

34/46

LAKE BERNADETTE - PARCEL 1

A PORTION OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, AND A PORTION OF TRACTS 6 AND 11 OF ZEPHYRHILLS COLONY COMPANY SUBDIVISION OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A PORTION OF THAT CERTAIN UN-NAMED RIGHT-OF-WAY LYING WESTERLY OF AND ADJACENT TO SAID TRACTS 6 AND 11

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA } ss
COUNTY OF PASCO }

The undersigned owner of the lands shown on this plat to be known as LAKE BERNADETTE PARCEL 1, a subdivision of the East 1/2 of Section 8, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

A portion of the East 1/2 of Section 8, Township 26 South, Range 21 East, Pasco County, Florida, and a portion of Tracts 6 and 11 of Zephyrhills Colony Company Subdivision of Section 17, Township 26 South, Range 21 East, Pasco County, Florida, as per the map or plat thereof recorded in Plat Book 2, Page 1 of the Public Records of Pasco County, Florida, AND a portion of that certain un-named right-of-way lying westerly of and adjacent to said Tracts 6 and 11, being more particularly described as follows:

For a point of reference commence at the Southwest corner of said Section 8, thence N 89°48'17"E along the South boundary of said Section 8, a distance of 1324.63 feet to a POINT OF BEGINNING, thence N 02°27'10"W, a distance of 41.97 feet to a point on the Southwesterly right-of-way line of Golf Links Boulevard as shown on Tract 6 of Lake Bernadette as per the map or plat thereof recorded in Plat Book 2, Pages 1-3 through 130, inclusive of the Public Records of Pasco County, Florida, thence the following two (2) courses along said Southwesterly right-of-way line: (1) S 68°49'12"E, a distance of 42.16 feet to a point of curvature, (2) Southeastely 46.89 feet along the arc of a curve to the right, said curve having a radius of 715.00 feet, a central angle of 35.4833°, and a chord bearing and distance of S 50°54'52"E, 435.65 feet, thence S 02°27'10"W, a distance of 375.18 feet to a point on the centerline of said un-named right-of-way, thence N 02°27'10"W along said centerline, a distance of 685.12 feet to the POINT OF BEGINNING. Containing 5.200 acres more or less.

Engle Homes/Lake Bernadette, Inc., a Florida corporation, as owner of the lands described above does hereby dedicate to the perpetual use of the public and the Lake Bernadette Community Development District, a special purpose unit of local government organized and existing pursuant to Chapter 190, Florida Statutes (the "District"), all street rights-of-way as shown and depicted hereon, and further does hereby dedicate to the perpetual use of the public and Pasco County, Florida (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, and other appurtenant facilities lying within or upon the lands depicted on this plat and built or to be built with the County for such lands, and further does hereby grant the County a perpetual easement over and across all street rights-of-way, utility, and other easements as shown and depicted hereon for the purpose of maintaining or operating the foregoing utility improvements and facilities, and further does hereby grant the County a perpetual easement over and across the change easements, conservation areas, and preservation areas for the purpose of maintaining or operating the drainage facilities situated thereon, and further does 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 said time the operation and maintenance of said lands, improvements, facilities, and appurtenances is assumed by the District or the County, and further does hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives the title to any lands or improvements dedicated to the public to the District or to the County, if for any reason said dedication shall be either voluntarily vacated, rescinded, or invalidated. It is the intention of the owners of the lands described above that the District or County shall operate and maintain the drainage facilities and any improvements or appurtenances situated on the lands, including but not limited to, together with any other easements or rights-of-way shown hereon, the District is granted the right at all times to enter upon the drainage easements, preservation areas, or conservation areas, and all other easements prescribed hereon to operate and maintain the same.

This is this 10th day of December, A.D. 1996

OWNER
Engle Homes/Lake Bernadette, Inc.

John A. Kraynick, Vice-President
David H. Kraynick, Secretary / Treasurer

Signed, sealed and delivered in the presence of

Witness

ACKNOWLEDGMENT

STATE OF FLORIDA } ss
COUNTY OF PASCO }

I hereby certify on this 10th day of December, A.D. 1996 before me personally appears John A. Kraynick and David H. Kraynick, Vice-President and Secretary/Treasurer respectively of Engle Homes/Lake Bernadette, Inc., a Florida Corporation who have identified themselves to me as the persons described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Pasco County, Florida, Inc. day and year aforesaid.
My commission expires

Notary Public, State of Florida at Large

NOTICE
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

MORTGAGE

SunTrust Bank South Florida, N.A.
Jeffrey J. Shumlin, Vice President - Commercial Real Estate
Witness

ACKNOWLEDGMENT

STATE OF FLORIDA } ss
COUNTY OF PASCO }

I hereby certify on this 10th day of December, A.D. 1996 before me personally appears Jeffrey J. Shumlin, Vice President - Commercial Real Estate of SunTrust Bank, South Florida, N.A., who has identified himself to me as the person described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Pasco County, Florida, Inc. day and year aforesaid.
My commission expires

Notary Public, State of Florida at Large

I, Ellen C. Elms, Commercial Accounts Manager of Universal Land Title, Inc. do hereby certify that the record title to the land as described and shown on this plat is in 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 or said plat, and that the taxes for the year 1996 have been paid.

This is the 10th day of December, 1996

Universal Land Title, Inc.
Ellen C. Elms
Commercial Accounts Manager

APPROVED

By the Board of County Commissioners of Pasco County, Florida, on this 10th day of December, A.D. 1996
David H. Kraynick

FILED AND RECORDED

In the Public Records of Pasco County, Florida on this 10th day of December, A.D. 1996, in Plat Book 34, Page 46 through 47

Clerk of the Circuit Court

SURVEYOR'S CERTIFICATE

I, Gann A. Price, of D.C. Johnson & Associates, Inc., the undersigned Registered Land Surveyor, hereby certify that on June 10, 1996, the aforesaid property was surveyed, that this plat is a true and correct representation of said survey made under my supervision and subsworn. I further certify that Permanent Reference Monuments (PRMs) were in place as shown hereon, and Permanent Control Points (P.C.P.s) will be placed within one year as required by law, and that this plat complies with all requirements of chapter 177 of the Florida Statutes and Amendments thereof.

D.C. Johnson and Associates, Inc.

Gann A. Price
Florida Professional Land Surveyor No. 4935

NOTES

- Bearings shown hereon are based upon assumed datum. The South boundary of Section 8, Township 26 South, Range 21 East, N 89°48'17"E.
- Tract A shall be designated a public right-of-way, and shall be maintained by the Lake Bernadette Community Development District. Tracts 6 & 11 shall be designated "Common Areas" for the use of the lot owners and shall be maintained by the Lake Bernadette Community Development District.

