ASBEL ESTATES PHASE 1

LYING IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK	PAGE NO.
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LEGAL DESCRIPTION:

DESCRIPTION: A parcel of land lying in Section 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 22, run thence along the West boundary of the Northwest 1/4 of said Section 22, S.00°01'24"W., 887.12 feet to a point on the Southerly boundary of the 50.00 foot right-of-way for Asbel Road, as recorded in Official Records Book 161, Page 541, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of the 50.00 foot right-of-way for Asbel Road, the following two (2) courses: 1) N.54°23'46"E., 332.92 feet to the POINT OF BEGINNING; 2) continue N.54°23'46"E., 862.70 feet to a point on a curve, said point also being the Northwesterly corner of LOT 17, according to the plat of LAND O' LAKES ADDITION, as recorded in Plat Book 4, Page 59, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said LAND O' LAKES ADDITION, the following two (2) courses: 1) Southeasterly, 121.28 feet along the arc of a curve to the right having a radius of 2334.79 feet and a central angle of 02°58'35" (chord bearing S.32°53'14"E., 121.27 feet); 2) S.31°23'48"E., 2747.10 feet to the Northwesterly corner of LOT 43, of said LAND O' LAKES ADDITION; thence S.58°36'31"W., 349.98 feet to a point on the Easterly boundary of Tierra del Sol Phase 1, according to the plat thereof as recorded in Plat Book 52, Pages 70 through 84, inclusive, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Tierra del Sol Phase 1, N.31°23'31"W., 311.98 feet to the Northeast corner of TRACT "B-2", according to said plat of Tierra del Sol Phase 1, said point also being on the South Boundary of the aforesaid Northwest 1/4 of Section 22; thence along said South boundary of the Northwest 1/4 of Section 22, the following two (2) courses: 1) along the North boundary of said Tierra del Sol Phase 1, N.89°58'50"W., 1038.10 feet to the Northeast corner of Tierra del Sol Phase 2, according to the plat thereof as recorded in Plat Book 53, Pages 130 through 144, inclusive, of the Public Records of Pasco County, Florida; 2) along the North boundary of said Tierra del Sol Phase 2, continue N.89°58'50"W., 862.75 feet; thence N.18°07'13"E., 213.59 feet; thence EAST, 153.44 feet; thence N.05°50'00"W., 390.00 feet; thence N.27°00'00"E., 311.00 feet; thence N.10°00'00"W., 245.00 feet; thence N.02°00'00"W., 620.22 feet; thence N.35°36'14"W., 160.62 feet to the POINT OF BEGINNING.

Containing 72.293 acres, more or less.

DEDICATION:

M/I HOMES OF TAMPA, L.L.C. a Florida Limited Liability Company (the "Owner"), as the respective owner of the herein described lands which are being platted into a subdivision of ASBEL ESTATES PHASE 1 hereby states and declares the following:

1) Owner hereby dedicates all roads, streets and rights-of-way as shown hereon, including TRACT "R" (containing additional right-of-way for Asbel Road), to the perpetual use of the public and Pasco County, Florida (the "County"), for access, drainage and utility purposes and other purposes incidental thereto.

2) Owner further dedicates to the County, TRACT "Z" (Pump Station Site) as shown hereon, and the pump station facilities situated therein, for purposes incidental thereto.

3) Owner further dedicates to the County, all drainage and access easements as shown hereon for drainage and access purposes and other purposes incidental thereto.

4) Owner further dedicates to the County, all drainage easements as shown hereon for the purposes of maintaining and operating the drainage facilities situated therein.

5) Owner further dedicates to the County, and all appropriate utility entities the utility easements as shown hereon for the installation, maintenance, and operation of street lights, telephone utilities, electric power utilities, natural gas utilities, and cable television utilities, and for utility purposes and other purposes incidental thereto.

6) Legal title to TRACTS "B-1" and "B-2", (containing wetland conservation areas, mitigation areas, drainage areas and common areas), TRACTS "L-1" and "L-2" (containing landscaping and walls) and TRACT "P-1" (containing park site) as shown hereon shall be owned and maintained by the Asbel Estates Homeowner's Association, Inc. and shall be conveyed to the Asbel Estates Homeowner's Association, Inc. by separate instrument.

7) 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 Owner 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 19th day of December, 2005 A.D.

M/I HOMES OF TAMPA, L.L.C, a Florida Limited Liability Company – OWNER

Fred Sikorski, Division President

Witness, Colleen Minor

Witness, Elizabeth DeLeo

ACKNOWLEDGEMENTS:

STATE OF FLORIDA)
) SS:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 19th, day of December, 2005, by Fred Sikorski as Division President of M/I Homes of Tampa, L.L.C., a Florida Limited Liability Company. He is personally known to me.

SANDRA M. CEBALLOS
Notary Public, State of Florida at Large
Sandra M. Ceballos

Sandra M. Ceballos
Commission # DD480528
Expires: May 28, 2008

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
) ss:
COUNTY OF PASCO)

I, Sharon Foster, Manager of M/I TITLE AGENCY, 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 20___, have been paid.

This 19th day of December, 2005 A.D.

M/I TITLE AGENCY

By: Sharon Foster
Sharon Foster, Manager

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

HEIDT & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER LB148
CIVIL ENGINEERING
LAND SURVEYING

JOB NO. MIH-SB-011
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