MILL RUN PHASE ONE

A PORTION OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION *

STATE OF FLORIDA
COUNTY OF PASCO

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS MILL RUN PHASE ONE, A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE GO SOUTH 00°32'49" WEST ALONG THE EAST BOUNDARY OF SAID SECTION 15, A DISTANCE OF 2388.95 FEET; THENCE GO NORTH 89°31'54" WEST, A DISTANCE OF 1440.00 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 20°25'58" WEST, A DISTANCE OF 790.69 FEET; THENCE GO SOUTH 63°28'06" WEST, A DISTANCE OF 284.75 FEET; THENCE GO NORTH 00°00'31" WEST, A DISTANCE OF 792.30 FEET; THENCE GO NORTH 73°04'46" EAST, A DISTANCE OF 465.70 FEET; THENCE GO SOUTH 46°12'28" EAST, A DISTANCE OF 255.80 FEET; THENCE GO SOUTH 81°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE GO NORTH 56°51'48" EAST, A DISTANCE OF 492.32 FEET; THENCE GO NORTH 76°09'24" EAST, A DISTANCE OF 50.00 FEET; THENCE GO 35.28 FEET ALONG THE ARC OF A 73.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, SUBTENDED BY A CHORD OF 34.93 FEET WHICH BEARS SOUTH 26°29'07" EAST; THENCE GO SOUTH 39°57'38" EAST; A DISTANCE OF 96.87 FEET; THENCE GO 35.54 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, SUBTENDED BY A CHORD OF 32.02 FEET WHICH BEARS SOUTH 80°40'54" EAST; THENCE GO SOUTH 31°24'09" EAST, A DISTANCE OF 50.00 FEET; THENCE GO 59.94 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, SUBTENDED BY A CHORD OF 59.49 FEET WHICH BEARS SOUTH 51°37'27" WEST; THENCE GO SOUTH 44°46'47" EAST, A DISTANCE OF 110.34 FEET; THENCE GO 170.08 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, SUBTENDED BY A CHORD OF 159.05 FEET WHICH BEARS NORTH 81°15'49" EAST; THENCE GO 236.23 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SUBTENDED BY A CHORD OF 216.56 FEET WHICH BEARS SOUTH 10°10'16" EAST; THENCE GO SOUTH 32°29'35" WEST, A DISTANCE OF 524.39 FEET; THENCE GO 46.72 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SUBTENDED BY A CHORD OF 46.67 FEET WHICH BEARS NORTH 59°31'09" WEST; THENCE GO NORTH 64°16'55" WEST, A DISTANCE OF 20.49 FEET; THENCE GO SOUTH 25°43'05" WEST, A DISTANCE OF 130.00 FEET; THENCE GO SOUTH 47°13'26" WEST, A DISTANCE OF 858.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.085 ACRES, MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, 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 SHOWN ON AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL SUCH DEDICATED LANDS, 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 PASCO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, INCLUDING, BUT NOT LIMITED TO, THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERETO, 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 OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED. PRESERVATION TRACTS "A", "B" AND "C" ARE HEREBY DEDICATED TO THE MILL RUN HOMEOWNERS ASSOCIATION, INC. AND ARE TO BE MAINTAINED BY THE MILL RUN HOMEOWNERS ASSOCIATION, INC..

THIS THE 24th DAY OF January, A.D., 19 89.

OWNER: PASCO MILL RUN VENTURE

PARTNER: ANMAR CONSTRUCTION INCORPORATED

George A. Nicholas — GEORGE A. NICHOLAS, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Philip Lyman — WITNESS FOR BOTH

PARTNER: L.B.B. PARTNERSHIP

J.H. Blackstone — J.H. BLACKSTONE, PARTNER

WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 24th DAY OF January, A.D. 19 89, BEFORE ME PERSONALLY APPEARED GEORGE A. NICHOLAS, PRESIDENT OF ANMAR CONSTRUCTION INCORPORATED, A FLORIDA CORPORATION, AND J.H. BLACKSTONE, PARTNER OF L.B.B. PARTNERSHIP, A FLORIDA PARTNERSHIP, TO ME KNOWN TO BE THE PERSONS 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 OFFICIAL SEAL AT Tampa Springs, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: February 14, 1989 — Diane M. Skaggs — NOTARY PUBLIC — STATE OF FLORIDA

