

MAGNOLIA ESTATES PHASE TWO

51 67
PLAT BOOK PAGE

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28 AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 33,
TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS MAGNOLIA ESTATES PHASE TWO, A SUBDDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28 AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 33, TOWN-SHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF MAGNOLIA ESTATES PHASE ONE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 49, PAGES 22 THROUGH 30 OF THE PUBLIC RECORDS OF PASCO COUNTY FOR A POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 33, THE SAME BEING THE WEST BOUNDARY LINE OF OAK RIDGE UNIT TWO, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 15, PAGES 20 THROUGH 26 OF SAID PUBLIC RECORDS, SOUTH 00°25'38" WEST, A DISTANCE OF 1,626.58 FEET THE SOUTHWEST CORNER OF SAID OAK RIDGE UNIT TWO; THENCE CONTINUE ALONG THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 33, THE SAME BEING THE WEST BOUNDARY LINE OF OAK RIDGE UNIT THREE, RECORDED IN PLAT BOOK 17, PAGES 108 THROUGH 122 OF SAID PUBLIC RECORDS, SOUTH 00°25'38" WEST, A DISTANCE OF 56.69 FEET TO THE MEAN HIGH WATER (MHW) LINE OF THE NORTH BANK OF DUCK SLOUGH AS DEFINED BY THE "MHW" LINE SURVEY ON FILE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEY AND MAPPING, FILE NO. 2748; THENCE ALONG SAID "MHW" LINE, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: (1) NORTH 68°12'59" WEST, 8.06 FEET; (2) NORTH 86°57'46" WEST, 13.55 FEET; (3) NORTH 68°19'47" WEST, 6.27 FEET; (4) NORTH 31°27'04" WEST, 10.76 FEET; (5) NORTH 46°09'16" WEST, 34.25 FEET; (6) SOUTH 39°16'53" WEST, 24.87 FEET; (7) NORTH 86°23'02" WEST, 46.58 FEET; (8) NORTH 48°52'05" WEST, 16.04 FEET; (9) NORTH 81°55'00" WEST, 22.06 FEET; (10) SOUTH 87°41'06" WEST, 38.47 FEET; (11) SOUTH 67°40'14" WEST, 32.25 FEET; (12) SOUTH 27°23'32" EAST, 10.96 FEET; (13) SOUTH 62°23'41" EAST, 4.11 FEET TO THE CENTERLINE OF DUCK SLOUGH AS DESCRIBED IN OFFICIAL RECORD BOOK 3955, PAGES 1573 THROUGH 1576 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 42°55'34" WEST, 7.48 FEET; (2) SOUTH 36°36'53" WEST, 8.54 FEET TO SAID "MHW" LINE; THENCE ALONG SAID "MHW" LINE, THE FOLLOWING THIRTY TWO (32) COURSES AND DISTANCES: (1) NORTH 76°28'29" WEST, 12.43 FEET; (2) NORTH 52°21'15" WEST, 11.05 FEET; (3) SOUTH 38°24'57" WEST, 10.65 FEET; (4) NORTH 83°42'34" WEST, 18.53 FEET; (5) NORTH 50°55'50" WEST, 8.28 FEET; (6) SOUTH 61°44'07" WEST, 11.05 FEET; (7) NORTH 68°53'36" WEST, 12.10 FEET; (8) NORTH 84°12'53" WEST, 13.27 FEET; (9) NORTH 58°27'43" WEST, 31.99 FEET; (10) NORTH 30°53'38" WEST, 19.45 FEET; (11) NORTH 57°33'08" WEST, 20.59 FEET; (12) NORTH 45°44'12" WEST, 18.81 FEET; (13) NORTH 41°49'49" EAST, 4.32 FEET; (14) SOUTH 88°36'46" EAST, 9.05 