

46/50

LAKE BERNADETTE - PARCEL 11 - PHASE 2

A PORTION OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK
PAGE
SHEET 1 OF 2

LEGAL DESCRIPTION and DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO)

The undersigned, owner of the lands shown on this plat to be known as LAKE BERNADETTE - PARCEL 11 - PHASE 2, a subdivision of a portion of the East 1/2 of Section 7, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

For a point of reference commence at the Southeast corner of said Section 7; thence S.89°21'53"W. along the South boundary of said Section 7, a distance of 2509.11 feet to the South 1/4 corner of said Section 7; thence N.00°15'43"E. along the West boundary of the East 1/2 of said Section 7, a distance of 1631.40 feet for a POINT OF BEGINNING; thence continue N.00°15'43"E. along said West boundary, a distance of 658.53 feet; thence East, a distance of 113.61 feet; thence S.30°31'52"E., a distance of 161.03 feet to a non-tangent point of curvature; thence Northeasterly 18.03 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet, a central angle of 20°39'34", and a chord bearing and distance of N.63°47'55"E., 17.93 feet to a point of tangency; thence N.74°07'42"E., a distance of 57.68 feet; thence S.15°52'18"E., a distance of 146.84 feet; thence N.57°44'48"E., a distance of 62.11 feet; thence N.74°07'42"E., a distance of 367.02 feet to a non-tangent point of curvature; thence Southerly 11.73 feet along the arc of a curve to the right, said curve having a radius of 1975.00 feet, a central angle of 00°20'25", and a chord bearing and distance of S.12°27'29"E., 11.73 feet to a point of tangency; thence S.12°17'16"E., a distance of 42.62 feet to a point of curvature; thence Southerly 23.01 feet along the arc of a curve to the right, said curve having a radius of 70.00 feet, a central angle of 18°49'54", and a chord bearing and distance of S.02°52'19"E., 22.90 feet; thence S.83°27'22"E., a distance of 173.01 feet; thence S.12°17'16"E., a distance of 3.63 feet; thence S.16°47'21"W., a distance of 48.69 feet; thence S.67°17'18"E., a distance of 118.91 feet; thence S.81°51'29"E., a distance of 51.32 feet to a non-tangent point of curvature; thence Northeasterly 34.34 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 78°27'52", and a chord bearing and distance of N.58°59'02"E., 31.62 feet to a point of tangency; thence S.01°47'02"E., a distance of 68.55 feet to a point of curvature; thence Easterly 23.91 feet along the arc of a curve to the right, said curve having a radius of 140.01 feet, a central angle of 09°47'02", and a chord bearing and distance of S.78°53'31"E., 23.88 feet to a point of tangency; thence S.72°00'00"E., a distance of 63.44 feet to a point on the Westerly boundary of Fairways 4 and 5 as described in Official Records Book 1662, Page 671 of the Public Records of Pasco County, Florida; thence the following two (2) courses along the Westerly boundary of said Fairways 4 and 5: (1) S.46°00'00"W., a distance of 550.00 feet; (2) S.38°00'00"W., a distance of 156.43 feet; thence departing said Westerly boundary N.68°22'45"W., a distance of 192.12 feet to a non-tangent point of curvature; thence Northeasterly 33.03 feet along the arc of a curve to the right, said curve having a radius of 150.00 feet, a central angle of 12°37'06", and a chord bearing and distance of N.30°16'17"E., 32.97 feet to a point of tangency; thence N.44°00'00"W., a distance of 112.02 feet; thence S.46°00'00"W., a distance of 65.89 feet; thence S.60°03'50"W., a distance of 78.14 feet; thence N.69°44'17"W., a distance of 165.00 feet; thence N.00°15'43"E., a distance of 81.19 feet; thence N.89°44'17"W., a distance of 190.00 feet to the POINT OF BEGINNING.

Containing 13.718 acres more or less.

