

GLEN LAKES PHASE ONE UNIT "4-E"

A SUBDIVISION IN SECTION 23, TOWNSHIP 22 SOUTH,
RANGE 17 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK 34
AND PAGE 21

DEDICATION

GLEN LAKES PARTNERSHIP LTD.

has caused said land to be divided and subdivided as shown hereon; do hereby dedicate and convey in perpetuity all road and street right-of-way shown thereon to the Glen Lakes Homeowners Association, for the protection and privacy of its members and for their use for private road purposes to provide ingress and egress for them and their guests and invitees to and from the lots, parcels, tracts and easements shown hereon, subject to the Declaration of Covenants, Restrictions and Easements of Glen Lakes, as recorded in Official Record Book 753, at Pages 1030 through 1052, of the Public Records of Hernando County, Florida, and, any amendments thereof, and further, subject to the drainage, utility and golf cart easements granted hereon in perpetuity for the installation and maintenance of drainage facilities and public and private utilities, and for golf cart traffic, all as shown hereon or as may be otherwise required, to serve the lots, parcels, tracts, and easements shown hereon, which right-of-way and all roads and streets constructed thereon shall be the maintenance obligation of the Association; do hereby dedicate and convey to the perpetual use of the public and Hernando County, Florida all water and sewer system improvements and facilities inclusive but not limited to, water or sewer lines or pipes, fire hydrants, vents, lift stations, pumping stations, buildings, sewage disposal plants, other water and sewer system plants, and other appurtenant facilities, lying within or on any time constructed upon the land shown on this plat which systems, improvements, and facilities shall be the maintenance obligation for Hernando County, Florida; do hereby reserve unto themselves and their heirs, successors, assigns, or legal representatives, the rights to construct, operate, and maintain all such dedicated and conveyed lands, roads, streets, until such time as the operation and maintenance of said lands, roads, streets is assumed by the Association, and to construct, operate and maintain all such dedicated and conveyed water and sewer system improvements, facilities, and appurtenances until such time as the operation and maintenance of said improvements, facilities and appurtenances is assumed by Hernando County, Florida, as heretofore provided; and so hereby reserve unto themselves and their heirs, successors, assigns, or legal representatives, including but not limited to, any public or private utility furnishing water, sewer, electric, telephone, cable television, or other utility services and appurtenances thereto, the title to any land or improvements public or the County, if for any reason such dedication or involuntarily vacated, voided, or invalidated.

LEGAL DESCRIPTION

The undersigned owner and mortgagee of the land shown on this plat, to be known as GLEN LAKES PHASE ONE UNIT "4-E" being a portion of Section 23, Township 22 South, Range 17 East, formerly known as Royal Highlands West, The Glen II (also known as Royal Highlands, Unit 4-E, The Glen), as shown on the plat thereof recorded in Plat Book 15, Pages 1 through 22, and Royal of Royal Highlands West, The Glen I, as shown on the plat recorded in Plat Book 15, Pages 77 through 79, of the Public Records of Hernando County, Florida, both as vacated by a resolution dated September 13, 1999, of the Board of County Commissioners of Hernando County, Florida, and recorded in Official Record Book 750, at Pages 208 and 209, all in the Public Records of Hernando County, Florida, said land being further and more specifically described as follows:

A PORTION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, FURTHER DESCRIBED AS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; GO THENCE N 88° 07' 05" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23 854.05 FEET; THENCE LEAVING SAID SOUTH LINE N 02° 23' 20" W 626.75 FEET TO A POINT ON THE SOUTH BOUNDARY OF GLEN LAKES, PHASE ONE, UNIT 4D AS RECORDED IN PLAT BOOK 32, PAGES 16 & 17 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH BOUNDARY N 79° 49' 00" E 31.50 FEET; THENCE N 41° 51' 25" E 67.17 FEET; THENCE N 25° 22' 45" E 52.88 FEET; THENCE N 35° 24' 30" E 720.56 FEET; CONTING THENCE N 35° 24' 30" E 705.47 FEET TO THE EAST LINE OF SAID SECTION 23; THENCE ALONG SAID EAST LINE S 01° 11' 10" W 662.86 FEET; THENCE S 01° 11' 05" W 1326.37 FEET TO THE POINT OF BEGINNING.
CONTAINING 26.94 ACRES MORE OR LESS

Dated this 9 day of JUNE, 2004 AD.
GLEN LAKES PARTNERSHIP LTD.
BY ITS SOLE GENERAL PARTNER
GLEN LAKES DEVELOPMENTS, INC.

