

NORTHWOOD UNITS 4B AND 6B

BEING A SUBDIVISION LYING WITHIN SECTION 36, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA

COUNTY OF PASCO

The undersigned owners of the land shown on this plat to be known as Northwood Units 4B and 6B, a subdivision of a portion of Section 36, Township 26 South and Range 19 East, Pasco County, Florida and being further described as follows:

BEGIN at the Southeast corner of Northwood Palms Boulevard, NORTHWOOD UNIT 7, as recorded in Plat Book 34, Pages 115 through 119, of the public records of Pasco County, Florida; thence along said plat for the following four (4) courses; (1) thence N07°46'23"W, 384.49 feet to the beginning of a curve to the right; (2) thence northeasterly 39.27 feet along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°00'00", and a chord bearing and distance of N37°13'37"E, 35.36 feet; (3) thence N07°46'23"W, 50.00 feet to the beginning of a non tangent curve to the right; (4) thence northwesterly 39.27 feet along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord bearing and distance of N52°46'23"W, 35.36 feet; thence departing said plat boundary, N07°46'23"W, 40.00 feet; thence N82°13'37"E, 180.00 feet; thence S07°46'23"E, 7.25 feet; thence N82°13'37"E, 134.13 feet; thence N14°08'00"E, 19.69 feet; thence S72°11'11"E, 86.87 feet; thence S56°48'00"E, 40.20 feet; thence S59°17'16"E, 60.15 feet; thence S55°15'56"E, 100.98 feet; thence S59°21'33"E, 46.64 feet; thence S65°51'28"E, 112.30 feet; thence S73°16'48"E, 50.10 feet; thence S76°51'51"E, 592.17 feet to a point on the boundary of NORTHWOOD UNIT 4A-2, as recorded in Plat Book 35, Pages 145 through 148, of the public records of Pasco County, Florida; thence along said boundary for the following eleven (11) courses; (1) thence S76°51'51"E, 20.15 feet; (2) thence S25°18'12"W, 115.29 feet to the beginning of a non tangent curve to the left; (3) thence westerly 25.48 feet along the arc of said curve, having a radius of 120.00 feet, a central angle of 12°10'03" and a chord bearing and distance of N70°46'50"W, 25.44 feet; (4) thence N76°51'51"W, 21.13 feet; (5) thence S02°49'04"W, 50.82 feet; (6) thence S13°08'09"W, 122.42 feet; (7) thence N76°51'51"W, 86.43 feet; (8) thence S53°19'08"W, 138.81 feet; (9) thence S10°41'06"W, 89.24 feet; (10) thence S10°20'12"E, 28.76 feet; (11) thence S79°39'48"W, 9.88 feet to a point on the boundary of NORTHWOOD UNIT 6A, as recorded in Plat Book 41, Pages 32 and 33, of the public records of Pasco County, Florida; thence along said boundary for the following eleven (11) courses; (1) thence N16°30'32"W, 38.78 feet; (2) thence N21°45'46"W, 58.33 feet; (3) thence N27°01'00"W, 61.22 feet; (4) thence N33°07'34"W, 147.54 feet; (5) thence N76°51'51"W, 181.58 feet; (6) thence N71°15'30"W, 190.43 feet; (7) thence S34°44'04"W, 54.79 feet; (8) thence S43°25'21"W, 71.88 feet; (9) thence S55°05'13"W, 72.09 feet; (10) thence S47°47'38"W, 69.17 feet; (11) thence S73°54'15"W, 90.65 feet to a point on the boundary of NORTHWOOD UNIT 2A, as recorded in Plat Book 33, Pages 36 through 38, of the public records of Pasco County, Florida; thence along said boundary for the following four (4) courses; (1) thence N71°45'42"W, 101.96 feet; (2) thence N37°09'27"W, 91.28 feet; (3) thence S07°46'23"E, 35.99 feet; (4) thence S82°13'37"W, 20.00 feet to the POINT OF BEGINNING.

