EDGEWATER AT RIVER RIDGE COUNTRY CLUB, PHASE 7

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

A PORTION OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, SOUTH 00°18'00" WEST, A DISTANCE OF 1383.88 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DECUBELLIS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1435, PAGE 797 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DECUBELLIS ROAD, SOUTH 72°02'38" EAST, A DISTANCE OF 52.52 FEET; THENCE CONTINUE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DECUBELLIS ROAD, A DISTANCE OF 227.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT TO THE NORTHWEST CORNER OF "RIVER RIDGE COUNTRY CLUB PHASE 1, UNIT 1-A" AS RECORDED IN PLAT BOOK 36, PAGES 80 THROUGH 82, SAID CURVE HAVING A RADIUS OF 1530.00 FEET, A CENTRAL ANGLE OF 08°30'46" AND A CHORD OF 227.11 FEET WHICH BEARS SOUTH 76°18"01' EAST; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID DECUBELLIS ROAD; GO ALONG THE WESTERLY BOUNDARY LINE OF SAID "RIVER RIDGE COUNTRY CLUB PHASE 1, UNIT 1-A" SOUTH 01°58'36" EAST, A DISTANCE OF 203.41 FEET; THENCE 56.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS 160.00 FEET, A CENTRAL ANGLE OF 20°22'10" AND A CHORD OF 56.58 FEET WHICH BEARS SOUTH 12°09'42" EAST; THENCE SOUTH 17°55'19" WEST, A DISTANCE OF 93.51 FEET TO THE SOUTHWEST CORNER OF TRACT T-024 OF SAID "RIVER RIDGE COUNTRY CLUB PHASE 1, UNIT 1-A"; THENCE ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID "RIVER RIDGE COUNTRY CLUB PHASE 1, UNIT 1-A" THE FOLLOWING FIVE COURSES AND DISTANCES NORTH 64°18'07" EAST, A DISTANCE OF 30.90 FEET; NORTH 67°46'11" EAST, A DISTANCE OF 31.87 FEET; SOUTH 69°06'23" EAST, A DISTANCE OF 50.74 FEET; SOUTH 72°06'59" EAST, A DISTANCE OF 84.50 FEET; SOUTH 75°11'00" EAST, A DISTANCE OF 61.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 70°54'53" EAST, A DISTANCE OF 47.84 FEET; THENCE SOUTH 48°45'30" EAST, A DISTANCE OF 3.79 FEET, TO A POINT ON A NONTANGENT CURVE; THENCE A DISTANCE OF 53.32 FEET ALONG THE ARC OF A NONTANGENT CURVE TO THE LEFT SAID CURVE BEING CONCAVED TO THE NORTH, SAID CURVE HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 16°30'45" AND A CHORD OF 53.13 FEET WHICH BEARS NORTH 87°55'16" EAST; THENCE NORTH 79°39'53" EAST, A DISTANCE OF 98.63 FEET, TO A POINT OF CURVATURE; THENCE A DISTANCE OF 14.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 02°12'55" AND A CHORD OF 14.11 FEET WHICH BEARS NORTH 80°46'21" EAST; THENCE SOUTH 14°19'46" EAST, A DISTANCE OF 98.02 FEET; THENCE SOUTH 20°50'37" WEST, A DISTANCE OF 92.70 FEET; THENCE NORTH 69°09'23" WEST, A DISTANCE OF 17.59 FEET; THENCE SOUTH 65°58'49" WEST, A DISTANCE OF 31.65 FEET; THENCE SOUTH 79°39'53" WEST, A DISTANCE OF 8.98 FEET; THENCE SOUTH 10°20'07" EAST, A DISTANCE OF 20.80 FEET, TO A POINT OF CURVATURE; THENCE A DISTANCE OF 52.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 90.97 FEET, A CENTRAL ANGLE OF 32°57'20" AND A CHORD OF 51.60 FEET WHICH BEARS SOUTH 06°07'49" WEST; THENCE SOUTH 22°35'42" WEST, A DISTANCE OF 39.20 FEET; THENCE SOUTH 67°24'18" EAST, A DISTANCE OF 120.08 FEET; THENCE SOUTH 20°50'37" WEST, A DISTANCE OF 110.46 FEET; THENCE SOUTH 23°36'08" WEST, A DISTANCE OF 94.61 FEET; THENCE SOUTH 48°19'57" WEST, A DISTANCE OF 257.18 FEET; THENCE NORTH 70°47'43" WEST, A DISTANCE OF 104.25 FEET; THENCE NORTH 01°18'59" EAST, A DISTANCE OF 186.17 FEET; THENCE NORTH 29°58'06" EAST, A DISTANCE OF 89.06 FEET; THENCE NORTH 22°38'31" EAST, A DISTANCE OF 112.75 FEET; THENCE NORTH 19°51'30" EAST, A DISTANCE OF 97.34 FEET; THENCE NORTH 10°20'07" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 11°51'53" EAST, A DISTANCE OF 96.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 156,504 SQUARE FEET - 3.59 ACRES MORE OR LESS.

