

STONEGATE PHASE 1

BEING A PARCEL OF LAND LYING WITHIN
SECTIONS 23 AND 26, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT
BOOK: 56 PAGE: 41

LEGAL DESCRIPTION:

A parcel of land lying within Sections 23 and 26, Township 26 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 23, Township 26 South, Range 18 East; thence S89°25'20"E along the South boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 23, a distance of 21.00 feet to a 4"x 4" Concrete Monument with Disc, stamped "PRM LB 148"; thence N01°39'07"E, a distance of 262.85 feet to a 4"x 4" Concrete Monument with Disc, stamped "PRM LB 148"; thence N24°32'50"E, a distance of 233.99 feet to a 4"x 4" Concrete Monument with Disc, stamped "PRM LB 148"; thence N03°38'54"E, a distance of 205.76 feet to a 4"x 4" Concrete Monument with Disc, stamped "PRM LB 148", said point being on the Easterly boundary of the Plat of "Oakstead Parcel 1 Unit 1" as recorded in Plat Book 42, Pages 75 through 86 of the Public Records of Pasco County, Florida; thence along said Easterly monumented boundary the following 16 courses: 1) N15°47'07"W, a distance of 150.04 feet; 2) N19°35'17"E, a distance of 174.88 feet; 3) S79°27'29"E, a distance of 263.74 feet; 4) N69°16'57"E, a distance of 110.36 feet; 5) N02°58'07"E, a distance of 70.22 feet; 6) N63°11'59"W, a distance of 347.98 feet; 7) N21°47'18"E, a distance of 191.63 feet; 8) N80°59'37"E, a distance of 257.65 feet; 9) N41°41'00"E, a distance of 80.33 feet; 10) N06°25'30"E, a distance of 118.99 feet; 11) N87°07'17"E, a distance of 315.28 feet; 12) S02°27'19"E, a distance of 29.42 feet; 13) S75°48'35"E, a distance of 63.33 feet; 14) N84°08'27"E, a distance of 187.82 feet; 15) S00°24'55"W, a distance of 189.64 feet; 16) N89°44'30"E, a distance of 158.56 feet; thence S00°27'45"W, a distance of 90.17 feet to the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 23; thence S00°20'50"W along the East boundary line of the Southwest 1/4 of the Southwest 1/4 of the aforesaid Section 23, a distance of 74.25 feet to the beginning of a non-tangent curve to the left; thence southwesterly 171.90 feet along the arc of said curve, having a radius of 230.00 feet, a central angle of 42°49'17", and a chord bearing and distance of S21°58'23"W, 167.92 feet; thence S00°33'45"W, a distance of 169.85 feet; thence S44°44'09"E, a distance of 61.41 feet; thence S46°57'06"E, a distance of 44.97 feet; thence S42°11'50"E, a distance of 54.17 feet to the beginning of a non-tangent curve to the left; thence northeasterly 29.54 feet along the arc of said curve, having a radius of 125.00 feet, a central angle of 13°32'28", and a chord bearing and distance of N23°28'44"E, 29.47 feet; thence S68°00'20"E, a distance of 50.15 feet to the point of a non-tangent curve to the right; thence southwesterly 43.46 feet along the arc of said curve, having a radius of 175.00 feet, a central angle of 14°13'49", and a chord bearing and distance of S25°20'11"W, 43.35 feet; thence S57°32'55"E, a distance of 128.28 feet; thence N33°42'16"E, a distance of 5.60 feet; thence S89°43'06"E, a distance of 34.43 feet; thence S15°20'50"E, a distance of 27.37 feet; thence S89°25'20"E, a distance of 44.50 feet; thence S00°33'45"W, a distance of 120.00 feet; thence S89°25'20"E, a distance of 84.99 feet to the beginning of a curve to the left; thence northeasterly 39.28 feet along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°00'55" and a chord bearing and distance of N45°34'13"E, 35.36 feet; thence S89°24'24"E, a distance of 50.00 feet to the point of a non-tangent curve to the left; thence southeasterly 39.26 feet along the arc of said curve, having a radius of 25.00 feet, a central angle of 89°59'05" and a chord bearing and distance of S44°25'47"E, 35.35 feet; thence S00°34'40"W, a distance of 50.00 feet; thence N89°25'20"W, a distance of 85.98 feet; thence S00°34'40"W, a distance of 125.00 feet; thence N89°25'20"W, a distance of 168.97 feet; thence S00°33'45"W, a distance of 400.00 feet to a point on the south boundary line of Section 23; thence along said south boundary line N89°25'20"W, a distance of 618.99 feet; thence S00°36'54"W along the East boundary line of the Northwest 1/4 of the Northwest 1/4 of Section 26, Township 26 South, Range 18 East a distance of 1,317.09 feet; thence along the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 26, N89°23'10"W, a distance of 1,039.80 feet; thence departing said South line S00°35'16"W, a distance of 498.75 feet to the Northerly Right-of-Way of State Road 54; thence along said Northerly Right-of-Way N54°11'57"W, a distance of 339.04 feet to the West boundary line of the Northwest 1/4 of the Northwest 1/4 of Section 26; thence along said West boundary line N00°35'16"E, a distance of 1,619.65 feet to the Point of Beginning.

Containing 93.331 acres, more or less.

