

**TRINITY CORPORATE CENTER**  
**A PORTION OF SECTIONS 29 AND 32 TOWNSHIP 26 SOUTH, RANGE 17 EAST**  
**PASCO COUNTY, FLORIDA**

65  
PLAT BOOK PAGE 1

DESCRIPTION:

PARCEL 1  
A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE S00°05'46"W, ALONG THE WEST BOUNDARY OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 316.48 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF A PARCEL DESCRIBED IN O.R. BOOK 1578, PAGE 301, FOR THE FOLLOWING FIVE (5) COURSES: (1) THENCE N78°54'58"E, A DISTANCE OF 1356.80 FEET; (2) THENCE N32°29'27"W, A DISTANCE OF 972.07 FEET; (3) THENCE N69°25'38"W, A DISTANCE OF 241.92 FEET; (4) THENCE N11°41'41"E, A DISTANCE OF 106.91 FEET; (5) THENCE N24°47'02"E, A DISTANCE OF 297.07 FEET; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF A PARCEL DESCRIBED IN O.R. BOOK 1594, PAGE 1569, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE S71°58'20"E, A DISTANCE OF 166.14 FEET; (2) THENCE N18°05'02"E, A DISTANCE OF 259.93 FEET, TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 54; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 54, FOR THE FOLLOWING SEVEN (7) COURSES: (1) THENCE S72°02'52"E, A DISTANCE OF 898.08 FEET; (2) THENCE S17°56'56"W, A DISTANCE OF 69.84 FEET; (3) THENCE S72°01'31"E, A DISTANCE OF 535.42 FEET; (4) THENCE N17°58'29"E, A DISTANCE OF 21.33 FEET; (5) THENCE S72°01'31"E, A DISTANCE OF 600.90 FEET; (6) THENCE S15°51'47"W, A DISTANCE OF 193.55 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2391.73 FEET AND A CENTRAL ANGLE OF 12°11'04"; (7) THENCE ALONG THE ARC OF SAID CURVE, HAVING AN ARC LENGTH OF 508.62 FEET, A CHORD DISTANCE OF 507.66 FEET AND A CHORD BEARING OF S77°21'43"E; THENCE S17°31'25"E, A DISTANCE OF 342.84 FEET; THENCE ALONG THE NORTHERLY RIGHT OF WAY BOUNDARY OF TRINITY BOULEVARD, THE FOLLOWING THREE (3) COURSES: (1) S72°28'35"W, A DISTANCE OF 108.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 11,330.16 FEET AND A CENTRAL ANGLE OF 4°52'00"; (2) THENCE ALONG THE ARC OF SAID CURVE, HAVING AN ARC LENGTH OF 962.38 FEET, A CHORD DISTANCE OF 962.09 FEET AND A CHORD BEARING S74°54'35"W; (3) THENCE S77°20'33"W, A DISTANCE OF 2461.41 FEET; THENCE N00°05'46"E, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 384.58 FEET, TO THE POINT OF BEGINNING.

AND,

PARCEL 2  
A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N00°12'05"E, ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 1789.13 FEET; THENCE S72°01'31"E, A DISTANCE OF 998.12 FEET; THENCE S17°58'36"W, A DISTANCE OF 124.67 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARIES OF THE GTE PARCEL, DESCRIBED IN O.R. BOOK 1594, PAGE 1569, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR THE FOLLOWING THREE (3) COURSES: (1) THENCE S17°58'36"W, A DISTANCE OF 50.58 FEET; (2) THENCE N71°59'52"W, A DISTANCE OF 120.26 FEET; (3) THENCE S24°38'53"W, A DISTANCE OF 62.88 FEET; THENCE N20°51'12"W, ALONG THE EASTERLY BOUNDARY OF A PARCEL DESCRIBED IN O.R. BOOK 1578, PAGE 301, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; A DISTANCE OF 145.02 FEET; THENCE S72°01'31"E, ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD 54, A DISTANCE OF 218.49 FEET, TO THE POINT OF BEGINNING.

THE TOTAL COMBINED ACREAGE IS 73.743 ACRES. MORE OR LESS.

DEDICATION:

1. CEK/Schluter, LLC, a Florida Limited Liability Company, (the "Owner") states and declares that it is the fee simple owner of all lands referred to as Trinity Corporate Center as described in the legal description which is a part of this plat.
2. Legal title to TRACT A, (MITIGATION AREA), TRACT B, TRACT D, TRACT E (DRAINAGE AREAS), and TRACT F, (WETLAND CONSERVATION AREA), as shown and depicted hereon, shall be conveyed by separate instrument to the Trinity Corporate Center Owners Association, Inc., a Florida Corporation, its successors and/or assigns (the "Association"), the Association shall be responsible for maintenance of all deeded tracts thereof and said tracts shall be for the benefit of the individual lot owners, tenants and their assigns.
3. The Owner and the Association further does:
  - a.) Owner hereby dedicates Corporate Center Drive as shown hereon to the perpetual use of the public and Pasco County, Florida (the "County"), for access, drainage, utility and other purposes incidental thereto;
  - b.) Owner does further grant, convey and dedicate to the "County" a perpetual easement over and across all Ingress/Egress Easements which are shown and depicted hereon for any and all governmental purposes including (without limitation) fire, police and emergency medical services.
  - c.) grant and reserve unto the Association, its successors and assigns, a non-exclusive easement over, through, under and across those easements and utility easements for maintenance and other purposes incidental thereto;
  - d.) grant, convey and 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 as shown hereon and the facilities located therein for purposes incidental thereto, pumping stations, buildings, sewage disposal plants, and other appurtenant facilities lying within or upon the lands depicted on this plat; and further does hereby reserve unto themselves and the Association, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said rights-of-way, improvements, facilities, and appurtenances is assumed by the County;
  - e.) 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 drainage tracts and easements shown on this plat. In the event the Association fails to properly maintain any drainage tracts, easements or facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage tract or easement for the purpose of performing maintenance to ensure the free flow of water;
  - f.) grant, convey, and dedicate a non-exclusive easement for street lights, telephone, electric, cable television and other public utilities over and across those portions of the plat shown as utility easements, the use and benefit of which shall extend and inure to the benefit of all local, state, and federal governments, including all agencies and departments thereof, and shall also extend and inure to all duly licensed public and private utility companies;

g.) grant and reserve unto the Association, its successors and assigns, 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).

