

# MEADOW POINTE PARCEL 2 UNIT 3

## SECTION 31, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

### LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA }  
COUNTY OF PASCO } SS:

The undersigned, owners of the lands shown on this plat to be known as MEADOW POINTE PARCEL 2 UNIT 3, a subdivision of a portion of the Southwest 1/4 and the Southeast 1/4 of Section 31, Township 26 South, Range 20 East, Pasco County, Florida, being further described as follows:

From the Southeast corner of said Section 31, run thence along the South boundary of said Section 31, S.89°49'37"E, 1790.94 feet to the Southeast corner of MEADOW POINTE PARCEL 2 UNIT 1, according to the plat thereof as recorded in Plat Book 30, Pages 25 - 30, Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along the Easterly boundary of said MEADOW POINTE PARCEL 2 UNIT 1, the following three (3) courses: 1) N.20°00'00"E, 618.48 feet to a point on a curve; 2) Southeastly, 20.42 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 03°35'58" (chord bearing S.53°24'23"E, 20.41 feet); 3) N.38°23'36"E, 167.59 feet; thence S.41°32'10"E, 160.50 feet; thence S.52°16'48"E, 111.41 feet; thence S.65°19'30"E, 516.94 feet; thence S.75°22'50"E, 33.04 feet; thence S.85°30'57"E, 79.94 feet; thence S.89°49'37"E, 312.00 feet; thence N.00°10'23"E, 18.99 feet; thence S.89°49'37"E, 147.36 feet; thence S.88°35'41"E, 185.62 feet; thence S.00°10'23"W, 300.00 feet to a point on the aforesaid South boundary of Section 31; thence along said South boundary, N.89°49'37"W, 1752.05 feet to the POINT OF BEGINNING.

Containing 15.303 acres, more or less.

Have cause said land to be divided and subdivided as shown hereon, the Meadow Pointe Community Development District (the "District") and Trout Creek Development Corporation ("Trout Creek"), as respective owners of the lands described above do hereby dedicate to the perpetual use of 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 exist; and further do hereby dedicate 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 invalidated. It is the intention of the owners of the lands described above that the District shall construct, operate, and maintain the drainage facilities and any improvements or landscaping located in the Wet/Landscape and Buffer easement areas shown hereon. The District hereby reserves 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.

This the 19<sup>th</sup> day of November, A.D., 19 92.

TROUT CREEK DEVELOPMENT CORPORATION -- OWNER

Stuart B. Aronoff  
Stuart B. Aronoff, President

Witness, John R. Sierra, Jr.

Witness, Thomas H. Gray

MEADOW POINTE COMMUNITY DEVELOPMENT DISTRICT -- OWNER

Donald A. Buck  
Donald A. Buck, Chairman

Witness, John R. Sierra, Jr.

Witness, Thomas H. Gray

### CERTIFICATE OF TITLE:

STATE OF FLORIDA }  
COUNTY OF PASCO } ss:

I, Thomas J. Haynes, Resident Vice President, of Chicago Title Insurance Company, 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. Additional, 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 19 92 have been paid.

This 23 day of November, A.D., 19 92.

Except for the following items recorded in:

O.R. 1748, Page 1508; O.R. 1772, Page 1070; O.R. 1858, Page 1239; O.R. 1918, Page 1863;  
O.R. 1934, Page 724; O.R. 2065, Page 794; O.R. 2082, Page 1500; O.R. 1782, Page 119;  
O.R. 1865, Page 1497; O.R. 1911, Page 1905; O.R. 3002, Page 953; O.R. 3002, Page 956

CHICAGO TITLE INSURANCE COMPANY

By: Thomas J. Haynes  
Thomas J. Haynes, Resident Vice 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.R.M.'s (Permanent Reference Monuments) 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 (8).

HEDT & ASSOCIATES, INC.

November 23, 1992  
Date

Arthur W. Merritt  
Arthur W. Merritt, Fla. Registered Land Surveyor, No. 4438

### CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 9<sup>th</sup> day of Dec, 19 92 AD in Plat Book 30, Page 62-63.

Jed Pittman  
Clerk of the Circuit Court  
By: J. C. Cordell, D.C.

### BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on Dec. 8, 1992, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Comm. Cordell  
Chairman of the Board of County Commissioners

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.