MEADOW POINTE PARCEL 14 UNIT 1

SECTIONS 32 & 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

39/101

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 14 UNIT 1, a subdivision a portion of the Southeast 1/4 of Section 32, and the Southwest 1/4 of Section 33, Township 26 South, Range 20 East, Pasco County, Florida, being further described as follows:

From the Northwest corner of the Northwest 1/4 of said Section 33, run thence along the West boundary of said Northwest 1/4 of Section 33, S.00°25'56"W., 2651.35 feet to the Northwest corner of the aforesaid Southwest 1/4 of Section 33, run thence along the West boundary of said Southwest 1/4 of Section 33, S.00°25'56"W., 711.46 feet to the POINT OF BEGINNING; thence S.65°51'14"E., 187.49 feet; thence N.63°34'24"E., 218.78 feet; thence S 79°30'38"E., 97.71 feet to a point on the Westerly right-of-way line of MANSFIELD BOULEVARD PHASE "C0", as recorded in Official Records Book 3853, Page 435, Public Records of Pasco County, Florida; thence along said Westerly right-of-way line, S.08°00'00"W., 139.82 feet to the Southeast corner of said MANSFIELD BOULEVARD PHASE C0; thence continue, S.08°00'00"W., 383.63 feet to a point of curvature; thence Southerly, 250.69 feet along the arc of a curve to the right having a radius of 1960.00 feet and a central angle of 07°19'42" (chord bearing S.11°39'51"W., 250.52 feet); thence N.74°40'18"W., 78.60 feet; thence N.79°30'44"W., 39.95 feet; thence N.50°20'14"W., 44.10 feet; thence N.65°46'46"W., 36.32 feet; thence N.49°45'05"W., 25.42 feet; thence N.8°40'26"W., 861.59 feet; thence N.26°00'00"E., 298.13 feet; thence N.43°00'00"E., 437.12 feet; thence N.57°00'00"E., 131.51 feet; thence S.65°51'14"E., 186.25 feet to the POINT OF BEGINNING.

Containing 14.355 acres, more or less.

Have caused said land to be divided and subdivided as shown hereon, Trout Creek Development Corporation ("Trout Creek") and Meadow Pointe II Community Development District (the "District"), as respective owners of the lands described above, as shown and depicted hereon; hereby dedicate to Pasco County, Florida (the "County") a perpetual non-exclusive ingress/egress easement over TRACT "A" for emergency and service access to and from the individual lots shown hereon, and hereby dedicate to the perpetual use of the County all fire hydrants and other appurtenant facilities, including all utility improvements lying within or upon the lands depicted on this plat and shown on the as-built plans filed with the County for such lands.

This dedication for MEADOW POINTE PARCEL 14 UNIT 1 is subject to the Declaration of Easements, Covenants, Conditions and Restrictions for Covina Key (MEADOW POINTE PARCEL 14 UNIT 1) to be recorded by a separate instrument which will provide for certain easements, covenants, restrictions and conditions affecting the subdivision property of MEADOW POINTE PARCEL 14 UNIT 1 and is further subject to the following:

(A) Legal title to TRACTS "A-1", "A-2", "B-1", "B-2", "B-3", "B-4", "B-5" and "B-6" (Common Areas) all of which are shown hereon, shall be conveyed to and maintained by the Covina Key Homeowner's Association, Inc.

(B) Legal title to TRACTS "C-1", "C-2", "C-3" (which contain Wetland Conservation Easements) and TRACT "D-1", "D-2" and "D-3" (which contain Drainage Easement), all of which are shown hereon, shall be conveyed to and maintained by the District.

(C) Legal title to TRACT "A", including all utility improvements and facilities and other appurtenant facilities lying within or upon TRACT "A" as depicted on this plat and shown on the as-built plans filed with the County for such lands shall be conveyed to and maintained by the District.

TROUT CREEK DEVELOPMENT CORPORATION – OWNER

Stuart B. Aronoff, President

Witness, Geraldine Burton

Witness, Janet L. Pinn

ACKNOWLEDGEMENTS:

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) SS:

The foregoing instrument was acknowledged before me this 7th day of August, 1998, by Stuart B. Aronoff, President of Trout Creek Development Corporation, a Delaware Corporation, on behalf of the Corporation. He is personally known to me.

Witness my hand and official seal at San Francisco, California, the day and year aforesaid.

Notary Public, State of California at Large
Linda Jean Popciak

Linda Jean Popciak
Comm. #1051229
NOTARY PUBLIC-CALIFORNIA
San Francisco County
My Comm. Expires Feb 27, 1999

My Commission expires: 2-27-99
Commission Number: 1051229

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT – OWNER

Donald A. Buck, Chairman

Witness, Debra Masiello

Witness, Leslie Wells

ACKNOWLEDGEMENTS:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS:

The foregoing instrument was acknowledged before me this 4th day of August, 1998, by Donald A. Buck, Chairman of Meadow Pointe II Community Development District, who is personally known to me.

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

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

My Commission expires: 6-7-99
Commission Number: CC454139

PAMELA J. BROWN
NOTARY PUBLIC
My Comm Expires
June 7, 1999
No. CC454139
STATE OF FLORIDA

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I, Marcia E. Rendueles, President of Title Experts of Tampa, Inc., do hereby certify that 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 1997, have been paid.

This 20th day of August, A.D., 1998

Title Experts of Tampa, Inc.

By: Marcia E Rendueles
Marcia E. Rendueles, President

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).

HEIDT & ASSOCIATES., INC.

August 13, 1998
Date

Arthur W. Merritt, No. LS4498
Florida Professional Surveyor and Mapper

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 4th day of NOV, 19 98 AD in Plat Book 39, Pages 101-105

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on OCT 27, 1998, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

2212 SWANN AVENUE
TAMPA, FLORIDA 33606
(813) 253-5311
HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
LAND SURVEYING

SHEET 1 OF 5 SHEETS

PLAT BOOK PAGE NO.

JOB NO. DDT-TC-384
Z210.00-MP141=