

RIVERCHASE UNIT ONE

A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 17 EAST
PASCO COUNTY, FLORIDA

DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
SS
COUNTY OF PASCO)

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS RIVERCHASE UNIT ONE, A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, SOUTH 00°19'59" WEST, A DISTANCE OF 330.00 FEET, FOR A POINT OF BEGINNING; THENCE SOUTH 89°57'47" EAST, A DISTANCE OF 499.88 FEET; THENCE NORTH 85°29'57" EAST, A DISTANCE OF 1300.00 FEET; THENCE SOUTH 05°20'51" EAST, A DISTANCE OF 570.00 FEET; THENCE SOUTH 46°05'35" WEST, A DISTANCE OF 930.46 FEET; THENCE SOUTH 47°34'40" WEST, A DISTANCE OF 440.25 FEET; THENCE SOUTH 26°46'23" WEST, A DISTANCE OF 506.02 FEET; THENCE SOUTH 80°11'36" WEST, A DISTANCE OF 646.60 FEET TO THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, NORTH 00°19'59" EAST, A DISTANCE OF 1970.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 59.114 ACRES, MORE OR LESS.

HAVE CAUSED THE AFORE DESCRIBED 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 SHOWN AND DEPICTED HEREON; 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 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 AND SHOWN ON AS-BUILT PLANS FILED WITH THE 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 UTILITIES 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, 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 OR INVOLUNTARILY VACATED, VOIDED, OR INVALIDATED.

THIS THE 20th DAY OF February, 2002

SUNFIELD HOMES, INC. - OWNER

Patricia Orsi
PATRICIA ORSI, VICE PRESIDENT



Neil M. Woodcock
WITNESS

Neil M. Woodcock
WITNESS NAME PRINTED

Carol C. Clark
WITNESS

Carol C. Clark
WITNESS NAME PRINTED

ORSI DEVELOPMENT, INC. - OWNER

Patricia Orsi
PATRICIA ORSI, VICE PRESIDENT



Neil M. Woodcock
WITNESS

Neil M. Woodcock
WITNESS NAME PRINTED

Carol C. Clark
WITNESS

Carol C. Clark
WITNESS NAME PRINTED

IMAGES CUSTOM HOMES, INC. - AS TO LOTS 1 AND 2 ONLY

Douglas E. Naumann
DOUGLAS E. NAUMANN, PRESIDENT

Carole Dennis Cox
WITNESS NAME PRINTED

Sheila H. Charles
WITNESS

Sheila H. Charles
WITNESS NAME PRINTED

FIRST SOUTH BANK - AS TO LOTS 1 AND 2 ONLY

David P. Schrader
DAVID P. SCHRADER, MORTGAGE OPERATIONS MANAGER

Jami Frierson
WITNESS

Jami Frierson
WITNESS NAME PRINTED

Carole Dennis Cox
WITNESS

Carole Dennis Cox
WITNESS NAME PRINTED

ACKNOWLEDGMENT OF MORTGAGEE - AS TO LOTS 1 AND 2 ONLY

STATE OF FLORIDA)
SS
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 20th DAY OF March, A.D., 2002 A.D., BEFORE ME PERSONALLY APPEARED DAVID P. SCHRADER, AS MORTGAGE OPERATIONS MANAGER, OF FIRST SOUTH BANK, A Banking 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 THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

Carole L. Dennis Cox
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Carole L. Dennis Cox
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)
SS
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 20th DAY OF February, A.D., 2002 A.D., BEFORE ME PERSONALLY APPEARED PATRICIA ORSI, AS VICE PRESIDENT OF ORSI DEVELOPMENT, INC., A FLORIDA CORPORATION, AND VICE PRESIDENT OF SUNFIELD HOMES, INC. 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 THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

Carole L. Dennis Cox
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Carole L. Dennis Cox
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT OF OWNER - AS TO LOTS 1 AND 2 ONLY

STATE OF FLORIDA)
SS
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 13th DAY OF March, A.D., 2002 A.D., BEFORE ME PERSONALLY APPEARED DOUGLAS E. NAUMANN, AS PRESIDENT OF IMAGES CUSTOM HOMES, 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 THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

Carole L. Dennis Cox
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Carole L. Dennis Cox
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES:

CERTIFICATE OF TITLE

STATE OF FLORIDA)
SS
COUNTY OF PASCO)

I, H. CLYDE HOBBY, AS PARTNER OF HOBBY, GREY & REEVES, ATTORNEYS AT LAW 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. 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 2001 HAVE BEEN PAID.

THIS THE 20th DAY OF March, 2002 A.D.

HOBBY, GREY & REEVES

BY: H. Clyde Hobby NAME PRINTED H. Clyde Hobby

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 21st DAY OF May, 2002 A.D., THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

Chairman of the Board
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
THIS 20th DAY OF May, 2002 A.D.
IN PLAT BOOK 43, PAGES 108 THROUGH 110
Carole L. Dennis Cox
CLERK OF THE CIRCUIT COURT

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES
ON THIS 20th DAY OF May, 2002.

Nellie Mae Robinson
SIGNATURE

Nellie Mae Robinson
PRINTED NAME
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #3392

SURVEYORS' CERTIFICATE

I, JOHN O. DIEHL, UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT ON THIS 25th DAY OF February, 2002, THE AFORE DESCRIBED PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION AND PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATION. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

John O. Diehl
JOHN O. DIEHL
FLORIDA REGISTERED SURVEYOR
REGISTRATION NO. 4053

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING
2915 S.R. 590, SUITE 17
CLEARWATER, FLORIDA 33759
(727) 689-0522