

LAKE TALIA PHASE 1

LYING IN SECTIONS 12, 13 AND 14, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

52 1

LEGAL DESCRIPTION:

DESCRIPTION: A parcel of land lying in Sections 12, 13 and 14, Township 26 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 12, also being the Southeast corner of PINE GLEN, according to the plat thereof as recorded in Plat Book 48, Pages 55 through 61, inclusive, of the Public Records of Pasco County, Florida, for a POINT OF BEGINNING, run thence along the West boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 12, also being the East boundary of said PINE GLEN, N.00°17'39"E., 984.86 feet to the Northwest corner of the South 1/2 of the Northwest 1/4 of said Southwest 1/4 of the Southwest 1/4 of Section 12; thence along the North boundary of said South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 12, S.89°32'08"E., 660.03 feet to the Northeast corner of said South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 12; thence along the East boundary of said South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 12, S.00°15'16"W., 327.67 feet to the Southeast corner of said South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 12; thence along the North boundary of the Southeast 1/4 of said Southwest 1/4 of the Southwest 1/4 of Section 12, S.89°22'57"E., 240.60 feet; thence along the West boundary of the East 420.00 feet of said Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 12, S.00°11'53"W., 210.01 feet; thence along the South boundary of the North 210.00 feet of said Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 12 and the Easterly prolongation thereof, S.89°22'57"E., 506.95 feet to a point on a curve on the Westerly right-of-way line of SCHOOL ROAD (formerly State Road No. 5); thence along said Westerly boundary of SCHOOL ROAD (formerly State Road No. 5), the following two courses: 1) Southerly, 205.61 feet along the arc of a curve to the left having a radius of 1406.70 feet and a central angle of 08°22'29" (chord bearing S.12°49'49"E., 205.43 feet) to a point of tangency; 2) S.17°01'03"E., 858.81 feet; thence S.44°09'02"W., 560.46 feet to a point on the East boundary of the Northwest 1/4 of the Northwest 1/4 of the aforesaid Section 13; thence along said East boundary of the Northwest 1/4 of the Northwest 1/4 of Section 13, S.00°17'25"W., 348.83 feet to the Southeast corner of said Northwest 1/4 of the Northwest 1/4 of Section 13; thence along the South boundary of said Northwest 1/4 of the Northwest 1/4 of Section 13, N.89°09'18"W., 1319.00 feet to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of the aforesaid Section 14; thence along the South boundary of said Northeast 1/4 of the Northeast 1/4 of Section 14, N.89°36'06"W., 991.37 feet; thence along the East boundary of the West 1/4 of said Northeast 1/4 of the Northeast 1/4 of Section 14, N.00°10'30"E., 414.00 feet; thence along the North boundary of the South 414.00 feet of said West 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 14, N.89°36'06"W., 304.60 feet to a point on the Easterly maintained right-of-way line of DREXEL ROAD; thence along said Easterly maintained right-of-way line of DREXEL ROAD, the following two (2) courses: 1) N.00°15'39"E., 715.74 feet to a point on a curve; 2) Northerly, 193.89 feet along the arc of a curve to the left having a radius of 500.00 feet and a central angle of 22°13'07" (chord bearing N.07°49'29"W., 192.68 feet) to the Northwest corner of the aforesaid PINE GLEN; thence along the North boundary of said Northeast 1/4 of the Northeast 1/4 of Section 14 and the South boundary of said PINE GLEN, S.89°33'01"E., 1321.36 feet to the POINT OF BEGINNING.

Containing 106.573 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 1, hereby states and declares the following:

- That the lands as described hereon and being referred to as LAKE TALIA PHASE 1 is subject to the Declaration of Covenants, Conditions and Restrictions of LAKE TALIA, as recorded in Official Records Book 5854, Page 961, of the Public Records of Pasco County, Florida, which provides for certain covenants, restrictions, and conditions affecting the subdivision property of LAKE TALIA PHASE 1.
- 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) to 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/Operation and Maintenance 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/Operation and Maintenance 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-2", "B-3", "B-4" and "B-5" 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-2", "B-3", "B-4" and "B-5" 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-2", "B-3", "B-4", "B-5" AND TRACTS "C", "E" AND "P-1" (containing wetland conservation areas, drainage areas, common areas, Emergency Access 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-1" (additional right-of-way for School Road) and TRACT "R-2" (additional right-of-way for Drexel Road) as public right-of-way.

This the 3rd day of August, 2004 A.D.

PRIORITY DEVELOPERS, INC., A FLORIDA CORPORATION — OWNER

Frederic C. Streck, President

Witness, Ann M. Zyndorf

Witness, Frederic Carl Streck, II

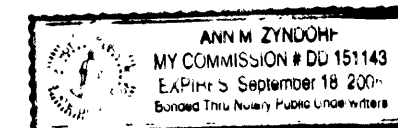
ACKNOWLEDGEMENTS:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH } SS:

The foregoing instrument was acknowledged before me this 3rd day of August, 2004, by Frederic C. Streck as President of Priority Developers, Inc., a Florida corporation. He is personally known to me.

Ann M. Zyndorf
Notary Public, State of Florida at Large



This the 2nd day of August, 2004 A.D.

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.

Warren Toole, Vice President

Witness, Christina M. Elza

Witness, Karen M. Speedling

ACKNOWLEDGEMENTS:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH } SS:

The foregoing instrument was acknowledged before me this 2nd day of August, 2004, by Warren Toole as Vice President of Bankatlantic. He is personally known to me.

Karen M. Speedling
Notary Public, State of Florida at Large

