

# ROSEWOOD AT RIVER RIDGE PHASE 7

A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF PASCO )

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS ROSEWOOD AT RIVER RIDGE PHASE 7, A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the northeast corner of Rosewood at River Ridge Phase 5 as recorded in Plat Book 41, Pages 11 through 13 of the Public Records of Pasco County, Florida for a POINT OF BEGINNING; thence along the north boundary of the Northeast 1/4 of said Section 33, North 89°07'18" East, for 992.45 feet; thence leaving said north boundary of the Northeast 1/4 of said Section 33, South 22°12'16" East, for 645.35 feet; thence South 45°17'44" West, for 41.53 feet; thence South 85°32'46" West, for 72.04 feet; thence South 37°42'07" West, for 285.99 feet; thence North 30°35'44" West, for 174.38 feet; thence South 89°27'28" West, for 161.14 feet; thence South 27°41'55" West, for 153.70 feet; thence North 45°34'26" West, for 218.67 feet; thence North 38°04'50" West, for 50.39 feet; thence North 44°53'22" West, for 152.56 feet; thence South 27°45'11" West, for 157.21 feet; thence South 31°58'57" West, for 170.00 feet; thence South 19°09'37" West, for 50.96 feet; thence South 70°18'52" West, for 45.57 feet; thence North 36°31'33" West, for 154.73 feet; thence North 17°14'12" West, for 53.32 feet to an easterly boundary corner of said Rosewood at River Ridge Phase 5; thence along the easterly boundary of said Rosewood at River Ridge Phase 5 the following eleven (11) calls: 1) North 38°39'03" West, 109.28 feet; 2) North 46°04'14" East, 67.29 feet; 3) North 35°30'47" East, 67.29 feet; 4) North 24°57'21" East, 67.29 feet; 5) North 14°23'55" East, 67.81 feet; 6) North 81°25'48" West, 149.24 feet; 7) North 09°58'41" East, 113.67 feet; 8) North 11°54'50" East, 50.03 feet; 9) 31.96 feet along the arc of a curve to the left, said curve having a radius of 20.00 feet, a central angle of 91°32'50", and a chord of 28.66 feet which bears North 54°12'16" East; 10) North 08°25'51" East, 102.03 feet; 11) 87.81 feet along the arc of a curve to the left, said curve having a radius of 350.00 feet, a central angle of 14°22'31", and a chord of 87.88 feet which bears North 01°14'36" East to the POINT OF BEGINNING.

Containing 18.971 acres, more or less.

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 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 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 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, 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 OR TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 11 DAY OF Dec 2002 A.D.

## OWNER

N.G. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION

Mark D. Humberg DATE: 12/11/02  
M.D. BOYCE, PRESIDENT  
WITNESS Mark D. Humberg Mark D. Humberg  
WITNESS

## ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA )  
COUNTY OF PASCO )

I HEREBY CERTIFY ON THIS 11 DAY OF Dec A.D., 02, BEFORE ME PERSONALLY APPEARED M.D. BOYCE, AS PRESIDENT OF N.G. DEVELOPMENT CORPORATION, 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

WITNESS MY HAND AND OFFICIAL SEAL AT 8201 Hwy 90, Pasco County, Florida, the day and year aforesaid.

B.J. Reynolds  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

B.J. Reynolds  
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/26/05

SERIAL NUMBER: CC997942

## MORTGAGEES CONSENT TO DEDICATION

BANK OF AMERICA, N.A.

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

Joanne P. Pendue  
WITNESS

Joanne P. Pendue  
WITNESS

## ACKNOWLEDGMENT OF MORTGAGEE

STATE OF FLORIDA )  
COUNTY OF HILLSBOROUGH )

I HEREBY CERTIFY ON THIS 11th DAY OF December A.D., 2002, BEFORE ME PERSONALLY APPEARED DEAN A. 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 Tampa Hillsborough  
COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID. (CITY) (COUNTY)

Joanne P. Pendue  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Joanne P. Pendue  
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-24-03

SERIAL NUMBER: CC861271

## CERTIFICATE OF TITLE

STATE OF FLORIDA )  
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 2002 HAVE BEEN PAID.

THIS THE 13th DAY OF December, 2002 A.D.

HEARTLAND TITLE COMPANY

W. David Hart  
W. DAVID HART, PRESIDENT

## SURVEYOR AND MAPPER'S CERTIFICATE

I, GREGORY D. WHITE, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY ON THIS 16th DAY OF December, 2002, THE FOREMENTIONED 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 (PRM'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THAT THE PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNER MONUMENTATION HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

FLORIDA DESIGN CONSULTANTS, INC.  
6321 GRAND BOULEVARD  
NEW PORT RICHEY, FLORIDA

Gregory D. White  
GREGORY D. WHITE  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION No. 4466

## REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 9th DAY OF January, 2003.

Hardcover Singh (SIGNATURE)  
Hardcover Singh (PRINT NAME)

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #4575

## CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 16th DAY OF January, 2003, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Charles E. Keady  
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 16th DAY OF January, 2003, IN PLAT BOOK 45, PAGES 23 THROUGH 24.

Edith M. ...  
CLERK OF THE CIRCUIT COURT

**FLORIDA DESIGN CONSULTANTS, INC.**

ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

6321 Grand Boulevard, New Port Richey FL 34652  
Tel: (727) 849-7588 - Fax: (727) 848-3648

Certificate of Authorization: LB 6707  
State of Florida

## NOTICE

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstance 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.

SHEET 1 OF 3