

# GROVES - PHASE IB- BLOCK "T"

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

PLAT BOOK: 42/26 PAGE: 26

## 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 1B- BLOCK "T", A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A portion of Section 35, Township 25 South, Range 18 East, Pasco County, Florida being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 35; thence S.00°07'53"W., 2,075.88 feet on the Easterly boundary line of said Section 35; thence N.89°52'07"W., 51.16 feet to the POINT OF BEGINNING; thence S.50°14'38"W., 103.19 feet; thence S.47°47'12"W., 60.47 feet; thence S.47°08'24"W., 89.96 feet; thence S.27°38'59"W., 86.87 feet; thence S.09°56'32"W., 70.06 feet; thence N.38°12'31"W., 93.68 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 3,137.00 feet; thence SOUTHWESTERLY, 169.99 feet along said curve through a central angle of 0°30'17" (chord bears S.53°20'38"W., 169.97 feet); thence S.64°20'57"W., 32.21 feet; thence N.26°06'47"W., 90.74 feet; thence N.29°56'53"W., 90.63 feet; thence N.30°11'35"W., 90.97 feet; thence N.59°48'25"E., 20.52 feet; thence N.52°52'30"E., 164.41 feet; thence N.35°48'55"E., 185.00 feet; thence N.46°23'45"E., 61.14 feet; thence N.71°47'07"E., 167.73 feet; thence S.23°52'01"E., 26.31 feet; thence S.39°44'15"E., 77.38 feet; thence S.38°20'01"E., 116.76 feet; thence S.03°15'10"E., 62.18 feet to the POINT OF BEGINNING.

Containing 4.17 acres. More or Less.

HAVE CAUSE SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, FLORIDA DREAM COMMUNITIES, INC., AND THE GROVES COMMUNITY DEVELOPMENT DISTRICT ("THE DISTRICT"), AS RESPECTIVE OWNERS 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, 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 THE AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY GRANT THE COUNTY A PERPETUAL EASEMENT OVER AND ACROSS THE DRAINAGE EASEMENTS 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 STREET RIGHTS-OF-WAY AS SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES USED AND 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 OWNERS OF THE LANDS DESCRIBED ABOVE THAT THE DISTRICT SHALL CONSTRUCT, OPERATE, AND MAINTAIN ALL 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 EASEMENTS AND THE WETLAND CONSERVATION EASEMENTS, AND ALL OTHER EASEMENT AREAS DEPICTED HEREON TO ACCOMPLISH SUCH PURPOSES. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2001.

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

Robert D. Brown Lynn Stringfield  
ROBERT D. BROWN - PRESIDENT WITNESS  
Paul Hochhammer  
WITNESS

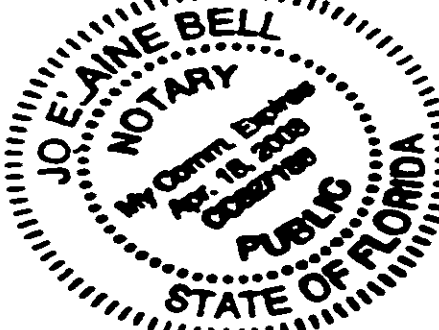
ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PASCO } SS: 354-34-2666

THIS IS TO CERTIFY, THAT ON August 18, 2001 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  
NOTARY PUBLIC, STATE OF FLORIDA AT-LARGE  
PRINTED NAME JO ELAINE BELL  
COMMISSION # CC 200158  
MY COMMISSION EXPIRES: APR 18, 2003



## REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS THE 21st DAY OF October 2001.

William Mac Robinson  
SURVEYOR'S NAME: William Mac Robinson FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No.: 3392

## BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON November 14, 2001 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Steve Simon  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

## 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 2000 HAVE BEEN PAID.

THIS THE 12th DAY OF October 2001.

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

Ronald W. Smalley  
RONALD W. SMALLEY



OWNER: THE GROVES COMMUNITY DEVELOPMENT DISTRICT

Robert D. Brown Lynn Stringfield  
ROBERT D. BROWN, CHAIRMAN WITNESS  
Paul Hochhammer  
WITNESS

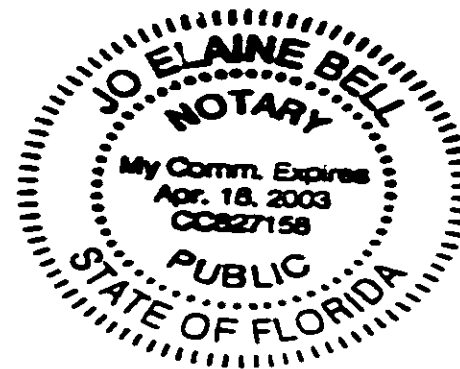
ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PASCO } SS: 354-34-2666

THIS IS TO CERTIFY, THAT ON August 18, 2001 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  
NOTARY PUBLIC, STATE OF FLORIDA AT-LARGE  
PRINTED NAME JO ELAINE BELL  
COMMISSION # CC 200158  
MY COMMISSION EXPIRES: APR 18, 2003



## JOINDER AND CONSENT:

MORTGAGEE: WRI OPPORTUNITY LOANS II LLC,  
A WASHINGTON LIMITED LIABILITY COMPANY  
By: Edwin A. Stearns Edi Zardas  
WITNESS

ACKNOWLEDGEMENTS

STATE OF Washington }  
COUNTY OF King } SS:

THIS IS TO CERTIFY, THAT ON Sept 4, 2001 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Edwin A. Stearns 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 King COUNTY, Washington THE DAY AND YEAR AFORESAID.

Lola L. Duncan  
NOTARY PUBLIC, STATE OF Washington AT-LARGE  
PRINTED NAME Lola L. Duncan COMMISSION # N/A  
MY COMMISSION EXPIRES: 3-15-04

## JOINDER AND CONSENT:

MORTGAGEE: COLONIAL BANK  
Scott Zykowski Barbara Siles  
WITNESS

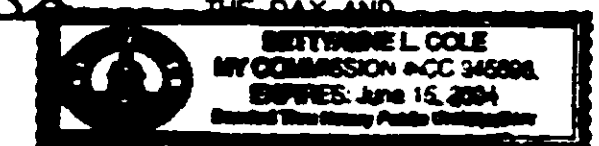
ACKNOWLEDGEMENTS

STATE OF FLORIDA }  
COUNTY OF HILLSBOROUGH } SS: 040464471

THIS IS TO CERTIFY, THAT ON August 29, 2001 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Scott Zykowski 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.

Bethanne L. Cole  
NOTARY PUBLIC, STATE OF FLORIDA AT-LARGE  
PRINTED NAME BETHANNE L. COLE COMMISSION # 9456910  
MY COMMISSION EXPIRES: 10/15/2004



## CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 16 DAY OF NOVEMBER 2001 A.D.

IN PLAT BOOK 42 PAGES 26-27  
William Mac Robinson  
CLERK OF CIRCUIT COURT

## SURVEYOR'S CERTIFICATE:

I, DAVID L. HURLEY, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON DECEMBER 29, 2000, 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

10/16/01  
DATE



**LANDMARK**  
ENGINEERING & SURVEYING  
CORPORATION  
8515 Palm River Road  
Tampa, Florida 33619  
Tampa (813) 621-7841  
Fax (813) 664-1832

SHEET 1 OF 2

NOTE: TRACTS "A", "1" AND "2" ARE NOT DEDICATED TO THE PUBLIC. LEGAL TITLE TO SAID NON-PUBLIC TRACTS "A", "1" AND "2" 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.