Kimball Hill Homes Florida, Inc., a Florida corporation, as owner of the lands described above does hereby dedicate to the perpetual use of the public and the Lake Bernadette Community Development District, a special purpose unit of local government organized and existing pursuant to Chapter 190, Florida Statutes (the "District"), all street rights-of-way as shown and depicted hereon; and further does 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, 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 does hereby grant the County a perpetual easement over and across all street rights-of-way, utility, and other easements as shown and depicted hereon for the purpose of maintaining or operating the foregoing utility improvements and facilities; and further does hereby grant the County a perpetual easement over and across the drainage easements, conservation areas, and preservation areas for the purpose of maintaining or operating the drainage facilities situated thereon; and further does 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 District or the County; and further does hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives the title to any lands or improvements dedicated to the public, to the District, 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 wall, landscape, or buffer easement areas together with any landscaped medians within the rights-of-way shown hereon. The District is granted the right at all times to enter upon the drainage easements, preservation areas, open areas, conservation areas, and all other easement areas depicted hereon to accomplish such purposes.

This the 27 day of March, A.D., 2003

OWNER:

Kimball Hill Homes Florida, Inc., a Florida corporation
Signed, sealed and delivered in the presence of:

[Signature]
Jon Morris
Vice-President

[Signature]
Witness

[Signature]
Witness

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF Hillsborough)

I hereby certify on this 27th day of March, A.D., 2003, before me personally appeared Jon Morris, Vice-President of Kimball Hill Homes Florida, Inc., a Florida corporation who have identified themselves to me as the persons described in and who executed the foregoing certificate and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Tampa, Hillsborough County, Florida, the day and year aforesaid.

My commission expires: 10/3/03

[Signature]
Notary Public, State of Florida at Large

REVIEW OF PLAT BY REGISTERED SURVEYOR - EMPLOYED BY PASCO COUNTY

Reviewed for compliance with chapter 177 of the Florida Statutes on this the 14th day of May, 2003, A.D.

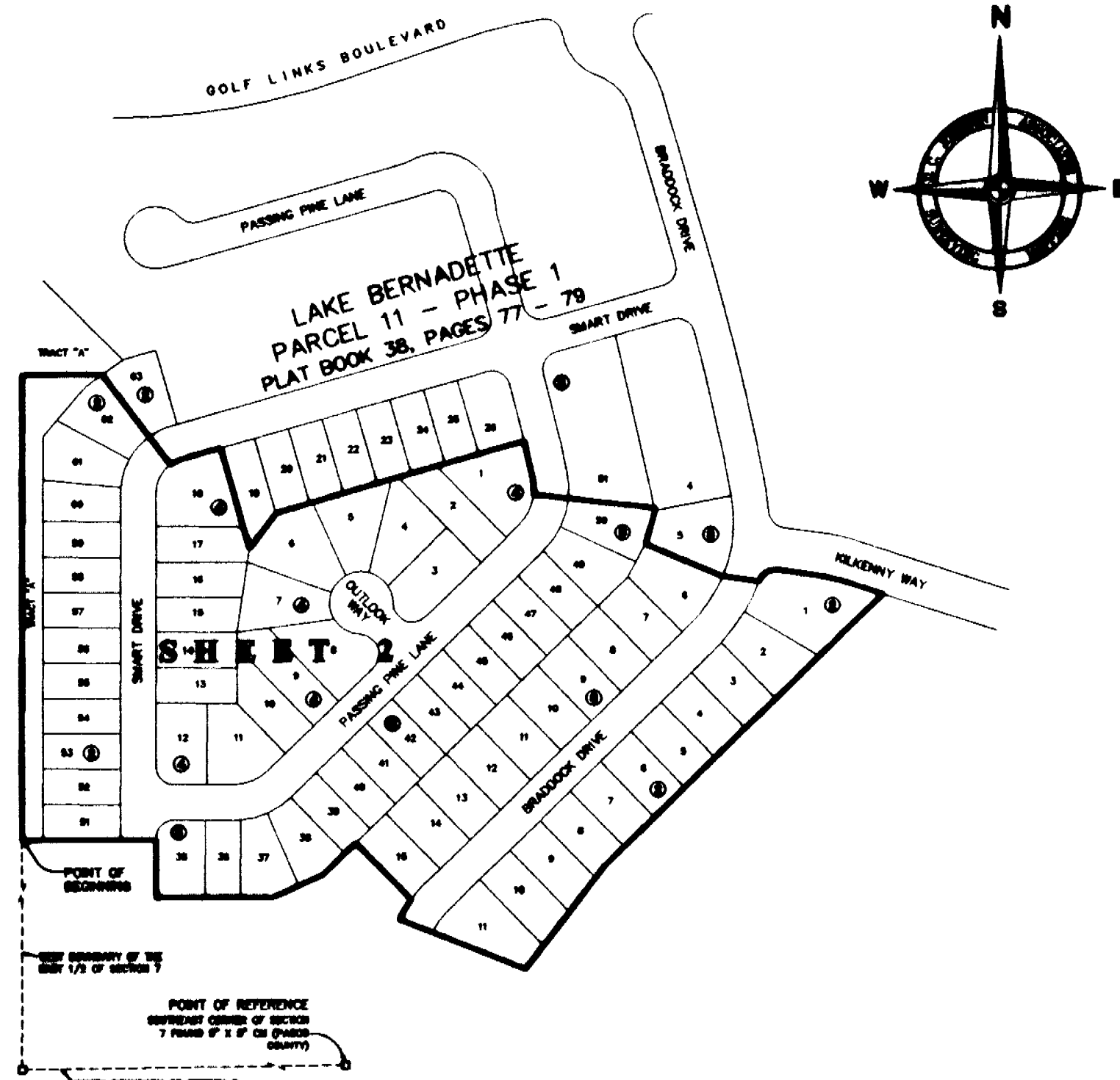
[Signature]
Reviewed By: Nellie Mae Robinson