DEDICATION

1. RIVER RIDGE HOMES, INC., A FLORIDA CORPORATION, ("OWNER") HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS EDGEWATER AT RIVER RIDGE COUNTRY CLUB, PHASE 7, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

2. OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, (THE "COUNTY") A PERPETUAL EASEMENT OVER AND ACROSS ALL STREET RIGHTS-OF-WAY WHICH ARE SHOWN AND DEPICTED HEREON AS TRACT "A" FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND POLICE PROTECTION, AND EMERGENCY MEDICAL

3. LEGAL TITLE TO TRACT "A" (INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENTS), TRACT "B" (DRAINAGE AND UTILITY EASEMENTS), TRACT "C" AND "D" (DRAINAGE AND UTILITY EASEMENTS, WETLAND CONSERVATION AREAS AND WETLAND CONSERVATION BUFFER AREAS) AND TRACT "E" (DRAINAGE EASEMENTS AND WETLAND CONSERVATION AREAS) AS SHOWN AND DEPICTED HEREON SHALL BE CONVEYED BY SEPERATED INSTRUMENT TO THE "EDGEWATER AT RIVER RIDGE COUNTRY CLUB (AKA EDGEWATER AT RIVER RIDGE COUNTRY CLUB ASSOCIATION, INC.)", A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE "ASSOCIATION"), SAID ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DEEDED TRACTS THEREOF. SAID TRACTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL LOT OWNERS, TENANTS AND THEIR ASSIGNS.

4. OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL PRIVATE DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNER, FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE

5. OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY AND ALL APPROPRIATE UTILITY ENTITIES A NON-EXCLUSIVE EASEMENT FOR STREET LIGHTS, TELEPHONE, ELECTRIC, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS UTILITY EASEMENTS, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF ALL LOCAL, STATE, AND FEDERAL GOVERNMENTS, INCLUDING ALL AGENCIES AND DEPARTMENTS THEREOF.

6. OWNER DOES FURTHER GRANT AND RESERVE UNTO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH S. 177.085(1)

7. OWNER DOES FURTHER GRANT AND RESERVE UNTO THE ASSOCIATION, ITS SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS DEDICATED TRACTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING THE LANDSCAPING, SECURITY WALLS OR FENCES AND UTILITIES LYING

8. DEVELOPER RESERVES UNTO ITSELF, ITS RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF COMMUNICATION LINES INCLUDING BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH S. 177.091(28).

OWNERS DEDICATION

THIS THE 5th DAY OF TANKEY A.D. 2015 RIVER RIDGE HOMES, INC., A PLORIDA CORPORATION RIVER RIDGE HOMES, INC. MICHAEL D. BOYCE, PRESIDENT WITNESS B.J. Reynolds

WITNESS Non Dabbs

ACKNOWLEDGMENT OF OWNER

(TYPED OR PRINTED NAME)

STATE OF FLORIDA) COUNTY OF PASCO)

_ DAY OF JANUARY __, 2015, A.D. BEFORE ME PERSONALLY APPEARED MICHAEL D. BOYCE, AS PRESIDENT OF RIVER RIDGE HOMES, INC., A FLORIDA CORPORATION, KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS 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

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

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE APRIL 26TH 2017 MY COMMISSION EXPIRES:

BJ. Reynolds PRINTED NAME OF NOTARY PUBLIC

B. J. REWIDLDS

ACKNOWLEDGMENT OF ASSOCIATION

STATE OF FLORIDA) COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 5 DAY OF January , 2015, A.D. BEFORE ME PERSONALLY APPEARED MICHAEL D. BOYCE, AS PRESIDENT OF EDGEWATER AT RIVER RIDGE COUNTRY CLUB ASSOCIATION, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREON EXPRESSED.

WITNESS MY HANDAND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID. TARY PUBLIC, STATE OF FLORIDA AT LARGE

BJ. Reunolds PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES:



CERTIFICATE OF TITLE

STATE OF FLORIDA)

I, W. DAVID HART, AS PRESIDENT OF HEARTLAND TITLE COMPANY, 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. I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT: ADDITIONALLY, I CERTIFY THAT THERE ARE NO DELINQUENT TAXES. OUTSTANDING TAX CERTIFICATES, OR OMITTED YEAR'S TAXES OUTSTANDING ON THE LAND.

THIS THE 5 DAY OF JANUARY , 2015.

CERTIFICATE OF APPROVALBY THE BOARD OF COUNTY COMMISSIONERS

_, 2015, THE FOREGOING PLAT WAS APPROVED BY THE

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

PAULA S. O'NEIL, PHD, PASCO COUNTY CLERK & COMPTROLLER

HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 2015, INPLAT BOOK 71, PAGE(S) 28-31

REVIEW OF PLAT BY REGISTERED SURVEYOR, PASCO COUNTY, FLORIDA

PURSUANT TO SECTION 177.081(1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART I, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS. SIGNED AND SEALED THIS 97# DAY OF MARCH, 2015.

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART I. SIGNED AND SEALED THIS STH DAY OF TRANSPRY, 2015.

DAVID K. PREVOT

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4934 CERTIFICATE OF AUTHORIZATION NO. LB-7968



DAVRIS. INC.

5830 NEBRASKA AVENUE NEW PORT RICHEY, FLORIDA 34652 (727) 232-3800 CERTIFICATE OF AUTHORIZATION LB-7968

SHEET 1 OF 4