

# ASHLEY LAKES PHASE 2A

PARTIALLY BEING A REPLAT OF A PORTION OF LOTS 8 THROUGH 14, INCLUSIVE, BLOCK 1, AND A PORTION OF THE RIGHT-OF-WAY FOR MULLINS WAY, ALL ACCORDING TO THE PLAT OF GUNN COUNTRY, PLAT BOOK 20, PAGES 103 AND 104 AND PARTIALLY BEING A REPLAT OF A PORTION OF TRACT 12, ACCORDING TO THE PLAT OF THE LYON COMPANY'S SUBDIVISION, PLAT BOOK 2, PAGE 39 SECTIONS 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

49/50

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss:

The undersigned owner of the lands shown on this plat to be known as ASHLEY LAKES PHASE 2A, a parcel of land lying in Sections 26 and 27, Township 26 South, Range 17 East, Pasco County, Florida, and partially lying within LOTS 8 through 14, inclusive, BLOCK 1, and a portion of the right-of-way for MULLINS WAY, ALL according to the plat of GUNN COUNTRY, as recorded in Plat Book 20, Pages 103 and 104, of the Public Records of Pasco County, Florida, and partially lying also within TRACT 12, according to the plat of THE LYON COMPANY'S SUBDIVISION, as recorded in Plat Book 2, Page 39, of the Public Records of Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 27, also being the Northeast corner of THE HOLIDAY CLUB UNIT No. 3, according to the plat thereof as recorded in Plat Book 8, Page 67, of the Public Records of Pasco County, Florida, for a POINT OF BEGINNING, run thence along the South boundary of the East 1/2 of the Southeast 1/4 of said Section 27, also being the Northerly boundary of the aforesaid THE HOLIDAY CLUB UNIT No. 3, and the Northerly boundary of THE HOLIDAY CLUB UNIT No. 2, according to the plat thereof as recorded in Plat Book 8, Page 31, of the Public Records of Pasco County, Florida, N.89°15'31"W., 942.21 feet to the Southeast corner of ASHLEY LAKES PHASE 1, according to the plat thereof as recorded in Plat Book 48, Pages 62 through 67, inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly and Northerly boundaries of said ASHLEY LAKES PHASE 1, the following twenty-one (21) courses:  
1) N.11°57'00"E., 146.33 feet to a point on a curve; 2) Easterly, 30.12 feet along the arc of a curve to the right having a radius of 2975.00 feet and a central angle of 00°34'48" (chord bearing S.77°45'36"E., 30.12 feet); 3) N.12°31'48"E., 50.00 feet to a point on a curve; 4) Northwestery, 31.12 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 89°09'12" (chord bearing N.32°53'36"W., 28.07 feet) to a point of tangency; 5) N.11°41'00"E., 73.05 feet to a point of curvature; 6) Northerly, 21.38 feet along the arc of a curve to the left having a radius of 525.00 feet and a central angle of 02°20'00" (chord bearing N.10°31'00"E., 21.38 feet); 7) S.80°39'00"E., 122.89 feet; 8) N.14°22'00"E., 197.14 feet; 9) N.31°16'49"E., 79.35 feet; 10) N.55°57'57"W., 115.31 feet; 11) N.14°34'22"W., 133.14 feet; 12) S.76°45'00"W., 141.40 feet to a point on a curve; 13) Northerly, 15.19 feet along the arc of a curve to the right having a radius of 575.00 feet and a central angle of 01°30'48" (chord bearing N.12°29'36"W., 15.19 feet); 14) S.78°15'48"W., 166.00 feet; 15) N.74°27'46"W., 680.55 feet; 16) N.00°51'00"W., 166.00 feet to a point on a curve; 17) Westerly, 220.92 feet along the arc of a curve to the left having a radius of 1525.00 feet and a central angle of 08°18'00" (chord bearing S.85°00'00"W., 220.72 feet) to a point of compound curvature; 18) Southwestery, 138.93 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 35°22'45" (chord bearing S.63°09'37"W., 136.74 feet) to a point of reverse curvature; 19) Westerly, 39.18 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 89°48'09" (chord bearing N.89°37'41"W., 35.29 feet) to a point of tangency; 20) N.44°43'36"W., 159.74 feet to a point of curvature; 21) Northwestery, 47.25 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 12°01'58" (chord bearing N.50°44'35"W., 47.17 feet); thence N.20°00'00"E., 63.83 feet; thence S.81°25'20"E., 47.07 feet; thence N.74°45'10"E., 88.54 feet; thence S.79°04'12"E., 114.21 feet; thence N.63°43'53"E., 18.93 feet; thence S.09°09'00"E., 30.66 feet; thence N.81°47'00"E., 183.14 feet; thence S.87°43'14"E., 426.27 feet; thence N.67°55'00"E., 261.40 feet; thence N.45°24'27"E., 161.98 feet; thence N.58°17'24"E., 113.86 feet; thence N.10°57'51"E., 244.52 feet; thence N.36°20'45"E., 297.48 feet; thence N.54°03'17"W., 2.71 feet to a point of curvature; thence Northeasterly, 141.32 feet along the arc of a curve to the right having a radius of 50.00 feet and a central angle of 161°56'20" (chord bearing N.26°54'53"E., 98.76 feet); thence N.17°53'03"E., 93.05 feet to a point on the Southerly right-of-way line of State Road No. 54, according to Florida Department of Transportation Right-of-way Map Section No. 1457-2501; thence along said Southerly right-of-way line, the following three (3) courses: 1) S.54°03'17"E., 218.25 feet to a point on a curve; 2) Southeasterly, 426.83 feet along the arc of a curve to the left having a radius of 2914.79 feet and a central angle of 08°23'24" (chord bearing S.58°15'13"E., 426.45 feet), 3) S.62°26'51"E., 1460.14 feet; thence S.17°05'59"W., 340.98 feet; thence S.45°09'16"E., 997.28 feet to the Southwest corner of LAKE GENEVA HOMESITES, as recorded in Plat Book 5, Page 136, of the Public Records of Pasco County, Florida, said point also being on the South boundary of the aforesaid Section 26, and also being on the North boundary of REVISED MAP OF KEYSTONE PARK COLONY, as recorded in Plat Book 1, Page 64, of the Public Records of Pasco County, Florida, thence along said South boundary of Section 26 and said North boundary of REVISED MAP OF KEYSTONE PARK COLONY, S.89°21'41"W., 1810.62 feet to the POINT OF BEGINNING.

