

**Tierra del Sol Phase 2**  
LYING IN SECTIONS 21 AND 22, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

DESCRIPTION: A parcel of land lying in Sections 21 and 22, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 22, run thence along the West boundary of the Southwest 1/4 of said Section 22, N.00°03'51"W., 41.85 feet; thence N.65°56'12"E., 177.96 feet to a point of curvature; thence Easterly, 171.98 feet along the arc of a curve to the right having a radius of 2964.79 feet and a central angle of 03°19'25" (chord bearing N.67°35'54"E., 171.96 feet) to the POINT OF BEGINNING; thence N.40°18'34"W., 128.26 feet; thence N.71°15'14"W., 244.79 feet; thence N.83°45'42"W., 120.01 feet; thence N.71°04'26"W., 242.92 feet; thence S.65°56'12"W., 270.11 feet; thence N.24°03'48"W., 80.00 feet; thence N.65°56'12"E., 247.56 feet; thence N.17°24'33"W., 119.85 feet; thence N.49°08'55"W., 282.49 feet; thence S.73°55'14"W., 69.00 feet; thence N.52°58'08"W., 59.02 feet; thence N.89°57'57"W., 27.71 feet; thence S.70°44'39"W., 45.08 feet to a point on a curve; thence Northwesterly, 215.16 feet along the arc of a curve to the left having a radius of 1760.00 feet and a central angle of 07°00'16" (chord bearing N.37°18'40"W., 215.03 feet) to a point of reverse curvature; thence Northerly, 689.75 feet along the arc of a curve to the right having a radius of 1040.00 feet and a central angle of 38°00'00" (chord bearing N.21°48'48"W., 677.18 feet) to a point of tangency; thence N.02°48'48"W., 991.63 feet to a point on the North boundary of the Southeast 1/4 of the aforesaid Section 21; thence along said North boundary of the Southeast 1/4 of Section 21, S.89°58'50"E., 1256.60 feet to the Northwest corner of the aforesaid Southwest 1/4 of Section 22; thence along the North boundary of said Southwest 1/4 of Section 22, continue S.89°58'50"E., 970.40 feet to the Northwesterly corner 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 the Westerly boundary of said Tierra del Sol Phase 1, the following twenty-two (22) courses: 1) S.07°12'00"W., 461.53 feet; 2) N.82°48'00"W., 26.22 feet; 3) S.81°04'00"W., 56.13 feet; 4) S.62°42'00"W., 57.06 feet; 5) S.46°00'00"W., 674.15 feet; 6) S.44°00'00"E., 558.99 feet to a point of curvature; 7) Southeasterly, 191.17 feet along the arc of a curve to the left having a radius of 265.00 feet and a central angle of 41°20'00" (chord bearing S.64°40'00"E., 187.05 feet); 8) S.04°40'00"W., 182.00 feet; 9) S.36°36'21"E., 45.65 feet; 10) S.04°13'29"W., 48.79 feet; 11) S.09°03'00"W., 46.77 feet; 12) S.08°01'00"W., 49.89 feet; 13) S.06°57'00"W., 49.89 feet; 14) S.05°55'00"W., 46.77 feet; 15) S.04°55'00"W., 46.77 feet; 16) S.03°55'00"W., 46.77 feet; 17) S.02°55'00"W., 46.77 feet; 18) S.01°55'00"W., 46.89 feet; 19) S.19°13'24"E., 58.40 feet; 20) S.37°43'02"E., 52.13 feet; 21) S.56°13'24"E., 102.98 feet; 22) S.07°56'19"E., 20.00 feet to a point on a curve said point also being the Southwesterly corner of Tierra del Sol Phase 1; thence Westerly, 662.40 feet along the arc of a curve to the left having a radius of 2964.79 feet and a central angle of 12°48'04" (chord bearing S.75°39'39"W., 661.03 feet) to the POINT OF BEGINNING.

Containing 92.054 acres, more or less.

**DEDICATION:**

M/I HOMES OF TAMPA, L.L.C. a Florida Limited Liability Company ("Owner"), as the respective owner of the herein described lands which are being platted into a subdivision of Tierra del Sol Phase 2 hereby states and declares the following:

- 1) Owner hereby dedicates all roads, streets and rights-of-way as shown hereon 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, all drainage and access easements as shown hereon for drainage and access purposes and other purposes incidental thereto.
- 3) Owner further dedicates to the County, all drainage easements as shown hereon for the purposes of maintaining and operating the drainage facilities situated therein.
- 4) 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.
- 5) Legal title to TRACTS "B-2", "B-3", "B-4", "B-5", and "B-6" (containing wetland conservation areas, mitigation areas, drainage areas, landscape easements, and common areas), TRACTS "L-7", "L-9", "L-10", and "L-11" (containing landscaping and perimeter walls) and TRACT "P-2" (containing park site) as shown hereon shall be owned and maintained by the Tierra del Sol Homeowner's Association, Inc. and shall be conveyed to the Tierra del Sol Homeowner's Association, Inc. by separate instrument.
- 6) Legal title to TRACT "A" (containing a common area) as shown hereon shall be owned and maintained by the the Owner.

This the 14 day of March, 2005 A.D.

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

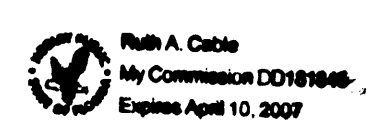
Fred Sikorski Division President      Mark Spada Witness      Stephen M. Bennett Witness

**ACKNOWLEDGEMENTS:**

STATE OF FLORIDA }  
COUNTY OF HILLSBOROUGH } SS:

The foregoing instrument was acknowledged before me this 14, day of March, 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.

Ruth A. Cable  
Notary Public, State of Florida at Large  
Ruth A. Cable



**CERTIFICATE OF TITLE:**

STATE OF FLORIDA }  
COUNTY OF PASCO } ss:

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 2004, have been paid.

This 14<sup>th</sup> day of March, 2005 A.D.

M/I TITLE AGENCY

By: Sharon Foster  
Sharon Foster, Manager

**CLERK OF THE CIRCUIT COURT:**

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 2 day of JUNE, 2005 AD in Plat Book 53, Pages 130 thru 144

[Signature]  
Clerk of the Circuit Court

**BOARD OF COUNTY COMMISSIONERS:**

This is to certify, that on MAY 24, 2005, 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

**REVIEW OF PLAT BY REGISTERED SURVEYOR**

Reviewed for compliance with Chapter 177, Part I, of the Florida Statutes on this the 2<sup>TH</sup> day of MAY 2005.

Hardaway Singh  
Surveyor's Name HARDHAWAR SINGH  
Florida Professional Surveyor and Mapper No. 4575

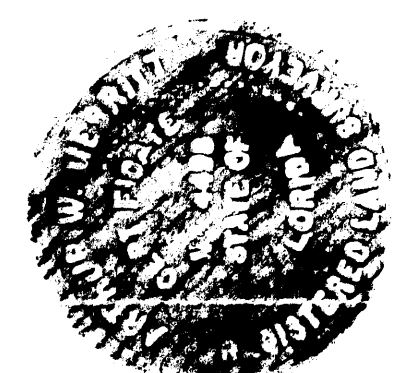


**SURVEYOR'S CERTIFICATE**

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 22<sup>ND</sup> day of March, 2005.

HEIDT & ASSOCIATES, INC.,  
2212 Swann Avenue  
Tampa, Florida 33606  
Arthur W. Merritt  
Arthur W. Merritt  
Professional Land Surveyor No. LS4498  
Certificate of Authorization No. LB148



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.

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

**SHEET 1 OF 15 SHEETS**