

HIGHLANDS PHASE ONE

PLAT BOOK PAGE

A REPLAT OF A PORTION OF: TRACTS 18 THROUGH 21, 24 THROUGH 27, 29, 31, 32, 51, 53 AND 54 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 16 EAST, PLAT BOOK 1, PAGES 60 AND 61, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS

THE UNDERSIGNED OWNER AND MORTGAGEE OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS HIGHLANDS PHASE ONE, A REPLAT OF A PORTION OF TRACTS 18 THROUGH 21, 24 THROUGH 27, 29, 31, 32, 51, 53 AND 54 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 25, THENCE ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST 1/4, NORTH 01°12'10" EAST, A DISTANCE OF 1,312.78 FEET TO THE NORTHWEST CORNER OF SAID TRACT 29, THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 29, SOUTH 89°36'08" EAST, A DISTANCE OF 936.94 FEET TO THE EAST BOUNDARY LINE OF SPRINGFIELD TOWN SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 124 OF SAID PUBLIC RECORDS FOR A POINT OF BEGINNING, THENCE ALONG THE EAST BOUNDARY LINE OF SAID SPRINGFIELD TOWN SUBDIVISION, NORTH 01°20'55" EAST, A DISTANCE OF 1,288.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NEW YORK AVENUE AS IT IS NOW EXISTS, THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NEW YORK AVENUE, SOUTH 89°36'44" EAST, A DISTANCE OF 1,060.56 FEET TO THE WEST BOUNDARY TO THE WEST BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 3775, PAGES 826 AND 827 OF SAID PUBLIC RECORDS, THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL, SOUTH 00°46'32" WEST, A DISTANCE OF 2,324.53 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LITTLE ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1932, PAGES 1738 THROUGH 1760 OF SAID PUBLIC RECORDS, THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LITTLE ROAD, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) NORTH 29°10'40" WEST, 85.10 FEET, (2) SOUTH 60°43'32" WEST, 320.50 FEET, (3) SOUTH 19°39'05" WEST, 183.50 FEET, (4) SOUTH 80°29'49" WEST, 770.12 FEET, (5) 149.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,205.92 FEET, A CENTRAL ANGLE OF 07°07'34" AND A CHORD OF 149.89 FEET, WHICH BEARS SOUTH 76°56'02" WEST, (6) NORTH 16°37'45" WEST, 85.00 FEET, (7) 121.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,290.92 FEET, A CENTRAL ANGLE OF 05°23'41" AND A CHORD OF 121.50 FEET, WHICH BEARS SOUTH 70°40'25" WEST, THENCE NORTH 31°59'43" WEST, A DISTANCE OF 22.20 FEET, THENCE NORTH 51°54'22" EAST, A DISTANCE OF 85.53 FEET, THENCE NORTH 40°11'27" EAST, A DISTANCE OF 135.22 FEET, THENCE NORTH 88°01'47" EAST, A DISTANCE OF 227.08 FEET, THENCE A DISTANCE OF 424.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 142°55'15" AND A CHORD OF 322.36 FEET, WHICH BEARS NORTH 49°39'52" EAST, THENCE NORTH 21°47'46" WEST, A DISTANCE OF 117.06 FEET, THENCE A DISTANCE OF 175.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 690.00 FEET, A CENTRAL ANGLE OF 14°34'33" AND A CHORD OF 175.06 FEET, WHICH BEARS NORTH 14°30'29" WEST, THENCE NORTH 86°56'07" EAST, A DISTANCE OF 7.30 FEET, THENCE A DISTANCE OF 2.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 06°16'39" AND A CHORD OF 2.74 FEET WHICH BEARS SOUTH 89°55'34" EAST, THENCE A DISTANCE OF 236.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 19°57'34" AND A CHORD OF 235.69 FEET, WHICH BEARS NORTH 02°41'08" EAST, THENCE NORTH 12°39'55" EAST, A DISTANCE OF 273.05 FEET, THENCE NORTH 11°50'27" WEST, A DISTANCE OF 103.36 FEET, THENCE NORTH 39°51'31" WEST, A DISTANCE OF 140.13 FEET, THENCE NORTH 73°33'53" WEST, A DISTANCE OF 135.72 FEET TO THE POINT OF BEGINNING, CONTAINING 57.63 ACRES

