

BALLANTRAE VILLAGE 1
A SUBDIVISION OF A PORTION OF LAND LYING WITHIN SECTIONS 20 & 29,
TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK: 51 PAGE: 53

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA

SS:

COUNTY OF PASCO

The undersigned owners of the lands shown on this plat to be known as Ballantrae Village 1, a subdivision of a portion of land lying within Sections 20 & 29, Township 26 South, Range 18 East, Pasco County, Florida and being further described as follows:

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 20 & 29, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 18 EAST; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29 S89°22'15"E, A DISTANCE OF 2314.75 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE N00°29'26"E, A DISTANCE OF 365.07 FEET TO THE SOUTHWEST CORNER OF BALLANTRAE VILLAGES 3A & 3B AS RECORDED IN PLAT BOOK 50, PAGES 49-62, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID BALLANTRAE VILLAGES 3A & 3B THE FOLLOWING 4 COURSES; 1) 89.51 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 1,120.00 FEET, A CENTRAL ANGLE OF 04°34'44" AND A CHORD BEARING AND DISTANCE OF N49°34'10"E, 89.48 FEET; 2) N47°16'48"E, A DISTANCE OF 240.72 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; 3) 622.02 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 43,542.54 FEET, A CENTRAL ANGLE OF 00°49'07" AND A CHORD BEARING AND DISTANCE OF S33°08'45"E, 622.01 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; 4) 315.14 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE NORTH, HAVING A RADIUS OF 4,092.51 FEET, A CENTRAL ANGLE OF 04°24'44" AND A CHORD BEARING AND DISTANCE OF N89°07'41"E, 315.07 FEET TO A POINT ON THE WESTERLY LINE OF BALLANTRAE VILLAGE 2A AS RECORDED IN PLAT BOOK 49, PAGES 33-46 IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID BALLANTRAE VILLAGE 2 THE FOLLOWING 5 COURSES; 1) N86°27'13"E, A DISTANCE OF 66.93 FEET; 2) S00°00'00"W, A DISTANCE OF 85.25 FEET; 3) S00°00'00"E, A DISTANCE OF 884.55 FEET; 4) S90°00'00"W, A DISTANCE OF 643.77 FEET; 5) S00°17'50"W, A DISTANCE OF 682.68 FEET; THENCE DEPARTING SAID BALLANTRAE VILLAGE 2A WEST LINE S86°05'46"W, A DISTANCE OF 331.06 FEET; THENCE N00°16'17"E, A DISTANCE OF 1,000.00 FEET; THENCE CONTINUING N00°16'17"E, A DISTANCE OF 600.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.064 ACRES, MORE OR LESS.

DEDICATION

1. M/I 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 1, as described in the legal description which is a part of this plat.

2. Legal title to TRACTS "A", "B", "C", "CS-2", "D", "E", "F", "G", "H", "I", "J", "K", "L", "L-1", "L-2", "L-3", "M", "N", "O", "P", "PR", "PS", "Q", and "R" as shown and depicted hereon, is hereby granted, conveyed and dedicated to the Ballantrae Community Development District (the "District"), a unit of special purpose local government organized and existing pursuant to Chapter 190, Florida Statutes. 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.

3. Owner does further:

- grant, convey and dedicate to the perpetual use of the public and Pasco County (the "County") a non-exclusive easement to all street rights-of-way and ingress/egress tracts 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, ingress/egress tracts and utility improvements and facilities lying within the lands depicted on this plat;
- grant, convey and dedicate to the perpetual use of the public and the County Tract "W" - Water Meter Assembly - as shown and depicted hereon, and further does hereby reserve unto the District, its successors, assigns or legal representatives, the right to construct, operate and maintain the water meter assembly improvements lying within Tract "W" depicted on this plat until such time as the operation and maintenance of said improvements 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.

