

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

SEVEN OAKS PARCEL S-17D
SECTION 25, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

The undersigned, as the sole owner of the lands shown on this plat to be known as SEVEN OAKS PARCEL S-17D, a subdivision of a portion of Section 25, Township 26 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:
Commence at the Northeast corner of said Section 25, run thence along the North boundary of said Section 25, S.89°42'03"W., 843.72 feet; thence SOUTH, 100.00 feet to the Northeast corner of SEVEN OAKS PARCELS S-13A AND S-13B, according to the plat thereof as recorded in Plat Book 41, Page 51, Public Records of Pasco County, Florida; thence along the Easterly boundary of said SEVEN OAKS PARCELS S-13A AND S-13B, continue, SOUTH, 2419.80 feet to the Southeast corner of said SEVEN OAKS PARCELS S-13A AND S-13B; thence along the Southerly boundary of said SEVEN OAKS PARCELS S-13A AND S-13B, N.69°00'00"W., 83.38 feet to the POINT OF BEGINNING; thence SOUTH, 854.80 feet; thence WEST, 144.00 feet; thence SOUTH, 18.13 feet; thence S.00°11'29"W., 43.60 feet; thence S.10°00'00"W., 66.52 feet; thence S.26°00'00"W., 66.52 feet; thence S.42°00'00"W., 66.52 feet; thence S.58°00'00"W., 66.52 feet; thence S.74°00'00"W., 66.52 feet to a point on the Easterly boundary of SEVEN OAKS PARCELS S-16 AND S-17A, according to the plat thereof as recorded in Plat Book 42, Pages 37 through 51, inclusive, Public Records of Pasco County, Florida; thence along said Easterly boundary of SEVEN OAKS PARCELS S-16 AND S-17A, the following eight (8) courses: 1) WEST, 115.20 feet to a point on a curve; 2) Northwesterly, 305.59 feet along the arc of a curve to the left having a radius of 570.00 feet and a central angle of 30°43'03" (chord bearing N.67°20'30"W., 301.94 feet); 3) N.21°06'12"E., 97.38 feet to a point of tangency; 4) Northerly, 107.18 feet along the arc of a curve to the left having a radius of 291.00 feet and a central angle of 21°06'12" (chord bearing N.10°33'06"E., 106.38 feet) to a point of tangency; 5) NORTH, 902.00 feet; 6) EAST, 16.00 feet; 7) NORTH, 55.10 feet; 8) N.34°15'06"E., 128.68 feet to a point on the aforesaid Southerly boundary of SEVEN OAKS PARCELS S-13A AND S-13B; thence along said Southerly boundary, S.69°00'00"E., 843.31 feet to the POINT OF BEGINNING.
Containing 18.549 acres, more or less.

Having caused said land to be divided and subdivided as shown hereon, SB ASSOCIATES I LIMITED PARTNERSHIP, (the "Owner"), as the respective owner of the lands described above, do hereby dedicate to the perpetual use of the public and Pasco County, Florida (the "County") a perpetual easement over and across all street rights-of-way as shown and depicted hereon for any and all governmental purposes including (without limitation) fire and police protection, and emergency medical services; and further do hereby dedicate to the perpetual use of the public and the County, all lands upon which or within which utility improvements and facilities exist; and further do hereby 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 station, pumping stations, buildings, sewage disposal plants, other utility plants and other appurtenant facilities lying within or upon the lands depicted on this plat and shown on the as-built plans filed with the County for such lands; and further do 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; and further do hereby reserve unto themselves, their respective 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.

This the 24th day of July, A.D., 2002

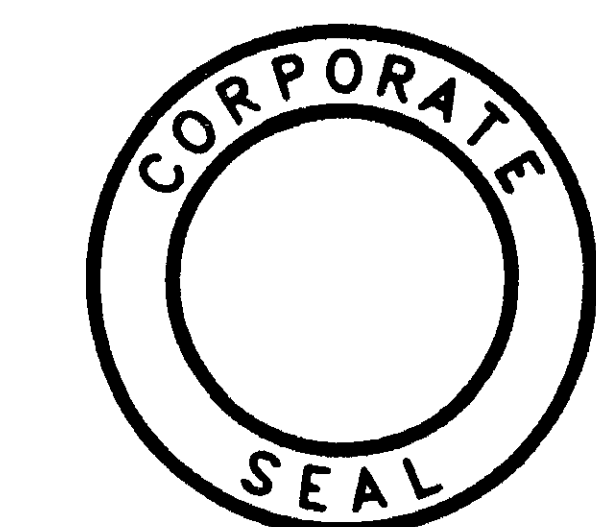
OWNER: SB ASSOCIATES I LIMITED PARTNERSHIP, A Delaware Limited Partnership

