

CONCORD STATION PHASE 1 - UNITS "A" AND "B"
BEING A SUBDIVISION OF LAND LYING WITHIN SECTIONS 21, 22 and 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST,
PASCO COUNTY, FLORIDA

P.B. 54 PG 30
SHEET 1 OF 20

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
 SS:
COUNTY OF PASCO)

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS CONCORD STATION PHASE 1 - UNITS "A" AND "B", A SUBDIVISION OF A PORTION OF SECTIONS 21, 22 AND 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 27, N00°08'24"E, A DISTANCE OF 51.95 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 54, ACCORDING TO THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 14570-2521, STATE ROAD NUMBER 54, PASCO COUNTY, FLORIDA DATED 5-29-97; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, N88°00'50"E, A DISTANCE OF 159.04 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTHEASTERLY 40.58 FEET ALONG THE ARC, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°00'50" AND A CHORD BEARING AND DISTANCE OF N41°30'25"E, 36.27 FEET; THENCE N05°00'00"W, A DISTANCE OF 492.23 FEET, TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHERLY 1,023.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,530.00 FEET, A CENTRAL ANGLE OF 38°20'35" AND A CHORD BEARING AND DISTANCE OF N14°10'17"E, 1,004.89 FEET, TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 916.73 FEET ALONG THE ARC, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 80°48'25" AND A CHORD BEARING AND DISTANCE OF N07°03'38"W, 842.62 FEET; THENCE N47°27'51"W, A DISTANCE OF 300.00 FEET, TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHEASTERLY 432.46 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 33°02'15" AND A CHORD BEARING AND DISTANCE OF N30°56'43"W, 426.50 FEET; THENCE N14°25'35"W, A DISTANCE OF 678.07 FEET, TO A POINT OF CURVE TO THE LEFT; THENCE NORTHWESTERLY 501.13 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 44°10'24" AND A CHORD BEARING AND DISTANCE OF N36°30'47"W, 488.81 FEET; THENCE N26°41'58"E, A DISTANCE OF 112.32 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 76.83 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 88°02'32" AND A CHORD BEARING AND DISTANCE OF N15°16'15"W, 69.49 FEET; THENCE N28°45'01"E, A DISTANCE OF 318.93 FEET, TO A POINT OF CURVE TO THE LEFT; THENCE NORTHERLY 602.00 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 35°11'48" AND A CHORD BEARING AND DISTANCE OF N11°09'08"E, 592.58 FEET; THENCE N06°26'44"W, A DISTANCE OF 575.35 FEET; THENCE S82°43'46"E, A DISTANCE OF 971.34 FEET; THENCE S69°12'50"E, A DISTANCE OF 822.27 FEET TO THE WESTERLY BOUNDARY OF TRACT "B - 7", OF THE PLAT OF OAKSTEAD PARCEL 6 UNIT 1 AND PARCEL 7, AS RECORDED IN PLAT BOOK 41, PAGES 99-107; THENCE ALONG SAID WESTERLY BOUNDARY, THENCE S00°16'01"W, A DISTANCE OF 787.93 FEET; THENCE CONTINUE S00°16'01"W, ALONG SAID LINE, A DISTANCE OF 1,400.00 FEET, TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE TO THE LEFT SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID PLAT; THENCE DEPARTING SAID WESTERLY BOUNDARY, SOUTHWESTERLY 1,174.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,430.00 FEET, A CENTRAL ANGLE OF 47°02'51" AND A CHORD BEARING AND DISTANCE OF S66°27'56"W, 1,141.51 FEET, TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE SOUTHERLY 39.45 FEET ALONG THE ARC, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°24'20" AND A CHORD BEARING AND DISTANCE OF S02°15'40"E, 35.48 FEET; THENCE S47°27'51"E, A DISTANCE OF 74.96 FEET, TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHERLY 1,057.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 80°48'25" AND A CHORD BEARING AND DISTANCE OF S07°03'38"E, 972.25 FEET, TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 956.97 FEET ALONG THE ARC, HAVING A RADIUS OF 1,430.00 FEET, A CENTRAL ANGLE OF 38°20'35" AND A CHORD BEARING AND DISTANCE OF S14°10'17"W, 939.22 FEET; THENCE S05°00'00"E, A DISTANCE OF 500.13 FEET, TO A POINT OF CURVE TO THE LEFT; THENCE SOUTHEASTERLY 37.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°59'10" AND A CHORD BEARING AND DISTANCE OF S48°29'35"E, 34.41 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 54; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY; THENCE S88°00'50"W, A DISTANCE OF 150.21 FEET TO THE POINT OF BEGINNING. CONTAINING 4,779,504 SQUARE FEET OR 109.722 ACRES, MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON:

- Concord Station LLP, a Florida limited liability partnership, (the "Owner") states and declares that it is the fee simple owner of all lands referred to as Concord Station Phase 1 - Units "A" and "B", as described in the legal description which is a part of this plat.
- Legal title to Multi-Use TRACT "25" (Drainage and Ingress/Egress Easement); Multi-Use TRACT "40" (Wetland Conservation/Preservation Area "E", Drainage and Ingress/Egress Easement); Multi-Use TRACT "50" (Wetland Conservation/Preservation Areas "C", "D", "F", "G", "H" and "H2", Drainage and Ingress/Egress Easement); TRACT "1D" (Park); TRACTS "1B" and "1C" (20.00 foot Landscape Buffer Easements), as shown and depicted hereon, is hereby reserved by the owner for conveyance to the Concord Station 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 tracts for the use and benefit of the property owners within the District.
- The Owner and the District further does:
 - Dedicate to the perpetual use of the public and Pasco County (the "County") all street rights-of-way which are shown and depicted hereon;
 - 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 and the lift station site identified as Tract "LS-1" as shown hereon and the facilities located therein for purposes incidental thereto, 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 and the District, 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;
 - Grant to the County a Non-Exclusive Flow Through 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 or the District 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;
 - Grant 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;
 - 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.
 - 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.
- TRACT "1A" (Mitigation Area) is reserved by the owner.
- It is the intention of the Owner of the lands described above that the District shall construct, operate, and maintain the storm water drainage facilities and related improvements shown hereon.
- Notwithstanding the foregoing, the County shall have the right at all times to enter upon the foregoing storm water drainage tracts and easements, and all other tracts and 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 7 DAY OF June, A.D., 2005.