PARTNER: FRED RIZK CONSTRUCTION COMPANY

FRED RIZK — PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS — WITNESS

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HARRIS

I HEREBY CERTIFY ON THIS 30 DAY OF January, A.D. 19 89, BEFORE ME PERSONALLY APPEARED FRED RIZK, PRESIDENT OF FRED RIZK CONSTRUCTION COMPANY, A TEXAS CORPORATION, TO ME KNOWN TO BE THE PERSON 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 Houston, TEXAS, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: August 23, 1992 — Amanda Allen Owen — NOTARY PUBLIC — STATE OF TEXAS

* SEE SHEET 1-A FOR DEDICATION BY LOT OWNER

PREPARED BY: GLOBAL ENGINEERING AND MAPPING COMPANY, INC.

MORTGAGEE: BARNETT BANK OF PASCO COUNTY

Douglas K. Martin — DOUGLAS K. MARTIN, SENIOR VICE-PRESIDENT

Jerry Couch, SVP — JERRY COUCH, SENIOR VICE-PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Steve A. Cecf — WITNESS FOR BOTH

Lori Ann Kotz — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 16th DAY OF DECEMBER, A.D., 19 88, BEFORE ME PERSONALLY APPEARED DOUGLAS K. MARTIN AND JERRY COUCH, SR. VICE-PRESIDENT AND SR. VICE-PRESIDENT RESPECTIVELY OF BARNETT BANK OF PASCO COUNTY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS 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 OFFICIAL SEAL AT NEW PORT RICHEY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: July 1, 1990 — Lori Ann Erigo — NOTARY PUBLIC — STATE OF FLORIDA

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PASCO

I, Audrey B. Rochester OF Coastal Bonded Title Co. of Hernando, DO HEREBY CERTIFY THAT THE APPARENT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS OR CORPORATION EXECUTING THIS DEDICATION AS IT IS 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 APPARENT RECORD TITLE TO THE LAND. ADDITIONALLY, I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBERANCES OF RECORD AGAINST SAID PROPERTY EXCEPT AS SHOWN ON SAID PLAT, AND THAT THE TAXES FOR THE YEAR 19 88 HAVE BEEN PAID.

THIS THE 19th DAY OF May, A.D. 19 89

BY: Audrey B. Rochester

DEDICATION

STATE OF FLORIDA
COUNTY OF PASCO

THE FOLLOWING LOT OWNER HEREBY JOINS IN AND CONSENTS TO THE DEDICATION AS SETFORTH HEREON

OWNER OF LOTS 2 AND 3, BLOCK 1

CENTER NEW ESTATE CORPORATION

Larry W. Peebles — LARRY W. PEEBLES, DIVISION PRESIDENT

WITNESS — WITNESS

ACKNOWLEDGEMENT

I HEREBY CERTIFY ON THIS 19th DAY OF May, A.D. 19 89, BEFORE ME PERSONALLY APPEARED LARRY W. PEEBLES, DIVISION PRESIDENT OF CENTER REAL ESTATE CORPORATION, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND WHO 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 Tampa, FLORIDA, THE DAY AND YEAR AFORESAID

MY COMMISSION EXPIRES: March 30, 1992 — Marcia Del Castello — NOTARY PUBLIC — STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY THAT ON THE 13th DAY OF June, A.D. 19 89, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

Allen Gadsden — CHAIRMAN OF THE BOARD

SURVEYORS CERTIFICATE

I HEREBY CERTIFY ON THIS 12th DAY OF May, A.D. 19 89, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA AND THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET AS INDICATED HEREON AND COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

GLOBAL ENGINEERING AND MAPPING COMPANY, INC.

Dennis J. Lex — DENNIS J. LEX / FRLS. Nº 2859
P.O. BOX 1169
NEW PORT RICHEY, FLORIDA 34656-1162

FILED AND RECORDED

STATE OF FLORIDA
COUNTY OF PASCO

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 13th DAY OF June, A.D., 19 89, IN PLAT BOOK 27, PAGES 123 THRU 124.

Jed Pickens — CLERK OF THE CIRCUIT COURT
By: B. Cunningham, D.C.

SHEET 1 OF 4 SHEETS

DRAFTED BY: Jim Kelly — CREW CHIEF
CALC. SHEET: Dwight — COUNTY CHECKLIST
PLAT FINAL: Dwight