FEET; (15) NORTH 53°57'23" EAST, 10.13 FEET; (16) SOUTH 64°54'25" EAST, 12.98 FEET; (17) SOUTH 13°16'20" EAST, 6.91 FEET; (18) SOUTH 56°36'10" EAST, 19.04 FEET; (19) NORTH 81°57'34" EAST, 11.39 FEET; (20) NORTH 35°31'20" WEST, 11.65 FEET; (21) NORTH 44°34'19" WEST, 38.92 FEET; (22) NORTH 48°46'56" WEST, 20.04 FEET; (23) NORTH 65°53'00" WEST, 11.80 FEET; (24) NORTH 83°10'09" WEST, 9.70 FEET; (25) NORTH 59°39'23" WEST, 20.09 FEET; (26) NORTH 76°58'48" WEST, 17.30 FEET; (27) NORTH 65°15'40" WEST, 9.48 FEET; (28) SOUTH 84°50'20" WEST, 8.58 FEET; (29) SOUTH 56°08'04" WEST, 20.71 FEET; (30) SOUTH 31°00'08" WEST, 10.97 FEET; (31) SOUTH 36°58'53" WEST, 16.04 FEET; (32) SOUTH 01°46'29" WEST, 6.50 FEET TO SAID CENTERLINE OF DUCK SLOUGH; THENCE ALONG SAID CENTERLINE OF DUCK SLOUGH, THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 67°23'56" WEST, 15.48 FEET; (2) SOUTH 48°01'15" WEST, 2.87 FEET TO SAID "MHW" LINE; THENCE ALONG SAID "MHW" LINE, THE FOLLOWING FIFTY SEVEN (57) COURSES AND DISTANCES: (1) NORTH 48°02'53" WEST, 11.69 FEET; (2) NORTH 60°54'10" WEST, 8.10 FEET; (3) NORTH 74°47'04" WEST, 23.01 FEET; (4) SOUTH 72°36'36" WEST, 13.12 FEET; (5) SOUTH 69°55'05" WEST, 35.78 FEET; (6) SOUTH 53°08'07" WEST, 26.95 FEET; (7) SOUTH 24°26'39" WEST, 23.87 FEET; (8) SOUTH 00°44'00" WEST, 35.22 FEET; (9) NORTH 86°49'30" WEST, 26.91 FEET; (10) SOUTH 25°29'52" WEST, 19.67 FEET; (11) SOUTH 43°45'48" WEST, 39.30 FEET; (12) NORTH 74°14'28" WEST, 54.49 FEET; (13) NORTH 57°55'40" WEST, 9.08 FEET; (14) NORTH 44°14'52" EAST, 13.28 FEET; (15) NORTH 29°36'34" EAST, 14.59 FEET; (16) NORTH 29°15'47" WEST, 26.36 FEET; (17) NORTH 01°49'34" WEST, 18.31 FEET; (18) NORTH 84°13'20" EAST, 32.04 FEET; (19) NORTH 46°59'47" WEST, 16.91 FEET; (20) NORTH 86°15'35" WEST, 21.93 FEET; (21) NORTH 63°27'23" WEST, 20.37 FEET; (22) NORTH 87°22'49" WEST, 23.92 FEET; (23) SOUTH 73°59'01" WEST, 40.81 FEET; (24) NORTH 46°32'27" WEST, 50.05 FEET; (25) NORTH 53°45'22" WEST, 63.11 FEET; (26) NORTH 39°01'22" WEST, 54.50 FEET; (27) NORTH 41°45'41" WEST, 36.17 FEET; (28) NORTH 54°37'22" WEST, 41.55 FEET; (29) NORTH 59°25'53" WEST, 16.59 FEET; (30) NORTH 77°32'01" WEST, 28.44 FEET; (31) SOUTH 56°48'07" WEST, 26.00 FEET; (32) SOUTH 44°58'49" WEST, 35.28 FEET; (33) SOUTH 34°04'42" WEST, 20.72 FEET; (34) SOUTH 23°54'59" WEST, 59.95 FEET; (35) SOUTH 20°59'07" WEST, 45.10 FEET; (36) SOUTH 25°09'48" WEST, 29.96 FEET; (37) SOUTH 83°01'30" WEST, 6.26 FEET; (38) NORTH 07°20'21" WEST, 10.96 FEET; (39) NORTH 35°29'01" WEST, 7.73 FEET; (40) SOUTH 78°10'05" WEST, 16.20 FEET; (41) NORTH 59°10'04" WEST, 11.18 FEET; (42) NORTH 43°30'34" WEST, 11.98 FEET; (43) NORTH 32°26'37" WEST, 24.69 FEET; (44) NORTH 43°27'50" WEST, 10.43 FEET; (45) SOUTH 69°30'23" EAST, 14.77 FEET; (46) SOUTH 57°12'24" EAST, 20.80 FEET; (47) SOUTH 