Closes 0.004' tfg

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA (THE COUNTY), TRACTS "U" (UTILITY TRACT) AND "W" (RIGHT-OF-WAY) AND ALL UTILITY IMPROVEMENTS AND FACILITIES, INCLUDING BUT NOT LIMITED TO WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, CABLE TELEVISION FACILITIES AND OTHER APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DO HEREBY DEDICATE TO THE COUNTY, A PERPETUAL EASEMENT OVER ALL AREAS DESIGNATED ON THE PLAT AS ROADWAYS, UTILITY, DRAINAGE, CONSERVATION AND OTHER EASEMENT AREAS FOR PURPOSE OF EMERGENCY SERVICES, UTILITY PROVIDERS AND GOVERNMENT BUSINESS ONLY IT IS EXPRESSLY NOT INTENDED THAT ANY RIGHT, TITLE OR INTEREST IN ANY TRACTS OR EASEMENTS WHICH ARE IDENTIFIED AS SUCH, AS SHOWN HEREON, BE DEDICATED, GRANTED, CONVEYED OR ASSIGNED, EXCEPT AS SPECIFICALLY SET FORTH HEREIN OR IN ANY SUBSEQUENT INSTRUMENT THAT MIGHT BE PROPERLY EXECUTED, DELIVERED AND RECORDED BY THE UNDERSIGNED, AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS, FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY THE HIGHLANDS OF PASCO COUNTY HOMEOWNERS ASSOCIATION, INC. OR 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

OWNER

GGR HIGHLANDS, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP

George P. Stamas
GEORGE P. STAMAS
VICE PRESIDENT/SECRETARY/TREASURER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Annette J. Koffy
WITNESS

[Signature]
WITNESS

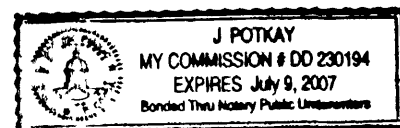
OWNER'S ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO) SS

I HEREBY CERTIFY ON THIS 19 DAY OF August, 2004, BEFORE ME PERSONALLY APPEARED GEORGE P. STAMAS, VICE PRESIDENT/SECRETARY/TREASURER OF GGR HIGHLANDS, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, TO ME KNOWN 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 USES AND PURPOSES THEREIN EXPRESSED

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

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED 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 9th DAY OF SEPTEMBER, 2004

PRECISION SURVEYING & MAPPING, INC.
8606 LITTLE ROAD, NEW PORT RICHEY, FLORIDA 34654
CERTIFICATE OF AUTHORIZATION NO. LB-6734

Thomas F. Gilham
THOMAS F. GILHAM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4415

PRECISION SURVEYING & MAPPING, INC.
8606 LITTLE ROAD, NEW PORT RICHEY, FLORIDA 34654
PHONE 727-841-8414 FAX 727-841-9295
LB NO. 6734

MORTGAGEE

SUNTRUST BANK, A GEORGIA CORPORATION, AS MORTGAGEE UNDER A CERTAIN MORTGAGE DATED 3/11/04 RECORDED IN OFFICIAL RECORD BOOK 5766 PAGE 1386 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND THE DEDICATION SHOWN HEREON

[Signature]
DARWIN BUDNICK
VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Lisa Ferguson
WITNESS Lisa Ferguson

Sharon P. Stapp
WITNESS SHARON P. STAPP

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO) SS

I HEREBY CERTIFY ON THIS 16th DAY OF August, 2004, BEFORE ME PERSONALLY APPEARED DARWIN BUDNICK, VICE PRESIDENT OF SUNTRUST BANK, A GEORGIA CORPORATION, TO ME KNOWN 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 USES AND PURPOSES THEREIN EXPRESSED WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID

Lisa A. Ferguson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 1/2/07



CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) SS

I, LUCY DWYER, OF WEST COAST TITLE AGENCY, LLC, 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 2003 HAVE BEEN PAID

THIS THE 16th DAY OF August, 2004

WEST COAST TITLE AGENCY, LLC

BY Lucy Dwyer
LUCY DWYER

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON OCTOBER 5, 2004, 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

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 8 DAY OF OCTOBER, IN PLAT BOOK 51, PAGES 8 THROUGH 13 INCLUSIVE

[Signature]
CLERK OF THE CIRCUIT COURT

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 20th DAY OF SEP, 2004

BY Hardowar Singh
HARDOOWAR SINGH
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4575