

# PINE RIDGE AT SUGAR CREEK PHASE 2

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

BEING A SUBDIVISION OF LAND LYING WITHIN SECTIONS 3 AND 4, TOWNSHIP 25 SOUTH,  
RANGE 17 EAST, PASCO COUNTY, FLORIDA

## LEGAL DESCRIPTION:

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "PINE RIDGE AT SUGAR CREEK PHASE 2" A SUBDIVISION OF LAND LYING WITHIN THE WEST 1/2 OF SECTION 3 AND THE EAST 1/2 OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 3, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE N89°59'02"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, FOR 1,322.02 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE LEAVING SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, S00°15'37"E, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, (BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION), SAME BEING THE EAST LINE OF SHADOW LAKES ESTATES, AS RECORDED IN PLAT BOOK 19, PAGES 140 THROUGH 142 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR 1,755.69 FEET TO THE POINT OF BEGINNING, SAME BEING THE SOUTHEAST CORNER OF SAID SHADOW LAKES ESTATES; THENCE CONTINUE S00°15'37"E, ALONG SAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, FOR 934.04 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3; THENCE N89°57'16"E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 3, FOR 652.78 FEET TO THE NORTHWEST CORNER OF PINE RIDGE AT SUGAR CREEK PHASE 1, AS RECORDED IN PLAT BOOK 51, PAGES 41 THROUGH 52 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING FOURTEEN (14) COURSES ALONG THE WESTERLY LINE OF SAID PINE RIDGE AT SUGAR CREEK PHASE 1: (1) THENCE LEAVING SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, S22°14'09"E, FOR 311.96 FEET; (2) THENCE S67°45'51"W, FOR 59.32 FEET TO POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; (3) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N69°34'12"E, HAVING A RADIUS OF 455.50 FEET, A CENTRAL ANGLE OF 19°26'19", AN ARC LENGTH OF 154.54 FEET, AND A CHORD BEARING S19°42'38"E FOR 153.80 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY; (4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 575.50 FEET, A CENTRAL ANGLE OF 12°46'21", AN ARC LENGTH OF 128.29 FEET, AND A CHORD BEARING S05°23'42"W, FOR 128.03 FEET TO THE POINT OF TANGENT; (5) THENCE S12°47'22"W, FOR 121.45 FEET; (6) THENCE S31°29'42"W, FOR 26.56 FEET; (7) THENCE N63°40'24"W, FOR 123.09 FEET; (8) THENCE N77°22'48"W, FOR 41.29 FEET; (9) THENCE N62°20'19"W, FOR 115.50 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; (10) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S62°20'19"E, HAVING A RADIUS OF 304.50 FEET, A CENTRAL ANGLE OF 58°11'05", AN ARC LENGTH OF 309.22 FEET, AND A CHORD BEARING S56°45'14"W, FOR 296.11 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; (11) THENCE S04°09'14"E, FOR 155.50 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; (12) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S04°09'14"E, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 02°39'15", AN ARC LENGTH OF 21.31 FEET, AND A CHORD BEARING S87°10'24"W, FOR 21.31 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; (13) THENCE S01°29'59"E, FOR 115.50 FEET; (14) THENCE S04°27'48"E, FOR 370.37 FEET TO THE POINT OF INTERSECTION WITH A NORTHERLY LINE OF PINE RIDGE AT SUGAR CREEK VILLAGE 1, § 1, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORD BOOK 1661, PAGE 1736 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING FOURTEEN (14) COURSES ALONG SAID NORTHERLY LINE OF SAID PINE RIDGE AT SUGAR CREEK VILLAGE 1, § 1, A CONDOMINIUM: (1) THENCE LEAVING SAID WESTERLY LINE OF PINE RIDGE AT SUGAR CREEK PHASE 1, S63°41'42"W, FOR 99.78 FEET; (2) THENCE S82°27'35"W, FOR 150.96 FEET; (3) THENCE N08°01'52"W, FOR 113.16 FEET; (4) THENCE S63°39'02"W, FOR 42.50 FEET; (5) THENCE S32°41'56"W, FOR 108.69 FEET; (6) THENCE N03°53'49"W, FOR 28.98 FEET; (7) THENCE S56°58'40"W, FOR 60.00 FEET; (8) THENCE S10°26'19"E, FOR 51.30 FEET; (9) THENCE S42°24'02"W, FOR 42.01 FEET; (10) THENCE N72°17'43"W, FOR 81.49 FEET; (11) THENCE N23°31'41"E, FOR 55.00 FEET; (12) THENCE N47°57'49"W, FOR 33.45 FEET; (13) THENCE N02°16'07"W, FOR 