

LEGAL DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:NEW RIVER LAKES VILLAGES "B2" AND "D"
SECTIONS 11 AND 14, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 44 PAGE NO. 105

The undersigned, owners of the lands shown on this plat to be known as NEW RIVER LAKES VILLAGES "B2" AND "D", a subdivision of a portion of the Southwest 1/4 of Section 11 and the Northwest 1/4 of Section 14, ALL being in Township 26 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 14, run thence along the North boundary of said Section 14, N.89°39'23"W., 3023.20 feet to the POINT OF BEGINNING; thence SOUTH, 123.08 feet; thence S.84°30'00"W., 150.51 feet; thence S.05°30'00"E., 171.00 feet to a point of curvature; thence Southerly, 218.38 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 45°30'00" (chord bearing S.17°15'00"W., 212.69 feet) to a point of tangency; thence S.40°00'00"W., 50.00 feet; thence S.50°00'00"E., 110.00 feet; thence N.88°47'00"E., 144.41 feet; thence SOUTH, 44.87 feet; thence S.16°53'53"E., 294.67 feet; thence S.03°33'01"W., 60.00 feet to a point on a curve; thence Westerly, 251.16 feet along the arc of a curve to the right having a radius of 1230.00 feet and a central angle of 11°41'59" (chord bearing N.80°35'59"W., 250.73 feet) to a point of compound curvature; thence Northwesterly, 574.55 feet along the arc of a curve to the right having a radius of 2030.00 feet and a central angle of 16°12'59" (chord bearing N.66°38'31"W., 572.63 feet) to a point of reverse curvature; thence Westerly, 38.60 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 88°27'59" (chord bearing S.77°13'59"W., 34.88 feet); thence N.57°00'00"W., 60.00 feet; thence S.33°00'00"W., 247.41 feet; thence N.57°46'07"W., 249.33 feet to a point of curvature; thence Westerly, 235.62 feet along the arc of a curve to the left having a radius of 150.00 feet and a central angle of 90°00'00" (chord bearing S.77°13'53"W., 212.13 feet) to a point of tangency; thence S.32°13'53"W., 84.00 feet; thence N.57°46'07"W., 345.33 feet; thence S.19°00'00"W., 37.70 feet; thence S.36°00'00"W., 52.22 feet; thence S.49°30'00"W., 46.16 feet; thence S.63°00'00"W., 46.16 feet; thence S.76°30'00"W., 46.16 feet; thence WEST, 69.90 feet; thence S.13°30'00"W., 7.68 feet to a point on a curve on the Northerly boundary of the Perpetual Utility and Roadway Easement, as recorded in Official Record Book 4214, Page 634, Public Records of Pasco County, Florida; thence along said Northerly boundary, Northwesterly, 227.05 feet along the arc of said curve to the left having a radius of 5834.58 feet and a central angle of 02°13'47" (chord bearing N.59°18'15"W., 227.04 feet) to a point on the Easterly boundary of NEW RIVER LAKES PHASE "B1B", according to the plat thereof as recorded in Plat Book 40, Pages 66 through 68, inclusive, Public Records of Pasco County, Florida; thence along said Easterly boundary the following thirteen (13) courses: 1) N.28°50'53"E., 108.48 feet; 2) S.61°09'07"E., 1.14 feet; 3) N.28°50'53"E., 50.00 feet; 4) S.61°09'07"E., 99.74 feet; 5) N.18°57'49"E., 169.77 feet; 6) N.15°53'33"E., 54.50 feet; 7) N.24°49'05"E., 48.48 feet; 8) N.29°43'05"E., 48.48 feet; 9) N.34°37'05"E., 48.48 feet; 10) N.39°31'05"E., 48.48 feet; 11) N.44°03'41"E., 49.20 feet; 12) N.44°57'49"E., 158.00 feet; 13) N.45°02'11"W., 88.00 feet to a point on the Easterly boundary of NEW RIVER LAKES PHASES "A", "B1A" AND "C1", according to the plat thereof as recorded in Plat Book 38, Pages 97 through 103, inclusive, Public Records of Pasco County, Florida; thence along said Easterly boundary the following Nine (9) courses: 1) N.44°57'49"E., 50.00 feet to a point on a curve; 2) Northerly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.00°02'11"W., 28.28 feet) to a point of tangency; 3) N.44°57'49"E., 81.00 feet to a point of curvature; 4) Easterly, 31.42 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing N.89°57'49"E., 28.28 feet); 5) N.44°57'49"E., 60.00 feet; 6) N.36°21'03"E., 375.82 feet; 7) N.30°29'39"E., 181.11 feet to a point of curvature; 8) Northerly, 184.37 feet along the arc of a curve to the left having a radius of 258.00 feet and a central angle of 40°56'43" (chord bearing N.10°01'18"E., 180.48 feet) to a point of tangency; 9) N.10°27'04"W., 147.00 feet to a point on the Easterly boundary of NEW RIVER LAKES PHASE "C2", according to the plat thereof as recorded in Plat Book 40, Pages 69 through 71, inclusive, Public Records of Pasco County, Florida; thence along said Easterly boundary the following three (3) courses: 1) continue N.10°27'04"W., 126.13 feet to a point of curvature; 2) Northwesterly, 412.38 feet along the arc of a curve to the left having a radius of 267.00 feet and a central angle of 88°29'38" (chord bearing N.54°41'53"W., 372.60 feet); 3) N.64°24'26"W., 49.58 feet; thence N.33°00'00"E., 400.01 feet; thence S.57°00'00"E., 199.59 feet; thence S.19°01'47"W., 172.98 feet to a point on a curve; thence Southeasterly, 25.06 feet along the arc of a curve to the right having a radius of 75.00 feet and a central angle of 19°08'35" (chord bearing S.61°23'56"E., 24.94 feet) to a point of compound curvature; thence Southeasterly, 114.86 feet along the arc of a curve to the right having a radius of 428.00 feet and a central angle of 15°22'34" (chord bearing S.44°08'21"E., 114.52 feet); thence N.53°32'56"E., 133.20 feet; thence S.32°00'00"E., 639.55 feet; thence EAST, 450.00 feet; thence S.35°00'00"E., 413.40 feet; thence SOUTH, 398.35 feet to the POINT OF BEGINNING.