83°51'22" EAST, 15.47 FEET; (48) NORTH 43°57'47" WEST, 11.11 FEET; (49) NORTH 05°33'51" WEST, 19.97 FEET; (50) NORTH 27°22'02" WEST, 18.94 FEET; (51) SOUTH 87°16'17" WEST, 14.20 FEET; (52) NORTH 56°48'44" WEST, 18.96 FEET; (53) NORTH 62°20'42" WEST, 42.44 FEET; (54) NORTH 69°34'46" WEST, 35.36 FEET; (55) NORTH 64°53'51" WEST, 23.06 FEET; (56) NORTH 46°59'07" WEST, 12.62 FEET; (57) NORTH 50°55'39" WEST, 19.55 FEET TO THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE ALONG THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, NORTH 00°36'04" EAST, A DISTANCE OF 591.02 FEET TO THE "MHW" LINE OF THE EAST BANK OF THE ANGLOTE RIVER AS SHOWN ON SAID "MHW" LINE SURVEY; THENCE ALONG SAID "MHW" LINE, THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES: (1) NORTH 72°27'45" EAST, 27.14 FEET; (2) SOUTH 66°40'43" EAST, 14.58 FEET; (3) NORTH 70°56'25" EAST, 20.70 FEET; (4) NORTH 86°58'24" EAST, 28.84 FEET; (5) NORTH 66°33'15" EAST, 46.85 FEET; (6) NORTH 49°44'04" EAST, 44.27 FEET; (7) NORTH 52°32'31" EAST, 40.04 FEET; (8) NORTH 34°26'27" EAST, 72.97 FEET; (9) NORTH 05°04'54" EAST, 59.03 FEET; (10) NORTH 05°24'04" WEST, 31.53 FEET; (11) NORTH 16°40'33" WEST, 30.59 FEET; (12) NORTH 58°34'34" WEST, 43.83 FEET; (13) NORTH 66°20'16" WEST, 48.78 FEET; (14) NORTH 89°14'25" WEST, 27.01 FEET; (15) NORTH 74°24'50" WEST, 51.97 FEET; (16) NORTH 85°49'15" WEST, 21.36 FEET; (17) NORTH 55°47'54" WEST, 32.77 FEET; (18) NORTH 67°06'44" WEST, 21.43 FEET TO THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE ALONG THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, NORTH 00°36'04" EAST, A DISTANCE OF 1,110.41 FEET TO THE NORTHWEST CORNER OF SAID SECTION 33; THENCE ALONG THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, NORTH 00°27'17" EAST, A DISTANCE OF 479.63 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID MAGNOLIA ESTATES PHASE ONE; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING TEN (10) COURSES AND DISTANCES: (1) NORTH 73°32'33" EAST, 224.97 FEET; (2) 55.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,113.00 FEET, A CENTRAL ANGLE OF 02°51'53" AND A CHORD OF 55.64 FEET, WHICH BEARS SOUTH 17°52'23" EAST; (3) NORTH 70°40'40" EAST, 151.00 FEET; (4) 495.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 962.00 FEET, A CENTRAL ANGLE OF 29°29'21" AND A CHORD OF 489.68 FEET, WHICH BEARS SOUTH 34°04'01" EAST; (5) 156.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 778.00 FEET, A CENTRAL ANGLE OF 11°31'23" AND A CHORD OF 156.20 FEET, WHICH BEARS SOUTH 43°03'00" EAST; (6) SOUTH 50°50'24" EAST, 248.67 FEET; (7) SOUTH 00°25'38" WEST, 240.00 FEET; (8) SOUTH 89°34'22" EAST, 138.29 FEET; (9) SOUTH 00°25'38" WEST, 199.60 FEET; (10) SOUTH 89°34'22" EAST, 226.00 FEET TO THE POINT OF BEGINNING, CONTAINING 66.58 ACRES.

