

ASBEL CREEK PHASE THREE

A SUBDIVISION OF A PORTION OF SECTIONS 16 AND 21,
TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

57
PLAT BOOK

1
PAGE
SHEET 1 OF 3

LEGAL DESCRIPTION

DESCRIPTION

A parcel of land lying within Sections 16 and 21, Township 25 South, Range 18 East, Pasco County, Florida, being further described as follows:
Commence at the Northwest corner of Bulloch Boulevard as shown on the plat of ASBEL CREEK PHASE TWO, recorded in Plat Book 54, Page 50, of the Public Records of Pasco County, Florida for a POINT OF BEGINNING; thence along the Westerly right-of-way of said Bulloch Boulevard, the same being the boundary of said ASBEL CREEK PHASE TWO, S.16°16'14"E., a distance of 783.27 feet to a point of curvature; thence continue along the boundary of said ASBEL CREEK PHASE TWO the following two courses: 1) Northwest 54.88 feet along the arc of a curve to the left, said curve having a radius of 35.00 feet, a central angle of 90°00'00", and a chord bearing and distance of N.61°16'14"W., 49.50 feet; 2) S.73°43'46"W., a distance of 453.38 feet to a point of curvature; thence continue along the boundary of said ASBEL CREEK PHASE TWO and the Westerly prolongation thereof, Westerly 332.82 feet along the arc of a curve to the right, said curve having a radius of 680.00 feet, a central angle of 28°01'36", and a chord bearing and distance of S.87°44'33"W., 329.32 feet; thence N.78°14'39"W., a distance of 73.85 feet to a point of curvature; thence Northwest 250.89 feet along the arc of a curve to the right, said curve having a radius of 565.00 feet, a central angle of 25°28'31", and a chord bearing and distance of N.85°31'24"W., 248.83 feet; thence N.52°48'08"W., a distance of 68.86 feet; thence N.37°11'52"E., a distance of 50.00 feet; thence N.04°44'52"E., a distance of 482.81 feet to the Northerly boundary of the Westfield Homes of Florida parcel as described in Official Records Book 5643, Page 526 of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said Westfield Homes of Florida parcel the following four courses: 1) N.71°37'15"E., a distance of 355.45 feet; 2) S.65°30'26"E., a distance of 117.58 feet; 3) S.86°22'16"E., a distance of 94.80 feet; 4) N.68°37'25"E., a distance of 367.16 feet to the POINT OF BEGINNING.
Containing 17.010 acres, more or less.

DEDICATION

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) ss:

- Westfield Homes of Florida, a Florida general partnership (the "Owner") states and declares that it is the fee simple owner of all lands referred to as ASBEL CREEK PHASE THREE, as described in the legal description which is a part of this plat.
- Legal title to all street rights-of-way as shown and depicted hereon is hereby granted, conveyed and dedicated to Pasco County, Florida (the "County"), for the perpetual use of the public.
- Legal title to Tracts A (Drainage Easement), B (Landscape Buffer), and C (Wetland Conservation Area and Upland Buffer) as shown hereon are hereby dedicated to Asbel Creek Association, Inc. (the "Association"), for their use and maintenance.
- Owner does further:
 - grant, convey and dedicate to the perpetual use of 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, and other appurtenant facilities lying within or upon the street rights-of-way and utility easements 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 such streets, utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities, and appurtenances is assumed by the County as their respective interests may appear.
 - grant, convey and dedicate 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 unimproved commonly owned property shown on this plat. In the event the Owner 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, but not the obligation, to access and enter upon said easements and/or commonly owned property for the purpose of performing maintenance to ensure the free flow of water.
 - grant and reserve unto the Association, 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, to the extent consistent with s. 177.085(1).
 - grant, convey and dedicate a non-exclusive perpetual easement for telephone, electric, cable television, sewer, water and other public utility service providers (subject to existing agreements with said utilities) over, across and under all street rights-of-way and utility easements depicted on this plat for the installation, maintenance and replacement of their respective facilities.

This the 5th day of OCTOBER, 2005.

OWNER

Westfield Homes of Florida, A Florida General Partnership
By: Westfield Homes of Florida, Inc., a Delaware Corporation, its managing general partner
Signed, sealed and delivered in the presence of:

David Pellets
President

Jackie Parker
Witness

Lee F. Johnson
Witness

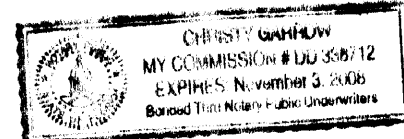
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) ss:

I hereby certify on this 5th day of October, 2005, before me personally appeared David Pellets, President of Westfield Homes of Florida, Inc., a Delaware Corporation, as managing general partner of Westfield Homes of Florida, a Florida general partnership, who has identified himself to me as the person described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

Christy L. Lander
Notary Public, State of Florida at Large



CERTIFICATE OF TITLE

I, Richard A. Schlosser, of Brickleyer Smolker & Bolves, P.A., an attorney licensed to practice law in the State of Florida, 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. In the event the plat does not contain a dedication, I hereby certify that the developer of the platted subdivision has record title to the land. 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 2005 have been paid.

This the 5th day of October, 2005.

Richard A. Schlosser, Esquire
Brickleyer Smolker & Bolves, P.A.

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER

Reviewed for compliance with chapter 177, Part 1, of the Florida Statutes on this the 21st day of OCTOBER, 2005.

Reviewed By: HARDOWAR SINGH
Florida Professional Surveyor and Mapper, License No. 4575.

BOARD OF COUNTY COMMISSIONERS

This is to certify that on 8th day of NOV, 2005 the foregoing plat or plan was approved by the Board of County Commissioners.

Chairman of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this 16th day of NOV, 2005 in Plat Book 57, Pages 1-3.

Clerk of the Circuit Court

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 PASCO COUNTY, FLORIDA.

NOTES:

- Bearings shown hereon are based on the Westerly right-of-way of Bulloch Boulevard as shown on the plat of ASBEL CREEK PHASE TWO, recorded in Plat Book 54, Page 50, of the Public Records of Pasco County, Florida. Said line bears S.16°16'14"E.
- The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network (NAD 1983-1990 Re-adjustment) and were established to Third-Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.
- Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in the Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

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 14th day of OCTOBER, 2005.

D.C. Johnson & Associates, Inc.
Florida Licensed Business No. 4514

Dennis J. DeHoff
Florida Professional Surveyor and Mapper No. 4288

