

MIRASOL AT THE CHAMPIONS' CLUB

A SUBDIVISION OF A PORTION OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION & DEDICATION:
STATE OF FLORIDA }
COUNTY OF PASCO }

THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS MIRASOL AT THE CHAMPIONS' CLUB, A SUBDIVISION OF A PORTION OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 17 EAST, OF PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 26 SOUTH, RANGE 17 EAST; THENCE RUN ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF SECTION 31, SOUTH 89°14'15" EAST, A DISTANCE OF 1084.31 FEET FOR THE POINT OF BEGINNING; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 31, RUN NORTH 00°45'40" EAST, A DISTANCE OF 139.27 FEET; THENCE RUN NORTH 11°21'49" EAST, A DISTANCE OF 55.20 FEET; THENCE RUN NORTH 45°29'33" EAST, A DISTANCE OF 119.75 FEET; THENCE RUN NORTH 19°36'43" WEST, A DISTANCE OF 124.92 FEET; THENCE RUN NORTH 01°52'20" EAST, A DISTANCE OF 53.46 FEET; THENCE RUN NORTH 13°34'45" WEST, A DISTANCE OF 118.57 FEET; THENCE RUN NORTH 12°44'19" WEST, A DISTANCE OF 297.41 FEET; THENCE RUN SOUTH 79°12'50" EAST, A DISTANCE OF 163.25 FEET; THENCE RUN NORTH 50°37'42" EAST, A DISTANCE OF 719.97 FEET; THENCE RUN NORTH 44°15'25" EAST, A DISTANCE OF 502.64 FEET; THENCE RUN NORTH 08°30'41" EAST, A DISTANCE OF 252.81 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ROBERT TRENT JONES PARKWAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3158, PAGE 981 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES: RUN NORTH 83°31'37" EAST, A DISTANCE OF 244.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE RUN 548.73 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 51°21'10", AND A CHORD OF 528.81 FEET WHICH BEARS SOUTH 70°47'48" EAST; THENCE RUN SOUTH 45°07'13" EAST, A DISTANCE OF 299.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE RUN 801.88 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 83°51'35", AND A CHORD OF 571.19 FEET WHICH BEARS SOUTH 77°03'00" EAST; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF ROBERT TRENT JONES PARKWAY, RUN SOUTH 03°02'07" EAST, A DISTANCE OF 919.48 FEET; THENCE RUN SOUTH 53°21'50" WEST, A DISTANCE OF 708.81 FEET TO THE SOUTH LINE OF SAID SECTION 31; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 31, NORTH 89°14'15" WEST, A DISTANCE OF 2117.18 FEET TO THE POINT OF BEGINNING. CONTAINING 82.54 ACRES OF LAND MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE ALL EASEMENTS SHOWN HEREON FOR DRAINAGE AND UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO. WITH RESPECT TO THE AREAS SHOWN ON THIS PLAT TO BE USED AS UTILITY EASEMENTS, THE UNDERSIGNED HEREBY DEDICATES TO ANY UTILITY PROVIDER, TOGETHER WITH CABLE TELEVISION SERVICE PROVIDER, SUBSEQUENTLY AUTHORIZED BY THE UNDERSIGNED A NON-EXCLUSIVE UTILITY EASEMENT OVER AND ACROSS SUCH AREAS FOR THE SOLE AND EXCLUSIVE PURPOSE OF THE INSTALLATION, OPERATION AND MAINTENANCE OF THE UTILITY AND CABLE TELEVISION SERVICE FACILITIES THEREIN; PROVIDED, HOWEVER, THAT SAID OWNERS SHALL HAVE THE RIGHT TO RETAIN THE USE OF SAID UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING UTILITY FACILITIES AND MAY GRANT SUCH ADDITIONAL EASEMENTS, LICENSES OR USE AGREEMENTS AS OWNERS MAY DEEM NECESSARY; AND PROVIDED, FURTHER THAT THIS DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION BY THE OWNERS FOR THE PROVIDING OF SUCH SERVICES BY UTILITY OR CABLE TELEVISION SERVICE PROVIDER TO THE PROPERTY, WHICH SHALL BE AUTHORIZED ONLY UPON TERMS AND CONDITIONS ACCEPTABLE TO THE UNDERSIGNED. NONE OF THE STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER AREAS SHOWN ON THIS PLAT ARE TO BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC.

THIS THE 31ST DAY OF JANUARY, A.D., 2003

BOTH OWNER AND MORTGAGEE:
ADAM SMITH ENTERPRISES, INC.