35.00 FEET; (14) THENCE N21°05'50"E, FOR 100.00 FEET; THENCE LEAVING SAID NORTHERLY LINE OF PINE RIDGE AT SUGAR CREEK VILLAGE 1, § 1, A CONDOMINIUM, N34°12'04"E, FOR 351.67 FEET; THENCE N57°20'04"W, FOR 354.92 FEET; THENCE S34°12'04"W, FOR 400.07 FEET TO THE POINT OF INTERSECTION WITH SAID NORTHERLY LINE OF PINE RIDGE AT SUGAR CREEK VILLAGE 1, § 1, A CONDOMINIUM; THENCE THE FOLLOWING NINE (9) COURSES ALONG SAID NORTHERLY LINE OF PINE RIDGE AT SUGAR CREEK VILLAGE 1, § 1, A CONDOMINIUM: (1) THENCE S24°07'25"W, FOR 124.29 FEET; (2) THENCE S33°21'18"W, FOR 58.81 FEET; (3) THENCE S18°38'08"W, FOR 35.99 FEET; (4) THENCE S29°57'09"E, FOR 45.00 FEET; (5) THENCE S61°11'24"W, FOR 147.25 FEET; (6) THENCE N06°44'18"W, FOR 159.58 FEET; (7) THENCE S55°50'13"W, FOR 143.98 FEET; (8) THENCE S43°58'46"W, FOR 53.53 FEET; (9) THENCE S48°40'46"W, FOR 137.09 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE LEAVING SAID NORTHERLY LINE OF PINE RIDGE AT SUGAR CREEK VILLAGE 1, § 1, A CONDOMINIUM, N00°07'03"W, ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 3, FOR 498.44 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE LEAVING SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 3, N09°49'51"W, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, FOR 678.55 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 52, ACCORDING TO OFFICIAL RECORDS BOOK 1814, PAGE 1632 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N35°52'24"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 52, FOR 70.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 52, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,697.02 FEET, A CENTRAL ANGLE OF 08°41'56", AN ARC LENGTH OF 257.65 FEET, AND A CHORD BEARING N40°13'22"W, FOR 257.40 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 52, N42°03'15"E, FOR 390.00 FEET; THENCE N47°56'45"W, FOR 200.00 FEET; THENCE S42°03'15"W, FOR 390.02 FEET TO THE POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 52, SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 52, ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N38°40'16"E, HAVING A RADIUS OF 1,697.02 FEET, A CENTRAL ANGLE OF 10°11'21", AN ARC LENGTH OF 301.79 FEET, AND A CHORD BEARING N56°25'24"W, FOR 301.39 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 52, N28°28'55"E, FOR 409.90 FEET; THENCE N57°21'36"W, FOR 837.53 FEET TO THE POINT OF INTERSECTION WITH THE MOST EASTERLY CORNER OF ORB 1146, PG 1246; THENCE N43°17'15"W ALONG A EASTERLY LINE OF ORB 1146, PG 1246, FOR 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SAME BEING SAID EASTERLY LINE OF ORB 1146, PG 1246 AND THE EASTERLY RIGHT-OF-WAY LINE OF SUGAR CREEK BOULEVARD, ACCORDING TO SHADOW LAKES UNIT ONE, AS RECORDED IN PLAT BOOK 20, PAGES 27 THROUGH 29 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 84°40'19", AN ARC LENGTH OF 783.24 FEET, AND A CHORD BEARING N00°57'07"W, FOR 713.89 FEET TO THE POINT OF TANGENT; THENCE N41°23'02"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SUGAR CREEK BOULEVARD, FOR 91.33 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID SUGAR CREEK UNIT ONE; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF SUGAR CREEK BOULEVARD, THE FOLLOWING TEN (10) COURSES ALONG THE SOUTHERLY LINE OF SAID SUGAR CREEK UNIT ONE: (1) THENCE N08°24'50"E, FOR 378.47 FEET; (2) THENCE N63°24'38"E, FOR 456.18 FEET; (3) THENCE N89°24'50"E, FOR 350.00 FEET; (4) THENCE S62°14'26"E, FOR 431.77 FEET; (5) THENCE N89°24'50"E, FOR 240.00 FEET; (6) THENCE N34°28'24"E, FOR 348.17 FEET; (7) THENCE N89°24'50"E, FOR 190.00 FEET; (8) THENCE N53°34'34"E, FOR 222.04 FEET; (9) THENCE N11°30'31"E, FOR 143.18 FEET; (10) THENCE N72°42'53"E, FOR 58.49 FEET TO A SOUTHEAST CORNER OF LOT 12, SUGAR CREEK UNIT ONE, SAME BEING THE NORTHWEST CORNER OF LOT 67, SAID SHADOW LAKES ESTATES; THENCE LEAVING SAID SOUTHERLY LINE OF SUGAR CREEK UNIT ONE, S42°54'57"E, ALONG A SOUTHERLY LINE OF SAID SHADOW LAKES ESTATES, FOR 714.20 FEET; THENCE N89°24'51"E, CONTINUING ALONG SAID SOUTHERLY LINE OF SHADOW LAKES ESTATES, FOR 210.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,350,107 SQUARE FEET OR 168,735 ACRES, MORE OR LESS.

