

LAKE SIDE PHASE 1A, 2A & 5

A SUBDIVISION OF LAND BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

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LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE S00°17'26"W, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 40.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF HUDSON AVENUE, ACCORDING TO OFFICIAL RECORDS BOOK 2058, PAGE 1505 AND OFFICIAL RECORDS BOOK 2098, PAGE 1133, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF HUDSON AVENUE, S00°17'26"W, ALONG SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 35, FOR 2,612.82 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 35; THENCE N89°47'47"W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 35, FOR 1,838.32 FEET; THENCE LEAVING SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 35, N00°12'13"E, FOR 10.00 FEET; THENCE N19°42'45"E, FOR 98.41 FEET; THENCE N17°10'47"E, FOR 164.70 FEET; THENCE N71°23'22"W, FOR 117.14 FEET; THENCE N65°00'26"W, FOR 41.74 FEET; THENCE N72°49'13"W, FOR 92.54 FEET; THENCE N33°05'03"E, FOR 32.69 FEET; THENCE N49°02'10"W, FOR 148.52 FEET; THENCE N19°56'45"W, FOR 132.76 FEET; THENCE N04°50'57"E, FOR 202.95 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S23°02'23"E, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 13°48'25", AN ARC LENGTH OF 67.47 FEET, AND A CHORD BEARING N73°51'49"E FOR 67.31 FEET, TO THE POINT OF TANGENT; THENCE N09°13'59"W, FOR 40.00 FEET; THENCE N27°27'19"W, FOR 111.10 FEET; THENCE S62°31'56"W, FOR 293.60 FEET; THENCE S84°11'26"W, FOR 140.94 FEET; THENCE S84°27'35"W, FOR 158.78 FEET; THENCE S62°47'07"W, FOR 169.96 FEET; THENCE S47°05'52"W, FOR 121.41 FEET; THENCE N53°45'18"W, FOR 25.93 FEET; THENCE N52°01'49"W, FOR 137.15 FEET; THENCE N70°13'14"W, FOR 150.11 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N50°32'11"W, HAVING A RADIUS OF 37.00 FEET, A CENTRAL ANGLE OF 90°26'26", AN ARC LENGTH OF 58.40 FEET, AND A CHORD BEARING S84°41'02"W FOR 52.53 FEET, TO THE POINT OF TANGENT; THENCE N50°05'45"W, FOR 26.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 86°43'27", AN ARC LENGTH OF 15.14 FEET, AND A CHORD BEARING S86°32'32"W FOR 13.73 FEET TO THE POINT OF TANGENT; THENCE S43°20'39"W, FOR 2.15 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S46°29'30"E, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°22'23", AN ARC LENGTH OF 35.51 FEET, AND A CHORD BEARING S02°49'18"W FOR 32.60 FEET, TO THE POINT OF TANGENT; THENCE S50°24'34"W, FOR 69.97 FEET; THENCE N38°47'45"W, FOR 2.41 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S51°26'34"W, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°41'02", AN ARC LENGTH OF 35.20 FEET, AND A CHORD BEARING N78°53'57"W FOR 32.37 FEET, TO THE POINT OF TANGENT TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 19°28'48", AN ARC LENGTH OF 127.50 FEET, AND A CHORD BEARING S70°29'56"W FOR 126.88 FEET, TO THE POINT OF TANGENT TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 45°48'43", AN ARC LENGTH OF 139.92 FEET, AND A CHORD BEARING S57°19'59"W FOR 136.23 FEET, TO THE POINT OF TANGENT; THENCE S34°25'37"W, FOR 32.14 FEET; THENCE N45°08'58"W, FOR 50.84 FEET; THENCE N56°20'45"W, FOR 366.73 FEET; THENCE N18°22'34"W, FOR 812.66 FEET; THENCE N68°07'03"W, FOR 613.74 FEET; THENCE N36°47'21"W, FOR 599.49 FEET; THENCE N37°25'29"W, FOR 118.32 FEET; THENCE N28°16'54"W, FOR 271.91 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF HUDSON AVENUE; THENCE THE FOLLOWING TWENTY SIX (26) COURSES ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HUDSON AVENUE; (1) THENCE S89°46'17"E, FOR 65.99 FEET; (2) THENCE N00°13'43"E, FOR 5.00 FEET; (3) THENCE S89°46'38"E, FOR 652.19 FEET; (4) THENCE S00°13'22"W, FOR 5.00 FEET; (5) THENCE S89°46'38"E, FOR 400.00 FEET; (6) THENCE S00°13'22"W, FOR 5.00 FEET; (7) THENCE S89°46'38"E, FOR 875.00 FEET; (8) THENCE N00°13'22"E, FOR 5.00 FEET; (9) THENCE S89°46'38"E, FOR 325.00 FEET; (10) THENCE S00°13'22"W, FOR 5.00 FEET; (11) THENCE S89°46'38"E, FOR 384.25 FEET; (12) THENCE S89°40'54"E, FOR 65.68 FEET; (13) THENCE N00°19'06"E, FOR 5.00 FEET; (14) THENCE S89°40'54"E, FOR 250.00 FEET; (15) THENCE S00°19'06"W, FOR 5.00 FEET; (16) THENCE S89°40'54"E, FOR 300.00 FEET; (17) THENCE N00°19'06"E, FOR 10.00 FEET; (18) THENCE S89°40'54"E, FOR 550.00 FEET; (19) THENCE S00°19'06"W, FOR 5.00 FEET; (20) THENCE S89°40'54"E, FOR 300.00 FEET; (21) THENCE N00°19'06"E, FOR 5.00 FEET; (22) THENCE S89°40'54"E, FOR 500.00 FEET; (23) THENCE S00°19'06"W, FOR 10.00 FEET; (24) THENCE S89°40'54"E, FOR 400.00 FEET; (25) THENCE N00°19'06"E, FOR 10.00 FEET; (26) THENCE S89°40'54"E, FOR 279.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,845,668 SQUARE FEET OR 226.025 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, PULTE HOMES, INC. A MICHIGAN CORPORATION ("THE OWNER") OF THE LANDS ON THIS PLAT TO BE KNOWN AS LAKESIDE PHASE 1A, 2A & 5, HEREBY STATES AND DECLARES THE FOLLOWING:

