

# RIVER CROSSING UNIT 14

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

A REPLAT OF A PORTION OF TRACTS 4 AND 9 OF THE PORT RICHEY LAND COMPANY SUBDIVISION AS RECORDED  
IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WITHIN  
SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

## LEGAL DESCRIPTION DEDICATION:

STATE OF FLORIDA)  
                                  )SS:  
COUNTY OF PASCO)

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "RIVER CROSSING UNIT 14", A  
SUBDIVISION OF A REPLAT OF A PORTION OF TRACTS 4 AND 9 OF THE PORT RICHEY LAND COMPANY SUBDIVISION  
AS RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING  
WITHIN SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED  
AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 11, THENCE RUN ALONG THE EAST BOUNDARY LINE OF THE  
NORTHEAST 1/4 OF SAID SECTION 11, S06° 30' 26"E, (BEING THE BASIS OF BEARINGS FOR THIS LEGAL  
DESCRIPTION) A DISTANCE OF 1,010.49 FEET TO THE NORTHEAST CORNER OF SAID TRACT 4 FOR A POINT OF  
BEGINNING, THENCE CONTINUE ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, THE  
SAME BEING THE EAST BOUNDARY LINE OF SAID TRACT 4, S06°30'26"E, A DISTANCE OF 23.14 FEET TO THE  
POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FALL RIVER DRIVE ACCORDING TO THE  
PLAT OF RIVER CROSSING UNIT 7 AS RECORDED IN PLAT BOOK 25, PAGES 36 AND 37, OF THE PUBLIC RECORDS OF  
PASCO COUNTY, FLORIDA, SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE  
EASTERLY; THENCE SOUTHERLY ALONG THE ARC SAID CURVE, FROM A RADIAL BEARING OF N32°06'14"W, HAVING A  
RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 75°54'43", AN ARC LENGTH OF 231.86 FEET, AND A CHORD  
BEARING OF S19°55'58"W FOR 215.27 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RIVER  
CROSSING BOULEVARD ACCORDING TO SAID PLAT OF RIVER CROSSING UNIT 7 AS RECORDED IN PLAT BOOK 25,  
PAGES 34 AND 35, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY  
RIGHT-OF-WAY LINE OF SAID RIVER CROSSING BOULEVARD THE FOLLOWING TWO (2) COURSES, S71°58'35"W, 328.96  
FEET THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE SOUTHWESTERLY  
ALONG THE ARC SAID CURVE, FROM A RADIAL BEARING OF N18°01'25"W, HAVING A RADIUS OF 650.00 FEET, A  
CENTRAL ANGLE OF 20°29'50", AN ARC LENGTH OF 304.08 FEET, AND A CHORD BEARING OF S61°43'40"W FOR  
302.46 FEET, TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF RIVER CROSSING UNIT ELEVEN, AS  
RECORDED IN PLAT BOOK 26, PAGES 65 THROUGH 69 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE  
LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RIVER CROSSING BOULEVARD, AND ALONG SAID EASTERLY  
LINE OF SAID RIVER CROSSING UNIT ELEVEN, N00°00'00"E, A DISTANCE OF 477.01 FEET TO A POINT ON THE  
NORTH BOUNDARY LINE OF SAID TRACT 4; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 4,  
S89°25'05"E, A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING

CONTAINING 195,700 SQUARE FEET OR 4.493 ACRES, MORE OR LESS

## DEDICATION:

THE UNDERSIGNED, DEEB FAMILY HOMES, LTD ("THE OWNER") OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS  
"RIVER CROSSING UNIT 14", HEREBY STATES AND DECLARES THE FOLLOWING