## DEDICATION:

THE UNDERSIGNED, OWNER OF THE LANDS ON THIS PLAT TO BE KNOWN AS "PINE RIDGE AT SUGAR CREEK PHASE 2", HEREBY STATES AND DECLARES THE FOLLOWING:

- 1) THE OWNER HEREBY DEDICATES TO PASCO COUNTY, FLORIDA (THE "COUNTY"), A PERPETUAL EASEMENT OVER AND ACROSS ALL PRIVATE STREET RIGHTS-OF-WAY AS SHOWN AND DEPICTED HEREON AS "TRACT A", FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND POLICE PROTECTION, AND EMERGENCY MEDICAL SERVICES.
- 2) THE OWNER FURTHER DEDICATES FOR THE PERPETUAL USE OF THE COUNTY, ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO PINE RIDGE AT SUGAR CREEK PHASE 2, 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 LANDS DEPICTED ON THIS PLAT.
- 3) THE OWNER FURTHER DEDICATES TO THE COUNTY AND THE PINE RIDGE AT SUGAR CREEK HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION (THE "ASSOCIATION"), A PERPETUAL EASEMENT OVER AND ACROSS THE DRAINAGE EASEMENTS, OPEN AREAS AND COMMON AREAS, AS SHOWN HEREON AS DEDICATED TRACTS, FOR THE PURPOSE OF MAINTAINING OR OPERATING THE DRAINAGE FACILITIES SITUATED THEREON.

