

BALLANTRAE VILLAGE 4

BEING A PARCEL OF LAND LYING WITHIN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, AND
A REPLAT OF A PORTION OF TRACTS 'O & P' OF BALLANTRAE VILLAGE 2A, AS RECORDED IN
PLAT BOOK 49, PAGES 33-46, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA

COUNTY OF PASCO

The undersigned owners of the lands shown on this plat to be known as Ballantrae Village 4, a subdivision of a portion of Section 20, Township 26 South, Range 18 East, Pasco County, Florida and being further described as follows:

A PARCEL OF LAND LYING WITHIN SECTION 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, AND A REPLAT OF A PORTION OF TRACT 'O & P' OF BALLANTRAE VILLAGE 2A, AS RECORDED IN PLAT BOOK 49, PAGES 33-46, PASCO COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE S89°22'15"E, A DISTANCE OF 2,314.77 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 20; THENCE CONTINUING ALONG SAID LINE S89°22'15"E, A DISTANCE OF 330.90 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20; THENCE CONTINUING ALONG SAID LINE S89°21'57"E, A DISTANCE OF 1,208.27 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF SECTION 20, N00°38'03"E, A DISTANCE OF 1,411.11 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWESTERLY CORNER OF BALLANTRAE VILLAGE 2A, AS RECORDED IN PLAT BOOK 49, PAGES 33-46, OF THE PUBLIC RECORDS OF PASCO COUNTY; THENCE N02°10'15"W, A DISTANCE OF 121.11 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 39.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°27'17" AND A CHORD BEARING AND DISTANCE OF N54°40'47"W, 35.80 FEET TO A POINT OF REVERSE CURVATURE; THENCE 354.52 FEET ALONG OF SAID CURVE TO THE LEFT, CONCAVE WEST, HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 19°09'46" AND A CHORD BEARING AND DISTANCE OF N18°32'01"W, 352.87 FEET; THENCE N28°06'54"W, A DISTANCE OF 253.72 FEET TO THE BEGINNING OF A CURVE; THENCE 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N16°53'06"E, 35.36 FEET; THENCE N28°06'54"W, A DISTANCE OF 80.00 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N73°06'54"W, 35.36 FEET; THENCE N28°06'54"W, A DISTANCE OF 162.73 FEET TO THE BEGINNING OF A CURVE; THENCE 570.78 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 32°42'12" AND A CHORD BEARING AND DISTANCE OF N11°45'48"W, 563.06 FEET; THENCE S85°24'42"E, A DISTANCE OF 18.17 FEET; THENCE N12°53'50"E, A DISTANCE OF 50.85 FEET; THENCE N60°45'15"E, A DISTANCE OF 54.14 FEET; THENCE N04°19'56"E, A DISTANCE OF 45.28 FEET; THENCE N01°17'19"E, A DISTANCE OF 95.76 FEET; THENCE S45°32'07"E, A DISTANCE OF 908.58 FEET; THENCE N23°40'02"E, A DISTANCE OF 821.03 FEET; THENCE N37°50'29"E, A DISTANCE OF 104.75 FEET; THENCE N48°50'00"E, A DISTANCE OF 47.44 FEET; THENCE N56°10'58"E, A DISTANCE OF 68.28 FEET; THENCE N68°05'51"E, A DISTANCE OF 64.09 FEET; THENCE N63°32'17"E, A DISTANCE OF 36.43 FEET; THENCE N46°23'21"E, A DISTANCE OF 92.35 FEET; THENCE N31°51'35"E, A DISTANCE OF 51.52 FEET; THENCE N18°42'18"E, A DISTANCE OF 50.79 FEET; THENCE N01°14'54"E, A DISTANCE OF 825.60 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 20; THENCE S00°23'47"W ALONG SAID EAST LINE, A DISTANCE OF 1,263.24 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE S00°23'12"W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 413.54 FEET TO THE NORTHEAST CORNER OF BALLANTRAE VILLAGE 2A, AS RECORDED IN PLAT BOOK 49, PAGES 33-46 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID EAST LINE, S00°23'12"W A DISTANCE OF 9.93 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE DEPARTING SAID EAST LINE, S63°32'17"E, A DISTANCE OF 571°57'38"W, 584.08 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID BALLANTRAE VILLAGE 2A, SAID POINT BEING ON A CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, AND CONCAVE SOUTHEAST, AND ALONG SAID NORTH BOUNDARY LINE, 214.81 FEET, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 13°05'37" AND A CHORD BEARING AND DISTANCE OF S46°17'28"W, 214.35 FEET; THENCE S39°44'38"W, ALONG SAID NORTH LINE A DISTANCE OF 141.89 FEET TO THE BEGINNING OF A CURVE; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE, 754.58 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTHWEST, HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 40°47'13" AND A CHORD BEARING AND DISTANCE OF S60°08'14"W, 738.75 FEET TO THE POINT OF BEGINNING.