David Drapeau
DAVID DRAPEAU, TREASURER

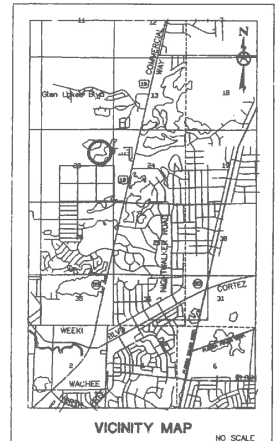
Ralph S. Glover
RALPH S. GLOVER
GENERAL MANAGER-LAND DEVELOPMENT

Signed, sealed and delivered in the presence of:

Suzette Cooper
Suzette Cooper
Witness

Charles Pelletier
CHARLES PELLETIER
Witness

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 SUPERSEDED 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 THE COUNTY.



LOANER AND CONSENT TO DEDICATION
The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that the mortgage, lien, or other encumbrance, which is recorded in the Official Record Book 1220, Page 1446 TO 1465, of the Public Records of Hernando County, Florida, shall be subordinated to the above dedication.

WACHOVIA BANK, NATIONAL ASSOCIATION
A NATIONAL BANKING ASSOCIATION
John S. Williams
JOHN S. WILLIAMS
VICE PRESIDENT

Signed, sealed and delivered in the presence of:
Charles Williams
Charles Williams
Witness

Katia S. Moore
KATIA S. MOORE
Witness

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF HERNANDO
I hereby certify that on the 11th day of JUNE, 2004 AD, before me personally appeared WILLIAM C. WILLIAMS, 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 their free act and deed for the uses and purposes therein expressed.

Witness my hand and official seal at Hernando County, Florida, the date and year aforesaid.
William C. Williams
Notary Public
My Commission expires: 4/19/07

RESOLUTION:
Whereas, this plat was on the 27 day of JULY, 2004, submitted to the Board of County Commissioners, Hernando County, Florida, for approval for record and has been approved by said Commission, now therefore be it resolved by the Board of County Commissioners, Hernando County, Florida, that said plat is hereby approved and shall be recorded in the Public Records of the County, and that the dedication of all streets, canals, ponds, and other public places shown thereon is hereby accepted by said Commission for Hernando County and the public generally, and shall be binding on all persons thereafter.

Karen Nicolia
Attest: Clerk
Frank M. Johnson
Chairman
BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA
APPROVED TO FORGE
AND LEGAL SURETY
BY *[Signature]*
County Attorney, 1 ORDO

CLERK'S CERTIFICATE:
I, KAREN NICOLIA, Clerk of the Circuit Court of Hernando County, Florida, hereby certify that this plat was filed for record on the 5th day of AUGUST, 2004 AD, File No. 945276 and recorded in Plat Book 34, Page 21 through 22.
Karen Nicolia
Clerk of Circuit Court
Hernando County, Florida

ABSTRACTER'S CERTIFICATE:
I hereby certify that Glen Lakes Partnership Ltd is the apparent record owner of the lands hereby platted, that there are no delinquent taxes on such lands, and that record title to all access roads is held by Hernando County or the State of Florida.
Karen Nicolia

ABSTRACTER'S CERTIFICATE FOR PRIVATE DEVELOPMENT:
I hereby certify that Glen Lakes Partnership Ltd are the apparent record owners of the lands hereby platted, that there are no delinquent taxes on such lands and that record title to all access roads is held by the State of Florida.
William C. Williams

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:
This plat has been reviewed and approved as to form
Karen Nicolia 7/28/04
County Attorney Date

SURVEYOR'S CERTIFICATE:
I, John B. Osborne, hereby certify that I prepared the plat and that it is a correct representation of the lands platted, that this plat complies with all provisions of chapter 177, Florida Statutes, and with all of the plat requirements adopted by the Board of County Commissioners, Hernando County, Florida.

John B. Osborne
JOHN B. OSBORNE
Registered Land Surveyor
Florida Certificate No. L15 3717

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER:
I, John C. Cunningham, hereby certify that I reviewed this plat for conformity as to chapter 177, Florida Statutes, and that I am employed by, or under contract to, the appropriate local governing body and am acting hereto as an agent of the county. This limited certification as to local conformity with the requirements of chapter 177 is not intended to be, and should not be construed as, a certification of the accuracy or quality of the surveying/mapping reflected on this plat.
John C. Cunningham
Registered Land Surveyor
Florida Certificate No. 3160

GLEN LAKES PHASE ONE UNIT "4-E"
SHEET 1 of 2

PLAT PREPARED BY:
JOHN OSBORNE SURVEYING, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 84 0615
17116 Ayers Road
Brooksville, FL 34604
(352) 799-9020