Florida Professional Surveyor and Mapper, License No. 3392

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

This is to certify that on 28 day of MAY, 2003 the foregoing plat or plan was approved by the Board of County Commissioners.

[Signature]
Chairman of the Board of County Commissioners



CLERK OF THE CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this 23 day of MAY, 2003 A.D. in Plat Book 46, Pages 51, 51.

[Signature]
Clerk of the Circuit Court

CERTIFICATE OF TITLE

I, Phillip W. Clark, of Enterprise Title Affiliates of Florida, LLP, Abstractor, 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 the dedication as shown on the plat. In the event the plat does not contain a dedication, I hereby certify that the developer of the platted subdivision has record title to the 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 2002 have been paid.

This the 27th day of MARCH, A.D., 2003

Enterprise Title Affiliates of Florida, LLP, Abstractor.

By: [Signature]

NOTES:

- Bearings shown hereon are based on an assumed datum of S.89°21'53"W. for the South boundary of Section 7 Township 26, Range 21 East, Pasco County, Florida.
- Tract A shall be "Common Areas" for the use of the lot owners, and shall be owned and maintained by the "Lake Bernadette Community Development District."
- Coordinates shown hereon are based on Florida State Plane Coordinate System, West Zone, as referenced to NAD83 (North American Datum of 1983), adjustment of 1990, through direct ties to the following Pasco County stations: "T34 136" and "T34 134." Coordinates shown hereon are in feet.

SURVEYOR'S CERTIFICATE

I, Christopher H. Xynides, of D.C. Johnson & Associates, Inc., the undersigned Registered Land Surveyor, hereby certify that on 18 October, 2002, the aforescribed property was surveyed, that this plat is a true and correct representation of said survey made under my responsible direction and supervision. I further certify that Permanent Reference Monuments (P.R.M.s) as shown hereon, and lot corners were in place and Permanent Control Points (P.C.P.s) will be placed within one year, as required by law, and that this plat complies with all requirements of chapter 177, of the Florida Statutes and Amendments thereof.

D.C. Johnson & Associates, Inc.
Florida License # 4614

[Signature]
Christopher H. Xynides
Florida Professional Land Surveyor No. 6566

NOTICE

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.