CONTAINING 98.120 ACRES, MORE OR LESS.

DEDICATION

- M/A Homes of Tampa, LLC, a Florida limited liability company, (the "Owner") states and declares that it is the fee simple owner of all lands referred to as Ballantrae Village 4, as described in the legal description which is a part of this plat.
- Legal title to TRACTS "AA", "BB", and "Y", as shown and depicted hereon, is hereby granted, conveyed and dedicated to the Ballantrae Community Development District, a unit of special purpose local government organized and existing pursuant to Chapter 190, Florida Statutes (the "District"). As evidenced by its execution of this plat, the District accepts this dedication and agrees to maintain the foregoing tracts for the use and benefit of the lot owners in Ballantrae Village 4.
- Owner does further:
 - grant, convey and dedicate to the perpetual use of the public and Pasco County (the "County") all street rights-of-way which are shown and depicted hereon, together with 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, and other appurtenant facilities lying within or upon the lands depicted on this plat; and further does hereby reserve unto the District, its successors, assigns or legal representatives, the right to construct, operate and maintain all street rights-of-way and utility improvements and facilities lying within the lands depicted on this plat until such time as the operation and maintenance of said roadways, improvements and facilities, is assumed by the County;
 - grant, convey, and dedicate a non-exclusive easement for street lights, telephone, electric, cable television, and other public utilities over and across those portions of the plat shown as utility easements, the use and benefit of which shall extend and inure to the benefit of all local, state, and federal governments, including all agencies and departments thereof, and shall also extend and inure to all duly licensed public and private utility companies;
 - grant and reserve unto the District, its successors, assigns, or legal representatives a perpetual easement over and across all lands shown hereon as dedicated tracts for the purpose of constructing, maintaining, repairing and replacing the landscaping and security walls lying therein;
 - grant and reserve unto the District, 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.
- It is the intention of the Owner that the District shall construct, operate, and maintain the drainage facilities and related improvements shown hereon. Notwithstanding the foregoing, the County shall have the right at all times to enter upon the foregoing drainage easements and all other easements depicted hereon to maintain the improvements thereon, provided, however, that the foregoing shall not be construed to impose any affirmative obligations or duties upon the County.

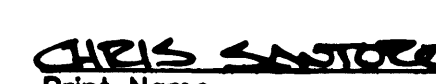
This the 16 day of June, A.D., 2004

M/A HOMES OF TAMPA, LLC - OWNER:


THERESA L. COLLINS
DIVISION PRESIDENT


Chris Santoro
Witness,


Sharon Crawford
Witness,


Chris Santoro
Print Name


Sharon Crawford
Print Name

ACKNOWLEDGMENTS:

STATE OF FLORIDA

COUNTY OF PASCO

I hereby certify on this 16 day of June 2004 before me appeared, Theresa L. Collins, Division President, of M/A Homes of Tampa LLC, personally known to me 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 use and purposes therein express, and did not take an oath.
WITNESS my hand and official seal, the day and year aforesaid.