## DEDICATION: (CONTINUED)

- 4) THE OWNER FURTHER DEDICATES TO THE ASSOCIATION AN EASEMENT FOR THE PURPOSES OF INGRESS/EGRESS ACROSS ALL PRIVATE STREET RIGHTS-OF-WAY AS SHOWN AND DEPICTED HEREON AS "TRACT A".
- 5) THE OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO INSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL PRIVATE DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT OWNER OR THE ASSOCIATION FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT TO ACCESS AND ENTER UPON ANY PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF PERFORMING MAINTENANCE TO INSURE THE FREE FLOW OF WATER.
- 6) THE OWNER FURTHER DEDICATES TO THE ASSOCIATION ALL AREAS SHOWN ON THE PLAT AS "UTILITY EASEMENTS," PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE MUTUAL BENEFIT OF THE ASSOCIATION AND THE LOT OWNERS, TOGETHER WITH THE RIGHT OF THE ASSOCIATION TO PERMIT THE USE OF SUCH EASEMENTS BY SUCH STREET LIGHT, TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, SERVICES AND PROVIDERS AS SELECTED AND APPROVED BY THE DEVELOPER OR THE ASSOCIATION, AND, UPON SUCH SELECTION AND APPROVAL, THE "UTILITY EASEMENTS" SHOWN HEREON SHALL EXTEND TO AND BE FOR THE USE AND BENEFIT OF SUCH PUBLIC AND QUASI-PUBLIC UTILITIES, SERVICES AND PROVIDERS FOR THEIR USE IN PERFORMING AND DISCHARGING THEIR DUTIES AND OBLIGATIONS TO PROVIDE SERVICES TO THE ASSOCIATION AND THE LOT OWNERS. THE FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION FOR THE PROVIDING OF SERVICES BY ANY UTILITY PROVIDER TO THE LANDS DESCRIBED IN THIS PLAT, NOR CONSTITUTE A PUBLIC DEDICATION OF THE SAME. SUCH "UTILITY EASEMENT" AREAS SHALL BE MAINTAINED BY EACH LOT OWNER AS PART OF ITS LOT.
- 7) THE OWNER RESERVES UNTO ITSELF, ITS 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.
- 8) THE OWNER FURTHER RESERVES UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICES TO PINE RIDGE AT SUGAR CREEK PHASE 2, 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 UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES, AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA.
- 9) THE OWNER FURTHER DEDICATES TO PROVIDERS (APPROVED BY THE OWNER) OF PUBLIC AND QUASI-PUBLIC ESSENTIAL UTILITY SERVICES TO THE SUBDIVISION, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER ESSENTIAL UTILITIES, A UTILITY EASEMENT OVER THE PRIVATE ROADWAY, INGRESS/EGRESS AREA SHOWN AS "TRACT A", ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND REPLACING THE UTILITY FACILITIES LOCATED WITHIN "TRACT A" AND ALL OTHER UTILITY EASEMENTS DEPICTED HEREON;
- 10) THE OWNER FURTHER DEDICATES TO EMERGENCY AND LAW ENFORCEMENT PERSONNEL, MAIL AND PACKAGE DELIVERY, AND OTHER GOVERNMENTAL AND QUASI-GOVERNMENTAL ENTITIES IN THE PERFORMANCE OF THEIR OFFICIAL DUTIES SERVING THE SUBDIVISION, THE RIGHT OF INGRESS AND EGRESS OVER SAID "TRACT A".
- 11) THE OWNER SHALL CONSTRUCT THE PRIVATE ROADWAY WITHIN "TRACT A" AS SHOWN AND DEPICTED HEREON, AND CONVEY TITLE THERETO TO THE ASSOCIATION FOR OWNERSHIP, OPERATION AND MAINTENANCE BY SEPARATE INSTRUMENT. THE OWNER HEREBY RESERVES THE RIGHT AT ALL TIMES TO ENTER UPON THE PRIVATE ROADWAY, THE DRAINAGE EASEMENTS AND THE CONSERVATION EASEMENTS, AND ALL OTHER EASEMENT AREAS DEPICTED HEREON TO ACCOMPLISH SUCH PURPOSES.
- 12) "TRACT A" IS HEREBY DESIGNATED A PRIVATE ROADWAY, INGRESS/EGRESS, DRAINAGE, UTILITY AND PASCO COUNTY WATER MAIN AND SANITARY SEWER EASEMENT AND WILL BE CONVEYED TO AND MAINTAINED BY THE ASSOCIATION, BY A SEPARATELY EXECUTED INSTRUMENT.
- 13) "TRACT B1" IS HEREBY DESIGNATED AS DRAINAGE EASEMENT, ACCESS EASEMENT, WETLAND BUFFER EASEMENT AND CONSERVATION EASEMENT AREAS AS SHOWN AND DEPICTED HEREON, AND SHALL INITIALLY BE PRIVATELY OWNED AND MAINTAINED BY THE UNDERSIGNED, THEIR DESIGNEES AND ASSIGNEES AND SUBSEQUENT TO THE FILING OF THIS PLAT AND THE COMPLETION OF ANY REQUIRED IMPROVEMENT IN SAID TRACTS, THE UNDERSIGNED WILL CONVEY SAID TRACTS TO THE ASSOCIATION BY A SEPARATELY EXECUTED INSTRUMENT, WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.
- 14) "TRACT B2" AND "TRACT B3" ARE HEREBY DESIGNATED AS DRAINAGE EASEMENT, ACCESS EASEMENT, UTILITY EASEMENT, WETLAND BUFFER EASEMENT AND CONSERVATION EASEMENT AREAS AS SHOWN AND DEPICTED HEREON, AND SHALL INITIALLY BE PRIVATELY OWNED AND MAINTAINED BY THE UNDERSIGNED, THEIR DESIGNEES AND ASSIGNEES AND SUBSEQUENT TO THE FILING OF THIS PLAT AND THE COMPLETION OF ANY REQUIRED IMPROVEMENT IN SAID TRACTS, THE UNDERSIGNED WILL CONVEY SAID TRACTS TO THE ASSOCIATION BY A SEPARATELY EXECUTED INSTRUMENT, WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.
- 15) "TRACT P1" IS HEREBY DESIGNATED AS A PARK AND UTILITY EASEMENT AREAS, AS SHOWN AND DEPICTED HEREON, AND WILL BE CONVEYED TO THE ASSOCIATION BY A SEPARATELY EXECUTED INSTRUMENT.
- 16) "TRACT L1" IS HEREBY DESIGNATED AS LANDSCAPE BUFFER, ACCESS EASEMENT AND UTILITY EASEMENT AREAS, AS SHOWN AND DEPICTED HEREON, AND WILL BE CONVEYED TO THE ASSOCIATION BY A SEPARATELY EXECUTED INSTRUMENT.

## OWNER:

PINE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

*Martin M. Ryan*  
MARTIN M. RYAN, MANAGER

DATE: 04/04/05

*Mary Henry*  
WITNESS

*James D. Thorsen*  
WITNESS NAME PRINTED

*Harry Holey*  
WITNESS NAME PRINTED

## ACKNOWLEDGMENT OF OWNER:

STATE OF Florida  
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 4<sup>th</sup> DAY OF April, 2005, A.D. BEFORE ME PERSONALLY APPEARED MARTIN M. RYAN, VICE PRESIDENT OF PINE DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY, 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 Hillsborough County, COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

*Kathleen N. Campbell*  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

NOTARY STAMP:

KATHLEEN N. CAMPBELL  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION # DC03239971  
EXPIRES 6-26-2007

CORPORATE SEAL

**FLORIDA DESIGN CONSULTANTS, INC.**  
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS  
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Certificate of Authorization: LB 6707  
State of Florida

## 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.