

34/20

MEADOW POINTE PARCEL 10 UNITS 1 AND 2

SECTION 32, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA
COUNTY OF PASCO

The undersigned owners of the lands shown on this plat to be known as MEADOW POINTE PARCEL 10 UNITS 1 AND 2, a subdivision of a portion of the East 1/2 of Section 32, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows

From the Southeast corner of the Northeast 1/4 of said Section 32, run thence N.32°21'38"W., 361.33 feet; thence N.43°26'00"E., 33.12 feet; thence N.32°19'00"E., 116.83 feet; thence N.17°29'11"E., 71.04 feet to a point on a curve; thence Westerly, 666.26 feet along the arc of a curve to the right having a radius of 1610.00 feet and a central angle of 23°42'40" (chord bearing N.70°09'41"W., 661.536 feet); to a Southeast corner of COUNTY LINE ROAD PHASE "FG", as recorded in Official Record Book 3644, Page 1213, Public Records of Pasco County, Florida; thence along the Southerly right-of-way line of said COUNTY LINE ROAD PHASE "FG" the following two (2) courses: 1) continue Northerly, 186.90 feet along the arc of said curve to the right having a radius of 1610.00 feet and a central angle of 0°00'32" (chord bearing N.27°01'00"W., 186.83 feet) to a point of tangency; 2) N.52°16'42"W., 247.38 feet to the POINT OF BEGINNING; thence S.28°07'15"W., 448.89 feet; thence S.08°19'09"W., 93.70 feet to a point on a curve; thence Easterly, 60.66 feet along the arc of said curve to the right having a radius of 385.00 feet and a central angle of 10°41'40" (chord bearing S.27°16'42"W., 60.57 feet); thence S.20°00'40"W., 50.00 feet; thence S.16°42'00"W., 85.76 feet; thence S.22°58'00"W., 75.65 feet; thence S.29°14'00"W., 75.65 feet; thence S.33°00'00"W., 75.65 feet; thence S.41°46'00"W., 75.65 feet; thence S.48°02'00"W., 75.65 feet; thence S.54°18'00"W., 29.54 feet to a point on the South boundary of the Northeast 1/4 of Section 32, thence continue, S.54°18'00"W., 46.11 feet; thence S.58°23'50"W., 66.88 feet; thence S.58°30'00"W., 194.00 feet; thence N.31°30'00"W., 6.50 feet; thence S.58°30'00"W., 588.45 feet; thence N.23°00'00"W., 140.64 feet to the Southeast corner of TRACT "C" of MEADOW POINTE PARCEL 8 UNIT 4, according to the plat thereof as recorded in Plat Book 32, Pages 135 through 139 inclusive, Public Records of Pasco County, Florida; thence along the Easterly boundary of said TRACT "C", continue, N.23°00'00"W., 1704.34 feet to a point on a curve on the South right-of-way line of COUNTY LINE ROAD PHASE "DE" PART II, as recorded in Official Record Book 3644, Page 230, Public Records of Pasco County, Florida; thence along said Southerly right-of-way line of COUNTY LINE ROAD PHASE "DE" PART II, Easterly, 194.11 feet along the arc of a curve to the right having a radius of 4840.00 feet and a central angle of 0°11'43" (chord bearing N.87°45'28"E., 194.10 feet) to a point of tangency; said point also being the Southeast corner of said COUNTY LINE ROAD PHASE "DE" PART II, and also being the Southwest corner of COUNTY LINE ROAD PHASE "FG", as recorded in Official Record Book 3644, Page 1213, Public Records of Pasco County, Florida; thence along the Southerly right-of-way line of said COUNTY LINE ROAD PHASE "FG", N.83°22'46"E., 188.39 feet to the Southeast corner of said COUNTY LINE ROAD PHASE "FG", also being the Southwest corner of the aforesaid COUNTY LINE ROAD PHASE "FG"; thence along the Southerly boundary of said COUNTY LINE ROAD PHASE "FG" the following three (3) courses: 1) continue, N.83°22'46"E., 353.51 feet to a point of curvature; 2) Easterly, 559.65 feet along the arc of a curve to the right having a radius of 1240.00 feet and a central angle of 44°20'30" (chord bearing S.74°29'57"E., 935.88 feet) to a point of tangency; 3) S.52°16'42"E., 200.12 feet to the POINT OF BEGINNING.

Containing 49,469 acres, more or less.

CERTIFICATE OF TITLE:

STATE OF FLORIDA
COUNTY OF PASCO

I, Joseph McCandrew, President of Titletrust Inc., 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 platting subdivision has record title to that land. Additionally, I certify that there are no liens and no encumbrances of record against said property, except as shown on said plat; and that the taxes for the year 19 95 have been paid.

This 24th day of October, 1996 A.D., 19 96

TITLETRUST INC.

By Joseph S. McCandrew, 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.C.P.'s (Permanent Control Points, as shown hereon) 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 (3).

HEIDT & ASSOCIATES, INC.

By Arthur W. Merritt, President
Date September 17, 1996
Arthur W. Merritt, No. 154498
Florida Professional Surveyor and Mapper

FILED OF THE CIRCUIT COURT:

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 24th day of November, 19 96 AD in Plat Book 34, Pages 20-26

Clerk of the Circuit Court

have caused said land to be divided and subdivided as shown hereon, Trout Creek Development Corporation ("Trout Creek"), as respective owners of the lands described above do hereby dedicate to 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 are shown and depicted 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 invalid; and the intent of this instrument is that the Meadow Pointe II Community Development District (the "District") shall construct, operate, and maintain the drainage facilities and any improvements or landscaping located in the Wetland/Conservation and Buffer easement areas shown hereon. The District shall have 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. Tracts "A" and "B" are not dedicated to the public. Legal title to said Tracts "A" and "B" shall be conveyed from the owner to the District.

This the 24th day of October, 19 96 A.D., 19 96

TROUT CREEK DEVELOPMENT CORPORATION - OWNER

Stuart B. Aronoff, President
Witness, Linda Jean Popovic
Witness, Geraldine Burton

ACKNOWLEDGEMENTS:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby certify on this 24th day of October, 1996, before me appeared, Stuart B. Aronoff, President of Trout Creek Development Corporation, personally known to me to be the person described in and who executed the foregoing certificate and dedication and acknowledged 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 at Tampa, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large
Pamela J. Braun

My Commission expires: June 07, 1990
Commission Number: CC454139

MEADOW POINTE II COMMUNITY DEVELOPMENT DISTRICT - OWNER

Donald A. Buck, Chairman
Witness, Vicky B. Robinson
Witness, Arthur W. Merritt

ACKNOWLEDGEMENTS:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby certify on this 24th day of October, 1996, before me appeared, Donald A. Buck, Chairman of Meadow Pointe II 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 at Tampa, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large
Mary Robin Dunn

MARY ROBIN DUNN
Notary Public, State of Florida
My Comm. expires September 1, 1998
No. CC394483

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) 263-5311
HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
LAND SURVEYING

SHEET 1 OF 7 SHEETS

PLAT BOOK PAGE NO.

JOB NO. 007-TC-259
CCL21020P101c