DEDICATION:

Have caused said land to be divided and subdivided as shown hereon, SOUTHERN CRAFTED HOMES, INC. as owner of the lands described above, does 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 currently exist provided any such dedication shall be subject and subordinate to the perpetual exclusive easement described in section (f) of this Dedication;
- Dedicate to the perpetual use of the Public and the County, all utility improvements and facilities, including and not limited to, water or sewer lines or pipes, fire hydrants, lift station Tract "T", and other appurtenant facilities lying within or upon the land depicted on this Plat;
- Grant to the County a perpetual easement over and across Tract "R" as shown and depicted hereon for any and all governmental purposes including (without limitation) fire and police protection and emergency medical services;
- Reserve unto itself, its respective heirs, successors, assigns, or legal representatives, the right to construct, operate and maintain all such utility improvements, or utilities and appurtenances set forth in sections (a) and (b) of this Dedication until such time as the operation and maintenance of said lands, improvements, facilities, and appurtenances is assumed by the County;
- Reserve unto itself, its 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 to the extent consistent with s. 177.085(1).
- Reserve unto itself, its respective heirs, successors, assigns, or legal representatives a perpetual easement as more particularly described in Note 1 of the Plat over and across those certain Lands depicted on the Plat for installation, operation, maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications, and bulk telecommunication services.

Further the Florida Department of Transportation is granted ingress/egress rights over Tract "R".

Legal title to Tracts "A", "AB", "AC", "B", "E", and "EA", (containing utility, drainage, landscape, and ingress/egress easements), Tracts "A", "AB", "AC", "C" and "EA" (containing wetland conservation areas), Tract "C" (containing drainage, landscape and ingress/egress easements), Tract "D" (containing park area), Tract "F" (containing utility, ingress/egress easements, and lift station), Tract "G" (containing drainage and ingress/egress easements), and any improvements shown and depicted hereon is hereby granted, conveyed and dedicated to the Stonegate of Pasco Homeowner's Association, Inc. (the "Association"), a Florida Corporation, its successors and/or assigns, said Association shall be responsible for maintenance of all dedicated tracts thereof and said tracts shall be for the benefit of the individual lot owners.

By recording of this Plat for Stonegate (f.k.a. Williams West), the 1.19 acres that has been identified as the on-site mitigation area will be dedicated to the U.S. Army Corp of Engineers. The 1.19 acre on-site mitigation area should consist of the following: 0.27 acres identified as Mitigation Area A; 0.20 acres identified as Mitigation Area B; 0.25 acres identified as Mitigation Area C; 0.31 acres identified as Mitigation Area D; and 0.16 acres identified as Mitigation Area E.

The 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 shown on this plat. In the event the 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, 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 29 day of SEPTEMBER, A.D., 2005.

SOUTHERN CRAFTED HOMES - OWNER

Kurt Hull
Kurt Hull
President

Thomas S. Liebrecht
Witness,
THOMAS S. LIEBRECHT
Print Name

Alberto St. Hilaire
Witness,
ALBERTO ST. HILAIRE
Print Name

CORPORATE
SEAL

IK ii in g
ENGINEERING ASSOCIATES, INC.
4821 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-880-8881
FAX 813-880-8882
E-MAIL king@kingengineering.com

CERTIFICATE OF AUTHORIZATION No. LB 2610

SEE SHEET 2 OF 23 FOR PLAT NOTES
SEE SHEET 2 OF 23 FOR LEGEND
SEE SHEET 2 OF 23 FOR KEY MAP

NOTICE: 1. 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.

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I hereby certify on this 29 day of September, 2005, before me appeared, Kurt Hull, President SOUTHERN CRAFTED HOMES, personally known to me 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 express, and did not take an oath.
WITNESS my hand and official seal, the day and year aforesaid.

Linda F. Blick
Notary Public, State of Florida at Large

My Commission expires: July 01, 2006
Commission Number: DD 130393

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:

Bank of America as Mortgagee under a certain mortgage dated September 8, 2005 recorded in Official Record Book 6602, Page 354 of the Public Records of Pasco County, Florida, hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

BANK OF AMERICA, National Association

Dean Kuna
Dean Kuna, Vice President

Janice Oberlin
Witness
(Print Name)

Nancy A. Dieckrich
Witness
(Print Name)

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF PASCO } Hillsboro

The foregoing instrument was acknowledged before me this 7th day of October, 2005, by Dean Kuna, Vice President, BANK OF AMERICA, National Association.

Tracy Hardy Edwards
Notary Public, State of Florida at Large

My Commission expires: September 23, 2006
Commission Number: DD125500

CERTIFICATE OF TITLE:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

I, James G. Farr of Partners/SCH Title Company, 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 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 2004, have been paid.

This 30th day of September, 2005.

Partners/SCH Title Company

Bank of America Joinder

James G. Farr
James G. Farr

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 19th day of OCT, 2005, A.D. in Plat Book 56, Pages 41-63.

Chanda Queen
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on Oct 11, 2005, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Don
Chairman of the Board of County Commissioners

REVIEW OF PLAT BY REGISTERED SURVEYOR:

Reviewed for compliance with Chapter 177, Part I of the Florida Statutes on this the 7TH day of OCT, 2005, A.D..

Hardowar Singh
HARDOWAR SINGH (PRINT NAME)
Professional Surveyor and Mapper
State of Florida, No. 4575

SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a true and correct representation of the lands surveyed, that this Plat was made under my direct supervision and that this Plat complies with all of the survey requirements of Florida Statutes Chapter 177, Part 1.

Signed and Sealed this 4th day of October, 2005.

KING ENGINEERING ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION No. LB2610
Charles M. Long
CHARLES M. LONG
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. 5917

STATE OF FLORIDA
SURVEYOR AND MAPPER
LICENSE NUMBER
5917

3285-001-000

SHEET 1 OF 23