

# MEADOW POINTE PARCEL 14 UNIT 2

SECTIONS 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

37/48

## 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 MEADOW POINTE PARCEL 14 UNIT 2, a subdivision of a portion of the Southwest 1/4 of Section 32, and the Southwest 1/4 of Section 33, Township 26 South, Range 20 East, Pasco County, Florida, being further described as follows:

From the Northwest corner of said Northwest 1/4 of Section 33, run thence along the West boundary of said Northwest 1/4, S.00°25'56"W., 2651.35 feet to the POINT OF BEGINNING; thence N.51°00'00"E., 169.00 feet; thence S.57°00'00"E., 169.00 feet; thence S.77°00'00"E., 68.27 feet; thence S.52°00'00"E., 118.16 feet; thence N.29°00'00"E., 153.73 feet; thence S.52°00'00"E., 80.00 feet to a point on the Western right-of-way line of MANSFIELD BOULEVARD PHASE CD, as recorded in Official Record Book 3853, Page 425, Public Records of Pasco County, Florida; thence along said Western right-of-way line, S.08°00'00"W., 768.80 feet to the Northeast corner of MEADOW POINTE PARCEL 14 UNIT 1, according to the plat thereof as recorded in Plat Book 36, Pages 101 through 105, inclusive, Public Records of Pasco County, Florida; thence along the Northern boundary of said MEADOW POINTE PARCEL 14 UNIT 1 the following three (3) courses: 1) N.73°30'38"W., 97.71 feet; 2) S.63°34'24"W., 218.78 feet; 3) N.65°51'14"W., 373.74 feet to a point on the Easterly boundary of MEADOW POINTE PARCEL 11 UNIT 2, according to the plat thereof as recorded in Plat Book 36, Pages 85 through 89, inclusive, Public Records of Pasco County, Florida; thence along said Easterly boundary the following three (3) courses: 1) N.57°00'00"E., 204.34 feet; 2) N.00°25'56"E., 110.37 feet; 3) N.32°00'00"W., 349.09 feet to a point on the Easterly boundary of MEADOW POINTE PARCEL 11 UNIT 1, according to the plat thereof as recorded in Plat Book 34, Pages 123 through 126, inclusive, Public Records of Pasco County, Florida; thence along said Easterly boundary, N.58°00'00"E., 221.81 feet to the POINT OF BEGINNING.

Containing 10.186 acres, more or less.

Have caused said land to be divided and subdivided as shown hereon, Trout Creek Development Corporation ("Trout Creek") and Meadow Pointe II Community Development District (the "District"), as respective owners of the lands described above, as shown and depicted hereon; hereby dedicate to Pasco County, Florida (the "County") a perpetual non-exclusive ingress/egress easement over TRACT "A" for emergency and service access to and from the individual lots shown hereon, and hereby dedicate to the perpetual use of the County all fire hydrants and other appurtenant facilities, including all utility improvements lying within or upon the lands depicted on this plat and shown on the as-built plans filed with the County for such lands.

This dedication for MEADOW POINTE PARCEL 14 UNIT 2 is subject to the Declaration of Easements, Covenants, Conditions and Restrictions for Covina Key (MEADOW POINTE PARCEL 14 UNIT 2) to be recorded by a separate instrument which will provide for certain easements, covenants, restrictions and conditions affecting the subdivision property of MEADOW POINTE PARCEL 14 UNIT 2 and is further subject to the following:

- Legal title to TRACTS "B-4" and "B-5" (Common Areas) all of which are shown hereon, shall be conveyed to by separate instrument and maintained by the Covina Key Homeowner's Association, Inc.
- Legal title to TRACTS "C-2" and "C-3" (which contain Wetland Conservation Easements and Floodplain Mitigation Areas) and TRACT "D-1" and "D-2" (which contain Drainage Easement), all of which are shown hereon, shall be conveyed to by separate instrument and maintained by the District.
- Legal title to TRACT "A", including all utility improvements and facilities and other appurtenant facilities lying within or upon TRACT "A" as depicted on this plat and shown on the as-built plans filed with the County for such lands shall be conveyed to by separate instrument and maintained by the District.

## TROUT CREEK DEVELOPMENT CORPORATION -- OWNER

*Stuart B. Aronoff* *Leslie J. Wells* *Barbara M. Wesson*  
Stuart B. Aronoff, President      Witness, Leslie J. Wells      Witness, Barbara M. Wesson

## ACKNOWLEDGEMENTS:

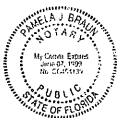
STATE OF FLORIDA }  
COUNTY OF HILLSBOROUGH } SS:

The foregoing instrument was acknowledged before me this 30th day of December, 1993, by Stuart B. Aronoff, President of Trout Creek Development Corporation, a Delaware Corporation, on behalf of the Corporation. He is personally known to me.

Witness my hand and official seal at Tampa, Florida, the day and year aforesaid.

*Pamela J. Braun*  
Notary Public, State of Florida at Large  
Pamela J. Braun

My Commission expires: 6-7-99  
Commission Number: CC454139



## MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT -- OWNER

*Donald A. Buck* *Debra Masliello* *Leslie J. Wells*  
Donald A. Buck, Chairman      Witness, Debra Masliello      Witness, Leslie J. Wells

## ACKNOWLEDGEMENTS:

STATE OF FLORIDA }  
COUNTY OF HILLSBOROUGH } SS:

The foregoing instrument was acknowledged before me this 30th day of December, 1998, by Donald A. Buck, Chairman of Meadow Pointe II Community Development District, who is personally known to me.

Witness my hand and official seal at Tampa, Florida, the day and year aforesaid.

*Pamela J. Braun*  
Notary Public, State of Florida at Large  
Pamela J. Braun

My Commission expires: 6-7-99  
Commission Number: CC454139



## CERTIFICATE OF TITLE:

STATE OF FLORIDA }  
COUNTY OF PASCO } SS:

I, Marcia E. Rendueles, President of Title Experts of Tampa, Inc., 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 no encumbrances of record against said property, except as shown on said plat; and that the taxes for the year 1998, have been paid.

This 30th day of December, A.D., 1998

Title Experts of Tampa, Inc.

By: *M Rendueles*  
Marcia E. Rendueles, President

## CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_ AD in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

Clerk of the Circuit Court

## BOARD OF COUNTY COMMISSIONERS:

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

Chairman of the Board of County Commissioners

## REVIEW OF PLAT BY REGISTERED SURVEYOR (OR EMPLOYED BY PASCO COUNTY):

Reviewed for compliance with Chapter 177 of the Florida Statutes on this the \_\_\_\_\_ day of \_\_\_\_\_

Surveyor's Name \_\_\_\_\_  
Florida Professional Surveyor and Mapper No. \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

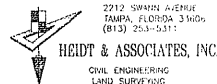
I hereby certify that this plat was prepared under my direction and supervision and that it complies with all of the survey requirements of Chapter 177 of the Florida Statutes, and that the "P.R.M.'s" (Permanent Reference Monuments) as shown hereon have been set, and that the "P.C.P.'s" (Permanent Control 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 (9) (9).

HEIDT & ASSOCIATES, INC., (LB14R)  
2212 Swann Avenue  
Tampa, Florida 33606

*Arthur W. Merrill*  
Arthur W. Merrill, (LS4498)  
Florida Professional Surveyor and Mapper

*March 31, 1999*  
Date

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.



SHEET 1 OF 6 SHEETS

PLAT BOOK PAGE NO.