INDICATES UTILITY, BUFFER, WETLAND BUFFER, DRAINAGE EASEMENT WITH SIZE AND TYPES AS LABELED AND ARE ASSUMED TO HAVE MEASUREMENTS MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
11011 South Quincey Street
San Antonio, Florida 33576
(352) 568-2768 Fax: (352) 568-2713

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LAKE BERNADETTE - PARCEL 11 - PHASE 2

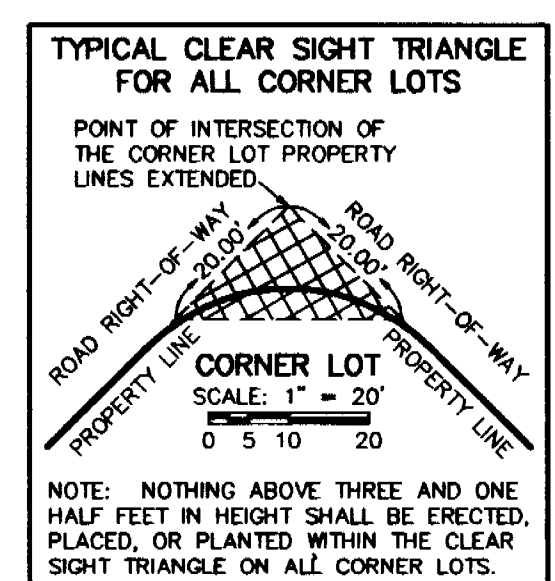
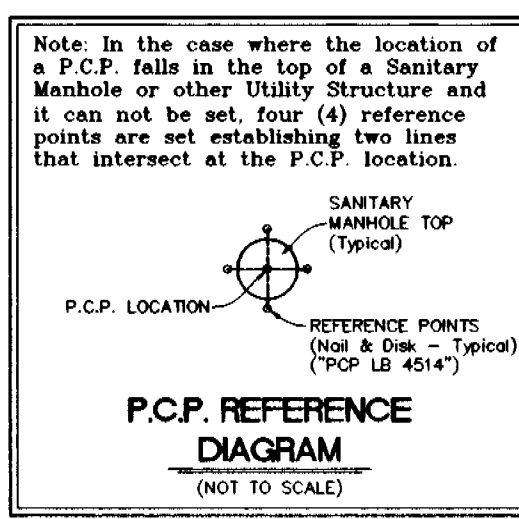
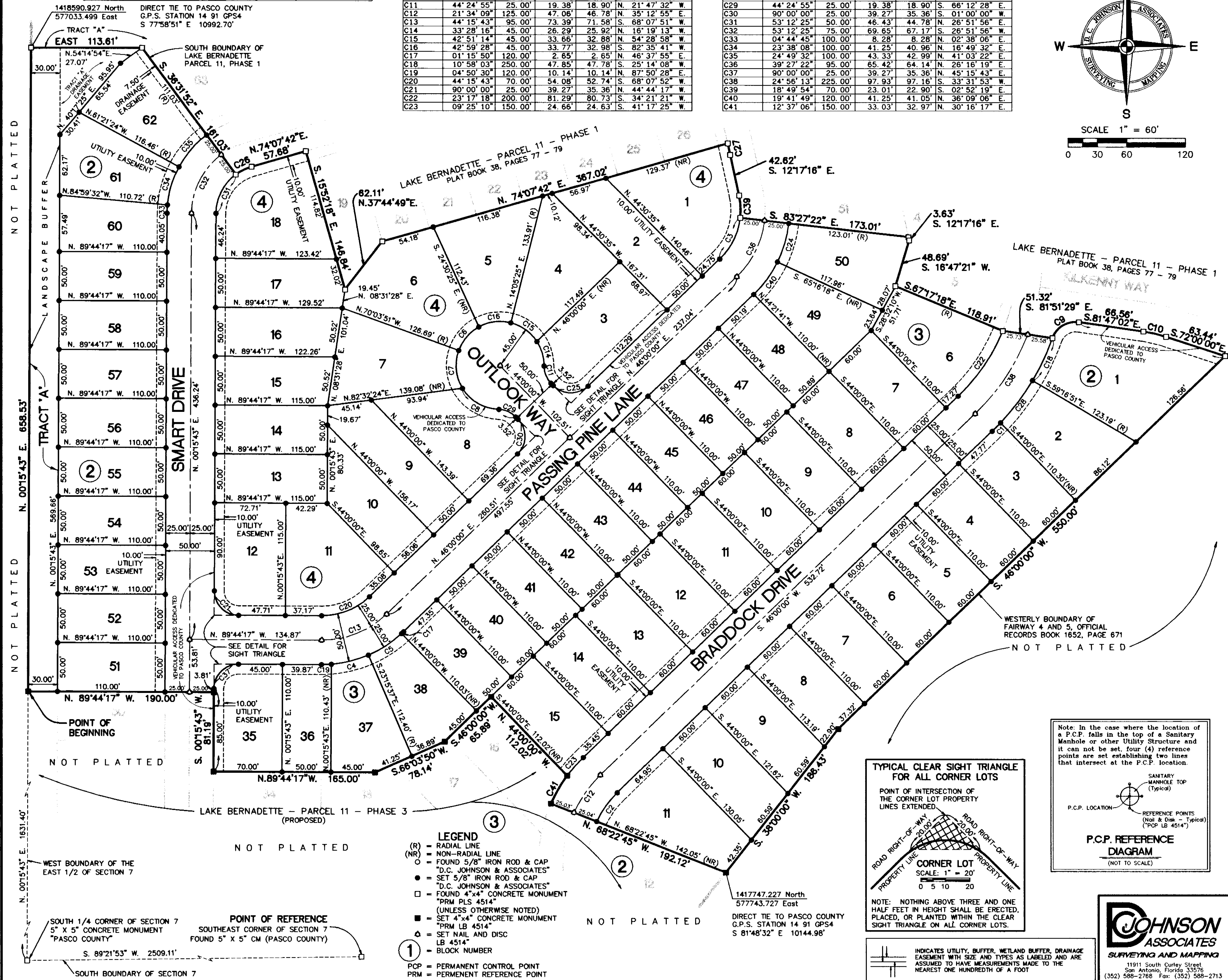
