

PLAT BOOK _____ PAGE _____

LEGAL DESCRIPTION AND DEDICATION

The undersigned owner of the lands shown on this plat to be known as SUNCOAST LAKES PHASE 2, lying within Sections 13 and 14, Township 25 South, Range 17 East, Pasco County, Florida, being further described as follows:

LEGAL DESCRIPTION:

A parcel of land lying within Sections 13 and 14, Township 25 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 13, Township 25 South, Range 17 East, Pasco County, Florida, same also being the Southeast corner of the Southwest 1/4 of Section 12, Township 25 South, Range 17 East, Pasco County, Florida; thence N89°34'15"W, along the North line of said Northeast 1/4 of Section 13, for 457.76 feet to the point of intersection with the westerly right-of-way line of State Road No. 589 (Suncoast Parkway) according to the Florida Department of Transportation right-of-way map, then on 97140-2302; thence along said westerly right-of-way line of State Road No. 589 (Suncoast Parkway) the following four (3) calls: 1) S22°18'24"E, 316.79 feet to a non-tangent curve; 2) 1,648.48 feet along the arc of a curve to the right, said curve having a radius of 4,363.66 feet, a central angle of 21°32'46", and a chord of 1,638.78 feet which bears S11°31'40"E; 3) S00°18'07"W, 742.32 feet to the Southeast corner of the Northeast 1/4 of Section 13, Township 25 South, Range 17 East, same also being the Northeast corner of Official Records Book 4482, page 121 as recorded in the Public Records of Pasco County, Florida; thence along the North line of said Official Records Book 4482, page 121 the following eight (8) courses: 1) S83°56'08"W, 756.31 feet; 2) N51°50'25"W, 1,091.19 feet; 3) S45°05'08"W, 1,689.20 feet; 4) N37°16'21"W, 1,623.40 feet to the POINT OF BEGINNING; 5) N37°16'21"W, for 876.67 feet; 6) S76°06'43"W, 2,044.54 feet; 7) N15°29'28"W, 921.65 feet; 8) N68°46'24"E, 1,020.92 feet to the intersection with the South line of Suncoast Lakes Phase as recorded in Plat Book 47, pages 1 through 24 of the Public Records of Pasco County, Florida; thence leaving said North line of Official Records Book 4482, page 121 and along the South line of said Suncoast Lakes Phase the following two courses: (1) S76°16'34"E, for 96.01 feet; (2) S55°35'58"E, for 126.67 feet to a non-tangent curve; (3) 29.85 feet along the arc of a curve to the right, said curve having a radius of 325.00 feet, a central angle of 05°15'45", and a chord of 29.84 feet which bears S17°09'38"W; (4) S70°12'30"E, for 171.00 feet to a non-tangent curve; (5) 101.51 feet along the arc of a curve to the left, said curve having a radius of 496.00 feet, a central angle of 11°43'32", and a chord of 101.33 feet which bears N13°55'43"E; (6) N05°03'49"E, for 81.70 feet; (7) N12°04'41"E, for 22.09 feet to a non-tangent curve; (8) 114.15 feet along the arc of a curve to the right, said curve having a radius of 454.00 feet, a central angle of 14°24'22", and a chord of 113.85 feet which bears N18°16'34"E; (9) N39°11'01"E, for 133.44 feet; (10) N01°16'12"E, for 21.47 feet; (11) S89°33'07"E, for 301.23 feet to a non-tangent curve; (12) 206.58 feet along the arc of a curve to the right, said curve having a radius of 377.00 feet, a central angle of 31°23'47", and a chord of 204.01 feet which bears S16°43'57"W to a non-tangent curve; (13) 1,926.32 feet along the arc of a curve to the right, said curve having a radius of 2,000.00 feet, a central angle of 55°11'06", and a chord of 1,852.72 feet which bears S56°35'56"E; (14) S43°06'29"W, for 53.23 feet; (15) S36°05'24"E, for 150.52 feet to a non-tangent curve; (16) 272.36 feet along the arc of a curve to the left, said curve having a radius of 162.00 feet, a central angle of 96°19'44", and a chord of 241.40 feet which bears S57°40'06"E; (17) N69°10'51"E, for 45.22 feet; (18) N51°25'42"E, for 66.95 feet; (19) N38°39'23"E, for 53.61 feet; (20) N54°04'56"E, for 246.06 feet; (21) N27°44'27"E, for 73.09 feet; (22) S62°15'33"E, for 160.87 feet; (23) S40°49'14"E, for 25.58 feet; (24) S52°56'40"E, for 115.84 feet to a non-tangent curve; (25) 267.04 feet along the arc of a curve to the right, said curve having a radius of 945.42 feet, a central angle of 16°11'00", and a chord of 266.15 feet which bears S45°08'50"W; (26) S42°26'12"W, for 49.65 feet; (27) S02°08'17"E, for 46.62 feet; thence S68°09'05"W, for 115.50 feet to a non-tangent curve; thence 5.78 feet along the arc of a curve to the right, said curve having a radius of 600.00 feet, a central angle of 00°33'08", and a chord of 5.78 feet which bears N21°34'21"W to a point of compound curvature; thence 3.83 feet along the arc of a curve to the right, said curve having a radius of 175.00 feet, a central angle of 01°15'17", and a chord of 3.83 feet which bears N20°40'09"W; thence S69°57'30"W, for 50.00 feet to a non-tangent curve; thence 651.71 feet along the arc of a curve to the right, said curve having a radius of 436.00 feet, a central angle of 85°38'33", and a chord of 592.71 feet which bears N88°04'15"W; thence N40°55'38"W, for 66.98 feet; thence S58°48'59"W, for 52.43 feet; thence S54°46'11"W, for 42.70 feet; thence 119.76 feet along the arc of a curve to the right, said curve having a radius of 186.30 feet, a central angle of 36°49'51", and a chord of 117.71 feet which bears S73°11'07"W; thence S01°36'02"W, for 48.13 feet; thence N81°36'44"W, for 153.09 feet to the POINT OF BEGINNING.

