

KEY VISTA PHASE 3, PARCELS 12, 14 AND 16

A REPLAT OF A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 15 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68 THROUGH 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; ALSO, A SUBDIVISION OF A PORTION OF SAID SECTION 26:

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
)SS:
COUNTY OF PASCO)

The undersigned owner of the lands shown on this plat to be known as KEY VISTA PHASE 3, a replat of a portion of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION of Section 26, Township 26 South, Range 15 East, as shown on the plat recorded in Plat Book 1, pages 68 through 70 of the Public Records of Pasco County, Florida; ALSO, a portion of said Section 26, being further described as follows:

Parcel 12
A portion of Tracts 25, 26, 29, 31 and 32 of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION, of Section 26, Township 26 South, Range 15 East, as shown on the plat recorded in Plat Book 1, pages 68 through 70 of the Public Records of Pasco County, Florida, all being further described as follows:

Begin at the southwest corner of the Tract E1 (Key Vista Boulevard) of Key Vista Phase 1 as recorded in Plat Book 39, Pages 102 through 112 of the Public Records of Pasco County, Florida; thence along the southerly boundary of said Tract E1 (Key Vista Boulevard) the following three (3) calls: 1) North 77°18'17" East, 85.05 feet; 2) 162.91 feet along the arc of a curve to the right to the point of reverse curvature, said curve having a radius of 300.00 feet, a central angle of 31°06'47" and a chord of 160.91 feet which bears South 87°08'20" East; 3) 380.55 feet along the arc of a curve to the left to the westerly boundary of said Key Vista Phase 1, said curve having a radius of 800.00 feet, a central angle of 27°15'17" and a chord of 376.97 feet which bears South 85°12'35" East; thence along said westerly boundary of Key Vista Phase 1 the following six (6) courses: 1) South 00°10'26" East, 98.75 feet; 2) South 10°01'46" East, 44.67 feet; 3) South 04°11'12" East, 60.46 feet; 4) South 07°11'25" West, 153.09 feet; 5) South 00°08'08" West, 102.78 feet; 6) South 37°10'19" East, 292.71 feet; thence leaving said westerly boundary of Key Vista Phase 1, North 79°19'17" West, for 386.62 feet; thence North 58°18'22" West, for 53.55 feet; thence North 79°19'17" West, for 353.30 feet to the east right-of-way line of Baileys Bluff Road as recorded in Official Record Book 4500, Page 214 of the Public Records of Pasco County, Florida; thence along said east right-of-way line of Baileys Bluff Road, North 00°02'46" East, for 354.02 feet; thence continue along said east right-of-way of which bears North 05°00'58" West.

Containing 8.787 acres, more or less.

Parcel 14/16

A portion of Tracts 15, 33, 34, 35, 36 and 41 of TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION, of Section 26, Township 26 South, Range 15 East, as shown on the plat recorded in Plat Book 1, pages 68 through 70 of the Public Records of Pasco County, Florida; AND ALSO a portion of the Southeastely 1/2 of the Southwest 1/4 of the Northeast 1/4 said Section 26, and a portion of the Westerly 1/2 of the Southeast 1/4 said Section 26; all being further described as follows:

Begin at the southeast corner of Tract 1 of Key Vista Phase 1 as recorded in Plat Book 39, Pages 102 through 112 of the Public Records of Pasco County, Florida; thence along the southerly boundary of said Key Vista Phase 1 the following thirteen (13) calls: 1) North 17°19'02" West, 152.39 feet; 2) North 35°11'48" West, 126.46 feet; 3) North 32°12'05" East, 52.75 feet; 4) North 70°54'44" East, 93.22 feet; 5) South 83°37'26" East, 55.79 feet; 6) North 69°08'19" East, 109.71 feet; 7) South 23°48'40" East, 68.47 feet; 8) South 29°56'47" East, 68.52 feet; 9) South 32°25'19" East, 132.78 feet; 10) North 61°51'53" East, 152.68 feet; 11) South 88°00'12" East, 63.18 feet; 12) 306.07 feet along the arc of a curve to the right to the point of reverse curvature, said curve having a radius of 1,230.00 feet, a central angle of 14°15'26", a chord of 305.28 feet which bears North 09°07'31" East; 13) 146.21 feet along the arc of a curve to the left to the southwest corner of Tract E4 (Indian Key Drive) of Key Vista Phase 2 as recorded in Plat Book 40, Pages 121 through 128 of the Public Records of Pasco County, Florida, said curve having a radius of 770.00 feet and a central angle of 10°52'45", a chord of 145.99 feet which bears North 10°48'52" East; thence along the southerly boundary of Parcel 7 of said Key Vista Phase 2, South 84°37'31" East, for 60.00 feet; thence continue along said southerly boundary of Parcel 7 of Key Vista Phase 2, South 23°26'42" West, for 382.54 feet; thence South 22°49'49" East, for 118.64 feet; thence South 44°50'13" East, for 159.10 feet; thence leaving said southerly boundary of Parcel 7 of Key Vista Phase 2, South 23°26'42" West, thence South 25°57'10" East, for 52.84 feet; thence South 44°50'13" East, for 110.06 feet; thence South 45°09'47" West, for 10.90 feet; thence South 44°50'13" East, for 110.00 feet; thence South Book 1841, page 564 of the Public Records of Pasco County, Florida; thence along the westerly and southerly boundary of said parcel of land as described in Official Record Book 1841, page 564 the following four (4) courses: (1) South 00°19'14" West, 264.01 feet; (2) South 44°40'46" East, 355.98 feet; (3) South 89°52'06" East, 484.91 feet; (4) North 45°19'14" East, 358.33 feet to the west Official Record Book 721, page 823, South 00°17'56" West, for 892.94 feet; thence leaving said west boundary of the parcel of land as described in Official Record Book 721, page 823, North 89°51'28" West, for 1,018.49 feet; thence North 01°46'59" West, for 249.46 feet; thence 61.66 feet along the arc of a curve to the right, said curve having a radius of 75.00 feet, a central angle of 47°06'13", a chord of 59.94 feet which bears North 21°46'07" East; thence North 45°19'14" East, for 14.58 feet; thence North 44°40'46" West, for 414.06 feet; thence North 33°13'54" West, for 482.48 feet; thence South 68°38'38" West, for 109.71 feet; thence South 56°34'53" West, for 51.06 feet; thence South 67°54'10" West, for 110.80 feet; thence North 89°45'28" West, for 539.06 feet; thence North 00°14'32" East, for 638.08 feet to a southerly boundary corner of said Tract 1 of Key Vista Phase 1; thence along the southerly boundary of said Tract 1, South 89°45'28" East, for 252.04 feet to the POINT OF BEGINNING.

