

Tierra del Sol Phase 1
LYING IN SECTION 22, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA
INCLUDING A REPLAT OF LOT 54 AND A PORTION OF LOT 55 OF LAND O' LAKES ADDITION,
AS RECORDED IN PLAT BOOK 4, PAGE 59, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

52 70

LEGAL DESCRIPTION:

DESCRIPTION: A parcel of land lying in Section 22, Township 25 South, Range 18 East, Pasco County, Florida, including all of Lot 54 and a portion of Lot 55, of LAND O' LAKES ADDITION, according to the plat thereof as recorded in Plat Book 4, Page 59, of the Public Records of 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, 834.38 feet along the arc of a curve to the right having a radius of 2964.79 feet and a central angle of 16°07'29" (chord bearing N.73°59'56"E., 831.63 feet) to the POINT OF BEGINNING; thence N.07°56'19"W., 20.00 feet; thence N.56°13'24"W., 102.98 feet; thence N.37°43'02"W., 52.13 feet; thence N.19°13'24"W., 58.40 feet; thence N.01°55'00"E., 46.89 feet; thence N.02°55'00"E., 46.77 feet; thence N.03°55'00"E., 46.77 feet; thence N.04°55'00"E., 46.77 feet; thence N.05°55'00"E., 46.77 feet; thence N.06°57'00"E., 49.89 feet; thence N.08°01'00"E., 49.89 feet; thence N.09°03'00"E., 46.77 feet; thence N.04°13'29"E., 48.79 feet; thence N.36°36'21"W., 45.65 feet; thence N.04°40'00"E., 182.00 feet to a point on a curve; thence Northwesterly, 191.17 feet along the arc of a curve to the right having a radius of 265.00 feet and a central angle of 41°20'00" (chord bearing N.64°40'00"W., 187.05 feet) to a point of tangency; thence N.44°00'00"W., 558.99 feet; thence N.46°00'00"E., 674.15 feet; thence N.62°42'00"E., 57.06 feet; thence N.81°04'00"E., 56.13 feet; thence S.82°48'00"E., 26.22 feet; thence N.07°12'00"E., 461.53 feet to a point on the North boundary of said Southwest 1/4 of Section 22; thence along said North boundary of the Southwest 1/4 of Section 22, S.89°58'50"E., 1038.10 feet; thence along a line lying 350.00 feet Southwesterly of and parallel with the Westerly boundary of the aforesaid LAND O' LAKES ADDITION, S.31°23'31"E., 1412.57 feet to a point on the Southwesterly prolongation of the Northerly boundary of the aforesaid Lot 54, of LAND O' LAKES ADDITION; thence along said Northerly boundary and said Southwesterly prolongation thereof, N.58°35'45"E., 800.42 feet to a point on the Westerly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), per Florida Department of Transportation Right-of-way No. 5448-Road 5, and as recorded in Deed Book 102, Page 444, of the Public Records of Pasco County, Florida; thence along said Westerly right-of-way line, S.31°23'57"E., 120.00 feet; thence along a line lying 120.00 feet Southeasterly of and parallel with the aforesaid Northerly boundary of Lot 54, of LAND O' LAKES ADDITION, S.58°35'45"W., 800.43 feet; thence S.31°23'31"E., 1322.47 feet to a point on a curve; thence Westerly, 781.01 feet along the arc of a curve to the right having a radius of 11359.00 feet and a central angle of 03°56'22" (chord bearing N.85°05'35"W., 780.85 feet) to a point of tangency; thence N.83°07'24"W., 995.60 feet to a point of curvature; thence Westerly, 766.62 feet along the arc of a curve to the left having a radius of 2964.79 feet and a central angle of 14°48'55" (chord bearing S.89°28'08"W., 764.48 feet) to the POINT OF BEGINNING.

Containing 107.195 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 Tierra del Sol Phase 1 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, 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", "L-2", "L-3", "L-4", "L-5", "L-6", "L-7" and "L-8" (containing landscaping and perimeter walls) and TRACT "P-1" (containing park site) as shown hereon shall be owned and maintained by the Sawgrass Homeowner's Association, Inc. and shall be conveyed to the Sawgrass Homeowner's Association, Inc. by separate instrument.

This the 22nd day of December, 2004 A.D.

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

Fred Sikorski
Fred Sikorski, Division President

Charles A. Wilken
Witness, Charles A. Wilken

Stephen M. Bennett
Witness, Stephen M. Bennett

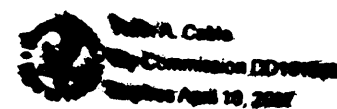
ACKNOWLEDGEMENTS:

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH } SS:

The foregoing instrument was acknowledged before me this 22 day of December, 2004, 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

My Commission expires:
April 10, 2007
Commission Number:
DD 181845



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 19____, have been paid.

This 22nd day of December, 2004 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 1 day of FEBRUARY, 2005 AD in Plat Book 52, Pages 70-84

Johnathan
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

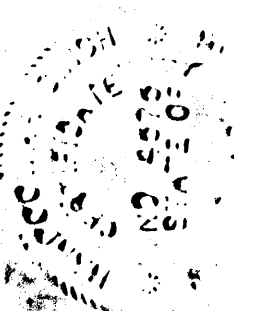
This is to certify, that on JANUARY 25, 2005, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

James
Chairman of the Board of County Commissioners

REVIEW OF PLAT BY REGISTERED SURVEYOR

Reviewed for compliance with Chapter 177, Part 1 of the Florida Statutes on this the 17th day of JANUARY 2005.

Hardeep Singh
Surveyor's Name HARDEEP SINGH
Florida Professional Surveyor and Mapper No. 4575



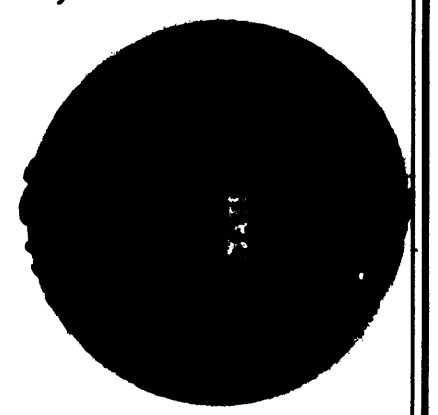
SURVEYOR'S CERTIFICATE

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 17th day of December, 2004.

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.