

LAKE BERNADETTE - PARCEL 11 - PHASE 3

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

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SHEET 1 OF 2

LEGAL DESCRIPTION and DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

The undersigned, owner of the lands shown on this plat to be known as LAKE BERNADETTE - PARCEL 11 - PHASE 3, 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; said point also being on the West boundary of the East 1/2 of Section 7; thence N.00°15'43"E. along said West boundary a distance of 914.17 feet for a POINT OF BEGINNING; thence continue N.00°15'43"E. along said West boundary, a distance of 717.23 feet to the Southwest corner of LAKE BERNADETTE - PARCEL 11 - PHASE 2, as recorded in Plat Book 46, Page 50, of the Public Records of Pasco County, Florida; thence along the South boundary of said LAKE BERNADETTE - PARCEL 11 - PHASE 2 the following eight (8) courses and distances: 1) S.89°44'17"E., a distance of 190.00 feet; 2) S.00°15'43"W., a distance of 81.19 feet; 3) S.89°44'17"E., a distance of 165.00 feet; 4) N.86°03'50"E., a distance of 78.14 feet; 5) N.48°00'00"E., a distance of 65.89 feet; 6) S.44°00'00"E., a distance of 112.02 to a non-tangent point of curvature; 7) Southwesterly 33.03 feet along the arc of a curve to the left, said curve having a radius of 150.00 feet, a central angle of 12°37'06", and a chord bearing and distance of S.30°16'17"W., 32.97 feet; 8) S.68°22'45"E., a distance of 192.12 feet to the Westerly boundary of Fairway 4 and 5, as described in Official Records Book 1852, Page 671 of the Public Records of Pasco County, Florida; thence the following two (2) courses and distances along said Westerly boundary: 1) S.38°00'00"W. a distance of 43.57 feet; 2) S.06°00'00"E., a distance of 649.24 feet to the Northerly boundary of Wilderness Area # 2 as described in Official Records Book 1890, Page 1783 of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses and distances 1) S.65°26'05"W., a distance of 286.40 feet to a point of curvature; 2) Northwesterly 366.61 feet along the arc of a curve to the right, said curve having a radius of 180.00 feet, a central angle of 116°41'45", and a chord bearing and distance of N.56°14'02"W., 306.45 feet; 3) N.65°41'36"W., a distance of 234.82 feet; 4) N.89°44'17"W., 28.35 feet to the POINT OF BEGINNING.
Containing 13.582 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 19 day of September, A.D., 2003.

OWNER:

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

Jon Morris
Vice-President

Witness

Witness

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) ss:

I hereby certify on this 19 day of SEPTEMBER, 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: OCTOBER 28, 2003

Bessie Puleo 891380
Notary Public, State of Florida at Large

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

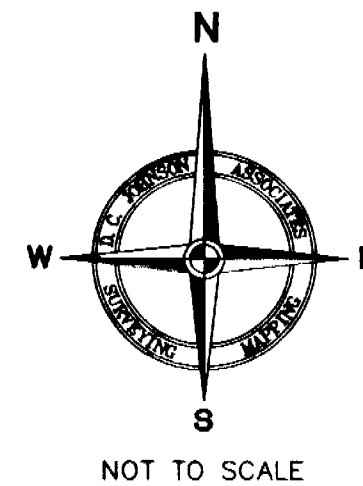
This is to certify that on 18 day of NOVEMBER, 2003 the foregoing plat or plan was approved by the Board of County Commissioners.