1) THE OWNER DOES GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA ("THE COUNTY") A PERPETUAL EASEMENT OVER AND ACROSS ALL STREET RIGHTS-OF-WAY WHICH ARE SHOWN AND DEPICTED HEREON AS TRACT "R-1" FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND POLICE PROTECTION, AND EMERGENCY MEDICAL SERVICES.

DEDICATION CONTINUED:

2) THE OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL PRIVATE DRAINAGE AND ACCESS EASEMENTS AS SHOWN ON THIS PLAT. IN THE EVENT THE OWNER, A FUTURE VALIDLY ESTABLISHED COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENTAL ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("THE DISTRICT"), AND THE LAKESIDE PHASE 1A, 2A & 5 HOME OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT ("THE ASSOCIATION"), FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

3) THE OWNER DOES FUTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, TRACTS "PS1-1" AND "PS2-1" (SANITARY SEWER LIFT STATIONS), AS SHOWN HEREON AND THE FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO.

4) THE OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, TRACT "T-1" (ADDITIONAL RIGHT-OF-WAY) AS SHOWN HEREON.

5) ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO LAKESIDE PHASE 1A, 2A & 5, 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 SHALL BE CONVEYED TO THE COUNTY FOR THEIR PERPETUAL USE.

6) THE OWNER FURTHER DEDICATES TO THE COUNTY, THE DISTRICT, AND THE ASSOCIATION, A PERPETUAL EASEMENT OVER AND ACROSS THE DRAINAGE AND ACCESS EASEMENTS, AS SHOWN HEREON FOR THE PURPOSES OF MAINTAINING OR OPERATING THE DRAINAGE FACILITIES SITUATED THEREON.

7) THE OWNER FURTHER DEDICATES TO PROVIDERS OF PUBLIC AND QUASI-PUBLIC ESSENTIAL UTILITY SERVICES TO THE SUBDIVISION, INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER ESSENTIAL UTILITIES, A UTILITY EASEMENT OVER THE PRIVATE ROADWAY INGRESS/EGRESS AREA AND PRIVATE STREET RIGHTS-OF-WAY SHOWN AS TRACT R-1, ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND REPLACING THE UTILITY FACILITIES LOCATED WITHIN TRACT R-1, AND ALL OTHER UTILITY EASEMENTS DEPICTED HEREON; AND FURTHER DEDICATES TO EMERGENCY AND LAW ENFORCEMENT PERSONNEL, MAIL AND PACKAGE DELIVERY, AND OTHER GOVERNMENTAL AND QUASI-GOVERNMENTAL ENTITIES IN THE PERFORMANCE OF THEIR OFFICIAL DUTIES SERVING THE SUBDIVISION, THE RIGHT OF INGRESS AND EGRESS OVER SAID TRACT R-1.

