

RIVER SIDE VILLAGE UNIT 4 PHASE 2

A PORTION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA
COUNTY OF PASCO

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS RIVER SIDE VILLAGE UNIT 4 PHASE 2, A SUBDIVISION OF A PORTION OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA AND THENCE GO NORTH 00°00'00" EAST ALONG THE EAST BOUNDARY OF SAID SECTION 13 A DISTANCE OF 1020.73 FEET TO A POINT ON THE EAST EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF ALVORON DRIVE AS SHOWN ON RIVER SIDE VILLAGE UNIT 4, PHASE 1, RECORDED IN PLAT BOOK 26, PAGES 16 AND 17 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE GO NORTH 88°40'34" WEST ALONG SAID EAST EXTENSION LINE, A DISTANCE OF 846.54 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 88°40'34" WEST ALONG SAID EAST EXTENSION LINE, A DISTANCE OF 56.10 FEET TO A POINT ON THE EAST BOUNDARY OF SAID RIVER SIDE VILLAGE UNIT 4, PHASE 1, THENCE GO NORTH 00°40'50" EAST ALONG SAID EAST BOUNDARY OF RIVER SIDE VILLAGE UNIT 4, PHASE 1, A DISTANCE OF 353.60 FEET, THENCE GO SOUTH 80°14'17" WEST ALONG SAID EAST BOUNDARY OF RIVER SIDE VILLAGE UNIT 4, PHASE 1, A DISTANCE OF 103.57 FEET, THENCE GO NORTH 4°°39'18" WEST ALONG SAID EAST BOUNDARY OF RIVER SIDE VILLAGE UNIT 4, PHASE 1, A DISTANCE OF 209.31 FEET, THENCE GO NORTH 87°28'35" WEST ALONG SAID EAST BOUNDARY OF RIVER SIDE VILLAGE UNIT 4, PHASE 1, A DISTANCE OF 225.35 FEET, THENCE GO NORTH 00°40'50" EAST, A DISTANCE OF 368.57 FEET ALONG SAID EAST BOUNDARY LINE, THENCE GO SOUTH 89°43'34" EAST, A DISTANCE OF 59.00 FEET, THENCE GO 273.4 FEET ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SUBTENDED BY A CHORD DISTANCE OF 274.00 FEET WHICH BEARS SOUTH 70°00'12" EAST, THENCE GO 195.58 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, SUBTENDED BY A CHORD DISTANCE OF 212.59 FEET WHICH BEARS SOUTH 79°22'07" EAST, THENCE GO SOUTH 00°40'50" WEST, A DISTANCE OF 821.41 FEET, THENCE GO SOUTH 58°39'23" EAST, A DISTANCE OF 29.06 FEET, THENCE GO SOUTH 00°40'50" WEST, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 16.317 ACRES, MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON, RESERVING THE RIGHT OF INGRESS AND EGRESS OVER ALL RIGHTS-OF-WAY AND EASEMENTS DEPICTED ON THIS PLAT, ALSO RESERVING THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER LINES WITHIN ALL RIGHTS-OF-WAY AND EASEMENTS DEPICTED BY THIS PLAT. IN THE EVENT THE REPAIR OR MAINTENANCE OF SAID WATER AND SEWER LINES CAUSES DAMAGE TO EXISTING STREETS, OWNERS AGREE TO REPLACE SAID STREETS TO THEIR PRIOR CONDITION WITHIN SAID DAMAGED AREA.

THIS THE 22nd DAY OF SEPTEMBER, A.D., 19 89

OWNER: INTERPHASE, INC.

Roy M. Speer
ROY M. SPEER, PRESIDENT
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Richard W. Baker
RICHARD BAKER, SECRETARY-TREASURER

Doreen Kaye Jassolund
WITNESS FOR BOTH

Patricia L. Linder
WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 22nd DAY OF SEPTEMBER, A.D., 1989, BEFORE ME PERSONALLY APPEARED ROY M. SPEER AND RICHARD BAKER, PRESIDENT AND SECRETARY-TREASURER RESPECTIVELY, OF INTERPHASE, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND WHO SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Holaday, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES 10-20-90
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO

I, DAVID E. OLSON, DO HEREBY CERTIFY THAT THE APPARENT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, OR CORPORATION EXECUTING THIS DEDICATION AS IT IS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT HAVE A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS APPARENT RECORD TITLE TO THE LAND. ADDITIONALLY, I CERTIFY THAT THERE ARE NO LIENS OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT THE TAXES FOR THE YEAR 1988 HAVE BEEN PAID.

THIS THE 22nd DAY OF September, 1989
DAVID E. OLSON, ATTORNEY AT LAW

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE 23rd DAY OF October, A.D., 1989, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.
William J. Sweeney
CHAIRMAN OF THE BOARD

SURVEYORS CERTIFICATE

I HEREBY CERTIFY ON THIS 22nd DAY OF Sept, A.D., 1989, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

SURVEYOR: RICHARD J. JASSOLUND AND ASSOCIATES, INC.

Donna J. Leek
DONNA J. LEEK, F.R.L.S. # 2669
P.O. BOX 1022
NEW PORT RICHEY, FLORIDA 34654-1122
DATE: SEPT 25, 1989

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 24th DAY OF October, A.D., 1989 IN PLAT BOOK 26, PAGES 28 THRU 29

David Pittman
CLERK OF THE CIRCUIT COURT
By: *William A. Goy, D.C.*