

# WATERS EDGE TWO

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 20 AND 29,  
TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 52 PAGE 85

## LEGAL DESCRIPTION:

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN 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; THENCE LEAVING SAID WEST LINE OF SECTION 20, S08°49'59"E, FOR 1,016.41 FEET; THENCE S64°08'52"E, FOR 934.13 FEET; THENCE N43°33'52"E, FOR 973.01 FEET; THENCE S17°01'39"E, FOR 726.54 FEET; THENCE N89°55'41"E, FOR 663.00 FEET; THENCE S00°02'24"W, FOR 749.58 FEET; THENCE N81°36'27"W, FOR 135.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 14°58'43", AN ARC LENGTH OF 245.74 FEET, AND A CHORD BEARING N74°07'05"W FOR 245.04 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S27°11'20"W, FOR 100.48 FEET; THENCE S31°01'34"W, FOR 44.87 FEET; THENCE S53°43'34"E, FOR 220.06 FEET; THENCE S45°41'39"E, FOR 89.72 FEET; THENCE S35°50'34"E, FOR 89.37 FEET; THENCE S24°14'40"E, FOR 168.03 FEET; THENCE N50°10'34"E, FOR 52.97 FEET; THENCE S43°28'52"E, FOR 171.22 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S43°28'52"E, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 01°12'34", AN ARC LENGTH OF 12.67 FEET, AND A CHORD BEARING N45°54'51"E FOR 12.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 01°02'30", AN ARC LENGTH OF 9.09 FEET, AND A CHORD BEARING N45°49'49"E FOR 9.09 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S43°38'56"E, FOR 545.43 FEET; THENCE S79°59'07"W, FOR 2,197.33 FEET; THENCE N61°56'34"W, FOR 134.13 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S74°27'01"E, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 21°20'35", AN ARC LENGTH OF 93.13 FEET, AND A CHORD BEARING S26°13'17"W FOR 92.59 FEET TO THE POINT OF TANGENT; THENCE S36°53'34"W, FOR 1.59' TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 79°41'25", AN ARC LENGTH OF 27.82 FEET, AND A CHORD BEARING S02°57'08"E FOR 25.63 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S49°25'53"W, FOR 47.58 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N49°25'53"E, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 20°00'10", AN ARC LENGTH OF 57.60 FEET, AND A CHORD BEARING S30°34'02"E FOR 57.31 FEET TO THE POINT OF TANGENT; THENCE S20°33'57"E, FOR 114.14 FEET; THENCE S70°04'54"W, FOR 168.68 FEET; THENCE S18°39'54"E, FOR 391.94 FEET; THENCE S73°54'54"W, FOR 1,197.82 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF HIDDEN LAKE ESTATES, UNIT FOUR, PHASE TWO, AS RECORDED IN PLAT BOOK 21, PAGE 82 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N00°22'24"E, ALONG SAID EAST LINE OF HIDDEN LAKE ESTATES, UNIT FOUR, PHASE TWO, FOR 1,031.13 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 20, SAME BEING THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID HIDDEN LAKE ESTATES, UNIT FOUR, PHASE TWO; THENCE N89°42'37"W, ALONG SAID SOUTH LINE OF SAID SECTION 20, SAME BEING SAID NORTH LINE OF HIDDEN LAKE ESTATES, UNIT FOUR, PHASE TWO, FOR 460.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,618,931 SQUARE FEET OR 197.863 ACRES, MORE OR LESS.

**DEDICATION:** THE UNDERSIGNED, OWNER OF THE LANDS ON THIS PLAT TO BE KNOWN AS "WATERS EDGE TWO", 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 TWO, 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, THE WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT ("THE DISTRICT") AND THE WATERS EDGE MASTER 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 AS DEDICATED TRACTS FOR THE PURPOSES OF MAINTAINING OR OPERATING THE DRAINAGE FACILITIES SITUATED THEREON.