Containing 3,243,433 square feet or 74.459 acres, more or less.

DEDICATION: THE UNDERSIGNED, FC SUNCOAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS THE RESPECTIVE OWNER OF THE HEREIN DESCRIBED LANDS WHICH ARE BEING PLATTED INTO A SUBDIVISION OF SUNCOAST LAKES PHASE 2, HEREBY STATES AND DECLARES THE FOLLOWING:

1) THAT THE LANDS AS DESCRIBED HEREON AND BEING REFERRED TO AS SUNCOAST LAKES PHASE 2 ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ~~SUNCOAST LAKES PHASE 2~~, AS RECORDED IN OFFICIAL RECORDS BOOK 5434, PAGES 88 THROUGH 146, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, WHICH PROVIDES FOR CERTAIN COVENANTS, RESTRICTIONS AND CONDITIONS AFFECTING THE SUBDIVISION PROPERTY OF SUNCOAST LAKES PHASE 2.

2) OWNER FURTHER DEDICATES TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHT OF WAYS AS SHOWN AND DEPICTED HEREON, FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, STORM SEWERS AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, TELEPHONE, ELECTRICITY, CABLE TELEVISION AND COLLECTION OF TRASH AND PURPOSES INCIDENTAL THERETO, AS WELL AS FOR INGRESS, EGRESS AND REGRESS FOR THE PURPOSE OF PROVIDING EMERGENCY FIRE, MEDICAL AND SIMILAR SERVICES.

3) OWNER HERBY DEDICATES TO THE PERPETUAL USE OF PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO SUNCOAST LAKES PHASE 2, 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 FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL SUCH UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES, AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA.

DEDICATION CONTINUED:

4) OWNER DOES HEREBY GRANT CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO INSURE 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 OWNER OR THE ASSOCIATION (DEFINED BELOW) FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT TO ACCESS AND ENTER UPON ANY PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO INSURE THE FREE FLOW OF WATER.

5) OWNER FURTHER DEDICATES TO THE COUNTY A PERPETUAL EASEMENT OVER AND ACROSS THE DRAINAGE EASEMENTS AND CONSERVATION EASEMENTS, COMMON AREAS, AS SHOWN HEREON AS DEDICATED TRACTS FOR THE PURPOSES OF MAINTAINING OR OPERATING THE DRAINAGE FACILITIES SITUATED THEREON.

6) OWNER RESERVES 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.

7) OWNER GRANTS TO ANY POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR CORPORATE SOVEREIGN HAVING JURISDICTION FROM TIME TO TIME OVER SUNCOAST LAKES PHASE 2, AND PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES THE NONEXCLUSIVE RIGHT TO USE THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON, BUT ONLY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, AND PURPOSES INCIDENTAL THERETO;

8) TRACT A IS HEREBY DESIGNATED AS A DRAINAGE TRACT, IT WILL CONTAIN THE FOLLOWING EASEMENTS: CONSERVATION EASEMENTS, DRAINAGE EASEMENTS, WETLAND BUFFERS, UPLAND CONSERVATION EASEMENTS AND UTILITY EASEMENTS, TRACT A WILL BE CONVEYED TO THE SUNCOAST LAKES PHASE 2 HOMEOWNERS ASSOCIATION BY A SEPARATELY EXECUTED INSTRUMENT.

THIS THE 5th DAY OF August, 2004 A.D.

OWNER

FC SUNCOAST LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: FOREST CITY LAND GROUP, INC., AN OHIO CORPORATION, ITS
SOLE MEMBER

FRANK J. STRINGER/VICE PRESIDENT

WITNESS

WITNESS

DATE: 8.5.04

ACKNOWLEDGMENT OF OWNER

STATE OF Florida
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 5th DAY OF August A.D., 2004, BEFORE ME PERSONALLY APPEARED FRANK J. STRINGER, VICE PRESIDENT, FC SUNCOAST LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY 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, Hillsborough COUNTY, STATE OF Florida, THE DAY AND YEAR AFORESAID.

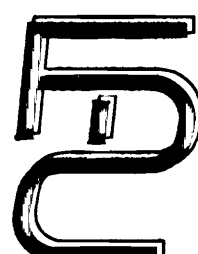
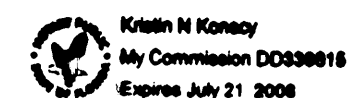
WITNESS MY HAND AND OFFICIAL SEAL AT Hillsborough COUNTY, STATE OF Florida, THE DAY AND YEAR
AFORESAID.

NOTARY PUBLIC, STATE OF Florida AT LARGE

Kristin N. Konecny
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-08

SERIAL NUMBER: DD339615



FLORIDA DESIGN CONSULTANTS, INC.

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