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

Witness: Mary Robin Dunn
Mary Robin Dunn

Witness: William F. Seaman
William F. Seaman

By: Tom Panaseney
Name: Tom Panaseney
Title: Vice President



ACKNOWLEDGMENT
STATE OF FLORIDA, COUNTY OF PASCO

The foregoing was acknowledged before me on this 24th day of July, 2002 by Tom Panaseney, as a Vice President of SB ASSOCIATES MANAGEMENT CO., a Delaware Corporation, on behalf of the Corporation, as the General Partner of SB ASSOCIATES I LIMITED PARTNERSHIP, a Delaware 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
Notary Public - State of Florida
My Commission Expires Sept. 1, 2002
COMMISSION # CC753035

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 3 day of OCTOBER, 2002 AD in Plat Book 44, Pages 77, 80, 81, 82.

Edith M. Dunn
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on OCTOBER 1, 2002, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Sam R. Rasmussen
Chairman of the Board of County Commissioners

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I, Aileen S. Davis, of Akerman, Senterfitt & Edison, P.A., as its Authorized Shareholder, do hereby certify that 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 platted subdivision has record title to that land. Additionally, I certify that there are no liens and or encumbrances of record against said property and that the taxes for the year 2001, have been paid.

This 30th day of JULY, A.D., 2002

Akerman, Senterfitt & Edison, P.A.

By: Aileen S. Davis
Aileen S. Davis,
As its Authorized Shareholder

NOTE:

- 1) The lands contained within this plat known as SEVEN OAKS PARCEL S-17D are subject to the conditions of the Declaration of Covenants, Conditions, and Restrictions for Seven Oaks (the "Declaration") as recorded in Official Record Book _____, Page _____, Public Records of Pasco County, Florida.
- 2) The SB ASSOCIATES I LIMITED PARTNERSHIP, (the "Owner") intends to convey TRACT "A-1" (private street rights-of-way), along with TRACTS "D-2" and "P-1" as shown and depicted hereon, and dedicate all Private Drainage Easements and Landscape Easements as shown and depicted hereon to the Seven Oaks Community Development District I (the "District"), and such lands are not dedicated to the public in general. It is the intention of the owner that the District, shall construct, operate, and maintain the roadway and drainage facilities and any related improvements along with the landscaping located within the Tracts and Easements previously mentioned in this paragraph.
- 3) A Trail System for the Seven Oaks Community may be located within TRACT "D-2" in accordance with approved construction plans and associated permitting.

NOTICE: 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.

REVIEW OF PLAT BY REGISTERED SURVEYOR

Reviewed for compliance with Chapter 177 of the Florida Statutes on this the 27th day of September, 2002

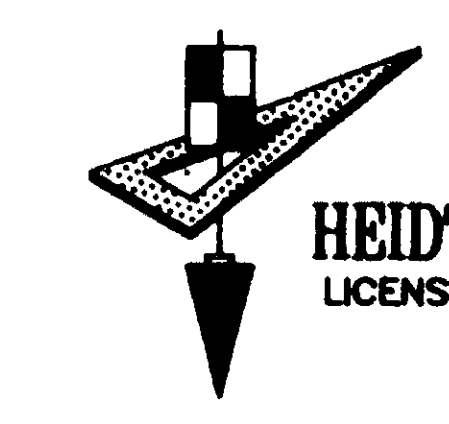
Nellie Mae Robinson
Surveyor's Name Nellie Mae Robinson
Florida Professional Surveyor and Mapper No. 3392

SURVEYOR'S CERTIFICATE

I hereby certify that this plat was prepared under my direction and supervision and that it complies with all of the survey requirements of Chapter 177, PART I, of the Florida Statutes, and that the "P.R.M.'s" (Permanent Reference Monuments) as shown hereon have been set, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9).

HEIDT & ASSOCIATES, INC., (LB148)
2212 Swann Avenue
Tampa, Florida 33606
Arthur W. Merritt
Arthur W. Merritt, (LS4498)
Florida Professional Surveyor and Mapper

Date June 15, 2002



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