

# BALLANTRAE VILLAGES 3A & 3B

BEING A PARCEL OF LAND LYING WITHIN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_  
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## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }  
COUNTY OF PASCO } SS:

The undersigned owners of the lands shown on this plat to be known as Ballantreae Villages 3A & 3B, a subdivision of a portion of Section 20, Township 26 South, Range 18 East, Pasco County, Florida and being further described as follows:

A PARCEL OF LAND LYING WITHIN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, THENCE N00°28'31"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 150.72 FEET; THENCE S89°36'24"E, DEPARTING SAID WEST LINE, A DISTANCE OF 559.20 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 328.58 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 1,120.00 FEET, A CENTRAL ANGLE OF 16°48'33" AND A CHORD BEARING AND DISTANCE OF N07°55'34"E, 327.40 FEET; THENCE N16°19'50"E, A DISTANCE OF 26.18 FEET; THENCE S73°40'10"E, A DISTANCE OF 150.31 FEET; THENCE S01°17'19"W, A DISTANCE OF 95.78 FEET; THENCE S04°19'56"W, A DISTANCE OF 45.28 FEET; THENCE S60°45'15"W, A DISTANCE OF 54.14 FEET; THENCE S12°53'50"W, A DISTANCE OF 50.65 FEET; THENCE N85°24'42"W, A DISTANCE OF 18.17 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 570.78 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE EAST, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 32°42'12" AND A CHORD BEARING AND DISTANCE OF S11°45'48"E, 563.06 FEET; THENCE S28°06'54"E, A DISTANCE OF 162.73 FEET TO THE BEGINNING OF A CURVE; THENCE 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF S73°06'54"E, 35.36 FEET; THENCE S28°06'54"E, A DISTANCE OF 80.00 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE EAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF S18°53'06"W, 35.36 FEET; THENCE S28°06'54"E, A DISTANCE OF 253.72 FEET TO THE BEGINNING OF A CURVE; THENCE 354.52 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 19°09'46" AND A CHORD BEARING AND DISTANCE OF S18°32'01"E, 352.87 FEET TO A POINT OF REVERSE CURVATURE; THENCE 39.90 FEET ALONG THE ARC OF SAID CURVE LEFT, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°27'17" AND A CHORD BEARING AND DISTANCE OF S54°40'47"E, 35.80 FEET; THENCE S02°10'15"E, A DISTANCE OF 121.11 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 35.11 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°27'19" AND A CHORD BEARING AND DISTANCE OF S40°18'11"W, 32.29 FEET TO A POINT OF REVERSE CURVATURE; THENCE 568.87 FEET ALONG THE ARC OF SAID CURVE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 30°38'27" AND A CHORD BEARING AND DISTANCE OF S15°23'45"W, 580.14 FEET; THENCE S30°42'59"W, A DISTANCE OF 67.77 FEET; THENCE N58°17'01"W, A DISTANCE OF 168.36 FEET; THENCE S56°18'34"W, A DISTANCE OF 408.13 FEET; THENCE S53°00'10"W, A DISTANCE OF 130.48 FEET; THENCE S11°06'28"E, A DISTANCE OF 52.84 FEET; THENCE S18°57'20"E, A DISTANCE OF 449.67 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 315.14 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTH, HAVING A RADIUS OF 4,092.51 FEET, A CENTRAL ANGLE OF 04°24'44" AND A CHORD BEARING AND DISTANCE OF S89°07'41"W, 315.07 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 822.02 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 43,542.54 FEET, A CENTRAL ANGLE OF 00°49'07" AND A CHORD BEARING AND DISTANCE OF N33°08'45"W, 822.01 FEET; THENCE S47°16'48"W, A DISTANCE OF 240.72 FEET TO THE BEGINNING OF A CURVE; THENCE 89.51 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTHWEST, HAVING A RADIUS OF 1,120.00 FEET, A CENTRAL ANGLE OF 04°34'44" AND A CHORD BEARING AND DISTANCE OF S49°34'10"W, 89.48 FEET; THENCE N00°29'28"E, A DISTANCE OF 1400.00 FEET; THENCE CONTINUE N00°29'28"E A DISTANCE OF 897.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE S89°13'23"E ALONG SAID NORTH LINE, A DISTANCE OF 328.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 71.586 ACRES, MORE OR LESS.

## DEDICATION

- M/I Homes of Tampa, LLC, a Florida limited liability company, (the "Owner") states and declares that it is the fee simple owner of all lands referred to as Ballantreae Villages 3A & 3B, as described in the legal description which is a part of this plat.
- Legal title to Tracts G, H, S, U, V, and W as shown and depicted hereon, is hereby granted, conveyed and dedicated to the Ballantreae Community Development District, 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 tracts for the use and benefit of the lot owners in Ballantreae Villages 3A & 3B.
- Owner does further:
  - grant, convey and dedicate to the perpetual use of the public and Pasco County (the "County") all street rights-of-way which are shown and depicted hereon, together with 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 the District, its successors, assigns or legal representatives, the right to construct, operate and maintain all street rights-of-way and utility improvements and facilities lying within the lands depicted on this plat until such time as the operation and maintenance of said roadways, improvements and facilities, is assumed by the County;
  - 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;
  - grant and reserve unto the District, its successors, assigns, or legal representatives a perpetual easement over and across all lands shown hereon as dedicated tracts for the purpose of constructing, maintaining, repairing and replacing the landscaping and security walls lying therein.
  - grant and reserve unto the District, its successors and 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 of the Owner that the District shall construct, operate, and maintain the drainage facilities and related improvements shown hereon. Notwithstanding the foregoing, the County shall have the right at all times to enter upon the foregoing drainage easements and all other easements 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 16 day of June, A.D., 2004

