

GROVES - PHASE III - CLUB VILLAS

A PORTION OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 18 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

DESCRIPTION & DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO)SS

THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "GROVES - PHASE III - CLUB VILLAS", A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE SOUTHEAST CORNER OF TRACT "C66" OF GROVES-PHASE I AS RECORDED IN PLAT BOOK 39, PAGES 120-150 IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE S 00°07'53"W, 423.18 FEET ALONG THE WESTERLY BOUNDARY LINE OF WILDERNESS LAKE PRESERVE I AS RECORDED IN PLAT BOOK 43, PAGES 1-35 IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 89°53'55"W, 1226.37 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID WILDERNESS LAKE PRESERVE - PHASE I TO THE SOUTHEAST CORNER OF TRACT "Y" OF GROVES - PHASE II - CLUB VILLAS AS RECORDED IN PLAT BOOK 43, PAGE 55-60 IN THE PUBLIC RECORDS OF SAID COUNTY, THENCE ALONG THE BOUNDARY OF SAID GROVES-PHASE II-CLUB VILLAS THE FOLLOWING FIVE (5) COURSES AND ONE (1) CURVE THENCE N 00°00'00"W, 328.43 FEET, THENCE N 48°36'14"E, 222.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 172.00 FEET, THENCE SOUTHEASTERLY 70.77 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°34'32" (CHORD BEARS S 34°56'09"E, 70.28 FEET), THENCE N 66°51'07"E, 26.00 FEET, THENCE S 23°08'53"E, 70.87 FEET, THENCE N 89°54'24"E, 15.22 FEET TO THE NORTHWEST CORNER OF TRACT "P4" OF GROVES-PHASE I AS RECORDED IN PLAT BOOK 39, PAGES 120-150 IN THE PUBLIC RECORDS OF SAID COUNTY, THENCE ALONG THE BOUNDARY OF SAID TRACT "P4" THE FOLLOWING FOUR (4) COURSES AND ONE (1) CURVE S 23°08'53"E, 135.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 63.00 FEET, THENCE SOUTHEASTERLY 57.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°15'50" (CHORD BEARS S 49°16'48"E, 55.50 FEET), THENCE N 00°06'05"W, 96.44 FEET, THENCE N 89°53'55"E, 346.00 FEET, THENCE N 00°06'05"W, 20.98 FEET TO THE SOUTHWEST CORNER BLOCK AD OF SAID GROVES-PHASE II-CLUB VILLAS, THENCE ALONG THE BOUNDARY OF SAID BLOCK AD OF GROVES-PHASE II-CLUB VILLAS THE FOLLOWING TWO (2) COURSES, N 89°53'55"E, 374.36 FEET, THENCE N 00°07'53"E, 90.65 FEET TO THE NORTHEAST CORNER OF TRACT "C" OF SAID GROVES-PHASE I-CLUB VILLAS, ALSO BEING THE SOUTHEAST CORNER OF TRACT "C" OF SAID GROVES-PHASE I, THENCE ALONG THE BOUNDARY OF SAID GROVES-PHASE I THE FOLLOWING TWO (2) COURSES N 00°07'53"E, 15.00 FEET, THENCE S 89°31'49"E, 137.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.58 ACRES, MORE OR LESS

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, FLORIDA DREAM COMMUNITIES, AS OWNER OF THE LANDS DESCRIBED ABOVE, DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA (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, AND OTHER APPURTENANT FACILITIES LYING WITHIN OR UPON THE LAND DEPICTED ON THIS PLAT, AND FURTHER DO HEREBY GRANT THE COUNTY A PERPETUAL EASEMENT OVER AND ACROSS THE DRAINAGE EASEMENTS, DRAINAGE AREAS AND WETLAND CONSERVATION AREAS FOR THE PURPOSE OF MAINTAINING OR OPERATING THE DRAINAGE FACILITIES SITUATED THEREON, AND FURTHER DO HEREBY GRANT TO THE COUNTY A PERPETUAL EASEMENT OVER AND ACROSS ALL PRIVATE STREET RIGHTS-OF-WAY AS SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND POLICE PROTECTION AND EMERGENCY MEDICAL SERVICES, AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE 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 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 GROVES COMMUNITY DEVELOPMENT DISTRICT (DISTRICT) SHALL MAINTAIN ALL PRIVATE STREET RIGHTS-OF-WAY AS SHOWN AND DEPICTED HEREON, THE DRAINAGE FACILITIES AND ANY IMPROVEMENTS SHOWN HEREON. THE DISTRICT SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON THE DRAINAGE AREAS AND THE WETLAND CONSERVATION AREAS, AND ALL OTHER EASEMENT AREAS DEPICTED HEREON TO ACCOMPLISH SUCH PURPOSES. THIS THE _____ DAY OF _____ A.D., 2003.

