

# SUNCOAST LAKES PHASE 1

BEING A SUBDIVISION OF LAND LYING WITHIN SECTIONS 12, 13 AND 14, TOWNSHIP 25 SOUTH,  
RANGE 17 EAST, PASCO COUNTY, FLORIDA

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
                                  )SS:  
COUNTY OF PASCO )

The undersigned owner of the lands shown on this plat to be known as SUNCOAST LAKES PHASE 1, lying within Sections 12, 13 and 14, Township 25 South, Range 17 East, Pasco County, Florida, being further described as follows:

## LEGAL DESCRIPTION:

A parcel of land lying within Sections 12, 13 and 14, Township 25 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

Commence at Northeast corner of the Northeast 1/4 of Section 13, Township 25 South, Range 17 East, Pasco County, Florida, same also being the Southeast corner of the Southeast 1/4 of Section 12, Township 25 South, Range 17 East, Pasco County, Florida; thence N89°34'15"W along the North line of said Northeast 1/4 of Section 13, for 457.76 feet to the point of intersection with the westerly right-of-way line of State Road No. 589 (Suncoast Parkway) according to the Florida Department of Transportation right-of-way map, Section 97140-2302, same also being the POINT OF BEGINNING; thence along said westerly right-of-way line of State Road No. 589 (Suncoast Parkway), S22°18'24"E, for 316.79 feet to a non-tangent curve; thence continue along said westerly right-of-way line of State Road No. 589 (Suncoast Parkway), 480.32 feet along the arc of a curve to the right, said curve having a radius of 4,363.66 feet, a central angle of 06°16'40", and a chord of 480.08 feet which bears S19°09'43"E; thence leaving said westerly right-of-way line of State Road No. 589 (Suncoast Parkway), S86°14'34"W, for 1,054.70 feet; thence S49°51'21"W, for 50.00 feet to a non-tangent curve; thence 112.59 feet along the arc of a curve to the right, said curve having a radius of 475.00 feet, a central angle of 13°34'53", and a chord of 112.33 feet which bears S33°21'12"E; thence S65°21'03"W, for 256.30 feet to a non-tangent curve; thence 887.64 feet along the arc of a curve to the right, said curve having a radius of 950.00 feet, a central angle of 53°32'05", and a chord of 855.70 feet which bears S00°39'06"W; thence S59°06'50"W, for 367.14 feet; thence N47°06'00"W, for 191.19 feet; thence N46°57'02"W, for 50.00 feet; thence N47°04'57"W, for 116.00 feet to a non-tangent curve; thence 148.84 feet along the arc of a curve to the left, said curve having a radius of 541.00 feet, a central angle of 15°45'47", and a chord of 148.37 feet which bears S35°02'08"W; thence S24°45'25"W, for 65.08 feet; thence S33°28'10"W, for 55.54 feet; thence S49°28'07"W, for 57.84 feet; thence S64°32'44"W, for 58.95 feet; thence S73°51'16"W, for 61.58 feet; thence N87°35'38"W, for 59.78 feet; thence N87°38'52"W, for 57.18 feet; thence N49°33'46"W, for 124.24 feet to a non-tangent curve; thence 232.61 feet along the arc of a curve to the right, said curve having a radius of 484.50 feet, a central angle of 27°30'27", and a chord of 230.38 feet which bears N35°36'09"W; thence N02°08'17"W, for 46.62 feet; thence N42°26'12"E, for 49.65 feet to a non-tangent curve; thence 267.04 feet along the arc of a curve to the left, said curve having a radius of 945.42 feet, a central angle of 16°11'00", and a chord of 266.15 feet which bears N45°08'50"E; thence N52°56'40"W, for 115.84 feet; thence N40°49'14"W, for 25.58 feet; thence N62°15'33"W, for 160.87 feet; thence S27°44'27"W, for 73.09 feet; thence S54°04'56"W, for 246.06 feet; thence S38°39'23"W, for 53.61 feet; thence S51°25'42"W, for 66.95 feet; thence S69°10'51"W, for 45.22 feet to a non-tangent curve; thence 272.36 feet along the arc of a curve to the right, said curve having a radius of 162.00 feet, a central angle of 96°19'44", and a chord of 241.40 feet which bears N57°40'06"W; thence N36°05'24"W, for 150.52 feet; thence N43°06'29"E, for 53.23 feet to a non-tangent curve; thence 1,926.32 feet along the arc of a curve to the left, said curve having a radius of 2,000.00 feet, a central angle of 55°11'06", and a chord of 1,852.72 feet which bears N56°35'56"W to a non-tangent curve; thence 206.58 feet along the arc of a curve to the left, said curve having a radius of 377.00 feet, a central angle of 31°23'47", and a chord of 204.01 feet which bears N16°43'57"E; thence N89°33'07"W, for 301.23 feet; thence S01°16'12"W, for 21.47 feet; thence S39°11'01"W, for 133.44 feet to a non-tangent curve; thence 114.15 feet along the arc of a curve to the left, said curve having a radius of 454.00 feet, a central angle of 14°24'22", and a chord of 113.85 feet which bears