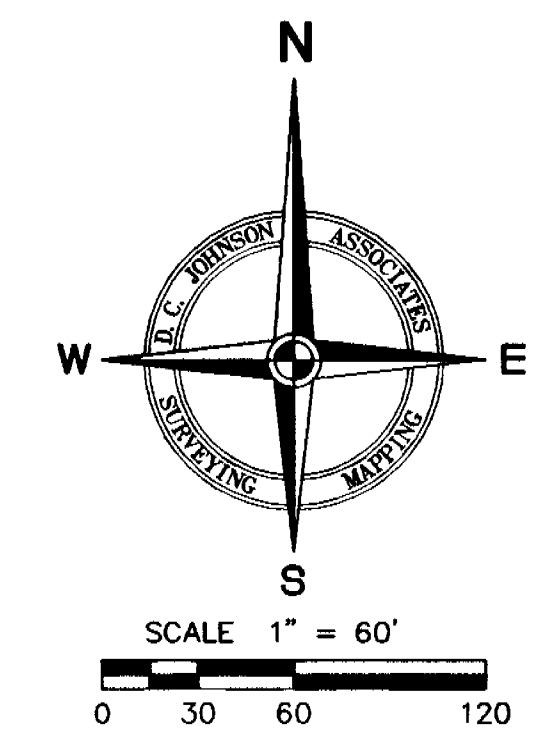
A PORTION OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK
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SHEET 2 OF 2

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	02° 48' 18"	250.00'	12.24'	12.24'	S. 44° 35' 51" W.
C2	20° 51' 58"	100.00'	36.42'	36.22'	S. 35° 34' 01" W.
C3	39° 27' 22"	70.00'	48.20'	47.26'	S. 26° 16' 19" W.
C4	18° 40' 50"	120.00'	39.12'	38.95'	N. 76° 04' 48" E.
C5	19° 28' 33"	120.00'	40.79'	40.59'	N. 57° 00' 07" E.

