

ASHTON OAKS SUBDIVISION PHASE 1

A SUBDIVISION OF A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK 62 PAGE 47

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 14 AND 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4, NORTH 89°51'00" EAST, 132.12 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTH BOUNDARY, NORTH 12°02'40" WEST, 134.75 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 54, PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP NUMBER 14090-2151; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 57°44'49" EAST, 859.80 FEET TO A POINT ON A TANGENT CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE 67.34 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2904.79 FEET, A CENTRAL ANGLE OF 01°19'42", A CHORD WHICH BEARS SOUTH 57°44'49" EAST, A CHORD DISTANCE OF 67.34 FEET TO A POINT OF COMPOUND CURVATURES; THENCE 245.07 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2904.79 FEET, A CENTRAL ANGLE OF 04°50'02", A CHORD WHICH BEARS SOUTH 61°34'23" EAST, A CHORD DISTANCE 245.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°02'22" EAST 1063.19 FEET; THENCE NORTH 89°35'07" EAST, 1546.84 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 00°02'22" EAST, 691.64 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 89°51'13" WEST, 1345.55 FEET; THENCE SOUTH 17°46'32" WEST, 245.29 FEET; THENCE SOUTH 25°48'39" EAST, 82.23 FEET; THENCE SOUTH 34°35'23" EAST, 98.61 FEET; THENCE SOUTH 37°02'10" EAST, 45.98 FEET TO A POINT ON THE NORTH BOUNDARY OF THE AFORESAID SECTION 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE SOUTH 37°02'10" EAST, 23.97 FEET; THENCE SOUTH 39°47'45" EAST, 69.74 FEET; THENCE SOUTH 34°17'20" EAST, 38.89 FEET; THENCE NORTH 64°40'32" WEST, 263.71 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE, CONCAVE WESTERLY; THENCE 128.33 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 09°11'26", A CHORD WHICH BEARS SOUTH 00°11'30" WEST, A CHORD DISTANCE OF 128.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°47'13" WEST, 178.98 FEET; THENCE SOUTH 47°33'27" EAST, 239.14 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE 183.07 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 28°44'16", A CHORD WHICH BEARS SOUTH 18°29'16" WEST, A CHORD DISTANCE OF 181.16 FEET TO A POINT OF CURVE; THENCE NORTH 85°12'47" WEST, 111.42 FEET; THENCE SOUTH 04°47'13" WEST, 60.00 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD WHICH BEARS SOUTH 49°47'13" WEST, A CHORD DISTANCE OF 35.36 FEET TO A POINT OF CURVE; THENCE NORTH 85°12'47" WEST, 80.00 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD WHICH BEARS NORTH 40°12'47" WEST, A CHORD DISTANCE OF 35.36 FEET TO A POINT OF CURVE; THENCE NORTH 04°47'13" EAST, 50.00 FEET; THENCE NORTH 85°12'47" WEST, 184.38 FEET; THENCE NORTH 12°02'40" WEST, 752.47 FEET TO A POINT ON THE AFORESAID NORTH BOUNDARY OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE DEPARTING SAID NORTH BOUNDARY, NORTH 12°02'40" WEST, 2730.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 71.57 ACRES, MORE OR LESS.

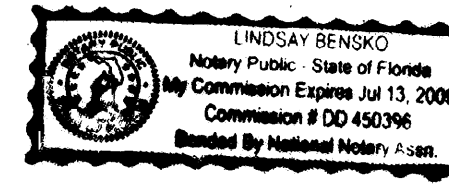
DEDICATION:

- KIMBALL HILL HOMES FLORIDA, INC., A FLORIDA CORPORATION, ("OWNER") HEREBY STATES AND DECLARES THAT IT IS THE SIMPLE OWNER OF ALL INTERESTS REFERRED TO AS "ASHTON OAKS SUBDIVISION, PHASE 1", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT.
- OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA ("THE COUNTY") ALL STREET RIGHTS OF WAY WHICH ARE SHOWN AND DEPICTED HEREON.
- LEGAL TITLE TO TRACT "B" (DRAINAGE AREA), TRACT "C" (DRAINAGE AREA), TRACT "D" (PARK), TRACT "E" (DRAINAGE AREA), TRACT "F" (COMMON AREA), TRACT "G" (COMMON AREA), TRACT "H" (COMMON AREA), TRACT "I" (AMENITY AREA), TRACT "J" (PARK), TRACT "K" (DRAINAGE AREA), TRACT "L" (DRAINAGE AREA), TRACT "M" (DRAINAGE AREA) AND TRACT "N" (DRAINAGE AREA), AS SHOWN AND DEPICTED HEREON IS HEREBY GRANTED, CONVEYED AND DEDICATED TO THE ASHTON OAKS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, ON BEHALF OF THE ASSOCIATION, SAID ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DEDICATED TRACTS THEREOF AND SAID TRACTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS.
- OWNER AND THE ASSOCIATION SHALL CONSTRUCT, OPERATE, AND MAINTAIN THE DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHOWN HEREON, NOTWITHSTANDING THE FOREGOING, THE COUNTY SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON THE DRAINAGE EASEMENTS AND ALL OTHER EASEMENTS DEPICTED HEREON TO MAINTAIN THE IMPROVEMENTS THEREON, PROVIDED, HOWEVER, THAT THE FOREGOING SHALL NOT BE CONSTRUED TO IMPOSE ANY AFFIRMATIVE OBLIGATIONS OR DUTIES UPON THE COUNTY.
- OWNER DOES FURTHER HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW THROUGH 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 EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE ASSOCIATION FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENT/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.
- OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY AND ALL APPROPRIATE UTILITY ENTITIES A NON-EXCLUSIVE EASEMENT FOR STREET LIGHTS, TELEPHONE, ELECTRIC, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS UTILITY EASEMENTS, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF ALL LOCAL, STATE, AND FEDERAL GOVERNMENTS, INCLUDING ALL AGENCIES AND DEPARTMENTS THEREOF.
- OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY, TRACT "A" (ADDITIONAL RIGHT-OF-WAY) AND TRACT "P" (LIFT STATION) AS SHOWN HEREON AND THE FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO.

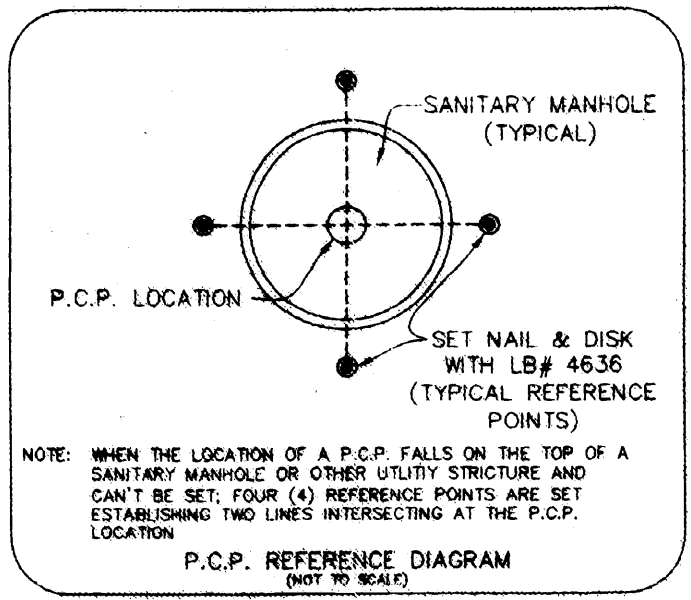
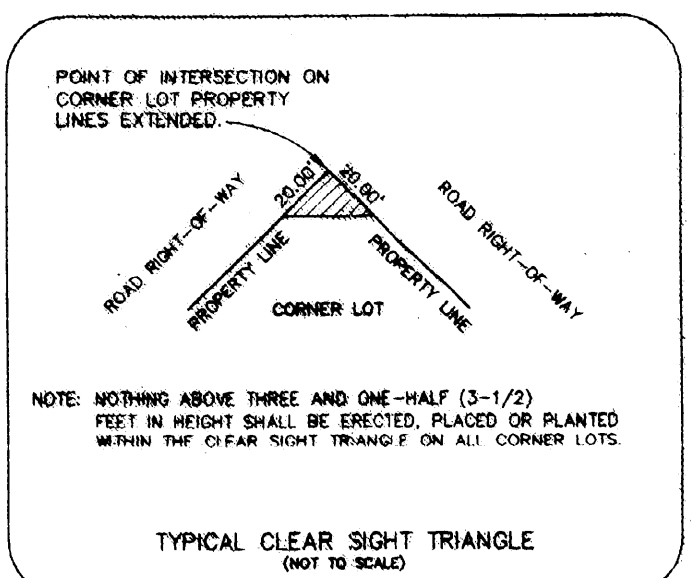
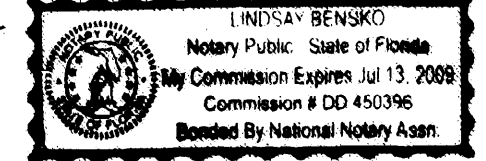
THIS THE 27th DAY OF December, A.D., 2007
 KIMBALL HILL HOMES FLORIDA, INC., A FLORIDA CORPORATION
 (NAME/TITLE) David F. Peach, V.P.
 (WITNESS NAME) Russ Torian (WITNESS NAME) Janet Thinger