Containing 88.177 acres, more or less.

Has caused said land to be divided and subdivided as shown hereon, Centex Homes, as the respective owner of the lands described above, does hereby dedicate to the perpetual use of the public and Pasco County, Florida (the "County"), all street rights-of-way as shown and depicted hereon; and further does 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 does 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 stations, pumping stations, buildings, sewage disposal plants, other utility plants and other appurtenant facilities lying within or upon the lands depicted on this plat, and further does hereby dedicate to the County a perpetual easement over and across the Drainage Easements and Wetland Conservation Areas for the purpose of maintaining or operating the drainage facilities situated thereon; 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; and further does 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. Centex Homes, shall have the right at all times to enter upon the Drainage Easements, the Wetland Conservation Areas and all other easement areas depicted hereon to accomplish such purposes.

This the 23<sup>rd</sup> day of February, 2004 A.D.

CENTEX HOMES, a Nevada General Partnership - OWNER

BY: CENTEX REAL ESTATE CORPORATION, a Nevada corporation, as Managing Partner

Michael J. Belmont  
Michael J. Belmont, Division President

Christine Frey  
Witness, Christine Frey

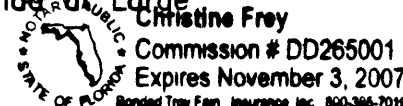
Candice Bain  
Witness, Candice Bain

## ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH ) ss:

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of February, 2004, by Michael J. Belmont, as Division President of Centex Real Estate Corporation, a Nevada corporation, as Managing Partner of Centex Homes, a Nevada general partnership, on behalf of the partnership. He is personally known to me.

Christine Frey  
Notary Public, State of Florida  
Christine Frey



NOTE: Tracts "B-2", "B-3", "B-4", "C-1", "L-3", "L-4", "L-5", "P-1" and "P-2" are not dedicated to the public. Legal title to said Tracts "B-2", "B-3", "B-4", "C-1", "L-3", "L-4", "L-5", "P-1" and "P-2" as shown and depicted hereon shall be conveyed by Centex Homes, a Nevada general partnership, to the Ashley Lakes Homeowners Association, Inc. and maintained by said homeowners association.

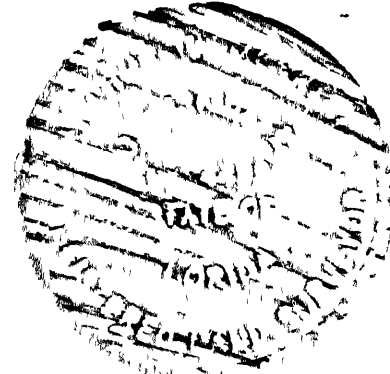
## SURVEYOR'S CERTIFICATE

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

February 13, 2004  
Date



## REVIEW OF PLAT BY REGISTERED SURVEYOR

Reviewed for compliance with Chapter 177 of the Florida Statutes on this the 6<sup>TH</sup> day of MARCH, 2004.

Hardaway Singh

Surveyor's Name HARDARWAR SINGH  
Florida Professional Surveyor and Mapper No. 4575

## CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 25<sup>th</sup> day of MAR, 2004 AD in Plat Book 49, Pages 50-59

[Signature]  
Clerk of the Circuit Court

## BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on MAR 23, 2004, 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

## CERTIFICATE OF TITLE:

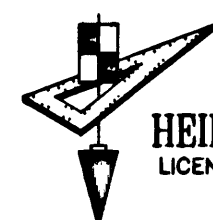
STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH ) ss:

I, Debra Thompson on behalf of Commerce 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 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, except as shown on said plat; and that the taxes for the year 2003 have been paid.

This 24<sup>th</sup> day of February, A.D., 2004

By: [Signature]  
Debra Thompson, Branch Manager

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 10 SHEETS