OWNER: CONCORD STATION LLP, A LIMITED LIABILITY PARTNERSHIP

BY:

Doyle Dudley
DOYLE DUDLEY
MANAGING PARTNER

WITNESS:

Lewis Echmolt, Jr.
LEWIS ECHMOLT, JR.
PRINT NAME

WITNESS:

Cory W. Pierce
CORY W. PIERCE
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF June, 2005 A.D. BY DOYLE DUDLEY, MANAGING PARTNER, OF CONCORD STATION LLP, WHO IS PERSONALLY KNOWN TO ME.

Linda Perry
Linda Perry
NAME OF NOTARY PRINTED OR STAMPED

NOTARY PUBLIC



COMMUNITY DEVELOPMENT DISTRICT:

CONCORD STATION CDD

Bill Kouwenhoven
BILL KOUWENHOVEN
CHAIRPERSON

WITNESS:

Lewis Echmolt, Jr.
LEWIS ECHMOLT, JR.
PRINT NAME

WITNESS:

Cory W. Pierce
CORY W. PIERCE
PRINT NAME

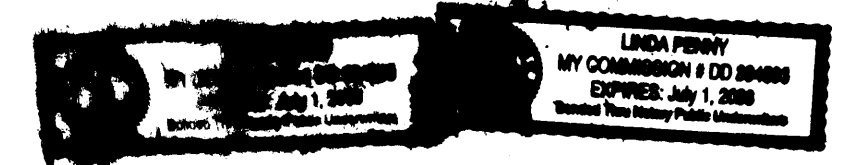
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF June, 2005 A.D. BY BILL KOUWENHOVEN, CHAIRPERSON, OF CONCORD STATION CDD, WHO IS PERSONALLY KNOWN TO ME.

Linda Perry
Linda Perry
NAME OF NOTARY PRINTED OR STAMPED

NOTARY PUBLIC



MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

WACHOVIA BANK, NA as Mortgagee under a certain mortgage dated 5/6/02 recorded in Official Record Book 4940 Page 1538 of the public records of Pasco County, Florida, hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

WACHOVIA BANK, NA
Katia S. Moore
KATIA MOORE
RELATIONSHIP RISK MANAGER
VICE PRESIDENT
REAL ESTATE FINANCIAL SERVICES

WITNESS:

Lora Hernandez
Lora Hernandez
PRINT NAME

WITNESS:

Elizabeth A. Barton
Elizabeth A. Barton
PRINT NAME

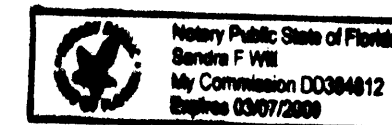
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF JUNE, 2005 A.D. BY KATIA S. MOORE OF WACHOVIA BANK WHO IS PERSONALLY KNOWN TO ME.

Donna Z. With
Donna Z. With
NAME OF NOTARY PRINTED OR STAMPED

NOTARY PUBLIC



CERTIFICATE OF TITLE:

STATE OF FLORIDA)
 SS:
COUNTY OF PASCO)

I, LAURA RAMBEAU, VICE PRESIDENT OF NORTH AMERICAN TITLE COMPANY, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. ADDITIONALLY, I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; AND THAT THE TAXES FOR THE YEAR 2004 HAVE BEEN PAID.

THIS THE 9TH DAY OF JUNE, 2005 A.D.

NORTH AMERICAN TITLE COMPANY

BY: Laura Rambeau
LAURA RAMBEAU
VICE 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 9th DAY OF JUNE, 2005 A.D. IN PLAT BOOK 54, PAGE 30-49.

Donna Z. With
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY ON JUNE 21, 2005, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Donna Z. With
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177, PART I OF THE FLORIDA STATUTES ON THIS THE 16th DAY OF JUNE, 2005 A.D.

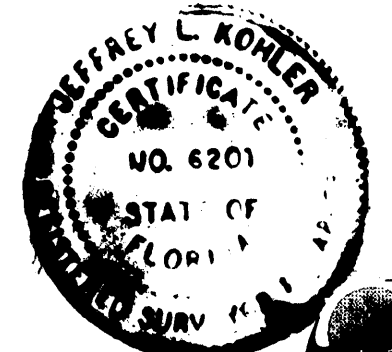
Harold W. Sinen
HAROLD W. Sinen
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, No. 4576

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1.

SIGNED AND SEALED THIS 16th DAY OF JUNE, 2005

Jeffrey L. Kohler
JEFFREY L. KOHLER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6201
CERTIFICATE OF AUTHORIZATION NO. 6890



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BURCAW
and associates, inc.
LB#8880

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.

NOTE: SEE SHEET 2 OF 20 FOR LEGEND AND INDEX MAP