OWNER ACKNOWLEDGMENT:

STATE OF FLORIDA)
 (SS:
 COUNTY OF HILLSBOROUGH)
 I HEREBY CERTIFY ON THIS 27th DAY OF December, 2007 BEFORE ME PERSONALLY APPEARED David F. Peach AS VICE PRESIDENT OF KIMBALL HILL HOMES, FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.
 WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
 MY COMMISSION EXPIRES: July 13, 2009
David F. Peach
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



THIS THE 27th DAY OF December, A.D., 2007
 ASHTON OAKS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION
 (NAME/TITLE) Janet Thinger, PRESIDENT
 (WITNESS NAME) Russ Torian (WITNESS NAME) Janet Thinger
ASSOCIATION ACKNOWLEDGMENT:
 STATE OF FLORIDA)
 (SS:
 COUNTY OF HILLSBOROUGH)
 I HEREBY CERTIFY ON THIS 27th DAY OF December, 2007 BEFORE ME PERSONALLY APPEARED Janet Thinger AS PRESIDENT OF THE ASHTON OAKS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION.
 WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
 MY COMMISSION EXPIRES: July 13, 2009
David F. Peach
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



CERTIFICATE OF TITLE

STATE OF FLORIDA)
 (SS:
 COUNTY OF PASCO)
 I, Kathy M. Burgess, of Agency of American Title 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 THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A 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 HAVE BEEN PAID.
 THIS THE 2nd DAY OF January, 2007. Alday Donalson Title Agency of American, Inc.
Kathy M. Burgess, Sec.
Kathy M. Burgess

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS 9 DAY OF JAN, 2007, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.
David F. Peach
 CLERK OF THE BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 11 DAY OF JAN, 2007 IN PLAT BOOK 62, PAGES 47 THROUGH 56
David F. Peach
 CLERK OF THE CIRCUIT COURT

REVIEW OF PLAT BY REGISTERED SURVEYOR

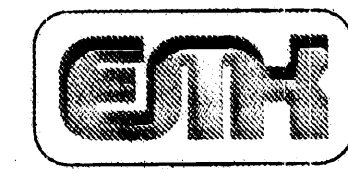
REVIEWED FOR COMPLIANCE WITH CHAPTER 177, PART I OF THE FLORIDA STATUTES ON THIS THE 4TH DAY OF JANUARY, 2007.
David F. Peach
 SIGNATURE
HAROLD W. SINEY
 PRINTED NAME
 STATE OF FLORIDA SURVEYOR AND MAPPER NO. _____

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE GRID BEARING ON THE NORTH BOUNDARY OF SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, AS BEING SOUTH 89°55'00" WEST AND ARE TIED TO THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-1990 RE-ADJUSTMENT).
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-1990 RE-ADJUSTMENT) AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION.
- 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.
- WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (S.W.F.W.M.D.) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES CORPS OF ENGINEERS (C.O.E.) PERMIT.

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 I.
 SIGNED AND SEALED THIS 2 DAY OF JANUARY, 2007.
 REGISTERED SURVEYOR AND MAPPER SIGNATURE: David F. Peach
 STATE OF FLORIDA NO. 5931 David F. Peach, P.S.M.



PREPARED BY:
 EMK CONSULTANTS OF FLORIDA, INC.
 7815 NORTH DALE MABRY HWY.
 TAMPA, FLORIDA 33614
 LICENSED BUSINESS #4636
 Phone: (813) 931-8900
 Consultants of Florida, Inc.