

WINDSOR PLACE AT RIVER RIDGE

PLAT BOOK 52 PAGE 110

SHEET 1 OF 8

BEING A SUBDIVISION OF LAND LYING WITHIN SECTIONS 29 & 32,
TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION:

A PORTION OF PARCEL "K-1"

STATE OF FLORIDA)
JSS:)
COUNTY OF PASCO)

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS WINDSOR PLACE AT RIVER RIDGE, (A.K.A. "WINDSOR PLACE AT RIVER RIDGE PHASE 1") A SUBDIVISION OF A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF "THE OAKS AT RIVER RIDGE - UNITS FOUR B AND C", AS RECORDED IN PLAT BOOK 36, PAGES 37 THRU 40, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE ALONG THE EASTERLY BOUNDARY LINE OF THE SAID PLAT OF "THE OAKS AT RIVER RIDGE UNITS FOUR B AND C", NORTH 00°30'58" EAST, A DISTANCE OF 1147.33 FEET; THENCE NORTH 45°39'58" EAST, A DISTANCE OF 346.04 FEET; THENCE SOUTH 44°20'02" EAST, A DISTANCE OF 112.20 FEET; THENCE SOUTH 57°00'00" EAST, 125.24 FEET; THENCE SOUTH 76°22'59" EAST, 33.86 FEET; THENCE SOUTH 25°06'32" EAST, 116.34 FEET; THENCE NORTH 77°53'36" EAST, 83.54 FEET; THENCE NORTH 88°25'48" EAST, 230.92 FEET; THENCE NORTH 63°07'07" EAST, 157.30 FEET; THENCE NORTH 42°53'13" EAST, 199.07 FEET; THENCE SOUTH 44°20'12" EAST, A DISTANCE OF 723.63 FEET; THENCE SOUTH 00°39'48" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE, SAID POINT ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DECUBELLIS ROAD; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DECUBELLIS ROAD AND THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST AND ALSO CURVING TO THE RIGHT GO 177.95 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, A CHORD DISTANCE OF 177.89 FEET WHICH BEARS SOUTH 48°21'13" WEST; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF DECUBELLIS ROAD SOUTH 50°58'57" WEST, A DISTANCE OF 652.43 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF DECUBELLIS ROAD AND ALSO ALONG THE ARC OF A CURVE TO THE RIGHT 1050.22 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 1410.00 FEET, A CHORD DISTANCE OF 1026.11 FEET WHICH BEARS SOUTH 72°19'13" WEST.

SUBJECT PROPERTY CONTAINS 33.69 ACRES MORE OR LESS

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON: AND DO HEREBY GRANT TO THE PERPETUAL USE OF PASCO COUNTY, FLORIDA, AN EASEMENT FOR INGRESS AND EGRESS OVER ALL AREAS DESIGNATED ON THE PLAT AS ROADWAYS, UTILITY, DRAINAGE, CONSERVATION AND OTHER EASEMENT AREAS FOR THE USE OF EMERGENCY, UTILITY PROVIDER AND GOVERNMENT BUSINESS ONLY. IT IS EXPRESSLY NOT INTENDED THAT ANY RIGHT, TITLE OR INTEREST IN ANY TRACTS OR EASEMENTS WHICH ARE IDENTIFIED AS SUCH SHOWN HEREON BE DEDICATED, GRANTED, CONVEYED OR ASSIGNED, EXCEPT AS SPECIFICALLY SET FORTH HEREIN OR IN ANY SUBSEQUENT INSTRUMENT THAT MIGHT BE PROPERLY EXECUTED, DELIVERED AND RECORDED BY THE UNDERSIGNED, AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVE THAT TITLE TO ANY IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO PASCO COUNTY, FLORIDA, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 3RD DAY OF DECEMBER, 2004

OWNER

RIVER RIDGE HOMES, INC., A FLORIDA CORPORATION

Michael D. Boyce
MICHAEL D. BOYCE, PRESIDENT

Dona J. Williamson
WITNESS

Martha M. Hinderley
WITNESS

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)
JSS:)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 3RD DAY OF DECEMBER, 2004 A.D., BEFORE ME PERSONALLY APPEARED MICHAEL D. BOYCE, AS PRESIDENT OF RIVER RIDGE HOMES, INC., A FLORIDA CORPORATION, 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.



Barbara J. Bruner
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

BARBARA J. BRUNER
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-20-08

SERIAL NUMBER: # DD 119274

MORTGAGEES CONSENT TO DEDICATION

BANK OF AMERICA, N.A. AS MORTGAGEE UNDER A CERTAIN MORTGAGE DATED 8/6/98 RECORDED IN OFFICIAL RECORD BOOK 2181, PAGE 1769 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND THE DEDICATIONS SHOWN HEREON.

Dean W. Kuna
DEAN W. KUNA, SENIOR VICE PRESIDENT

Yvonne Kizorob
WITNESS

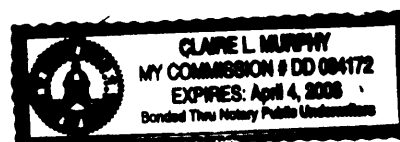
Joelle Perdue
WITNESS

ACKNOWLEDGMENT OF MORTGAGEE

STATE OF FLORIDA)
JSS:)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 3RD DAY OF DECEMBER, 2004 A.D., BEFORE ME PERSONALLY APPEARED DEAN W. KUNA, SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A. 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.



Claire L. Murphy
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Claire L. Murphy
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/4/08

SERIAL NUMBER: DD 084172

NOTICE, THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF TITLE

STATE OF FLORIDA)
JSS:)
COUNTY OF PASCO)

I, W. DAVID HART, AS PRESIDENT OF HEARTLAND TITLE COMPANY, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND 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 TAXES FOR THE YEAR 2004 HAVE BEEN PAID.

THIS THE 3RD DAY OF DECEMBER, 2004 A.D.

HEARTLAND TITLE COMPANY

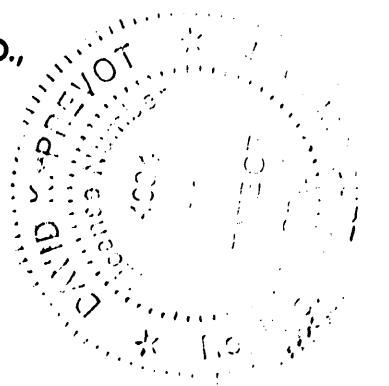
BY: W. David Hart
W. DAVID HART, PRESIDENT

SURVEYOR AND MAPPER'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 1.

SIGNED AND SEALED THIS 3RD DAY OF DECEMBER, 2004 A.D.

David K. Prevot
DAVID K. PREVOT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4934
CERTIFICATE OF AUTHORIZATION NO. 4164



REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177, PART 1 OF THE FLORIDA STATUTES ON THIS 20TH DAY OF JANUARY, 2005 A.D.

Hardamwar Singh
(SIGNATURE)

HARDAMWAR SINGH
(PRINT NAME)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # 4876

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 8th DAY OF FEB, 2005 A.D., THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Patricia
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 11th DAY OF FEB, 2005 A.D., PLAT BOOK 52, PAGES 110 THRU 117.

Patricia
CLERK OF THE CIRCUIT COURT

BAY LAND SURVEYING, CO.

PROFESSIONAL LAND SURVEYOR AND LAND MAPPER
6802 COMMERCE BLVD., PORT RICHEY, FLORIDA 34668
PHONE (727) 845-1738 FAX (727) 844-3058
PHONE (352) 686-8340 FAX (352) 683-5405

CERTIFICATE OF AUTHORIZATION: LB. # 4164
STATE OF FLORIDA