

WATERS EDGE THREE

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 20
TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 58 PAGE 111

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE N01°10'01"E, ALONG THE WEST LINE OF SAID SECTION 20 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 2,439.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N01°10'01"E, ALONG SAID WEST LINE OF SECTION 20, FOR 1,484.44 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF GOLDEN HILLS, AS RECORDED IN PLAT BOOK 36, PAGES 95 THROUGH 97 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE LEAVING SAID WEST LINE OF SECTION 20, N89°44'11"E, ALONG THE SOUTH LINE OF SAID GOLDEN HILLS FOR 4,228.95 FEET; THENCE S71°18'13"W, FOR 174.86 FEET; THENCE S00°15'50"E, FOR 799.99 FEET; THENCE N89°44'10"E, FOR 178.35 FEET; THENCE S30°04'01"W, FOR 347.43 FEET; THENCE S38°00'56"W, FOR 128.03 FEET TO THE POINT OF INTERSECTION WITH A NORTHERLY LINE OF WATERS EDGE ONE, AS RECORDED IN PLAT BOOK 51, PAGES 30 THROUGH 40 INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S89°44'11"W, ALONG SAID NORTHERLY LINE OF WATERS EDGE ONE, FOR 103.70 FEET TO A NORTHWEST CORNER OF SAID WATERS EDGE ONE; THENCE S00°15'49"E, ALONG A WESTERLY LINE OF SAID WATERS EDGE ONE, FOR 662.57 FEET TO A NORTHWESTERLY CORNER OF SAID WATERS EDGE ONE; THENCE S89°55'41"W, ALONG A NORTHERLY LINE OF SAID WATERS EDGE ONE AND THE WESTERLY EXTENSION OF SAID NORTHERLY LINE OF WATERS EDGE ONE, RESPECTIVELY, FOR 1,181.80 FEET; THENCE N17°01'39"W, FOR 726.54 FEET; THENCE S43°33'52"W, FOR 973.01 FEET; THENCE N64°08'52"W, FOR 934.13 FEET; THENCE N88°49'59"W, FOR 1,016.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,836,354 SQUARE FEET OR 156.941 ACRES, MORE OR LESS.

DEDICATION: THE UNDERSIGNED, OWNER OF THE LANDS ON THIS PLAT TO BE KNOWN AS "WATERS EDGE THREE", HEREBY STATES AND DECLARES THE FOLLOWING:

1) THE OWNER HEREBY DEDICATES TO PASCO COUNTY, FLORIDA ("THE COUNTY"), A PERPETUAL EASEMENT OVER AND ACROSS ALL PRIVATE STREET RIGHTS-OF-WAY AS SHOWN AND DEPICTED HEREON AS "TRACT J", FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND POLICE PROTECTION, AND EMERGENCY MEDICAL SERVICES.

2) THE OWNER FURTHER DEDICATES FOR THE PERPETUAL USE OF THE COUNTY, ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO WATERS EDGE THREE, 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.

3) THE OWNER FURTHER DEDICATES TO THE COUNTY AND THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ("THE DISTRICT") AND THE WATERS EDGE MASTER HOMEOWNER ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, ("THE ASSOCIATION") A PERPETUAL EASEMENT OVER AND ACROSS THE DRAINAGE EASEMENTS, OPEN AREAS AND COMMON AREAS, AS SHOWN HEREON FOR THE PURPOSES OF MAINTAINING OR OPERATING THE DRAINAGE FACILITIES SITUATED THEREON.

4) THE OWNER FURTHER DEDICATES TO THE PROPERTY OWNERS AND THE DISTRICT AN EASEMENT FOR THE PURPOSES OF INGRESS/EGRESS ACROSS ALL PRIVATE STREET RIGHTS-OF-WAY AS SHOWN AND DEPICTED HEREON AS "TRACT J".

