

**SEVEN OAKS PARCEL S-4A/S-4B/S-5B**  
LYING IN SECTIONS 13 AND 24, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

51 100

**LEGAL DESCRIPTION:**

DESCRIPTION: A parcel of land lying in Sections 13 and 24, Township 26 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of said Section 24, run thence along the South boundary of said Northeast 1/4 of Section 24, S.89°56'45"W., 103.19 feet to a point on the Westerly right-of-way line of STATE ROAD No. 581, as recorded in Official Records Book 123, Page 662, of the Public Records of Pasco County, Florida; thence along said Westerly right-of-way line of STATE ROAD No. 581, N.00°29'09"E., 528.63 feet to a point of curvature, said point also being the POINT OF BEGINNING; thence Northwest, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°30'51"W., 35.36 feet) to a point of tangency; thence N.89°30'51"W., 17.69 feet to a point of curvature; thence Northwest, 267.90 feet along the arc of a curve to the right having a radius of 310.00 feet and a central angle of 49°30'51" (chord bearing N.64°45'25"W., 259.64 feet) to a point of reverse curvature; thence Northwest, 296.71 feet along the arc of a curve to the left having a radius of 340.00 feet and a central angle of 50°00'00" (chord bearing N.65°00'00"W., 287.38 feet) to a point of tangency; thence WEST, 120.00 feet to a point of curvature; thence West, 267.04 feet along the arc of a curve to the left having a radius of 340.00 feet and a central angle of 45°00'00" (chord bearing S.67°30'00"W., 260.22 feet) to a point of tangency; thence S.45°00'00"W., 435.57 feet to a point of curvature; thence West, 1208.38 feet along the arc of a curve to the right having a radius of 610.00 feet and a central angle of 113°30'00" (chord bearing N.78°15'00"W., 1020.27 feet) to a point of reverse curvature; thence Northwest, 376.99 feet along the arc of a curve to the left having a radius of 640.00 feet and a central angle of 33°45'00" (chord bearing N.38°22'30"W., 371.56 feet); thence S.16°10'00"W., 355.95 feet; thence S.36°45'00"W., 1010.11 feet to a point on the Northerly boundary of SEVEN OAKS PARCEL S-8A, N.62°00'00"W., 1180.00 feet to a point on a curve on the Easterly right-of-way line of ANCIENT OAKS BOULEVARD, according to the plat of SEVEN OAKS PARCEL S-9, as recorded in Plat Book 46, Pages 128 through 139, inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, the following four (4) courses: 1) Northerly, 134.74 feet along the arc of a curve to the left having a radius of 560.00 feet and a central angle of 13°47'10" (chord bearing N.18°36'25"W., 134.42 feet) to a point of tangency; 2) N.25°30'00"W., 372.23 feet to a point of curvature; 3) Northerly, 84.11 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 48°11'23" (chord bearing N.01°24'19"W., 81.65 feet) to a point of reverse curvature; 4) Northwest, 251.74 feet along the arc of a curve to the left having a radius of 140.00 feet and a central angle of 103°01'30" (chord bearing N.28°49'22"W., 219.17 feet) to a point of cusp; thence Easterly, 94.80 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 54°18'53" (chord bearing N.72°30'26"E., 91.29 feet) to a point of tangency; thence N.45°21'00"E., 127.14 feet to a point of curvature; thence Northeast, 147.50 feet along the arc of a curve to the right having a radius of 540.00 feet and a central angle of 15°39'00" (chord bearing N.53°10'30"E., 147.04 feet) to a point of tangency; thence N.61°00'00"E., 119.57 feet to a point of curvature; thence Northeast, 473.68 feet along the arc of a curve to the left having a radius of 460.00 feet and a central angle of 59°00'00" (chord bearing N.31°30'00"E., 453.03 feet) to a point of tangency; thence N.02°00'00"E., 207.70 feet; thence S.88°00'00"E., 80.00 feet; thence N.02°00'00"E., 45.00 feet to a point of curvature; thence Northerly, 64.86 feet along the arc of a curve to the left having a radius of 534.50 feet and a central angle of 06°57'09" (chord bearing N.01°28'34"W., 64.82 feet) to a point of reverse curvature; thence Northerly, 58.91 feet along the arc of a curve to the right having a radius of 485.50 feet and a central angle of 06°57'09" (chord bearing N.01°28'34"W., 58.88 feet) to a point of tangency; thence N.02°00'00"E., 47.59 feet to a point of curvature; thence Northerly, 547.62 feet along the arc of a curve to the right having a radius of 2467.50 feet and a central angle of 12°42'57" (chord bearing N.08°21'28"E., 546.49 feet); thence S.75°17'03"E., 115.84 feet; thence N.73°00'00"E., 759.44 feet; thence S.47°00'00"E., 429.06 feet to a point on the West boundary of the aforesaid Northeast 1/4 of Section 24; thence along said West boundary of the Northeast 1/4 of Section 24, S.00°32'08"W., 1374.58 feet; thence N.88°12'31"W., 138.73 feet; thence S.07°56'13"W., 54.03 feet to a point on a curve; thence Southeast, 803.34 feet along the arc of a curve to the right having a radius of 760.00 feet and a central angle of 60°33'47" (chord bearing S.51°46'54"E., 766.46 feet) to a point of reverse curvature; thence Easterly, 970.66 feet along the arc of a curve to the left having a radius of 490.00 feet and a central angle of 113°30'00" (chord bearing S.78°15'00"E., 819.56 feet) to a point of tangency; thence N.45°00'00"E., 435.57 feet to a point of curvature; thence Northeast, 361.28 feet along the arc of a curve to the right having a radius of 460.00 feet and a central angle of 45°00'00" (chord bearing N.67°30'00"E., 352.07 feet) to a point of tangency; thence EAST, 120.00 feet to a point of curvature; thence Easterly, 241.39 feet along the arc of a curve to the right having a radius of 460.00 feet and a central angle of 30°03'58" (chord bearing S.74°58'01"E., 238.63 feet) to a point of reverse curvature; thence Easterly, 96.46 feet along the arc of a curve to the left having a radius of 281.50 feet and a central angle of 19°37'59" (chord bearing S.69°45'02"E., 95.99 feet) to a point of reverse curvature; thence Southeast, 134.41 feet along the arc of a curve to the right having a radius of 146.50 feet and a central angle of 52°34'01" (chord bearing S.53°17'01"E., 129.74 feet) to a point of reverse curvature; thence Southeast, 88.92 feet along the arc of a curve to the left having a radius of 81.50 feet and a central angle of 62°30'51" (chord bearing S.58°15'25"E., 84.58 feet) to a point of tangency; thence S.89°30'51"W., 17.69 feet to a point of curvature; thence Northeast, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.45°29'09"E., 35.36 feet) to a point of cusp on the aforesaid Westerly right-of-way line of STATE ROAD No. 581; thence along said Westerly right-of-way line of STATE ROAD No. 581, S.00°29'09"W., 185.00 feet to the POINT OF BEGINNING.