S18°16'34"W; thence S12°04'41"W, for 22.09 feet; thence S05°03'49"W, for 81.70 feet to a non-tangent curve; thence 101.51 feet along the arc of a curve to the right, said curve having a radius of 496.00 feet, a central angle of 11°43'32", and a chord of 101.33 feet which bears S13°55'43"W; thence N70°12'30"W, for 171.00 feet to a non-tangent curve; thence 29.85 feet along the arc of a curve to the left, said curve having a radius of 325.00 feet, a central angle of 08°15'45", and a chord of 29.84 feet which bears N17°09'38"E; thence N59°35'58"W, for 126.67 feet; thence N76°16'34"W, for 98.02 feet to the point of intersection with the North line of Official Records Book 4482, page 121 of the Public Records of Pasco County, Florida; thence N30°24'26"E along said North line of Official Records Book 4482, page 121, for 603.14 feet to the Northwest corner of the Northwest 1/4 of said Section 13; thence S89°33'05"E along the North line of said Northwest 1/4 of Section 13, for 2,640.56 feet to the Southwest corner of the Southeast 1/4 of Section 12, Township 25 South, Range 17 East, Pasco County, Florida; thence N00°15'40"E along the West line of the said Southeast 1/4 of Section 12, for 497.58 feet; thence 49.61 feet along the arc of a curve to the right, said curve having a radius of 84.00 feet, a central angle of 33°50'23", and a chord of 49.69 feet which bears N17°10'52"E to a point of reverse curvature; thence 23.99 feet along the arc of a curve to the left, said curve having a radius of 30.00 feet, a central angle of 45°48'47", and a chord of 23.35 feet which bears N11°11'39"E to a point of reverse curvature; thence 83.17 feet along the arc of a curve to the right, said curve having a radius of 398.00 feet, a central angle of 11°58'25", and a chord of 83.02 feet which bears N05°43'32"W; thence N00°15'40"E along a line 10.00 feet East of and parallel to said West line of the Southeast 1/4 of Section 12, for 227.08 feet; thence 624.34 feet along the arc of a curve to the right, said curve having a radius of 1,190.00 feet, a central angle of 59°21'59", and a chord of 617.20 feet which bears N15°17'29"E to a point of reverse curvature; thence 1,150.11 feet along the arc of a curve to the left, said curve having a radius of 1,110.00 feet, a central angle of 59°21'59", and a chord of 1,099.35 feet which bears N00°38'19"E to a point of reverse curvature; thence 608.67 feet along the arc of a curve to the right, said curve having a radius of 1,190.00 feet, a central angle of 29°18'21", and a chord of 602.05 feet which bears N14°23'30"W; thence N10°19'01"W, for 108.95 feet; thence N00°15'40"E along a line 5.00 feet East of and parallel to the West line of the Northeast 1/4 of Section 12, for 1,543.90 feet to the point of intersection with the South right of way line of State Road No. 52, according to said Florida Department of Transportation right of way map Section 97140-2302; thence along said South right-of-way line of State Road No. 52, N87°45'43"E, for 120.11 feet; thence leaving said South right-of-way line of State Road No. 52, S00°15'40"W along a line 125.00 feet East of and parallel to said West line of the Northeast 1/4 of Section 12, for 1,549.12 feet; thence S10°50'21"W, for 108.95 feet to a non-tangent curve; thence 567.75 feet along the arc of a curve to the left, said curve having a radius of 1,110.00 feet, a central angle of 29°18'21", and a chord of 561.58 feet which bears S14°23'30"E to a point of reverse curvature; thence 1,233.01 feet along the arc of a curve to the right, said curve having a radius of 1,190.00 feet, a central angle of 59°21'59", and a chord of 1,178.59 feet which bears S00°38'19"W to a point of reverse curvature; thence 582.37 feet along the arc of a curve to the left, said curve having a radius of 1,110.00 feet, a central angle of 30°03'38", and a chord of 575.71 feet which bears S15°17'29"W; thence S00°15'40"W along a line 90.00 feet East of and parallel to said West line of the Southeast 1/4 of Section 12, for 227.08 feet; thence 50.31 feet along the arc of a curve to the left, said curve having a radius of 318.00 feet, a central angle of 09°03'52", and a chord of 50.26 feet which bears S04°16'16"E to a point of compound curvature; thence 31.74 feet along the arc of a curve to the left, said curve having a radius of 30.00 feet, a central angle of 60°36'39", and a chord of 30.28 feet which bears S39°06'31"E; thence N50°10'44"E, for 113.48 feet; thence S89°34'15"E along a line 650.00 feet North of and parallel to the North line of the Northeast 1/4 of Section 13, for 500.00 feet; thence S86°18'31"E, for 1,645.82 feet to the POINT OF BEGINNING.

