38/64

ROSEWOOD AT RIVER RIDGE PHASE 4

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 4, A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF ROSEWOOD AT RIVER RIDGE PHASE III A, AS RECORDED IN PLAT BOOK 35, PAGES 73, 74 AND 75, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING, SAID POINT BEING ON THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD EXTENSION PHASE I AS SHOWN ON THE RIGHT-OF WAY MAP PREPARED BY BERRYMAN & HENIGAR, INC.; THENCE ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD EXTENSION PHASE I THE FOLLOWING SEVEN COURSES AND DISTANCES: NORTH 00°46'02" WEST, 26.06 FEET; NORTH 89°13'58" EAST, 345.87 FEET; SOUTH 00°46'02" EAST, 20.00 FEET; NORTH 89°13'58" EAST, 265.75 FEET; NORTH 00°46'02" WEST, 33.00 FEET; NORTH 89°13'58" EAST, 155.46 FEET; 582.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2155.48 FEET, A CENTRAL ANGLE OF 15°29'36" AND A CHORD OF 581.09 FEET WHICH BEARS NORTH 81°29'10" EAST; THENCE LEAVING SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD EXTENSION PHASE I, SOUTH 17°36'04" EAST, A DISTANCE OF 232.64 FEET; THENCE SOUTH 02°45'54" EAST, A DISTANCE OF 159.66 FEET; THENCE 4.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 00°15'17" AND A CHORD OF 4.03 FEET WHICH BEARS SOUTH 87°21'45" WEST; THENCE SOUTH 02°30'37" EAST, A DISTANCE OF 108.57 FEET; THENCE SOUTH 37°30'27" WEST, A DISTANCE OF 67.14 FEET; THENCE SOUTH 42°47'51" EAST, A DISTANCE OF 168.12 FEET; THENCE SOUTH 56°25'09" EAST, A DISTANCE OF 180.14 FEET; THENCE NORTH 55°06'47" EAST, A DISTANCE OF 25.31 FEET; THENCE SOUTH 87°42'59" EAST, A DISTANCE OF 145.64 FEET; THENCE SOUTH 48°36'49" EAST, A DISTANCE OF 72.31 FEET; THENCE SOUTH 25°45'34" EAST, A DISTANCE OF 56.78 FEET; THENCE SOUTH 06°54'39" EAST, A DISTANCE OF 94.22 FEET; THENCE SOUTH 26°28'10" WEST, A DISTANCE OF 62.22 FEET; THENCE SOUTH 70°04'01" WEST, A DISTANCE OF 56.49 FEET; THENCE SOUTH 08°30'42" WEST, A DISTANCE OF 79.61 FEET; THENCE SOUTH 70°04'01" WEST, A DISTANCE OF 107.99 FEET; THENCE SOUTH 19°55'59" EAST, A DISTANCE OF 41.47 FEET; THENCE 15.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 02°41'51" AND A CHORD OF 15.30 FEET WHICH BEARS SOUTH 21°16'54" EAST; THENCE SOUTH 67°22'10" WEST, A DISTANCE OF 160.54 FEET; THENCE NORTH 54°58'55" WEST, A DISTANCE OF 246.65 FEET TO THE MOST EASTERLY CORNER OF ROSEWOOD AT RIVER RIDGE PHASE III B, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 36, PAGES 98 THROUGH 100, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID ROSEWOOD AT RIVER RIDGE PHASE III B, NORTH 48 05'28" WEST, A DISTANCE OF 976.32 FEET, TO THE NORTHERLY BOUNDARY LINE OF SAID ROSEWOOD AT RIVER RIDGE PHASE III A; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID ROSEWOOD AT RIVER RIDGE PHASE III A, A DISTANCE OF 734.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT, TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 1371.12 FEET, A CENTRAL ANGLE OF 30°40'25" AND A CHORD OF 725.30 FEET WHICH BEARS NORTH 63°25'41" WEST; CONTAINING 19.927 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 1st DAY OF December, 1999 A.D.

OWNER

N.G. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION

MICHAEL D. BOYCE, PRESIDENT

WITNESS

WITNESS

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)
)SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 1st DAY OF December A.D., 1999, BEFORE ME PERSONALLY APPEARED MICHAEL 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 New Port Richey, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

BEVERLY J. REYNOLDS
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 4.26.2001

SERIAL NUMBER:

BEVERLY J. REYNOLDS
Notary Public - State of Florida
My Commission Expires Apr 26, 2001
Commission # CC676474

MORTGAGEES CONSENT TO DEDICATION

BANK OF AMERICA, N.A.

DEAN W. KUNA, SENIOR VICE PRESIDENT

WITNESS CYNTHIA L. TEUFEL

WITNESS CATHY J. COX

ACKNOWLEDGMENT OF MORTGAGEE

STATE OF FLORIDA)
)SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 6th DAY OF December A.D., 1999, 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 SEVERELY 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 (CITY) Hillsborough (COUNTY) COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

CYNTHIA L. TEUFEL
MY COMMISSION # CC786941
EXPIRES: October 29, 2002
Bonded thru Notary Public Underwriters

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CYNTHIA L. TEUFEL
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-29-02

SERIAL NUMBER: CC786941

CERTIFICATE OF TITLE

STATE OF FLORIDA)
)SS:
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 ENCUMBERANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT TAXES FOR THE YEAR 1999 HAVE BEEN PAID.

THIS THE 9th DAY OF December, 1999 A.D.

HEARTLAND TITLE COMPANY

BY:
W. DAVID HART, PRESIDENT

SURVEYOR AND MAPPER'S CERTIFICATE

I, DENNIS J. DeHOFF, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY ON THIS 16th DAY OF DECEMBER, 1999, THE AFOREMENTIONED 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 NOT 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

DENNIS J. DeHOFF
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 4289

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS _____ DAY OF _____, ____.

BY: _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER # _____

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 11th DAY OF January, 2000, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

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 18th DAY OF January, 2000, IN PLAT BOOK 38 AND 64 THROUGH 67.

CLERK OF THE CIRCUIT COURT

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
6321 Grand Boulevard, New Port Richey FL 34652
Tel. (727) 848-7588 - Fax (727) 848-3648
Certificate of Authorization LB 6707
State of Florida

NOTE:
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.