RIVER CROSSING UNIT 9

A REPLAT OF A PORTION OF TRACTS 10 AND 11 OF SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF THE PORT RICHEY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS RIVER CROSSING UNIT 9, A REPLAT OF A PORTION OF TRACTS 10 AND 11 OF SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF THE PORT RICHEY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, THE SAME BEING THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, SOUTH 89° 51' 59" EAST, A DISTANCE OF 60.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LITTLE ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 888, PAGES 1739, 1740 AND 1741 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LITTLE ROAD THE FOLLOWING COURSES AND DISTANCES: 2,262.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,060.26 FEET AND A CHORD OF 2,150.41 FEET WHICH BEARS NORTH 30° 47' 37" WEST; NORTH 62° 15' 06" WEST, 331.76 FEET; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID LITTLE ROAD, NORTH 27° 44' 54" EAST, A DISTANCE OF 201.37 FEET; THENCE A DISTANCE OF 274.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 660.00 FEET AND A CHORD OF 272.78 FEET WHICH BEARS NORTH 39° 19' 08" EAST; THENCE NORTH 50° 53' 22" EAST, A DISTANCE OF 105.60 FEET; THENCE A DISTANCE OF 251.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT FOR A POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 540.00 FEET AND A CHORD OF 248.86 FEET WHICH BEARS NORTH 37° 34' 03" EAST; THENCE NORTH 28° 24' 33" EAST, A DISTANCE OF 6.26 FEET; THENCE A DISTANCE OF 174.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET AND A CHORD OF 173.59 FEET WHICH BEARS NORTH 17° 09' 31" EAST; THENCE NORTH 05° 54' 29" EAST, A DISTANCE OF 137.48 FEET TO THE SOUTHERLY BOUNDARY LINE OF RIVER CROSSING UNIT 1 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 24, PAGES 120 AND 121 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID RIVER CROSSING UNIT 1, THE FOLLOWING COURSES AND DISTANCES: SOUTH 84° 05' 31" EAST, A DISTANCE OF 153.03 FEET, 138.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET AND A CHORD OF 137.26 FEET WHICH BEARS NORTH 81° 27' 14" EAST; NORTH 67° 00' 00" EAST, 99.00 FEET TO THE WESTERLY BOUNDARY LINE OF RIVER CROSSING UNIT 2, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 24, PAGES 118 AND 119 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID RIVER CROSSING UNIT 2, THE FOLLOWING COURSES AND DISTANCES: SOUTH 23° 00' 00" EAST, 57.93 FEET; 68.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET AND A CHORD OF 67.83 FEET WHICH BEARS SOUTH 31° 40' 18" EAST; SOUTH 67° 00' 00" WEST, 99.76 FEET; SOUTH 00° 44' 05" WEST, 232.85 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SECTION 11; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, NORTH 89° 51' 57" WEST, A DISTANCE OF 373.67 FEET; THENCE NORTH 50° 15' 33" WEST, A DISTANCE OF 38.42 FEET TO THE POINT OF BEGINNING, CONTAINING 2.34 ACRES.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES INCLUDING BUT NOT LIMITED TO WATER AND SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH PASCO COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC ON TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 23RD DAY OF January, A.D., 1987.

OWNER

RIVER CROSSING DEVELOPMENT CO., INC.

RICHARD G. DEER, PRESIDENT — ALEX W. SLEDGE, SECRETARY-TREASURER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 23RD DAY OF January, A.D., 1987, BEFORE ME PERSONALLY APPEARED RICHARD G. DEER AND ALEX W. SLEDGE, PRESIDENT AND SECRETARY-TREASURER RESPECTIVELY, OF RIVER CROSSING DEVELOPMENT CO., INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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 NEW PORT RICHEY, COUNTY OF PASCO, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 9-15-87 — NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGEE

SUN BANK OF PASCO COUNTY

KEVIN C. TENNIE, VICE PRESIDENT — KEITH VAN TASSLE, ASSISTANT CASHIER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 21ST DAY OF January, A.D., 1987, BEFORE ME PERSONALLY APPEARED KEVIN C. TENNIE AND KITH VAN TASSLE, VICE PRESIDENT AND ASSISTANT CASHIER, RESPECTIVELY, OF SUN BANK OF PASCO COUNTY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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 Elfers, COUNTY OF Pasco, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 2-20-90 — NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I, JAMES L. HAWKINS, TITLE OFFICER FOR LAWYERS TITLE INSURANCE CORPORATION, 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 CONTAIN A DEDICATION, I HEREBY CERTIFY 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 1986 HAVE BEEN PAID.

THIS THE 27TH DAY OF JANUARY, A.D., 1987.

LAWYERS TITLE INSURANCE CORPORATION

BY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 20TH DAY OF MARCH, A.D., 1987, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES; THE PERMANENT CONTROL POINTS (P.C.P.'S) WERE NOT SET AS OF THE DATE OF THIS CERTIFICATE.

CASSON ENGINEERING COMPANY

FLORIDA REGISTRATION NO. 1235

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 21 DAY OF April, A.D., 1987.

CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 21 DAY OF April, A.D., 1987, IN PLAT BOOK 25, PAGES 32 AND 33.

CLERK OF THE CIRCUIT COURT