Containing 7,291,549 square feet or 167.39 acres, more or less.

Closure: 0.012' (ONE)

Have caused said lands to be divided and subdivided as shown hereon; and do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all street right of ways as shown and depicted hereon, for the installation and maintenance of drainage facilities, storm sewers and utilities, including, but not limited to, water, sewer, gas, telephone, electricity, cable television and collection of trash and purposes incidental thereto, as well as for ingress, egress and regress for the purpose of providing emergency fire, medical and similar services; and that it grants to any political subdivision of the State of Florida or corporate sovereign having jurisdiction from time to time over SUNCOAST LAKES PHASE 1, and private, public and quasi-public utility companies the nonexclusive right to use the utility and drainage easements shown hereon, but only for the installation and maintenance of utilities and drainage facilities, and purposes incidental thereto; and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all utility improvements and facilities necessary for providing water and sewer service to SUNCOAST LAKES PHASE 1, 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 as-built plans filed with the county for such lands; and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, the right to construct, operate, and maintain all such utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said improvements, facilities, and appurtenances is assumed by Pasco County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, the title to any improvements dedicated to the public or to the county, if for any reason such dedication shall be either voluntary or involuntary vacated, voided, or invalidated.

This the 16<sup>th</sup> day of May, 2003 A.D.

## OWNER

FC SUNCOAST LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY: FOREST CITY LAND GROUP, INC., AN OHIO CORPORATION, ITS  
Sole Member

Frank J. Stringer  
FRANK J. STRINGER, VICE PRESIDENT

DATE: May 16, 2003

## ACKNOWLEDGMENT OF OWNER

STATE OF Florida  
COUNTY OF Pasco

I HEREBY CERTIFY ON THIS 16<sup>th</sup> DAY OF May, A.D., 2003, BEFORE ME PERSONALLY APPEARED FRANK J. STRINGER, VICE PRESIDENT, FC SUNCOAST LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION, AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL AT, Pasco COUNTY, STATE OF Florida, THE DAY AND YEAR AFORESAID.

WITNESS MY HAND AND OFFICIAL SEAL AT, Pasco COUNTY, STATE OF Florida, THE DAY AND YEAR AFORESAID.

Shirley A. Curley  
NOTARY PUBLIC, STATE OF Florida AT LARGE

Shirley A. Curley  
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 5.9.04

SERIAL NUMBER: CC 935121

## OWNER

GBY INC. A FLORIDA CORPORATION

George A. Nicholas  
GEORGE A. NICHOLAS, VICE-PRESIDENT

DATE: 6-13-2003

## ACKNOWLEDGMENT OF OWNER

STATE OF Florida  
COUNTY OF Pasco

I HEREBY CERTIFY ON THIS 13 DAY OF June, A.D., 2003, BEFORE ME PERSONALLY APPEARED George A. Nicholas, VICE PRESIDENT, GBY, A STATE OF Florida LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION, AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL AT, Pasco COUNTY, STATE OF Florida, THE DAY AND YEAR AFORESAID.

WITNESS MY HAND AND OFFICIAL SEAL AT, Pasco COUNTY, STATE OF Florida, THE DAY AND YEAR AFORESAID.

Brian Ackerson  
NOTARY PUBLIC, STATE OF Florida AT LARGE

Brian Ackerson  
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

SERIAL NUMBER: \_\_\_\_\_



## 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.