by said Master Association.

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.

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 20 day of JUNE, 20 03 AD in Plat Book 46, Pages 74-85

[Signature]
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on JUNE 17, 2003, 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

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I, Douglas C. Roland as Agent for Chicago Title Insurance Company do hereby certify that 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 2003 have been paid.

This 28th day of May, 20 03 A.D.

Chicago Title Insurance Company

By: Douglas C. Roland
Douglas C. Roland, Agent

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

SHEET 1 OF 12 SHEETS