

MEADOW POINTE IV PARCEL "J"

LYING IN SECTION 15, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK

PAGE NO.

LEGAL DESCRIPTION:

DESCRIPTION: A parcel of land lying in Section 15, Township 26 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Southwest corner of said Section 15, run thence along the West boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 15, N.00°25'26"E., 1319.87 feet to the Southwest corner of the Northwest 1/4 of said Southwest 1/4 of Section 15; thence along the West boundary of said Northwest 1/4 of the Southwest 1/4 of Section 15, N.00°26'13"E., 37.23 feet to the Northwesterly corner of the right-of-way for MEADOW POINTE BOULEVARD, as recorded in Official Record Book 5882, Page 1627, Public Records of Pasco County, Florida; thence along the Northerly right-of-way line of said MEADOW POINTE BOULEVARD, N.75°55'40"E., 140.00 feet to a point on a curve, said point also being the Northeast corner of said right-of-way for MEADOW POINTE BOULEVARD and the POINT OF BEGINNING; thence Northerly, 463.10 feet along the arc of a curve to the right having a radius of 1860.00 feet and a central angle of 14°15'55" (chord bearing N.06°56'22"W., 461.90 feet); thence S.89°48'25"E., 205.05 feet; thence S.51°17'15"E., 413.37 feet; thence S.89°39'00"E., 1145.30 feet to a point on the West boundary of FOX RIDGE PHASE THREE UNIT TWO, according to the plat thereof as recorded in Plat Book 24, Pages 101 and 102, of the Public Records of Pasco County, Florida; thence along said West boundary of FOX RIDGE PHASE THREE UNIT TWO, S.00°21'06"W., 682.67 feet to the Northwest corner of FOX RIDGE PHASE TWO UNIT FOUR, according to the plat thereof as recorded in Plat Book 19, Pages 113 through 115, inclusive, of the Public Records of Pasco County, Florida; thence along said West boundary of FOX RIDGE PHASE TWO UNIT FOUR, continue S.00°21'06"W., 708.20 feet; thence N.50°00'00"W., 850.00 feet; thence N.75°00'00"W., 573.92 feet; thence S.56°58'34"W., 175.52 feet to a point on a curve on the Easterly right-of-way line of the aforesaid MEADOW POINTE BOULEVARD; thence along said Easterly right-of-way line of MEADOW POINTE BOULEVARD, the following three (3) courses: 1) Northwesterly, 370.01 feet along the arc of a curve to the right having a radius of 1730.00 feet and a central angle of 12°15'16" (chord bearing N.26°53'48"W., 369.31 feet) to a point of tangency; 2) N.20°46'10"W., 66.95 feet to a point of curvature; 3) Northerly, 217.41 feet along the arc of a curve to the right having a radius of 1860.00 feet and a central angle of 06°41'50" (chord bearing N.17°25'15"W., 217.29 feet) to the POINT OF BEGINNING.

Containing 34.712 acres, more or less.

DEDICATION:

1. Clearwater Bay Associates, Inc., ("Owner") states and declares that it is the fee simple owner of all lands referred to as Meadow Pointe IV Parcel "J", as described in the legal description which is a part of this plat.
2. Legal title to TRACTS "A", "C-1", "C-2", "L-12A" and "L-12B", as shown and depicted hereon, is hereby granted, conveyed and dedicated to the Meadow Pointe IV 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 roads, easements, and other tracts for the use and benefit of the lot owners in Meadow Pointe IV.
3. Owner does further:
 - a) 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;
 - b) 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;
 - c) 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;
 - d) 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.
 - e) 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.
 - f) grant, convey and dedicate to the County TRACT "Z" (Pump Station Site) as shown hereon and the facilities located therein for purposes incidental thereto.
4. It is the intention of the owner of the lands described above that the District shall construct, operate, and maintain the street rights-of-way shown and depicted hereon and the drainage facilities and related improvements shown hereon.
5. Notwithstanding the foregoing, the County shall have the right at all times to enter upon the foregoing drainage easements, the road rights-of-way and all other easements as 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 12th day of July, A.D., 2004

OWNER: CLEARWATER BAY ASSOCIATES, INC.

By: [Signature]

Name: Lee E. Arnold, Jr.

Title: President

Witness: [Signature]

Melissa Mannion

Witness: [Signature]

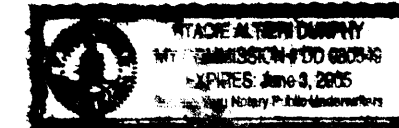
Laura Stone

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 12th day of July, 2004, by Lee E. Arnold Jr., as President of Clearwater Bay Associates, Inc. He is personally known to me.

Notary Public, State of Florida at Large
Stacie A. Dunphy



My Commission expires:
June 3, 2005

Commission Number:
DD030549

This the 12th day of July, A.D., 2004

WESLEY CHAPEL LAKES, LTD., a Florida limited partnership, as Mortgagee under a certain mortgage dated August 13, 2003 recorded in Official Records Book 5615, Page 312 of the public records of Pasco County, Florida, hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

MORTGAGEE: WESLEY CHAPEL LAKES, LTD., a Florida limited partnership

BY: Wesley Chapel Lakes, Inc.,
a Florida corporation as its sole
general partner

By: [Signature]

Name: Jared D. Brown

Title: President

Witness: [Signature]

Melissa Mannion

Witness: [Signature]

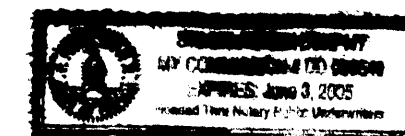
Laura Stone

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 12th day of July, 2004, by Jared D. Brown as President of Wesley Chapel Lakes, Inc., a Florida corporation. He is personally known to me.

Notary Public, State of Florida at Large
Stacie A. Dunphy



My Commission expires:
June 3, 2005

Commission Number:
DD030549

This the 28th day of June, A.D., 2004

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]

Name: Donald A. Buck

Title: Chairman, Board of Supervisors

Witness: [Signature]

Pamela Braun

Witness: [Signature]

Leslie G. Wells

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 28th day of June, 2004, by Donald A. Buck, as Chairman, Board of Supervisors of Meadow Pointe IV Community Development District. He is personally known to me.

[Signature]
Notary Public, State of Florida at Large
Teri Leigh Gartenmayer

My Commission expires:
February 23, 2008

Commission Number:
DD293440