- 1) THE OWNER HEREBY DEDICATES "TRACT C" TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY,  
FLORIDA, ("THE COUNTY") ALL STREET RIGHTS-OF-WAY AND EASEMENTS DEPICTED AS "TRACT C" HEREON
- 2) THE OWNER FURTHER GRANTS, CONVEYS AND DEDICATES ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY  
FOR PROVIDING WATER AND SEWER SERVICE TO RIVER CROSSING UNIT 14, INCLUDING, BUT NOT LIMITED TO,  
WATER OR 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 FOR THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY
- 3) THE OWNER FURTHER GRANTS, CONVEYS AND DEDICATES TO THE COUNTY AND THE RIVER CROSSING UNIT ELEVEN  
HOMEOWNERS' ASSOCIATION INC., ("THE ASSOCIATION") A PERPETUAL EASEMENT OVER AND ACROSS THE DRAINAGE  
EASEMENTS, OPEN AREAS AND COMMON AREAS, AS SHOWN HEREON AS DEDICATED TRACTS FOR THE PURPOSES OF  
MAINTAINING OR OPERATING THE DRAINAGE FACILITIES SITUATED THEREIN
- 4) THE OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE  
FLOW-THROUGH DRAINAGE 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 OR THE ASSOCIATION FAILS TO PROPERLY  
MAINTAIN ANY PRIVATE DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY  
SHALL HAVE THE REASONABLE RIGHT TO ACCESS AND ENTER UPON ANY PRIVATE DRAINAGE EASEMENT FOR THE  
PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER
- 5) THE OWNER FURTHER GRANTS, CONVEYS AND DEDICATES TO THE ASSOCIATION ALL AREAS SHOWN ON THE PLAT AS  
"UTILITY EASEMENTS", AS PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE MUTUAL BENEFIT OF THE ASSOCIATION  
AND THE LOT OWNERS, TOGETHER WITH THE RIGHT OF THE ASSOCIATION TO PERMIT THE USE OF SUCH EASEMENTS  
BY SUCH STREET LIGHT, TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, AND OTHER PUBLIC AND  
QUASI-PUBLIC UTILITIES, SERVICES AND PROVIDERS AS SELECTED AND APPROVED BY THE ASSOCIATION, AND,  
UPON SUCH SELECTION AND APPROVAL, THE "UTILITY EASEMENTS" SHOWN HEREON SHALL EXTEND TO AND BE FOR  
THE USE AND BENEFIT OF SUCH PUBLIC AND QUASI-PUBLIC UTILITIES, SERVICES AND PROVIDERS FOR THEIR USE  
IN PERFORMING AND DISCHARGING THEIR DUTIES AND OBLIGATIONS TO PROVIDE SERVICES TO THE ASSOCIATION  
AND THE LOT OWNERS. THE FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION FOR  
THE PROVIDING OF SERVICES BY ANY UTILITY PROVIDER TO THE LANDS DESCRIBED IN THIS PLAT, NOR  
CONSTITUTE A PUBLIC DEDICATION OF THE SAME. SUCH "UTILITY EASEMENT" AREAS SHALL BE MAINTAINED BY  
EACH LOT OWNER AS PART OF ITS LOT

## DEDICATION CONTINUED:

- 6) THE OWNER RESERVES UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES 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
- 7) THE OWNER FURTHER RESERVES UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES,  
THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR  
PROVIDING WATER AND SEWER SERVICE TO RIVER CROSSING UNIT 14, INCLUDING, BUT NOT LIMITED TO, WATER OR  
SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE  
DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES UNTIL SUCH TIME AS THE  
OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE  
COUNTY
- 8) TRACT A IS HEREBY DESIGNATED AS A WETLAND BUFFER AND DRAINAGE/ACCESS TRACT, AND WILL BE CONVEYED  
TO AND MAINTAINED BY THE ASSOCIATION
- 9) TRACT B IS HEREBY DESIGNATED AS A DRAINAGE/ACCESS TRACT, AND WILL BE CONVEYED TO AND MAINTAINED  
BY THE ASSOCIATION
- 10) TRACT C IS HEREBY DESIGNATED AS PUBLIC ROAD RIGHT-OF-WAY, AND IS DEDICATED TO PASCO COUNTY,  
FLORIDA BY THIS PLAT
- 11) TRACT D IS HEREBY DESIGNATED AS A LANDSCAPE BUFFER TRACT, AND WILL BE CONVEYED TO AND MAINTAINED  
BY THE ASSOCIATION
- 12) TRACT E IS HEREBY DESIGNATED AS A WETLAND CONSERVATION AREA TRACT, AND WILL BE CONVEYED TO AND  
MAINTAINED BY THE ASSOCIATION

## OWNER

DEEB FAMILY HOMES, LTD., A FLORIDA LIMITED PARTNERSHIP  
BY DEEB FAMILY HOMES, INC., A FLORIDA CORPORATION IT'S  
GENERAL PARTNER

Stephanie D. Dieters  
STEPHANIE D. DIETERS, PRESIDENT

DATE: 03-03-05

Marlene Dub  
WITNESS  
Marjorie H. Sindelar  
WITNESS

## ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA  
COUNTY OF Pasco

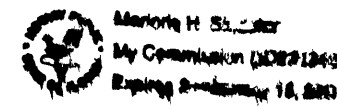
I HEREBY CERTIFY ON THIS 3<sup>rd</sup> DAY OF March, 2005, A D BEFORE ME PERSONALLY  
APPEARED STEPHANIE D. DIETERS, PRESIDENT OF DEEB FAMILY HOMES, INC., A FLORIDA CORPORATION, GENERAL  
PARTNER OF DEEB FAMILY HOMES, LTD., A FLORIDA LIMITED PARTNERSHIP, TO ME KNOWN TO BE THE PERSON  
DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED  
THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED;

WITNESS MY HAND AND OFFICIAL SEAL AT New Port Richey, PASCO COUNTY,  
FLORIDA, THE DAY AND YEAR AFORESAID

Marjorie H. Sindelar  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: 9-15-07

Marjorie H. Sindelar  
PRINTED NAME OF NOTARY PUBLIC SERIAL NUMBER: DD231346

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_



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