Chairman of the Board of County Commissioners

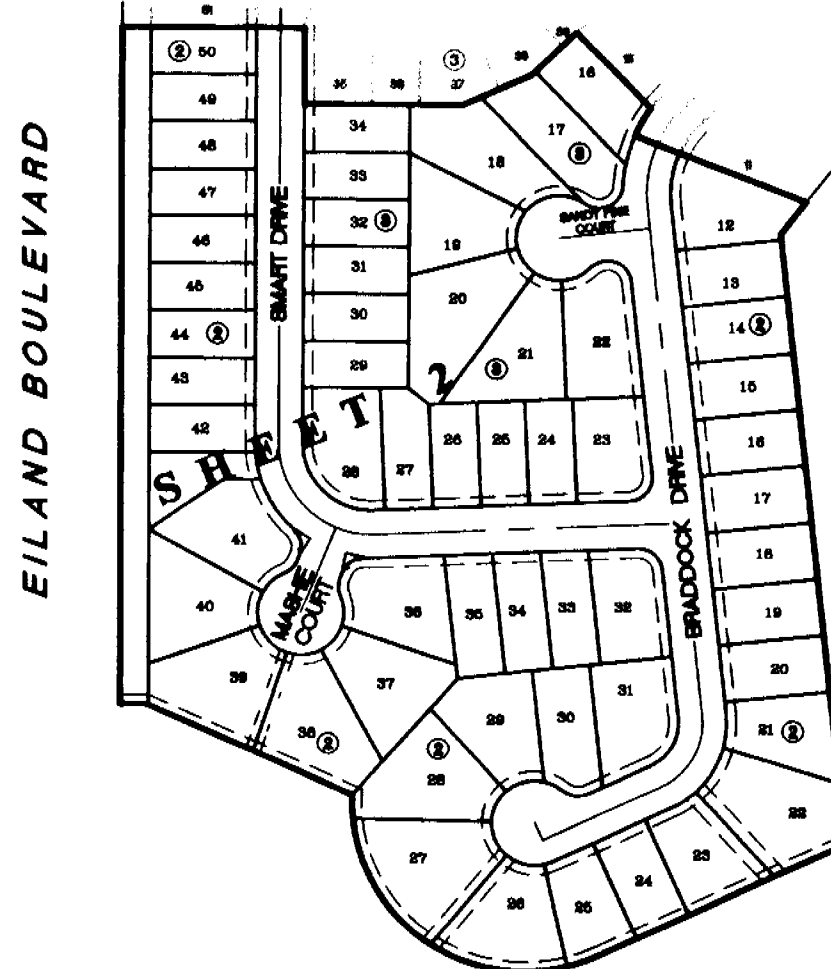
REVIEW OF PLAT BY REGISTERED SURVEYOR - EMPLOYED BY PASCO COUNTY

Reviewed for compliance with chapter 177 of the Florida Statutes on this the 31 day of OCTOBER, 2003, A.D.,

Hardowar Singh
Reviewed By: HARDOWAR SINGH
Florida Professional Surveyor and Mapper, License No. 4575



LAKE BERNADETTE
PARCEL 11 - PHASE 2
PLAT BOOK 46, PAGE 50



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 25 day of November, 2003 A.D. in Plat Book 48, Pages 47, 50.

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 14TH day of SEPTEMBER, A.D., 2003.

Enterprise Title Affiliates of Florida, LLP, Abstractor.

By: Phillip W. Clark

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.
- Tract B "Lift Station" shall be dedicated to Pasco County for maintenance purposes.
- The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network (NAD 1983-1990 Re-adjustment) and were established to Third-Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.

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.

SURVEYOR'S CERTIFICATE

I, Christopher H. Xynides, of D.C. Johnson & Associates, Inc., the undersigned Registered Land Surveyor, hereby certify that on 15 July, 2003, 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 Licensed Business No. 4514