M/I HOMES OF TAMPA, LLC - OWNER:

Theresa L. Collins  
THERESA L. COLLINS  
DIVISION PRESIDENT

Chris Santoro  
CHRIS SANTORO  
Print Name

Thomas Crawford  
THOMAS CRAWFORD  
Print Name

## ACKNOWLEDGMENTS:

STATE OF FLORIDA }  
COUNTY OF HILLSBOROUGH } SS:

I hereby certify on this 16 day of June, 2004 before me appeared, Theresa L. Collins, Division President, of M/I Homes of Tampa LLC, personally known to me to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be his free act and deed for the use and purposes therein express, and did not take an oath.

Ruth A. Cable  
Notary Public, State of Florida at Large

Ruth A. Cable  
My Commission DD181845  
Expires April 10, 2007

My Commission expires: April 10, 2007  
Commission Number: DD181845

**OK i m g**  
ENGINEERING ASSOCIATES, INC.  
4921 MEMORIAL HIGHWAY  
ONE MEMORIAL CENTER, SUITE 300  
TAMPA, FLORIDA 33634  
PHONE: 813-880-8881  
FAX: 813-880-8882  
E-MAIL: king@kingengineering.com  
CERTIFICATE OF AUTHORIZATION No. LB 2610

## BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT

Fred Sikorski  
Fred Sikorski  
Chairman of the Board of Supervisors

Lisa Turbenille  
Lisa Turbenille  
Print Name

Chris Santoro  
CHRIS SANTORO  
Print Name

## ACKNOWLEDGMENTS:

STATE OF FLORIDA }  
COUNTY OF HILLSBOROUGH } SS:

I hereby certify on this 16 day of June, 2004 before me appeared, Fred Sikorski, Chairman of the Board of Supervisors of Ballantreae Community Development District, personally known to me to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be his free act and deed for the use and purposes therein express, and did not take an oath.

WITNESS my hand and official seal, the day and year aforesaid.

Ruth A. Cable  
Notary Public, State of Florida at Large

Ruth A. Cable  
My Commission DD181845  
Expires April 10, 2007

My Commission expires: April 10, 2007  
Commission Number: DD181845

## CERTIFICATE OF TITLE:

STATE OF FLORIDA

COUNTY OF PASCO

I, Sharon Foster, Manager of M/I Title Agency, 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 this dedication, I hereby certify that the developer of the plotted 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 16 day of June, A.D., 2004.

M/I Title Agency

Sharon Foster  
Sharon Foster  
Office Manager

## CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida, this 21 day of JULY, 2004, A.D. in Plat Book 50, Pages 49 THROUGH 62.

Sharon Foster  
Clerk of the Circuit Court

## BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on JULY 13, 2004, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

John P. ...  
Chairman of the Board of County Commissioners

## REVIEW OF PLAT BY REGISTERED SURVEYOR:

Reviewed for compliance with chapter 177 of the Florida Statutes on this the 21ST day of JUNE, 2004.

Hardman Singh  
HARDMAN SINGH (PRINT NAME)  
Professional Surveyor and Mapper  
State of Florida, No. 4676

## SURVEYOR'S NOTES

- The owner of the lands described hereon, hereby, grant, convey and dedicate for maintenance responsibilities and for the perpetual use of, to Ballantreae Community Development District, all Drainage, Landscape and Ingress/Egress areas as shown and depicted hereon as Tracts G, H, S, V & W; and Conservation/Preservation areas as shown hereon as Tracts H & S; and Recreational Area as shown and depicted hereon as Tract U. There shall be a blanket utility easement over said tracts for the operation and maintenance, but not limited to, water and sanitary structures, lines and fittings contained therein. Tract "PS-2" will be conveyed to Pasco County for a pump station.
- The "10.00' Utility Easement" across the front of all lots is for the purpose of but not limited to installation, maintenance and operation of electric, telephone and cable television.
- Bearings shown hereon reflect grid bearings in the state of Florida plane coordinate system (North American datum of 1983 - adjustment of 1990) based on GPS observations originating from and adjusted to national geodetic survey control stations "Inspec" and "Odessa RM7" in their positions as published by the national geodetic survey. The North line of the Southeast 1/4 of Section 20, Township 26 South, Range 18 East may be considered as a local line of reference having a grid bearing of S89°13'23"E as derived from said GPS observations.
- A 1/2 inch by 18 inch iron rod with cap, "King" LB #2610 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 S.177.091(8)(9).
- The coordinate values shown hereon or 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 edition.

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENCED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1.

SIGNED AND SEALED THIS 16 DAY OF JUNE, 2004.

Raymond R. Whitehurst, Jr.  
Raymond R. Whitehurst, Jr.,  
Professional Surveyor and Mapper  
State of Florida, No. 6400

NOTICE: 1. 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.