

MEADOW POINTE PARCEL 8 UNIT 4

BEING A SUBDIVISION OF LAND LYING WITHIN
SECTION 32, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

The undersigned owners of the lands shown on this plat to be known as MEADOW POINTE PARCEL 8 UNIT 4, a subdivision of a portion of Section 32, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 32; thence S89°59'09"E, along the North line of said Section 32, for 2418.42 feet; thence S08°00'00"W, for 1280.82 feet; thence S23°00'00"E, for 171.19 feet to the POINT OF BEGINNING; thence continue S23°00'00"E, for 1704.34 feet; thence S67°00'00"W, for 342.64 feet; thence S40°24'25"W, for 162.49 feet to the point of intersection with a non-tangent curve concave to the Southwest; thence southeasterly along the arc of said curve, having a radius of 275.00 feet, a central angle of 05°08'12", an arc length of 24.65 feet and a chord bearing S47°01'29"E, for 24.65 feet to the point of intersection with a non-tangent line; thence S52°00'00"W, for 576.10 feet; thence N38°00'00"W, for 13.06 feet; thence N30°31'00"W, for 48.46 feet; thence N14°57'23"W, for 45.50 feet; thence N06°00'59"W, for 51.46 feet; thence N06°00'00"W, for 797.95 feet; thence N03°34'25"E, for 121.69 feet; thence N04°35'39"W, for 60.02 feet; thence N06°00'00"W, for 121.00 feet; thence N08°47'13"W, for 59.34 feet; thence N15°27'54"W, for 57.13 feet; thence N20°30'58"W, for 120.23 feet; thence N71°52'12"W, for 18.52 feet; thence N44°49'02"W, for 125.84 feet; thence N61°24'28"W, for 126.97 feet; thence N74°59'41"W, for 50.21 feet; thence N69°43'07"W, for 100.00 feet; thence N69°38'17"W, for 50.00 feet; thence N60°33'27"W, for 40.08 feet; thence N46°28'26"W, for 41.17 feet; thence N31°54'19"W, for 46.28 feet; thence N27°51'59"W, for 217.19 feet to the point of intersection with a non-tangent curve concave to the South; thence northeasterly along the arc of said curve with a radial bearing S23°52'34"E, and having a radius of 1940.00 feet, a central angle of 13°35'34", an arc length of 480.24 feet and a chord bearing N72°55'13"E, for 459.16 feet to the point of tangency; thence N79°43'01"E, for 190.00 feet to the point of curvature of a curve concave to the South; thence northeasterly along the arc of said curve, having a radius of 8940.00 feet, a central angle of 02°25'10", an arc length of 377.49 feet and a chord bearing N80°55'35"E, for 377.46 feet to the POINT OF BEGINNING and containing 36.72 acres, more or less.

Have caused said lands to be divided and subdivided as shown hereon, Trout Creek Development Corporation ("Trout Creek"), as respective owner of the lands described above do 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 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 stations, pumping stations, buildings, sewage disposal plants, other utility plants and other appurtenant facilities lying within or upon the lands depicted on this plat shown on the as-built plans filed with the County for such lands; and further do hereby grant the County a perpetual easement over and across the Drainage Easement and Wetland Conservation Easement areas for the purpose of maintaining or operating the drainage facilities situated thereon; and further do hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate, and maintain all such streets, utility improvements, facilities, and appurtenances until such time as the operation and maintenance of said lands, 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. It is the intention of the owner of the lands described above that the Meadow Pointe Community Development District (the "District") shall construct, operate, and maintain the drainage facilities and any improvements or landscaping located in the Wall/Landscape and Buffer easement areas shown hereon. The District shall have the right at all times to enter upon the Drainage Easements, the Wetland Conservation Easements and all other easement areas depicted hereon to accomplish such purposes. Tracts "B", "C", "D" and "E" are not dedicated to the public. Legal title to said tracts shall be conveyed by the owner to the District.

This the 26th day of SEPTEMBER, A.D. 1995.

TROUT CREEK DEVELOPMENT CORPORATION - OWNER

Stuart B. Aronoff
Stuart B. Aronoff, President

Geraldine Burton
Witness, GERALDINE BURTON

John J. Papiak
Witness, JOHN J. PAPIAK

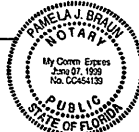
ACKNOWLEDGEMENTS:

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH } SS:

I hereby certify on this 26th day of September, 1995, before me appeared, Stuart B. Aronoff, President of Trout Creek Development Corporation, 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 uses and purposes therein express, and did not take an oath.

Witness my hand and official seal at Tampa, Florida, the day and year aforesaid

Pamela J. Braun
Notary Public, State of Florida at Large
Pamela J. Braun



My Commission expires: June 7, 1999
Commission Number: CC 454139



KING ENGINEERING ASSOCIATES, INC.
Engineers · Planners · Surveyors · Scientists · Landscape Architects

24045 U.S. 19 N. Clearwater, FL 34623 (813) 799-4441
500 West Kennedy Blvd. Suite 200 Tampa, FL 33609 (813) 282-0018
8406 Massachusetts Ave. Suite A-2 New Port Richey, FL 34653 (813) 946-0004

MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT - OWNER

Donald A. Buck
Donald A. Buck, Chairman

Patricia Hodge
Witness, PATRICIA HODGE

Mary V. Diggs
Witness, MARY V. DIGGS

ACKNOWLEDGEMENTS:

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH } SS:

I hereby certify on this 27th day of September, 1995, before me appeared, Donald A. Buck, Chairman of Meadow Pointe 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 uses and purposes therein express, and did not take an oath.

Witness my hand and official seal at Tampa, Florida, the day and year aforesaid

Pamela J. Braun
Notary Public, State of Florida at Large
Pamela J. Braun

My Commission expires: June 7, 1999
Commission Number: CC 454139



CERTIFICATE OF TITLE:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I, Joseph S. McCandrew, President of Titletrust Inc., 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 1994, have been paid.

This 27th day of September, A.D., 1995

Titletrust Inc.

By: Joseph S. McCandrew, President

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 26th day of October, 1995 A.D. in Plat Book 32, Page 135, 136, 137, 138, 139

John D. Weigle
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on Oct. 24, 1995, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

John D. Weigle
Chairman of the Board of County Commissioners

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes, and that P.R.M.'s (Permanent Reference Monuments) as shown hereon have been set, and that P.C.P.'s (Permanent Control Points) as shown hereon will be set within the time allotted in 177.091 (8).

Date 9/14/95



KING ENGINEERING ASSOCIATES, INC.

John D. Weigle
John D. Weigle
Florida Registered Land Surveyor No. 5246

NOTE: 1) There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

SEPTEMBER, 1995

3292-002-000.433

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