4. The Owner shall cause the Association to construct, operate, and maintain the storm water drainage facilities and related improvements shown hereon.

5. Notwithstanding the foregoing, the County shall have the right at all times to enter upon the foregoing storm water drainage tracts and easements, and all other tracts and easements as depicted hereon to maintain the improvements thereon, provided, however, that the foregoing shall not be construed to impose any affirmative obligations or duties upon the County.

6. The Owner does further grant, convey and dedicate to Pasco County, Florida, Tract "C" (Pump Station) as shown hereon and the facilities located therein for purposes incidental thereto.

OWNERS DEDICATION

This the 17<sup>th</sup> day of August, A.D., 2007

CEK/Schluter, LLC, a Florida Limited Liability Company, authorized to do business in the State of Florida as CEK/Schluter, LLC

BY: [Signature]  
LZJC Development Corp. A Florida Corporation, its managing member  
Scott Spoerl, President

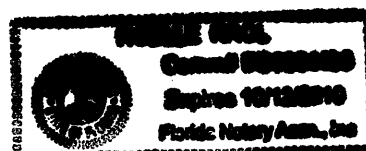
Witness: [Signature] Print: MICHAEL BEANSON  
Witness: [Signature] Print: LOIS DUNCAN

ACKNOWLEDGMENT  
STATE OF FLORIDA, COUNTY OF PASCO

I hereby certify on this 17<sup>th</sup> day of August, 2007, before me personally appeared Scott Spoerl, President of LZJC Development Corp., a Florida Corporation, the Managing Member of CEK/Schluter, LLC, a Florida limited liability company, known to me or who has produced NA as identification, who has identified himself as the person described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Pineles County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large  
Comm # 00000498



My commission expires: 2010  
10/12/2010

MORTGAGEE: CONSENT TO DEDICATION

Colon Bank NA as mortgagee under a certain mortgage dated 11/6/2006 recorded in Official Records Book 1270, Page 1750 of the Public Records of Pasco County, Florida, hereby consents to and joins in the recording of this instrument and the dedications shown hereon

Witness: [Signature] Print: Vicki Young  
Witness: [Signature] Print: Regina Anderson  
Witness: [Signature] Print: Michael Beanson

ACKNOWLEDGMENT  
STATE OF FLORIDA, COUNTY OF PASCO

I hereby certify on this 17 day of August, 2007, before me personally appeared Vicki Young as VP known to me or who has produced NA as identification, who has identified himself as the person described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillborough County, Florida, the day and year aforesaid.

[Signature]  
Notary Public, State of Florida at Large My commission expires: 10/19/2010  
Comm # 00006951

CERTIFICATE OF TITLE:

STATE OF FLORIDA

COUNTY OF PASCO

I, Stephen M. Hudoba, Esq. of Hill, Ward & Henderson, P.A. Authorized Agent for Lawyers Title Insurance Corporation, 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 2006 have been paid.

This 17<sup>th</sup> day of August, A.D., 2007  
Lawyers Title Insurance Corporation By [Signature]  
Stephen M. Hudoba, Esq.

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 25 day of December, 2007 AD in Plat Book 65, Pages 1-5

[Signature]  
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on December 17, 2007, 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 13<sup>th</sup> day of DECEMBER, 2007

[Signature]  
Surveyor's Name HARDGWAR SINHA  
Florida Professional Surveyor and Mapper No. 4576

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.

NOTES:

1. The coordinate values shown hereon are based on the Pasco County Primary Horizontal control Network and were established to Third Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.

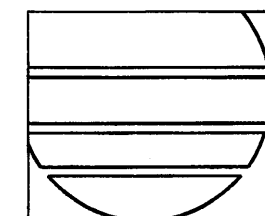
2. A 1/2" iron rod with plastic cap marked LB4513 will be set at all lot corners, points of intersection and changes of direction of lines that do not require a PRM or a PCP, pursuant to Florida Statutes Chapter 177, Part 1. In the event an iron rod cannot be set, alternative monumentation that is durable and identifiable will be set. A Nail and Disk marked LB4513 will be set in paved surfaces where applicable.

SURVEYORS 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 I.

Signed and Sealed this 9 day of August, 2007

[Signature]  
Kelly O. McClung  
Professional Land Surveyor No. 4032  
Certificate of Authorization No. LB4513



**SUNCOAST LAND SURVEYING, Inc.**

111 FOREST LAKES BOULEVARD  
OLDSMAR, FLA. 34677

BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT  
PH: (813) 854-1342 FAX: (813) 855-6890

LB 4513

SHEET 1 OF 5

Replat of Lots 10, 11,  
39 & 40  
PB. 67 Pgs 99-100

VACATED LOTS  
BK 8591 PG 3425

Vacation of Easement  
OR BK 8721 PG 903