5) THE OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE 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 THE OWNER FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

6) THE OWNER FURTHER DEDICATES TO THE ASSOCIATION ALL AREAS SHOWN ON THE PLAT AS "UTILITY EASEMENTS", AS PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE MUTUAL BENEFIT OF THE ASSOCIATION AND THE LOT OWNERS, TOGETHER WITH THE RIGHT OF THE ASSOCIATION TO PERMIT THE USE OF SUCH EASEMENTS BY SUCH STREET LIGHT, TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, SERVICES AND PROVIDERS AS SELECTED AND APPROVED BY THE ASSOCIATION, AND, UPON SUCH SELECTION AND APPROVAL, THE "UTILITY EASEMENTS" SHOWN HEREON SHALL EXTEND TO AND BE FOR THE USE AND BENEFIT OF SUCH PUBLIC AND QUASI UTILITIES, SERVICES AND PROVIDERS FOR THEIR USE IN PERFORMING AND DISCHARGING THEIR DUTIES AND OBLIGATIONS TO PROVIDE SERVICES TO THE ASSOCIATION AND THE LOT OWNERS. THE FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION FOR THE PROVIDING OF SERVICES BY ANY UTILITY PROVIDER TO THE LANDS DESCRIBED IN THIS PLAT. SUCH "UTILITY EASEMENT" AREAS SHALL BE MAINTAINED BY EACH LOT OWNER AS PART OF ITS LOT.

7) THE OWNER FURTHER DEDICATES TO PROVIDERS OF PUBLIC AND QUASI-PUBLIC ESSENTIAL UTILITY SERVICES TO THE SUBDIVISION, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER ESSENTIAL UTILITIES, A UTILITY EASEMENT OVER THE PRIVATE ROADWAY INGRESS/EGRESS AREA SHOWN AS TRACT J, ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND REPLACING THE UTILITY FACILITIES LOCATED WITHIN TRACT J AND ALL OTHER UTILITY EASEMENTS DEPICTED HEREON; AND FURTHER DEDICATES TO EMERGENCY AND LAW ENFORCEMENT PERSONNEL, MAIL AND PACKAGE DELIVERY, AND OTHER GOVERNMENTAL AND QUASI-GOVERNMENTAL ENTITIES IN THE PERFORMANCE OF THEIR OFFICIAL DUTIES SERVING THE SUBDIVISION, THE RIGHT OF INGRESS AND EGRESS OVER SAID TRACT J.

8) THE OWNER RESERVES UNTO ITSELF, ITS 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; TO THE EXTENT CONSISTENT WITH ss. 177.085(1).

9) THE OWNER FURTHER RESERVES UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO WATERS EDGE THREE, 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 UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE COUNTY.

10) TRACT PS-3 IS HEREBY DESIGNATED AS A SANITARY SEWER PUMP STATION TRACT AND THE OWNER FURTHER DEDICATES THIS TRACT TO PASCO COUNTY, FLORIDA, AS SHOWN HEREON, FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND REPLACING SANITARY SEWER FACILITIES. THE OWNER DOES FURTHER GRANT, CONVEY, AND DEDICATE TO PASCO COUNTY, FLORIDA, TRACT PS-3 PUMP STATION TRACT AS SHOWN HEREON AND THE FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO.

11) TRACT P-4 IS HEREBY DESIGNATED AS PARK, DRAINAGE EASEMENT, ACCESS EASEMENT, AND UTILITY EASEMENT AREAS AND WILL BE CONVEYED TO AND MAINTAINED BY THE ASSOCIATION BY A SEPARATELY EXECUTED INSTRUMENT.

12) TRACTS K,M, AND N ARE HEREBY DESIGNATED AS DRAINAGE EASEMENT, ACCESS EASEMENT, WETLAND BUFFER EASEMENT, UTILITY EASEMENT AND WETLAND CONSERVATION EASEMENT AREAS AS SHOWN AND DEPICTED HEREON, THE UNDERSIGNED WILL CONVEY SAID TRACTS TO THE DISTRICT TO OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.

DEDICATION: (CONTINUED)

13) TRACT L IS HEREBY DESIGNATED AS DRAINAGE EASEMENT, ACCESS EASEMENT, WETLAND BUFFER EASEMENT, UTILITY EASEMENT AND WETLAND CONSERVATION EASEMENT, AND WILL BE CONVEYED TO AND MAINTAINED BY THE DISTRICT BY A SEPARATELY EXECUTED INSTRUMENT.