8) THE OWNER RESERVES UNTO ITSELF, ITS 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 THEN TO THE EXTENT CONSISTENT WITH S.177.085(1).

9) THE OWNER FURTHER RESERVES UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO LAKESIDE PHASE 1A, 2A & 5, 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 UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE COUNTY.

10) TRACT E2-1 IS HEREBY DESIGNATED AS DRAINAGE AREA ACCESS EASEMENT, UTILITY EASEMENT, WETLAND BUFFER AREA AND WETLAND CONSERVATION AREAS AS SHOWN AND DEPICTED HEREON, THE UNDERSIGNED SHALL CONVEY SAID TRACT TO THE ASSOCIATION OR THE DISTRICT WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.

11) TRACT P2-1 IS HEREBY DESIGNATED AS PARK, DRAINAGE, ACCESS AND UTILITY EASEMENTS AND SHALL BE CONVEYED TO AND MAINTAINED BY THE ASSOCIATION OR THE DISTRICT, BY A SEPARATELY EXECUTED INSTRUMENT.

12) TRACT P4-1 IS HEREBY DESIGNATED AS PARK AND UTILITY EASEMENT AND SHALL BE CONVEYED TO AND MAINTAINED BY THE ASSOCIATION OR THE DISTRICT, BY A SEPARATELY EXECUTED INSTRUMENT.

13) TRACT R-1 IS HEREBY DESIGNATED AS PRIVATE ROADWAY AND INGRESS/EGRESS, DRAINAGE, UTILITY, PASCO COUNTY WATERMAIN AND SANITARY SEWER EASEMENTS AND SHALL BE CONVEYED TO AND MAINTAINED BY THE ASSOCIATION OR THE DISTRICT, BY A SEPARATELY EXECUTED INSTRUMENT

14) TRACTS A-1, B2-1, C2-1, D-1, F-1, G-1, H-1, J-1, AND N-1 ARE HEREBY DESIGNATED AS DRAINAGE AREA AND ACCESS EASEMENT, THE UNDERSIGNED SHALL CONVEY SAID TRACTS TO THE ASSOCIATION OR THE DISTRICT WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.

15) TRACTS K-1, L-1 AND M-1 ARE HEREBY DESIGNATED AS LANDSCAPE AND WALL AREAS AND SHALL BE CONVEYED TO AND MAINTAINED BY THE ASSOCIATION OR THE DISTRICT, BY A SEPARATELY EXECUTED INSTRUMENT.

16) TRACTS C-1, B-31 AND B-1 ARE HEREBY DESIGNATED AS DRAINAGE AREA, ACCESS EASEMENT LANDSCAPE AND WALL AREAS AND SHALL BE CONVEYED TO AND MAINTAINED BY THE ASSOCIATION OR THE DISTRICT, BY A SEPARATELY EXECUTED INSTRUMENT.

17) TRACTS Y2-1 AND Z-1 ARE HEREBY DESIGNATED AS DRAINAGE AREA ACCESS EASEMENT, WETLAND BUFFER AREA AND WETLAND CONSERVATION AREAS AS SHOWN AND DEPICTED HEREON, THE UNDERSIGNED SHALL CONVEY SAID TRACTS TO THE ASSOCIATION OR THE DISTRICT WHO SHALL THEREAFTER OPERATE AND MAINTAIN ALL SUCH PROPERTY AND ANY IMPROVEMENTS THEREIN, EXCLUSIVE OF UTILITIES INSTALLED BY ANY UTILITY PROVIDER.

18) THE OWNER SHALL CONSTRUCT THE PRIVATE ROADWAY WITHIN "TRACT R-1" AS SHOWN AND DEPICTED HEREON, AND CONVEY TITLE THERETO TO THE ASSOCIATION OR THE DISTRICT FOR OWNERSHIP, OPERATION AND MAINTENANCE BY SEPARATE INSTRUMENT. THE OWNER HEREBY RESERVES THE RIGHT AT ALL TIMES TO ENTER UPON THE PRIVATE ROADWAY, THE DRAINAGE EASEMENTS AND THE CONSERVATION EASEMENTS, AND ALL OTHER EASEMENT AREAS DEPICTED HEREON TO ACCOMPLISH SUCH PURPOSES.



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