Containing 66.818 acres, more or less.

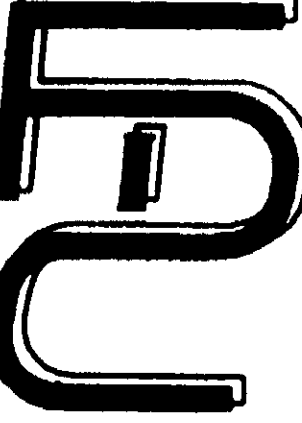
Have caused said land to be subdivided as shown hereon; and do hereby reserve all tracts for the private and nonexclusive use of the undersigned, its successors, grantees and assigns, in perpetuity and to the exclusion of the public at large, provided, however, that any political subdivision of the State of Florida or corporate sovereign having jurisdiction from time to time over Key Vista Phase 3, and private, public and quasi-public utility companies shall have a non-exclusive right to use all of said roads, streets and drives for the installation and maintenance of drainage facilities, storm sewers and utilities, as well as for ingress, and egress for the purpose of providing emergency fire, medical and similar services the nonexclusive right to use the utility and drainage easements shown hereon, but only for the installation and maintenance of utilities and drainage facilities, and purposes incidental thereto; and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all utility improvements and facilities necessary for providing water and sewer service to Key Vista Phase 3, 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 land 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 utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said improvements, facilities and appurtenances is assumed by Pasco County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, the title to any 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.

THIS THE 4 DAY OF FEBRUARY, 2002 A.D.

OWNER
KEY VISTA INVESTMENTS, L.L.C.
LEW FRIEDLAND
LEW FRIEDLAND, PRESIDENT
WITNESS *Marilyn J. Williams* WITNESS *Rosemary H. Herrel*

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)
COUNTY OF PASCO)
I HEREBY CERTIFY ON THIS 4 DAY OF FEBRUARY A.D., 2002, BEFORE ME PERSONALLY APPEARED LEW FRIEDLAND, AS PRESIDENT OF KEY VISTA INVESTMENTS, L.L.C., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY 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, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
WITNESS MY HAND AND OFFICIAL SEAL AT TARPON SPRINGS, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
Marilyn J. Williams
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINTED NAME OF NOTARY PUBLIC
Marilyn J. Williams
Commission # 00894820
Expires Jan. 25, 2004
Bonded Thru
Atlantic Bonding Co., Inc.
MY COMMISSION EXPIRES: SERIAL NUMBER:



FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
6321 Grand Boulevard, New Port Richey FL 34652
Tel. (727) 849-7588 - Fax: (727) 848-3648
Certificate of Authorization: LB 6707
State of Florida

OWNER
KEY VISTA INVESTMENTS, L.L.C.
DANIEL E. ALDRIDGE
DANIEL E. ALDRIDGE, VICE PRESIDENT
WITNESS *Marilyn J. Williams* WITNESS *Rosemary H. Herrel*

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)
COUNTY OF PASCO)
I HEREBY CERTIFY ON THIS 4 DAY OF FEBRUARY A.D., 2002, BEFORE ME PERSONALLY APPEARED DANIEL E. ALDRIDGE, AS VICE PRESIDENT OF KEY VISTA INVESTMENTS, L.L.C., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY 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, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
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NOTICE:
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.