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C6	41° 09' 48"	45.00'	32.33'	31.64'	S. 40° 31' 03" W.
C7	51° 10' 04"	45.00'	40.19'	38.86'	S. 05° 38' 53" E.
C8	57° 11' 00"	45.00'	44.91'	43.07'	S. 59° 49' 25" E.
C9	78° 27' 52"	25.00'	34.24'	31.62'	N. 58° 58' 02" E.
C10	09° 47' 32"	140.01'	13.91'	23.98'	N. 66° 53' 31" E.
C11	44° 24' 55"	25.00'	19.38'	18.90'	N. 21° 47' 32" W.
C12	21° 34' 09"	125.00'	47.06'	46.78'	N. 35° 12' 55" E.
C13	44° 15' 43"	95.00'	73.39'	71.58'	S. 68° 07' 51" W.
C14	33° 28' 16"	45.00'	26.29'	25.92'	N. 16° 19' 13" W.
C15	42° 51' 14"	45.00'	33.66'	32.98'	N. 54° 28' 58" W.
C16	42° 59' 28"	45.00'	33.77'	32.98'	S. 82° 35' 41" W.
C17	01° 15' 50"	120.00'	2.65'	2.65'	N. 46° 37' 55" E.
C18	10° 58' 03"	250.00'	47.85'	47.78'	S. 25° 14' 08" W.
C19	04° 50' 30"	120.00'	10.14'	10.14'	N. 87° 50' 28" E.
C20	44° 15' 43"	70.00'	54.08'	52.74'	S. 08° 07' 52" W.
C21	90° 00' 00"	25.00'	39.27'	35.36'	N. 44° 44' 17" W.
C22	23° 17' 18"	200.00'	81.29'	80.73'	S. 34° 21' 21" W.
C23	09° 25' 10"	150.00'	24.63'	24.63'	S. 41° 17' 25" W.

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C24	19° 45' 34"	120.00'	41.38'	41.18'	N. 16° 25' 25" E.
C25	90° 00' 00"	25.00'	39.27'	35.36'	N. 89° 00' 00" W.
C26	20° 39' 34"	50.00'	18.03'	17.93'	N. 63° 47' 55" E.
C27	09° 20' 25"	125.00'	11.73'	11.73'	S. 12° 27' 29" E.
C28	12° 28' 33"	250.00'	54.44'	54.33'	N. 36° 57' 28" E.
C29	44° 24' 55"	25.00'	19.38'	18.90'	S. 66° 12' 28" E.
C30	90° 00' 00"	25.00'	39.27'	35.36'	S. 01° 00' 00" W.
C31	53° 12' 25"	50.00'	46.43'	44.78'	N. 26° 51' 56" E.
C32	53° 12' 25"	75.00'	69.65'	67.17'	S. 26° 51' 56" W.
C33	04° 44' 45"	100.00'	8.28'	8.28'	N. 02° 38' 06" E.
C34	23° 38' 08"	100.00'	41.25'	40.96'	N. 16° 49' 32" E.
C35	24° 49' 32"	100.00'	43.33'	42.99'	N. 41° 03' 22" E.
C36	39° 27' 22"	95.00'	65.42'	64.14'	N. 26° 16' 19" E.
C37	90° 00' 00"	25.00'	39.27'	35.36'	N. 45° 15' 43" E.
C38	24° 56' 13"	225.00'	97.93'	97.16'	S. 33° 31' 53" W.
C39	18° 49' 54"	70.00'	23.01'	22.90'	S. 02° 52' 19" E.
C40	19° 41' 49"	120.00'	41.25'	41.05'	N. 36° 09' 06" E.
C41	12° 37' 06"	150.00'	33.03'	32.97'	N. 30° 16' 17" E.



JOHNSON ASSOCIATES
SURVEYING AND MAPPING
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San Antonio, Florida 33576
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