Lew Friedland
PRESIDENT, LEW FRIEDLAND
Arturo Crego
WITNESS FOR BOTH

Daniel E. Aldridge
VICE PRESIDENT, DANIEL E. ALDRIDGE
Michael T. Glass
WITNESS FOR BOTH

OWNER:
REXBO REALTY INC.

William A. Sandri
WILLIAM A. SANDRI, PRESIDENT
Paul Rainey
WITNESS

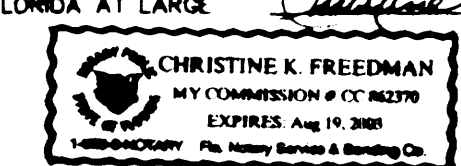
Linda L. Habel
WITNESS

ACKNOWLEDGEMENT OF BOTH OWNER AND MORTGAGEE
ADAM SMITH ENTERPRISES, INC.

STATE OF FLORIDA }
COUNTY OF PINELLAS }

I HEREBY CERTIFY ON THIS 31ST DAY OF JANUARY, A.D., 2003 BEFORE ME PERSONALLY APPEARED LEW FRIEDLAND AND DANIEL E. ALDRIDGE, PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF ADAM SMITH ENTERPRISES, INC., A FLORIDA CORPORATION TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL AT TARPON SPRINGS, PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

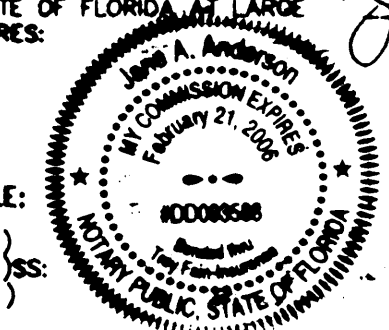


ACKNOWLEDGEMENT OF OWNER
REXBO REALTY INC.

STATE OF FLORIDA }
COUNTY OF PINELLAS }

I HEREBY CERTIFY ON THIS 05 DAY OF February, A.D., 2003 BEFORE ME PERSONALLY APPEARED WILLIAM A. SANDRI, PRESIDENT OF REXBO REALTY, INC., A MASSACHUSETTS CORPORATION TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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 TARPON SPRINGS, PINELLAS COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:



CERTIFICATE OF TITLE:

STATE OF FLORIDA }
COUNTY OF PASCO }

I, EMIL C. MARQUARDT JR., OF MACFARLANE FERGUSON & MCMULLEN, DO HEREBY CERTIFY THAT RECORD TITLE TO THE LAND 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 2002 HAVE BEEN PAID. THIS THE 10TH DAY OF FEBRUARY, 2003

MACFARLANE FERGUSON & MCMULLEN
BY: Emil C. Marquardt Jr.
EMIL C. MARQUARDT JR., ATTORNEY AT LAW

REVIEW OF PLAT BY REGISTERED SURVEYOR AND MAPPER

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS THE 11TH DAY OF JUNE, 2003

BY: Nellie Mae Robinson
Nellie Mae Robinson
FLORIDA PROFESSIONAL MAPPER & SURVEYOR #3392

CERTIFICATE OF THE CLERK OF CIRCUIT COURT:

CLERK OF THE CIRCUIT COURT: I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 24 DAY OF JUNE, A.D., 2003 IN PLAT BOOK 46, PAGES 103, 104, 105, 106, 107, 108, 109.

[Signature]
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

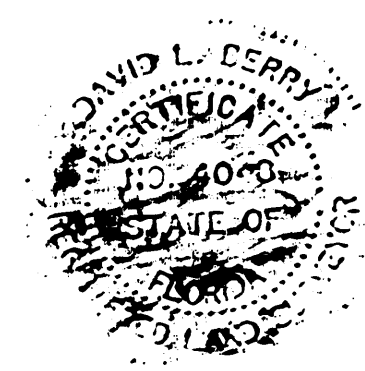
BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT ON JUNE 17, 2003 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.
[Signature]
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE:

I, DAVID L. BERRY, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY ON FEB. 20, 2003 THE AFORESAIDED PROPERTY WAS SURVEYED. THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THE PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

David L. Berry
DAVID L. BERRY
FLORIDA REGISTERED L.S. NO. 4046

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.



BERRY
LAND
SURVEYING, INC.

3822 LAKE PADGETT DRIVE
LAND O' LAKES, FL. 34639
(813) 996-7277