Containing 11.593 acres, more or less.

Have caused said lands to be divided and subdivided as NORTHWOOD UNITS 4B AND 6B, U.S. Home Corporation and Northwood Community Development District (the "District") as respective owner of the lands described above do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all street rights-of-way and easements as shown and depicted hereon; and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, 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 Pasco County, Florida, 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 reserve unto itself, its heirs, successors, assigns, or legal representatives, the right to construct, operate, and maintain all such dedicated lands, 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 Pasco County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, including but not limited to, the private utility furnishing water and sewer services and appurtenances thereto, 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 or involuntarily vacated, voided, or invalidated.

This the 18th day of OCTOBER, 2001.

U.S. HOME CORPORATION - OWNER

Michael S. Lawson
Gene E. Lenton Michael S. Lawson
Division President

Paul G. Bell
Witness

David A. Jones
Witness

Paula Beckert
Print

David Jones
Print

NORTHWOOD COMMUNITY DEVELOPMENT DISTRICT - OWNER

M. Larry Floyd
M. Larry Floyd
Vice Chairman

Paul G. Bell
Witness

David A. Jones
Witness

Paula Beckert
Print

David Jones
Print

ACKNOWLEDGMENTS:

STATE OF FLORIDA

COUNTY OF PINELLAS

I hereby certify on this 18th day of October, 2001, before me appeared, Michael S. Lawson, Division President, on behalf of U. S. Home Corporation, personally known to me to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein express, and did not take an oath.

WITNESS my hand and official seal, the day and year aforesaid.

NOTARY PUBLIC:

Sam Bailey
Notary Public, State of Florida at Large

My Commission expires:

Commission Number:



ACKNOWLEDGMENTS:

STATE OF FLORIDA

COUNTY OF PINELLAS

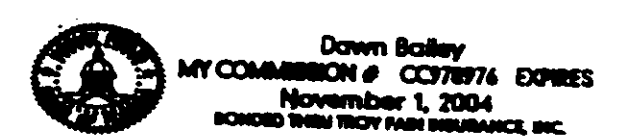
I hereby certify on this 18th day of October, 2001, before me appeared, M. Larry Floyd, Vice Chairman, Northwood Community Development District, personally known to me to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein express, and did not take an oath.

WITNESS my hand and official seal, the day and year aforesaid.

Sam Bailey
Notary Public, State of Florida at Large

My Commission expires:

Commission Number:



CERTIFICATE OF AUTHORIZATION No. LB 2810

NOTICE: 1. 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.

CERTIFICATE OF TITLE:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, J. R. Smith, President of Florida Land Title Company D/B/A Stewart Title of Tampa 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 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 2000, have been paid.

This 17th day of October, 2001.

Florida Land Title Company
D/B/A Stewart Title of Tampa
By: J. R. Smith, President

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 30 day of NOVEMBER, 2001, in Plat Book 42, Pages 55, 56, 57.

David A. Jones
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on NOVEMBER 27, 2001, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Sam Bailey
Chairman of the Board of County Commissioners

REVIEW OF PLAT BY REGISTERED SURVEYOR:

Reviewed for compliance with chapter 177 of the Florida Statutes on this the 16th day of NOVEMBER, 2001.

Nellie Mae Robinson (SIGN)

Nellie Mae Robinson (PRINT NAME)
Professional Surveyor and Mapper
State of Florida, No. 5392

SURVEYOR'S CERTIFICATE:

I hereby state that this plat was prepared under my direction and supervision, that this plat complies with all the survey requirements of Part 1, 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) and all other corners as shown hereon will be set within the time allotted in 177.091 (8).

King, Robert L. Komariates, Inc.
Certificate of Registration, LB #2610

Jeffrey L. Komariates
Jeffrey L. Komariates
Professional Land Surveyor
State of Florida, No. 6201

3163-014-003