OWNER: FLORIDA DREAM COMMUNITIES, INC., A FLORIDA CORPORATION

Robert D. Brown Jo Elaine Bell Lulu Owen
ROBERT D. BROWN - PRESIDENT WITNESS WITNESS

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PASCO)SS 354-34-2666

THIS IS TO CERTIFY, THAT ON SEPTEMBER 24, 2003, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Robert D. Brown TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID

Jo Elaine Bell PRINTED NAME Jo Elaine Bell COMMISSION # DD0174290 MY COMMISSION EXPIRES APR 18, 2007
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

OWNER: THE GROVES COMMUNITY DEVELOPMENT DISTRICT

Robert D. Brown Jo Elaine Bell Lulu Owen
ROBERT D. BROWN - CHAIRMAN WITNESS WITNESS

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PASCO)SS

THIS IS TO CERTIFY, THAT ON SEPTEMBER 24, 2003, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Robert D. Brown TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID

Jo Elaine Bell PRINTED NAME Jo Elaine Bell COMMISSION # DD0174290 MY COMMISSION EXPIRES APR 18, 2007
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
COUNTY OF LEE)SS

I, RONALD W. SMALLEY, OF HENDERSON, FRANKLIN, STARNES & HOLT, P.A., 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 THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE 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 2002 HAVE BEEN PAID.

THIS THE 8th DAY OF October, 2003.

HENDERSON, FRANKLIN, STARNES & HOLT, P.A.

Ronald W. Smalley
RONALD W. SMALLEY

SURVEYOR'S CERTIFICATE:

I, DAVID L. HURLEY, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON JUNE 27, 2003, THE AFORESAID PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN 1 YEAR AS REQUIRED BY LAW. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

LANDMARK ENGINEERING & SURVEYING CORPORATION
CERTIFICATE OF AUTHORIZATION # LB 3913

David L. Hurley
DAVID L. HURLEY, PS
FLORIDA SURVEYOR'S REGISTRATION #3626

Oct 10, 2003
DATE

NOTE: TRACTS "C", "L1", AND WETLAND CONSERVATION AREA TRACT "Y" ARE NOT DEDICATED TO THE PUBLIC. LEGAL TITLE TO SAID NON-PUBLIC TRACTS "C", "L1", AND WETLAND CONSERVATION AREA TRACT "Y" AND THE MAINTENANCE AND IRRIGATION EASEMENTS AS SHOWN AND DEPICTED HEREON SHALL BE CONVEYED BY THE OWNERS TO THE DISTRICT, AND MAINTAINED BY SAID DISTRICT.

JOINDER AND CONSENT:

MORTGAGEE: COLONIAL BANK

Mark W. Kral Victor Yon Anelody Friele
S. KRISTOPHER KRAL, VICE PRESIDENT WITNESS WITNESS

ACKNOWLEDGEMENT:

STATE OF Florida)
COUNTY OF Hillsborough)SS

THIS IS TO CERTIFY, THAT ON September 29, 2003, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED S. Kristopher Kral TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT Hillsborough COUNTY, Florida, THE DAY AND YEAR AFORESAID

Victor K. Yon PRINTED NAME Victor K. Yon COMMISSION # DD166248 MY COMMISSION EXPIRES November 18, 2004
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

JOINDER AND CONSENT:

MORTGAGEE: WRI OPPORTUNITY LOANS II LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY: WYERHACUSER REALTY INVESTORS, INC., IT'S MANAGER

David A. Breuninger, Sr. V.P. Edwin J. Stephens, V.P. Charles R. Duncan
WITNESS WITNESS WITNESS

ACKNOWLEDGEMENT:

STATE OF Washington)
COUNTY OF King)SS

THIS IS TO CERTIFY, THAT ON September 25, 2003, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED David A. Breuninger AND Edwin J. Stephens TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT Seattle King COUNTY, Washington THE DAY AND YEAR AFORESAID

Audrey L. Miklavic PRINTED NAME Audrey L. Miklavic COMMISSION # _____ MY COMMISSION EXPIRES Dec. 09, 2004
NOTARY PUBLIC, STATE OF WA AT LARGE

BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON NOVEMBER 18, 2003, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Robert D. Brown
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 25 DAY OF NOVEMBER, 2003 A.D. IN PLAT BOOK 48 PAGES 51, 52, 53, 54.

Edith A. Smith
CLERK OF CIRCUIT COURT

REVIEW OF PLAT BY REGISTERED SURVEYOR - EMPLOYED BY PASCO COUNTY:

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS THE 31 DAY OF OCTOBER, 2003.

Hardcover Singh
SURVEYOR'S NAME: HARDCOVER SINGH
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4575

LANDMARK
ENGINEERING & SURVEYING
CORPORATION

8515 Palm River Road
Tampa, Florida 33619
Tampa (813) 621-7841
Fax (813) 664-1832

SHEET 1 OF 4