

**MEADOW POINTE IV PARCEL "M"**  
LYING IN SECTION 22, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

54/21

**LEGAL DESCRIPTION:**

DESCRIPTION: A parcel of land lying in Section 22, Township 26 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Northwest corner of said Section 22, said point also being on the West boundary of MEADOW POINTE IV PARCEL "K", according to the plat thereof as recorded in Plat Book 53, Pages 11 through 18, inclusive, of the Public Records of Pasco County, Florida, run thence along the West boundary of the Northwest 1/4 of said Section 22, the following two (2) courses: 1) along said West boundary of MEADOW POINTE IV PARCEL "K", S.00°01'44"E., 1250.81 feet to the Southwest corner of said MEADOW POINTE IV PARCEL "K"; 2) continue S.00°01'44"E., 181.49 feet to a point on a curve, said point also being the POINT OF BEGINNING; thence Easterly, 825.72 feet along the arc of a curve to the left having a radius of 1170.00 feet and a central angle of 40°26'10" (chord bearing S.83°46'55"E., 808.69 feet) to a point of tangency; thence N.76°00'00"E., 393.87 feet to a point of curvature; thence Southeasterly, 33.60 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 77°00'00" (chord bearing S.65°30'00"E., 31.13 feet) to a point of tangency on the Westerly right-of-way line of MEADOW POINTE BOULEVARD, as recorded in Official Records Book 5882, Page 1627, of the Public Records of Pasco County, Florida; thence along said Westerly right-of-way line of MEADOW POINTE BOULEVARD, the following four (4) courses: 1) S.27°00'00"E., 268.47 feet to a point of curvature; 2) Southerly, 1061.86 feet along the arc of a curve to the right having a radius of 1040.00 feet and a central angle of 58°30'00" (chord bearing S.02°15'00"W., 1016.33 feet) to a point of tangency; 3) S.31°30'00"W., 285.90 feet to a point of curvature; 4) Southwesterly, 109.31 feet along the arc of a curve to the left having a radius of 1020.00 feet and a central angle of 06°08'24" (chord bearing S.28°25'48"W., 109.25 feet); thence N.64°38'24"W., 20.00 feet; thence N.35°36'00"W., 20.14 feet; thence S.67°12'00"W., 100.78 feet; thence WEST, 686.88 feet; thence S.89°42'39"W., 96.33 feet; thence N.57°48'35"W., 223.69 feet to a point on the West boundary of the Southwest 1/4 of the aforesaid Section 22; thence along said West boundary of the Southwest 1/4 of Section 22, N.00°09'44"E., 287.38 feet to the Southwest corner of the aforesaid Northwest 1/4 of Section 22; thence along the aforesaid West boundary of the Northwest 1/4 of Section 22, N.00°01'44"W., 1207.88 feet to the POINT OF BEGINNING.

Containing 47.214 acres, more or less.

**DEDICATION:**

- Clearwater Bay Associates, Inc., (the "Owner") states and declares that it is the fee simple owner of all lands referred to as Meadow Pointe IV Parcel "M", as described in the legal description which is a part of this plat.
- Legal title to TRACTS "A", "C-1", "C-2", "C-3", "C-4" and "L-1" as shown and depicted hereon, is hereby granted, conveyed and dedicated to the Meadow Pointe IV 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 roads, easements, and other tracts for the use and benefit of the lot owners in Meadow Pointe IV.
- Owner does further:
  - grant, convey and dedicate to Pasco County, Florida, (the "County") a perpetual easement over and across all street rights-of-way which are shown and depicted hereon for any and all governmental purposes including (without limitation) fire and police protection, and emergency medical services;
  - grant, convey and 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, and other appurtenant facilities lying within or upon the lands depicted on this plat and further does hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said rights-of-way, improvements, facilities, and appurtenances 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.
- The Owner of the lands described above states that the District shall construct, operate, and maintain the street rights-of-way shown and depicted hereon and 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, the road rights-of-way and all other easements as 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.
- The Owner further does hereby grant, convey, warrant and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all private drainage easements or commonly owned property on this plat. In the event the District fails to properly maintain any private drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any private drainage easement for the purpose of performing maintenance to ensure the free flow of water.

This the 3<sup>rd</sup> day of MAY, A.D., 2005

OWNER: CLEARWATER BAY ASSOCIATES, INC.

By: [Signature]  
Name: Lee E. Arnold, Jr.  
Title: President

Witness: [Signature] Catherine V. Tucker  
Witness: [Signature] Jackie Altieri

**ACKNOWLEDGMENT**

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of May, 2005, by Lee E. Arnold Jr., as President of Clearwater Bay Associates, Inc. He is personally known to me.

[Signature]  
Notary Public, State of Florida at Large  
Stacie A. Dunphy



This the 3<sup>rd</sup> day of MAY, A.D., 2005

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

WESLEY CHAPEL LAKES, LTD., a Florida limited partnership, as Mortgagee under a certain mortgage dated August 13, 2003 recorded in Official Records Book 5615, Page 312 of the public records of Pasco County, Florida, hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

MORTGAGEE: WESLEY CHAPEL LAKES, LTD., a Florida limited partnership

BY: Wesley Chapel Lakes, Inc.,  
a Florida corporation, as its sole  
general partner

By: [Signature]  
Name: Jared D. Brown  
Title: President

Witness: [Signature] Catherine J. Tucker  
Witness: [Signature] Jackie Altieri

**ACKNOWLEDGMENT**

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of May, 2005, by Jared D. Brown as President of Wesley Chapel Lakes, Inc., a Florida corporation. He is personally known to me.

[Signature]  
Notary Public, State of Florida at Large  
Stacie A. Dunphy



This the 10<sup>th</sup> day of May, A.D., 2005

MEADOW POINTE IV COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]  
Name: Donald A. Buck  
Title: Chairman, Board of Supervisors

Witness: [Signature] Teri Gartenmayer  
Witness: [Signature] Leslie J. Wells

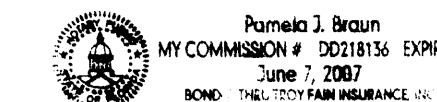
**ACKNOWLEDGMENT**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of May, 2005, by Donald A. Buck, as Chairman, Board of Supervisors of Meadow Pointe IV Community Development District. He is personally known to me.

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



**CERTIFICATE OF TITLE:**

STATE OF FLORIDA }  
COUNTY OF PASCO } ss:

I, Marcia E. Rendueles, President of Title Experts of Tampa, Inc., do hereby certify 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 2004 have been paid.

This 10<sup>th</sup> day of May, A.D., 2005

Title Experts of Tampa, Inc.

By: [Signature]  
Marcia E. Rendueles, 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 15 day of JUNE, 2005 AD in Plat Book 54, Pages 21, 22, 23, 24, 25, 26, 27, 28, 29

[Signature]  
Clerk of the Circuit Court

**BOARD OF COUNTY COMMISSIONERS:**

This is to certify, that on JUNE 7, 2005, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

[Signature]  
Chairman of the Board of County Commissioners

2212 SWANN AVENUE  
TAMPA, FLORIDA 33606  
PHONE (813) 253-5311  
FAX (813) 253-2478