Close 0.03" TFC

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA (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, CABLE TELEVISION FACILITIES AND OTHER APPURTENANT FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT; AND FURTHER DO HEREBY DEDICATE TO THE COUNTY, A PERPETUAL EASEMENT OVER ALL AREAS DESIGNATED ON THE PLAT AS ROADWAYS, UTILITY, DRAINAGE, CONSERVATION AND OTHER EASEMENT AREAS FOR PURPOSE OF EMERGENCY SERVICES, UTILITY PROVIDERS AND GOVERNMENT BUSINESS ONLY; THE OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, TRACT "LS2" (INGRESS/EGRESS TRACT) AS SHOWN HEREON AND THE FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO; THE OWNER FURTHER DOES GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, TRACT "SR" (INGRESS/EGRESS TRACT) AS SHOWN HEREON. IT IS EXPRESSLY NOT INTENDED THAT ANY RIGHT, TITLE OR INTEREST IN ANY TRACTS OR EASEMENTS WHICH ARE IDENTIFIED AS SUCH AS SHOWN HEREON, BE DEDICATED, GRANTED, CONVEYED OR ASSIGNED, EXCEPT AS SPECIFICALLY SET FORTH HEREIN OR IN ANY SUBSEQUENT INSTRUMENT THAT MIGHT BE PROPERLY EXECUTED, DELIVERED AND RECORDED BY THE UNDERSIGNED; AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS, FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY THE MAGNOLIA ESTATES HOMEOWNERS ASSOCIATION (H.O.A.) OR 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 INVALIDATED.

OWNER:

PERRINE RANCH, LTD., A FLORIDA LIMITED PARTNERSHIP, BY TRI COUNTY DEVELOPMENT, INC., ITS GENERAL PARTNER

Richard G. Deeb
RICHARD G. DEEB

Vice President

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Duane A. Kortas
WITNESS DUANE A. KORTAS

Marjorie H. Sindelar
WITNESS Marjorie H. Sindelar

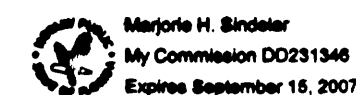
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 13th DAY OF October, 2004, BEFORE ME PERSONALLY APPEARED RICHARD G. DEEB, VICE PRESIDENT OF TRI COUNTY DEVELOPMENT, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF PERRINE RANCH, LTD., A FLORIDA LIMITED PARTNERSHIP, TO ME KNOWN 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 EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Marjorie H. Sindelar
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:



MORTGAGEE CONSENT TO DEDICATION:

BRANCH BANKING AND TRUST COMPANY AS MORTGAGEE UNDER A CERTAIN MORTGAGE DATED JANUARY 8, 2004, RECORDED IN OFFICIAL RECORD BOOK 5687, PAGE 0596 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND THE DEDICATION SHOWN HEREON.

Eric Treichel
ERIC TREICHEL

Vice President

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Duane A. Kortas
WITNESS DUANE A. KORTAS

Marjorie H. Sindelar
WITNESS Marjorie H. Sindelar

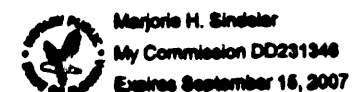
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 13th DAY OF October, 2004, BEFORE ME PERSONALLY APPEARED ERIC TREICHEL, VICE PRESIDENT OF BRANCH BANKING AND TRUST CO., A NORTH CAROLINA BANKING CORPORATION, SUCCESSOR BY MERGER TO REPUBLIC BANK, A FLORIDA STATE BANKING CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO THE DEDICATION AND SEVERALLY ACKNOWLEDGED AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Marjorie H. Sindelar
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:



PRECISION SURVEYING & MAPPING, INC.
8606 LITTLE ROAD, NEW PORT RICHEY, FLORIDA 34654
PHONE 727-841-8414 FAX 727-841-9295
LB NO. 6734

MAGNOLIA ESTATES PHASE TWO
SHEET 1 OF 11