

# BALLANTRAE VILLAGE 5

A SUBDIVISION OF A PORTION OF LAND LYING WITHIN SECTIONS 17 & 20,  
TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 52 PAGE 30

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA

SS:

COUNTY OF PASCO

The undersigned owners of the lands shown on this plat to be known as Ballantrae Village 5, a subdivision of a portion of land lying within Sections 17 & 20, Township 26 South, Range 18 East, Pasco County, Florida and being further described as follows:

## LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE ALONG THE EAST LINE OF SAID SECTION 20, S00°23'47"W, A DISTANCE OF 1,439.44 FEET TO THE NORTHEAST CORNER OF BALLANTRAE VILLAGE 4 AS RECORDED IN PLAT BOOK 50, PAGES 65 TO 73, INCLUSIVE, ACCORDING TO THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID BALLANTRAE VILLAGE 4 THE FOLLOWING 11 COURSES: 1) S81°14'54"W, A DISTANCE OF 625.60 FEET; 2) S18°42'18"W, A DISTANCE OF 50.79 FEET; 3) S31°51'35"W, A DISTANCE OF 51.52 FEET; 4) S46°23'21"W, A DISTANCE OF 92.35 FEET; 5) S63°32'17"W, A DISTANCE OF 36.43 FEET; 6) S68°08'51"W, A DISTANCE OF 64.09 FEET; 7) S56°10'58"W, A DISTANCE OF 68.28 FEET; 8) S48°50'00"W, A DISTANCE OF 47.44 FEET; 9) S37°50'29"W, A DISTANCE OF 104.75 FEET; 10) S23°40'02"W, A DISTANCE OF 821.03 FEET; 11) N45°52'07"W, A DISTANCE OF 908.58 FEET TO THE NORTHEAST CORNER OF BALLANTRAE VILLAGES 3A AND 3B AS RECORDED IN PLAT BOOK 50, PAGES 49 TO 62, INCLUSIVE, ACCORDING TO THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID BALLANTRAE VILLAGES 3A & 3B, N73°40'10"W, A DISTANCE OF 159.31 FEET; THENCE DEPARTING SAID NORTH LINE N16°19'50"E, A DISTANCE OF 133.40 FEET TO THE BEGINNING OF A CURVE; THENCE 468.01 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 2940.00 FEET, A CENTRAL ANGLE OF 9°07'15" AND A CHORD BEARING AND DISTANCE OF N11°46'13"E, 467.51 FEET; THENCE S82°47'24"E, A DISTANCE OF 120.00 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 238.35 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 3060.00 FEET, A CENTRAL ANGLE OF 04°27'47" AND A CHORD BEARING AND DISTANCE OF N04°58'42"E, 238.29 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 714.46 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 19°52'18" AND A CHORD BEARING AND DISTANCE OF N07°11'20"W, 710.88 FEET; THENCE N17°07'29"W, A DISTANCE OF 451.93 FEET; THENCE N72°52'23"E, A DISTANCE OF 256.53 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 250.34 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 5789.65 FEET, A CENTRAL ANGLE OF 2°28'39" AND A CHORD BEARING AND DISTANCE OF N71°37'34"E, 250.33 FEET; THENCE N70°23'57"E, A DISTANCE OF 1,615.67 FEET; THENCE S00°22'42"W, A DISTANCE OF 479.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 98.027 ACRES, MORE OR LESS

## DEDICATION

1. M/I Homes of Tampa, LLC, a Florida limited liability company, (the "Owner") states and declares that it is the fee simple owner of all lands referred to as Ballantrae Village 5, as described in the legal description which is a part of this plat.

2. Legal title to Tracts "BB", "CC" and "DD", as shown and depicted hereon, is hereby granted, conveyed and dedicated to the Ballantrae Community Development District (the "District"), a unit of special purpose local government organized and existing pursuant to Chapter 190, Florida Statutes. As evidenced by its execution of this plat, the District accepts this dedication and agrees to maintain the foregoing tracts for the use and benefit of the lot owners in Ballantrae Village 5.

3. Owner does further:

- grant, convey and dedicate to the perpetual use of the public and Pasco County (the "County") all street rights-of-way which are shown and depicted hereon, together with 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, and other appurtenant facilities lying within or upon the lands depicted on this plat; and further does hereby reserve unto the District, its successors, assigns or legal representatives, the right to construct, operate and maintain all street rights-of-way and utility improvements and facilities lying within the lands depicted on this plat until such time as the operation and maintenance of said roadways, improvements and facilities, is assumed by the County;
- grant, convey, and dedicate 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, and shall also extend and inure to all duly licensed public and private utility companies;
- grant and reserve unto the District, its successors, assigns, or legal representatives a perpetual easement over and across all lands shown hereon as dedicated tracts for the purpose of constructing, maintaining, repairing and replacing the landscaping and security walls lying therein.
- grant and reserve unto the District, its successors and assigns, 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.

4. It is the intention of the Owner that the District 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 foregoing 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.