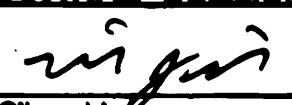
Notary Public, State of Florida at Large

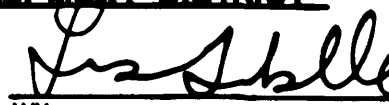
My Commission expires: April 10, 2007
Commission Number: DD181845


OK i n g
ENGINEERING ASSOCIATES, INC.
4021 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-880-8881
FAX 813-880-8882
E-MAIL king@kingengineering.com
CERTIFICATE OF AUTHORIZATION No. LB 2810

NOTICE: 1. 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.

BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT


Fred Sikorski
Chairman of the Board of Supervisors


Lisa Shelle
Witness,


Chris Santoro
Witness,

LISA TURBEVILLE
Print Name

CHRIS SANTORO
Print Name

ACKNOWLEDGMENTS:

STATE OF FLORIDA

COUNTY OF PASCO

I hereby certify on this 16 day of June 2004 before me appeared, Fred Sikorski, Chairman of the Board of Supervisors of Ballantrae Community Development District, personally known to me 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 use and purposes therein express, and did not take an oath.
WITNESS my hand and official seal, the day and year aforesaid.


Ruth A. Cable
Notary Public, State of Florida at Large


Ruth A. Cable
My Commission DD181845
Expires April 10, 2007

My Commission expires: April 10, 2007
Commission Number: DD181845

CERTIFICATE OF TITLE:

STATE OF FLORIDA

COUNTY OF PASCO

I, Sharon Foster, Manager of M/A Title Agency, 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 plotted 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 16 day of June, A.D., 2004.

M/A Title Agency

By: 
Sharon Foster
Office Manager


CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 21 day of JULY 2004, A.D. in Plat Book 50 Pages 65 THRU 73


Clerk of the Circuit Court

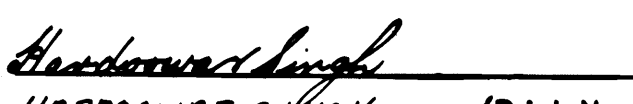
BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on JULY 13, 2004 the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.


Chairman of the Board of County Commissioners

REVIEW OF PLAT BY REGISTERED SURVEYOR:

Reviewed for compliance with chapter 177 of the Florida Statutes on this the 21ST day of JUNE, 2004.


HARDDOWNWAR SINGH (Print Name)
Professional Surveyor and Mapper
State of Florida, No. 4576

SURVEYOR'S NOTES


- The owner of the lands described hereon, hereby, grant, convey and dedicate for maintenance responsibilities and for the perpetual use of, to Ballantrae Community Development District, all Drainage, Landscaping and Ingress/Egress areas as shown and depicted hereon as Tracts AA, BB & Y; and Conservation/Preservation areas as shown hereon as Tracts BB & Y; and Future Commercial Area as shown and depicted hereon as Tract Z. There shall be a blanket utility easement over said tracts for the operation and maintenance, but not limited to, water and sanitary structures, lines and fittings contained therein.
- The "10.00' Utility Easement" across the front of all lots is for the purpose of but not limited to installation, maintenance and operation of electric, telephone and cable television.
- Bearings shown hereon reflect grid bearings in the state of Florida plane coordinate system (North American datum of 1983 - adjustment of 1990) based on GPS observations originating from and adjusted to national geodetic survey control stations "Inspect" and "Odessa" RM7 in their positions as published by the national geodetic survey. The East boundary of the Southeast 1/4 of Section 20, Township 26 South, Range 18 East may be considered as a local line of reference having a grid bearing of S00°23'12"W as derived from said GPS observations.
- A 1/2 inch by 18 inch iron rod with cap, "King" LB #2610 will be set at each lot corner, points of intersection and changes of direction of lines within the subdivision as required by Chapter 177 of the Florida Statutes within the time allotted in S.177.091(8)(9).

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENCED 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 16 DAY OF JUNE, 2004.

KING ENGINEERING ASSOCIATES, INC.


Raymond R. Whitehurst, Jr.
Professional Surveyor and Mapper
State of Florida, No. 6400