4) THE OWNER FURTHER DEDICATES TO THE DISTRICT OR ASSOCIATION 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, DISTRICT OR THE ASSOCIATION FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT 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 PRIVATE, 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 DEVELOPER OR 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-PUBLIC 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, NOR CONSTITUTE A PUBLIC DEDICATION OF THE SAME. SUCH "UTILITY EASEMENT" AREAS SHALL BE MAINTAINED BY EACH LOT OWNER AS PART OF ITS LOT.

## DEDICATION: (CONTINUED)

7) 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.

8) 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 TWO, 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.

9) THE OWNER FURTHER DEDICATES TO PROVIDERS (APPROVED BY THE OWNER) 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.

10) TRACTS PS-1 AND PS-4B ARE HEREBY DESIGNATED AS SANITARY SEWER PUMP STATION TRACTS AND THE OWNER FURTHER DEDICATES THESE TRACTS TO THE COUNTY, AS SHOWN HEREON, FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND REPLACING SANITARY SEWER FACILITIES.

11) 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 CONSERVATION EASEMENTS, AND ALL OTHER EASEMENT AREAS DEPICTED HEREON TO ACCOMPLISH SUCH PURPOSES.

12) 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.

13) TRACTS P-1, AND P-3 ARE 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.

14) TRACTS G-2, H-2, K, L AND M ARE HEREBY DESIGNATED AS DRAINAGE EASEMENT, ACCESS EASEMENT, WETLAND BUFFER EASEMENT, UTILITY EASEMENT, AND CONSERVATION EASEMENT AREAS AS SHOWN AND DEPICTED HEREON, AND SHALL INITIALLY BE PRIVATELY OWNED AND MAINTAINED BY THE UNDERSIGNED, THEIR DESIGNEES AND ASSIGNEES AND SUBSEQUENT TO THE FILING OF THIS PLAT AND THE COMPLETION OF ANY REQUIRED IMPROVEMENT IN SAID TRACTS, THE UNDERSIGNED WILL CONVEY SAID TRACTS TO THE DISTRICT OR ASSOCIATION, WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.

15) TRACT F IS HEREBY DESIGNATED AS DRAINAGE EASEMENT, ACCESS EASEMENT, WETLAND BUFFER EASEMENT AND CONSERVATION EASEMENT AREA WITH RECREATIONAL USE, AND WILL BE CONVEYED TO AND MAINTAINED BY THE ASSOCIATION BY A SEPARATELY EXECUTED INSTRUMENT.

16) TRACT R IS HEREBY DESIGNATED AS DRAINAGE EASEMENT AND ACCESS EASEMENT AREA AS SHOWN AND DEPICTED HEREON, AND SHALL INITIALLY BE PRIVATELY OWNED AND MAINTAINED BY THE UNDERSIGNED, THEIR DESIGNEES AND ASSIGNEES AND SUBSEQUENT TO THE FILING OF THIS PLAT AND THE COMPLETION OF ANY REQUIRED IMPROVEMENT IN SAID TRACTS, THE UNDERSIGNED WILL CONVEY SAID TRACTS TO THE DISTRICT OR ASSOCIATION, WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.

## OWNER

THE RYLAND GROUP, INC., A MARYLAND CORPORATION

WILLIAM G. WRIGHT, VICE PRESIDENT

DATE: \_\_\_\_\_

## ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA

COUNTY OF Piellas

I HEREBY CERTIFY ON THIS 14th DAY OF December, 2004, A.D. BEFORE ME PERSONALLY APPEARED WILLIAM G. WRIGHT, 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 Oklawaha, Piellas COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: \_\_\_\_\_

Cori P. Katzman  
PRINTED NAME OF NOTARY PUBLIC

SERIAL NUMBER: \_\_\_\_\_



**FLORIDA DESIGN CONSULTANTS, INC.**  
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OCTOBER, 2004 508-61

SHEET 1 OF 25

WATERS EDGE TWO