This the 14<sup>th</sup> day of December, A.D., 2004

## M/I HOMES OF TAMPA, LLC - OWNER:

Theresa L. Collins  
THERESA L. COLLINS  
DIVISION PRESIDENT

Thomas G. Crawford  
Witness,

Thomas G. Crawford  
Print Name

Kerby R. Gubler  
Witness,

Kerby R. Gubler  
Print Name

## ACKNOWLEDGMENTS:

STATE OF FLORIDA

SS:

COUNTY OF HILLSBOROUGH

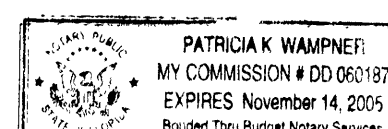
I hereby certify on this 14<sup>th</sup> day of December, 2004 before me appeared, Theresa L. Collins, Division President, of M/I Homes of Tampa LLC, personally known to me to be the person described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be his free act and deed for the use and purposes therein express, and did not take an oath.

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

Patricia K. Wampler  
Notary Public, State of Florida at Large

My Commission expires:

Commission Number:



## BALLANTRAE COMMUNITY DEVELOPMENT DISTRICT:

Fred Sikorski  
Fred Sikorski  
Chairman of the Board of Supervisors

Charles A. Wilken  
Witness,

Charles A. Wilken  
Print Name

Stephen M. Bennett  
Witness,

Stephen M. Bennett  
Print Name

## ACKNOWLEDGMENTS:

STATE OF FLORIDA

SS:

COUNTY OF HILLSBOROUGH

I hereby certify on this 14<sup>th</sup> day of December, 2004 before me appeared, Fred Sikorski, Chairman of the Board of Supervisors of Ballantrae 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 use and purposes therein express, and did not take an oath.

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

Ruth A. Cable  
Notary Public, State of Florida at Large



My Commission expires:  
Commission Number:

## CERTIFICATE OF TITLE:

STATE OF FLORIDA

SS:

COUNTY OF PASCO

I, Sharon Foster, Manager of M/I Title Agency, 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 that 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 2003, have been paid.

This 14<sup>th</sup> day of December, A.D., 2004.

M/I Title Agency

Sharon Foster  
By: Sharon Foster  
Office Manager

## CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 14 day of January, 2005, A.D. in Plat Book 52, Pages 30-49

Sharon Foster  
Clerk of the Circuit Court

## BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on January 11, 2005, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Sharon Foster  
Chairman of the Board of County Commissioners

## REVIEW OF PLAT BY REGISTERED SURVEYOR:

Reviewed for compliance with Chapter 177, Part 1 of the Florida Statutes on this the 20<sup>th</sup> day of DECEMBER, 2004.

HARDAQUAR SINGH  
HARDAQUAR SINGH (PRINT NAME)  
Professional Surveyor and Mapper  
State of Florida, No. 4576

## SURVEYOR'S NOTES

- The owner of the lands described hereon, hereby, grant, convey and dedicate for maintenance responsibilities and for the perpetual use of, to Ballantrae Community Development District, all Drainage, Landscape and Ingress/Egress areas as shown and depicted hereon, as Tracts "BB", "CC" & "DD"; and Conservation/Preservation areas as shown hereon, as Tracts "BB", "CC" & "DD". There shall be a blanket utility easement over said tracts for the operation and maintenance, but not limited to, drainage, water and sanitary structures, lines and fittings contained therein.
- The "10.00' Utility Easement" across the front of all lots is for the operation and maintenance, but not limited to, electric, telephone, cable television, water and sanitary structures, lines and fittings contained therein.
- Bearings shown hereon reflect grid bearings in the state of Florida plane coordinate system (North American datum of 1983 - adjustment of 1990) based on GPS observations originating from and adjusted to national geodetic survey control stations "Inspec" and "Odessa RM7" in their positions as published by the national geodetic survey. The East line of the Northeast 1/4 of Section 20, Township 26 South, Range 18 East may be considered as a local line of reference having a grid bearing of S00°23'47"W as derived from said GPS observations.
- A 1/2 inch by 18 inch iron rod with cap, "King" LB #2610 will be set at each lot corner, points of intersection and changes of direction of lines within the subdivision as required by Chapter 177 of the Florida Statutes within the time allotted in S.177.091(8)(9).
- The 25.00' SWFWMD SETBACK line is measured perpendicular or radial, as depicted, from the SWFWMD WETLAND LINE.
- The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network 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 Committee dated September 1984 or latest edition.

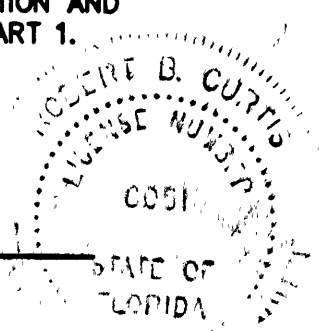
## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENCED 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 1.

SIGNED AND SEALED THIS 14<sup>th</sup> DAY OF December, 2004.

KING ENGINEERING ASSOCIATES, INC.

Robert B. Curtis  
Robert B. Curtis  
Professional Surveyor and Mapper  
State of Florida, No. 6051



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.

3855-002-050

SHEET 1 of 20