Containing 99.516 acres, more or less.

**DEDICATION:**

- SB Associates Limited Partnership, a Delaware limited partnership, authorized and registered to do business in the State of Florida as SB Associates I Limited Partnership (the "Owner") states and declares that it is the fee simple owner of all lands referred to as "Seven Oaks Parcel S-4A/S-4B/S-5B", as described in the legal description which is a part of this plat.
- Legal title to Tracts "A", "A-12", "A-13", "B-10", "B-17", "B-15", "B-16", "B-18", "L-1", "L-2", "L-3", "L-4", "P-15" AND "P-16", as shown and depicted hereon, is hereby granted, conveyed and dedicated to the Seven Oaks Community Development District II, a unit of special purpose local government organized and existing pursuant to Chapter 190, Florida Statutes (the "District"). As evidenced by its execution of this plat, the District accepts this dedication and agrees to maintain the foregoing roads, easements, and other tracts for the use and benefit of the property owners in Seven Oaks Community Development District II.
- Owner does further:
  - grant, convey and dedicate to Pasco County, Florida (the "County") a perpetual easement over and across all street rights-of-way which are shown and depicted hereon for any and all governmental purposes including (without limitation) fire and police protection, and emergency medical services;
  - 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, other utility plans 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 utility improvements, facilities, and appurtenances is assumed by the County;
  - grant, convey, and dedicate a non-exclusive easement for street lights, telephone, electric, cable television, and other public utilities selected by the District 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;
  - reserve unto the District, its successors, assigns, or legal representatives a perpetual easement over and across all lands shown hereon for the purpose of constructing, maintaining, repairing and replacing the landscaping and security walls lying therein, provided, however, that the foregoing reservation shall not be construed to impose any affirmative obligations or duties upon the District.
  - reserve unto the District, its 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 District shall construct, operate, and maintain the drainage facilities and related improvements shown hereon and the street rights-of-way shown and depicted hereon.
- Notwithstanding the foregoing, the County shall have the right at all times to enter upon the foregoing drainage easements, the road rights-of-way herein conveyed and dedicated to the District and all other easements as are depicted hereon to maintain the improvements thereon, provided, however, that the foregoing shall not be construed to impose any affirmative obligations or duties upon the County.

This the 29<sup>th</sup> day of October, A.D., 2004

OWNER: SB ASSOCIATES LIMITED PARTNERSHIP, A Delaware Limited Partnership, authorized and registered to do business in the State of Florida as SB ASSOCIATES I LIMITED PARTNERSHIP

BY: SB ASSOCIATES MANAGEMENT CO.,  
A Delaware Corporation,  
As its General Partner

Witness: William F. Seaman  
William F. Seaman

Witness: Mary Robin Dunn  
Mary Robin Dunn

By: Craig B. Weber  
Name: Craig B. Weber  
Title: Vice President

ACKNOWLEDGMENT  
STATE OF FLORIDA, COUNTY OF PASCO

The foregoing was acknowledged before me on this 29<sup>th</sup> day of October, 2004 by Craig B. Weber, as a Vice President of SB ASSOCIATES MANAGEMENT CO., a Delaware Corporation, on behalf of the Corporation, as the General Partner of SB ASSOCIATES LIMITED PARTNERSHIP, a Delaware Limited Partnership, authorized and registered to do business in the State of Florida as SB ASSOCIATES I LIMITED PARTNERSHIP, on behalf of the Partnership. He is personally known to me.

Mary Robin Dunn  
Notary Public, State of Florida at Large  
Mary Robin Dunn

Mary Robin Dunn  
MY COMMISSION # 00138341 EXPIRES  
September 1, 2006  
BONDED THRU TROY FAN ASSURANCE, INC.

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 15 SHEETS