

MEADOW POINTE PARCEL 5 UNIT 3

SECTION 31, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA }
COUNTY OF PASCO } SS:

The undersigned, owners of the lands shown on this plat to be known as MEADOW POINTE PARCEL 5 UNIT 3, a subdivision of a portion of the Southeast 1/4 of Section 31, Township 26 South, Range 20 East, Pasco County, Florida, being further described as follows:

From the Southwest corner of said Section 31, run thence along the South boundary of said Section 31, S.89°49'37"E., 3542.99 feet to the Southeast corner of MEADOW POINTE PARCEL 2 UNIT 3, according to the plat thereof as recorded in Plat Book 30, Pages 62 through 65, inclusive, Public Records of Pasco County, Florida; thence along the Easterly boundary of said MEADOW POINTE PARCEL 2 UNIT 3, N.00°10'23"E., 300.00 feet to the Northeast corner of said MEADOW POINTE PARCEL 2 UNIT 3; thence N.64°54'00"E., 337.33 feet; thence N.34°51'57"W., 152.45 feet; thence N.24°14'00"E., 701.97 feet to the POINT OF BEGINNING; thence N.75°41'00"W., 68.44 feet; thence N.79°16'00"W., 75.27 feet; thence N.10°44'00"E., 16.30 feet; thence N.79°16'00"W., 50.00 feet; thence N.73°11'53"W., 210.86 feet; thence N.13°23'56"W., 44.26 feet; thence N.10°46'00"W., 75.77 feet to a point on the Easterly boundary of MEADOW POINTE PARCEL 5 UNIT 1, according to the plat thereof as recorded in Plat Book 30, Pages 31 through 36, inclusive, Public Records of Pasco County, Florida; thence along the Easterly and Northern boundaries of said MEADOW POINTE PARCEL 5 UNIT 1, the following three (3) courses: 1) N.10°46'00"W., 549.37 feet to a point on a curve; 2) Westerly, 282.28 feet along the arc of a curve to the left having a radius of 7540.00 feet and a central angle of 02°08'42" (chord bearing S.78°09'39"W., 282.26 feet) to a point of tangency; 3) S.77°05'18"W., 519.70 feet to a point on the Easterly right-of-way line of County Line Road, MEADOW POINTE PARCEL 2, UNIT 1, according to the plat thereof as recorded in Plat Book 30, Pages 25 through 30, inclusive, Public Records of Pasco County, Florida; thence along the Easterly right-of-way line of said County Line Road, N.12°54'42"W., 120.00 feet to a point on the Southerly boundary of Lot 1, Block 2, MEADOW POINTE PARCEL 4 UNIT 1, according to the plat thereof as recorded in Plat Book 30, Pages 44 through 48, inclusive, Public Records of Pasco County, Florida; thence along the Southerly boundary of said Lot 1, Block 2, N.77°05'18"E., 519.70 feet to a point of curvature; thence Easterly, 286.77 feet along the arc of said curve to the right having a radius of 7660.00 feet and a central angle of 02°08'42" (chord bearing N.78°09'39"E., 286.75 feet) to a point of compound curvature; thence Easterly, 762.93 feet along the arc of a curve to the right having a radius of 4060.00 feet and a central angle of 10°46'00" (chord bearing N.84°37'00"E., 761.81 feet) to a point of tangency; thence EAST 236.57 feet to a point of curvature; thence Northeasterly, 294.88 feet along the arc of a curve to the left having a radius of 1240.00 feet and a central angle of 13°37'31" (chord bearing N.83°11'15"E., 294.18 feet); thence S.13°37'31"E., 120.00 feet to a point on a curve; thence Southwesterly, 192.86 feet along the arc of a curve to the right having a radius of 1360.00 feet and a central angle of 08°07'31" (chord bearing S.80°26'15"W., 192.70 feet); thence S.05°30'00"E., 843.36 feet; thence S.29°54'03"W., 276.35 feet; thence N.65°46'00"W., 195.00 feet; thence N.60°17'23"W., 214.98 feet; thence N.75°41'00"W., 171.56 feet to the POINT OF BEGINNING.

Containing 27.381 acres, more or less.

Have cause said land to be divided and subdivided as shown hereon, the Meadow Pointe Community Development District (the "District") and Trout Creek Development Corporation ("Trout Creek"), as respective owners of the lands described above do hereby dedicate to the perpetual use of the public and Pasco County, Florida (the "County"), all street rights-of-way as shown and depicted hereon, and further do hereby dedicate to the perpetual use of the public and the County, all lands upon which or within which utility improvements and facilities exist; and further do hereby 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, pumping stations, buildings, sewage disposal plants, other utility plants and other appurtenant facilities lying within or upon the lands depicted on this plat and shown on the as-built plans filed with the County for such lands; and further do hereby grant the County a perpetual easement over and across the Drainage Easement and Wetland Conservation Easement areas for the purpose of maintaining or operating the drainage facilities situated thereon; and further do hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate, and maintain all such streets, utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities, and appurtenances is assumed by the County; and further do hereby reserve unto themselves, their 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. It is the intention of the owners of the lands described above that the District shall construct, operate, and maintain the drainage facilities and any improvements or landscaping located in the Wall/Landscape and Buffer easement areas shown hereon. The District hereby reserves the right at all times to enter upon the Drainage Easements, the Wetland Conservation Easements and all other easement areas depicted hereon to accomplish such purposes.

This the 23rd day of April, A.D., 19 93.

TROUT CREEK DEVELOPMENT CORPORATION - OWNER

Stuart B. Aronoff
Stuart B. Aronoff, President

Witness, John R. Sierra, Jr.

Thomas H. Gray
Witness, Thomas H. Gray

MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT - OWNER

Donald A. Buck
Donald A. Buck, Chairman

Witness, John R. Sierra, Jr.

Thomas H. Gray
Witness, Thomas H. Gray

CERTIFICATE OF TITLE:

STATE OF FLORIDA }
COUNTY OF PASCO } ss:

I, Thomas J. Haynes, Resident Vice President, of Chicago Title Insurance 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. Additional, 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 92 have been paid.

This 9th day of MAY, A.D., 19 93.

** Except for the following items recorded in:

O.R. 1748, Page 1508; O.R. 1772, Page 1070; O.R. 1858, Page 1239; O.R. 1918, Page 1863;
O.R. 1934, Page 724; O.R. 2065, Page 794; O.R. 2082, Page 1500; O.R. 1782, Page 119;
O.R. 1865, Page 1497; O.R. 3002, Page 953; O.R. 3002, Page 956

CHICAGO TITLE INSURANCE COMPANY

By: Thomas J. Haynes
Thomas J. Haynes, Resident Vice President

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes, and that P.R.M.'s (Permanent Reference Monuments) as shown hereon have been set, and that P.C.P.'s (Permanent Control Points) as shown hereon will be set within the time allotted in 177.091 (b).

HEIDT & ASSOCIATES., INC.

April 27, 1993
Date

Arthur W. Merrill
Arthur W. Merrill, Fla. Registered Land Surveyor No. 4498

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 18th day of August, 19 93. AD in Plat Book 30, Page 143-149.

John R. Sierra, Jr.
Clerk of the Circuit Court
By: J. Candell, Jr.

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on Aug 17, 1993, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

NOTICE: 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 33608
(813) 253-5311
HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
LAND SURVEYING

SHEET 1 OF 7 SHEETS

PLAT BOOK 30 PAGE NO. 143