14) TRACT J IS HEREBY DESIGNATED AS A PRIVATE ROADWAY, INGRESS/EGRESS, DRAINAGE, UTILITY, PASCO COUNTY WATER MAIN AND SANITARY SEWER EASEMENT AND WILL BE CONVEYED TO AND MAINTAINED BY THE ASSOCIATION, BY A SEPARATELY EXECUTED INSTRUMENT.

15) THE OWNER SHALL CONSTRUCT THE PRIVATE ROADWAY WITHIN TRACT J AS SHOWN AND DEPICTED HEREON, AND CONVEY TITLE THERETO TO THE ASSOCIATION FOR OWNERSHIP, OPERATION AND MAINTENANCE BY SEPARATE INSTRUMENT. THE OWNER HEREBY RESERVES THE RIGHT AT ALL TIMES TO ENTER UPON THE PRIVATE ROADWAY, THE DRAINAGE EASEMENTS AND THE WETLAND CONSERVATION EASEMENTS, AND ALL OTHER EASEMENT AREAS DEPICTED HEREON TO ACCOMPLISH SUCH PURPOSES.

OWNER

THE RYLAND GROUP, INC., A MARYLAND CORPORATION

WILLIAM G. WRIGHT, OPERATIONAL VICE PRESIDENT

William G. Wright
WITNESS

William G. Wright
WITNESS

DATE: 3-8-06

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA

COUNTY OF Pinellas

I HEREBY CERTIFY ON THIS 8th DAY OF March, 2006, A.D. BEFORE ME PERSONALLY APPEARED WILLIAM G. WRIGHT, OPERATIONAL VICE PRESIDENT OF THE RYLAND GROUP, INC., A MARYLAND CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION 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 Oldsmar, Pinellas, ~~PASCO~~ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: _____

PRINTED NAME OF NOTARY PUBLIC SERIAL NUMBER: _____

William G. Wright
WITNESS

NOTARY PUBLIC
LORI P. KATZMAN
MY COMMISSION # DD 320479
EXPIRES: June 22, 2008
Bonded Thru Budget Notary Services

WATERS EDGE MASTER ASSOCIATION, INC.

WATERS EDGE MASTER ASSOCIATION, INC

MARK JOHNSON, PRESIDENT WATERS EDGE MASTER ASSOCIATION, INC

Mark Johnson
WITNESS

Mark Johnson
WITNESS

DATE: 3-8-06

ACKNOWLEDGMENT OF WATERS EDGE MASTER ASSOCIATION, INC

STATE OF FLORIDA

COUNTY OF Pinellas

I HEREBY CERTIFY ON THIS 8th DAY OF March, 2006, A.D. BEFORE ME PERSONALLY APPEARED MARK JOHNSON, PRESIDENT OF THE WATERS EDGE MASTER ASSOCIATION, INC., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION 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 Oldsmar, Pinellas, ~~PASCO~~ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: _____

PRINTED NAME OF NOTARY PUBLIC SERIAL NUMBER: William G. Wright

William G. Wright
WITNESS

NOTARY PUBLIC
LORI P. KATZMAN
MY COMMISSION # DD 320479
EXPIRES: June 22, 2008
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WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Angela Anetakis
ANGELA ANETAKIS, CHAIRMAN, WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Angela Anetakis
WITNESS

Angela Anetakis
WITNESS

DATE: 3-8-06

ACKNOWLEDGMENT OF WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA

COUNTY OF Pinellas

I HEREBY CERTIFY ON THIS 8th DAY OF March, 2006, A.D. BEFORE ME PERSONALLY APPEARED ANGELA ANETAKIS, CHAIRMAN OF THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION 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 Oldsmar, Pinellas, ~~PASCO~~ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: _____

PRINTED NAME OF NOTARY PUBLIC SERIAL NUMBER: _____

William G. Wright
WITNESS

NOTARY PUBLIC
LORI P. KATZMAN
MY COMMISSION # DD 320479
EXPIRES: June 22, 2008
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SHEET 1 OF 15