4. It is the intention of the Owner that the District shall construct, operate, and maintain the drainage facilities, roadways, sanitary sewers, sanitary sewage pump station and forcemain, and potable water distribution piping and related improvements within Village 1. 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 11 day of October, A.D., 2004

M/I HOMES OF TAMPA, LLC - OWNER:

Theresa L. Collins
Division President

Witness,

SERGE GOTTAN
Print Name

Witness,

MARK J. SPADA
Print Name

ACKNOWLEDGMENTS:

STATE OF FLORIDA

SS:

COUNTY OF HILLSBOROUGH

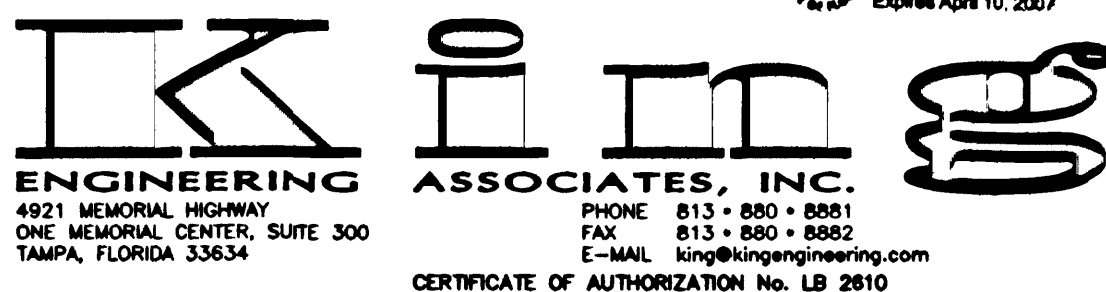
I hereby certify on this 11 day of October, 2004 before me appeared, Theresa L. Collins, Division President, of M/I Homes of Tampa LLC, personally known to me to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be his free 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.

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

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

My Commission expires: 4/10/2007
Commission Number: DD181845



NOTE: SEE SHEET 2 FOR INDEX MAP, LEGEND, CLEAR SIGHT TRIANGLE (CST) & PERMANENT CONTROL POINT (PCP) DETAILS

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:

Theresa L. Collins
Vice Chairman of the
Board of Supervisors

Witness,

CHARLES A. WILKIN
Print Name

Witness,

Tom Crawford
Print Name

ACKNOWLEDGMENTS:

STATE OF FLORIDA

SS:

COUNTY OF HILLSBOROUGH

I hereby certify on this 11 day of October, 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: 4/10/2007
Commission Number: DD181845

CERTIFICATE OF TITLE:

STATE OF FLORIDA

SS:

COUNTY OF PASCO

I, Sharon Foster, Manager of M/I 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 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 2003, have been paid.

This 11 day of October, A.D., 2004.

M/I Title Agency

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 2 day of November, 2004, A.D. in Plat Book 51, Sheets 53-54.

Sharon Foster
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on October 14, 2004, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Sharon Foster
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 12TH day of OCT 2004.

Hardman Singh
Professional Surveyor and Mapper
State of Florida, No. 4675

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, Landscape, Ingress/Egress & Utility areas as shown and depicted hereon as Tracts "A", "B", "C", "CS-2", "D", "E", "F", "G", "H", "I", "J", "K", "L-1", "M", "N", "O", "P", & "Q"; and Conservation/Preservation areas as shown hereon as Tracts E & H; and Recreational Area as shown and depicted hereon as Tract "R"; and Pump Station Area as shown and depicted hereon as Tract "PS"; and Ingress/Egress Area as shown and depicted hereon as Tract "PR"; and Landscape, Wall & Utility Area as shown and depicted hereon as Tracts "L", "L-2", & "L-3". 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 "15.00' Utility Easement" across the front of all lots is for the operation and maintenance, but not limited to, electric, telephone, cable television, water and sanitary structures, lines and fittings contained therein.
- The owner of the lands described hereon, hereby, grant, convey and dedicate, to the public and Pasco County, the Water Meter Assembly Area as shown and depicted hereon as Tract "W".
- 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 West line of the Northeast Quarter of Section 29, Township 26 South, Range 18 East may be considered as a local line of reference having a grid bearing of S00°17'50"W as derived from said GPS observations.
- A ½ 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).
- The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Third Order Class 1 accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Committee dated September 1984 or latest edition.

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 11th DAY OCTOBER, 2004.

KING ENGINEERING ASSOCIATES, INC.

Robert B. Curtis
Professional Surveyor and Mapper
State of Florida, Reg. No. 6051

3855-002-010

SHEET 1 of 14