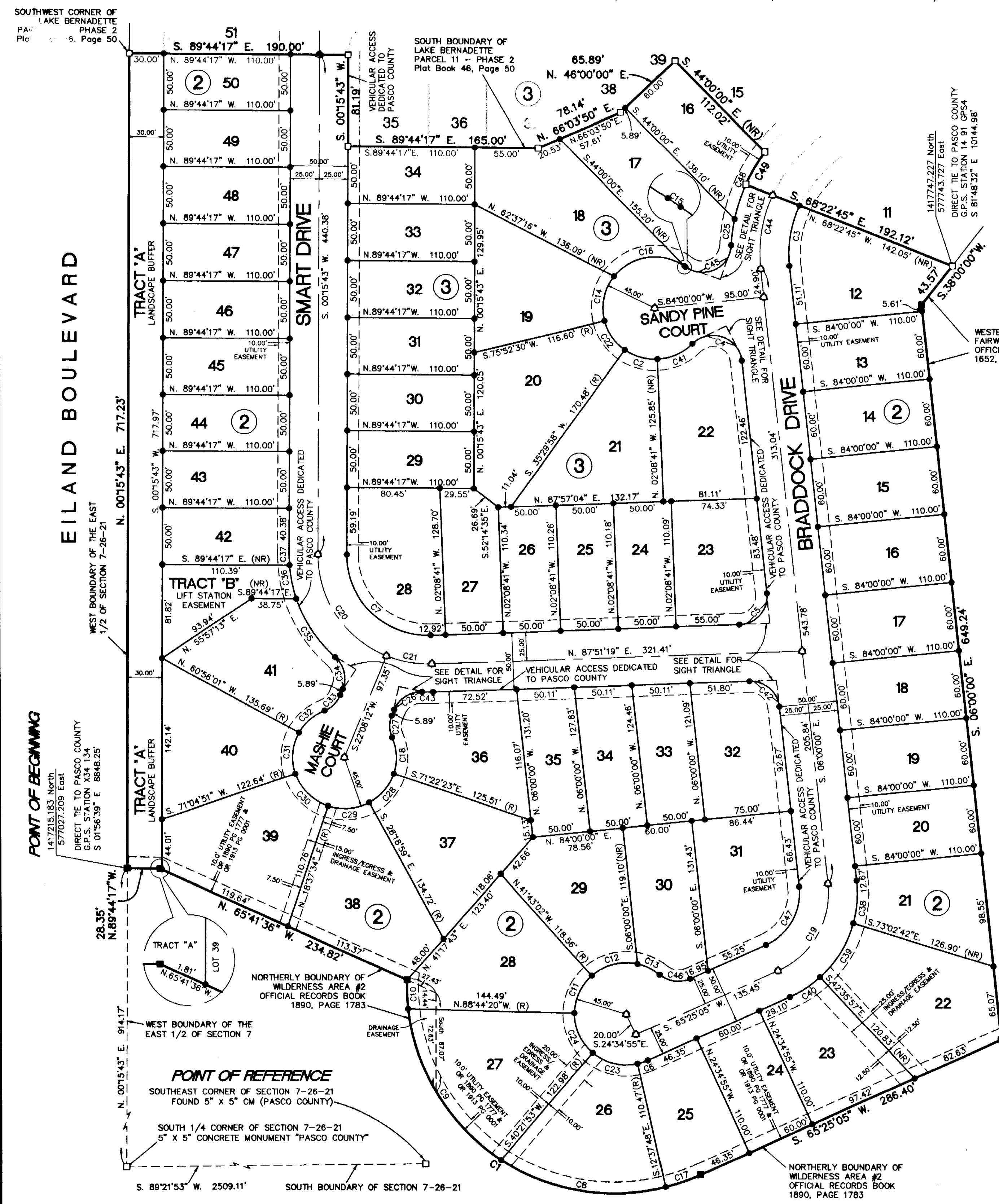
Christopher H. Xynides
Christopher H. Xynides
Florida Professional Land Surveyor No. 5568



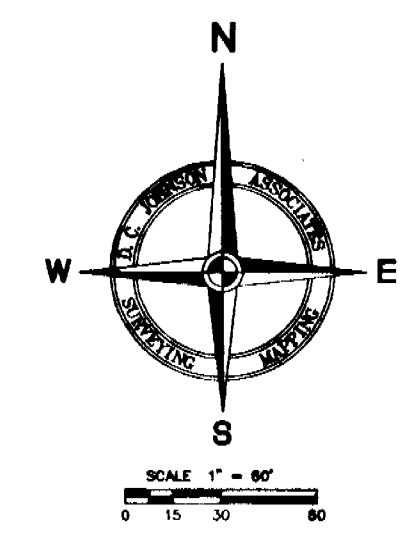
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A PORTION OF THE EAST 1/2 OF SECTION 7,
TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

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- LEGEND**
- (R) = RADIAL LINE
 - (NR) = NON-RADIAL LINE
 - = FOUND 5/8" IRON ROD
 - = FOUND 4"x4" CONCRETE MONUMENT
 - = SET 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
 - ▲ = SET NAIL AND DISC
 - △ = "PCP LB 4514"
 - 1 = BLOCK NUMBER
 - PCP = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE POINT
 - OR = OFFICIAL RECORDS BOOK
 - PG = PAGE



CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	116° 41' 45"	180.00'	366.61'	306.45'	N. 56° 14' 02" W.
C2	38° 22' 04"	45.00'	30.13'	29.57'	S. 73° 41' 04" E.
C3	31° 08' 02"	100.00'	54.34'	53.67'	S. 09° 34' 01" W.
C4	130° 00' 19"	25.00'	56.73'	45.32'	S. 71° 00' 09" E.
C5	93° 51' 19"	25.00'	40.95'	38.62'	S. 40° 55' 40" W.
C6	11° 57' 07"	45.00'	9.39'	9.37'	S. 71° 23' 39" W.
C7	92° 24' 24"	70.00'	112.90'	101.05'	N. 45° 56' 29" W.
C8	47° 24' 53"	180.00'	148.96'	144.74'	N. 80° 34' 15" W.
C9	50° 56' 38"	180.00'	160.05'	154.82'	S. 31° 23' 30" W.
C10	09° 02' 01"	180.00'	25.24'	25.22'	N. 01° 54' 10" W.
C11	47° 01' 18"	45.00'	36.93'	35.90'	N. 24° 46' 19" E.
C12	54° 24' 33"	45.00'	42.73'	41.15'	N. 75° 29' 15" E.
C13	27° 20' 58"	45.00'	21.48'	21.28'	S. 63° 38' 00" E.
C14	52° 28' 48"	45.00'	41.23'	39.80'	S. 12° 07' 24" W.
C15	52° 27' 36"	45.00'	41.15'	39.77'	S. 12° 07' 24" W.
C16	86° 26' 03"	45.00'	67.89'	61.63'	S. 81° 35' 19" W.
C17	10° 18' 14"	180.00'	32.37'	32.33'	S. 70° 34' 12" W.
C18	42° 03' 48"	45.00'	33.04'	32.30'	S. 02° 24' 17" E.
C19	71° 25' 05"	75.00'	93.49'	87.55'	S. 29° 42' 33" W.
C20	68° 07' 31"	95.00'	112.96'	108.42'	S. 33° 48' 02" E.
C21	24° 16' 53"	95.00'	40.26'	39.96'	S. 80° 00' 14" E.
C22	40° 22' 33"	45.00'	31.71'	31.06'	S. 34° 18' 46" E.
C23	52° 59' 41"	45.00'	41.62'	40.15'	N. 76° 07' 57" W.
C24	50° 53' 47"	45.00'	39.97'	38.67'	N. 24° 11' 14" W.
C25	08° 50' 53"	150.00'	23.18'	23.14'	S. 07° 16' 00" W.
C26	70° 14' 57"	25.00'	30.65'	28.77'	S. 57° 15' 41" W.
C27	45° 34' 23"	25.00'	19.88'	19.36'	S. 00° 38' 59" E.
C28	43° 03' 23"	45.00'	33.82'	33.03'	S. 40° 09' 19" W.
C29	46° 56' 33"	45.00'	36.87'	35.85'	S. 85° 09' 17" W.
C30	52° 27' 17"	45.00'	41.20'	39.77'	N. 45° 08' 47" W.
C31	47° 59' 08"	45.00'	37.69'	36.60'	N. 05° 04' 25" E.
C32	38° 38' 36"	45.00'	30.35'	29.78'	N. 48° 23' 17" E.
C33	45° 34' 23"	25.00'	19.88'	19.36'	N. 44° 55' 23" E.
C34	70° 14' 57"	25.00'	30.65'	28.77'	N. 12° 59' 16" W.
C35	28° 39' 53"	120.00'	62.13'	61.44'	N. 33° 16' 48" W.
C36	14° 06' 41"	120.00'	29.55'	29.48'	N. 11° 23' 31" W.
C37	04° 35' 54"	120.00'	9.63'	9.63'	N. 02° 02' 14" W.
C38	21° 20' 09"	100.00'	37.24'	37.02'	S. 04° 40' 05" W.
C39	32° 03' 23"	100.00'	55.95'	55.22'	S. 31° 21' 51" W.
C40	18° 01' 33"	100.00'	31.46'	31.33'	S. 56° 24' 19" W.
C41	43° 08' 13"	45.00'	33.88'	33.09'	N. 65° 33' 48" E.
C42	86° 08' 41"	25.00'	37.59'	34.15'	N. 49° 04' 20" W.
C43	04° 31' 50"	120.00'	9.49'	9.49'	N. 89° 52' 46" W.
C44	30° 25' 51"	125.00'	66.39'	65.61'	S. 09° 12' 55" W.
C45	123° 25' 24"	25.00'	53.85'	44.03'	S. 64° 33' 15" W.
C46	64° 37' 23"	25.00'	28.20'	26.73'	S. 82° 16' 13" E.
C47	71° 25' 05"	50.00'	62.32'	58.37'	N. 29° 42' 33" E.
C48	24° 53' 24"	150.00'	65.16'	64.65'	S. 24° 08' 08" W.
C49	12° 37' 06"	150.00'	33.03'	32.97'	S. 30° 16' 17" W.

