

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

SEVEN OAKS PARCELS S-13A AND S-13B

SECTION 25, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 44 PAGE NO. 54

DESCRIPTION: A parcel of land lying in Section 25, Township 26 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

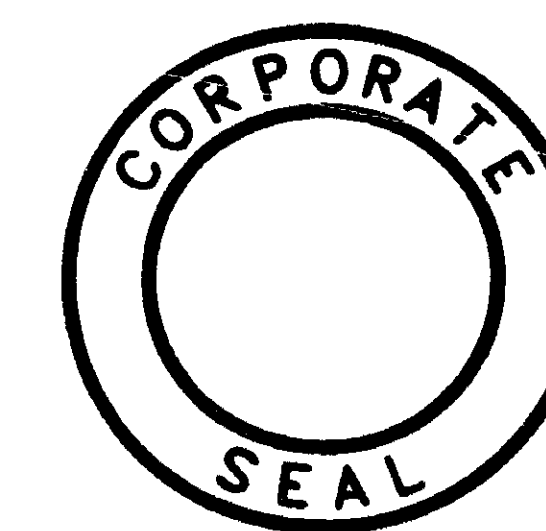
Commence at the Northeast corner of said Section 25, run thence along the North boundary of said Section 25, S.89°42'03"W., 843.72 feet; thence SOUTH, 100.00 feet to the POINT OF BEGINNING; thence continue, SOUTH, 2419.80 feet; thence along the Northerly boundary of said SEVEN OAKS PARCELS S-16 AND S-17A, the following two (2) courses: 1) continue, N.69°00'00"W., 1000.00 feet; 2) S.51°00'00"W., 450.00 feet to a point on the Easterly right-of-way line of ANCIENT OAKS BOULEVARD, according to the plat of SEVEN OAKS PARCELS S-11 AND S-15, as recorded in Plat Book 42, Pages 62 through 74, inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, the following three (3) courses: 1) N.39°00'00"W., 496.39 feet to a point of curvature; 2) Northwestery, 502.65 feet along the arc of a curve to the right having a radius of 960.00 feet and a central angle of 30°00'00" (chord bearing N.24°00'00"W., 496.93 feet) to a point of tangency; 3) N.09°00'00"W., 213.00 feet; thence N.81°00'00"E., 110.50 feet; thence S.88°22'49"E., 81.39 feet; thence N.81°00'00"E., 240.00 feet; thence N.71°58'40"E., 81.00 feet; thence N.81°00'00"E., 67.48 feet; thence N.41°30'00"E., 20.00 feet; thence N.10°21'00"E., 367.27 feet; thence N.21°33'00"E., 68.81 feet; thence N.68°28'34"W., 261.74 feet; thence NORTH, 398.79 feet to a point on the South boundary of a 100 foot wide Florida Power Corporation Easement, as recorded in Official Record Book 169, Page 120, and Official Record Book 3109, Page 1395, also being the South boundary of a 50 foot wide Ingress-Egress Easement, as recorded in Official Record Book 3005, Page 444, also being the South boundary of a 30 foot wide Permanent Pipeline Easement, as recorded in Official Record Book 3005, Page 444, all of the Public Records of Pasco County, Florida; thence along said South boundaries, the following two (2) courses: 1) N.89°41'59"E., 265.67 feet; 2) N.89°42'03"E., 1097.46 feet to the Northwest corner of that parcel of land devoted to West Coast Regional Water Supply Authority, in respective order the following three (3) courses: 1) S.00°17'57"E., 208.71 feet to the Southwest corner thereof; 2) N.89°42'03"E., 208.71 feet to the Southeast corner thereof; 3) Egress Easement; thence along said South boundaries, N.89°42'03"E., 505.49 feet to the POINT OF BEGINNING.

Containing 101.689 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 PartnerWitness: Mary Robin Dunn
Mary Robin DunnWitness: William F. Seaman
William F. SeamanBy: Tom Panaseney
Name: Tom Panaseney
Title: Vice PresidentACKNOWLEDGMENT
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 19th day of September, 2002 AD in Plat Book 44, Pages 54, 55, 56, 57, 58, 59
60, 61, 62, 63, 64, 65
66, 67
Fred W. Merritt
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on September 17, 2002, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Don F. DePue
Chairman of the Board of County Commissioners

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

August 1, 2002
Date

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

REVIEW OF PLAT BY REGISTERED SURVEYOR

Reviewed for compliance with Chapter 177 of the Florida Statutes on this the 12th day of September, 2002.

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

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

SHEET 1 OF 14 SHEETS