

PIRATE'S COVE



CITRUS COUNTY, FLORIDA

APPLICATION FOR APPROVAL OF A DEVELOPMENT AGREEMENT

ATTACHMENT 3 *LAND DEDICATIONS*

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Revised

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Land within the present legal description of Pirate's Cove will be dedicated to Citrus County as described on Exhibit I to Attachment 1. This dedication will regularize the boundaries of the land and right-of-way owned by Citrus County and the land owned by Pirate's Cove.

Pirate's Cove will provide a Conceptual Park Improvement Plan for implementation by Citrus County of improvements to the Ozello Community Park, which Plan is expected to provide for interaction between the Park and Pirate's Cove.

Pirate's Cove will design the new water lines serving the development to permit the establishment of a connection to the Ozello Community Park.

Pirate's Cove will also provide an easement to Citrus County for the purpose of running a sewer line from the Ozello Community Park to the on-site sewage disposal system and Pirate's Cove will treat the sewage from the Park at no cost to Citrus County.

No other land dedications or reservations for public purposes are contemplated beyond the common elements and limited common elements described in the Draft Condominium Documents, Exhibit G to Attachment 1.