Containing 62.088 acres, more or less.

Have cause said land to be divided and subdivided as shown hereon, New River Partners, Limited, as respective owner of the lands described above, do hereby dedicate to the perpetual use of the public and Pasco County, Florida (the "County"), all lands upon which or within which utility improvements and facilities exist; and further do hereby dedicate to the public and the County, 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 the as-built plans, filed with the County for such lands; and further do hereby grant the County a perpetual easement over and across the Drainage Easement and Wetland Conservation Easement areas for the purpose of maintaining or operating the drainage facilities situated thereon; and further do hereby reserve unto themselves, their respective heirs, successors, assigns, or legal representatives, the right to construct, operate, and maintain all such utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said lands, improvements, facilities, and appurtenances is assumed by the County; and further do hereby reserve unto themselves, their respective 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.

This the 2nd day of May, A.D., 2002

NEW RIVER PARTNERS, LIMITED., a Florida limited partnership (OWNER)

BY: NEW RIVER DEVELOPMENT CO., INC.
a Delaware corporation authorized to transact
business in Florida, sole General Partner

Witness: Joe Donnelly

Witness: Jennifer L. Jarrett

By: Beat M. Kahli

Name: Beat M. Kahli

Title: President

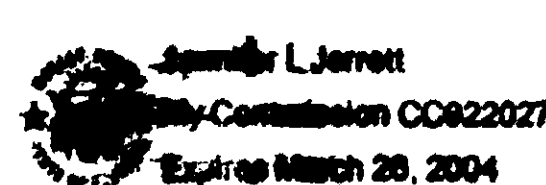
ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 2nd day of May, 2002, by Beat M. Kahli as President of New River Development Co., Inc. He is personally known to me.

Jennifer L. Jarrett
Notary Public, State of Florida at Large
Jennifer L. Jarrett

My Commission expires:
March 26, 2004
Commission Number:
CC922027



NOTE: Tracts "D", "H", "K", "L", "M", "N", "P" and "T" are not dedicated to the public. Legal title to said Tracts "D", "H", "K", "L", "M", "N", "P" and "T" as shown and depicted hereon shall be conveyed by Owner to the New River Homeowners' Association, Inc., and maintained by said New River Homeowners' Association, Inc.

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I, Lynne M. White, Shareholder of Akerman, Senterfitt and Eidson, P.A. do hereby certify 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 this dedication. I hereby certify that the developer of the platted subdivision has record title to that 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 22d day of May, A.D., 20 02

Akerman, Senterfitt and Eidson, P.A.

By: Lynne M. White
Lynne M. White, Shareholder

CLERK OF THE CIRCUIT COURT:

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida this 1st day of November, 20 02 AD in Plat Book 44, Pages 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115

[Signature]
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS:

This is to certify, that on OCTOBER 29, 2002, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

[Signature]
Chairman of the Board of County Commissioners

This the 10th day of JULY, A.D., 2002

COLONIAL BANK - MORTGAGEE

John B. Burke
John B. Burke, Senior Vice President

Era Ann Foster
Witness, Era Ann Foster

Carol V. Casey
Witness, Carol V. Casey

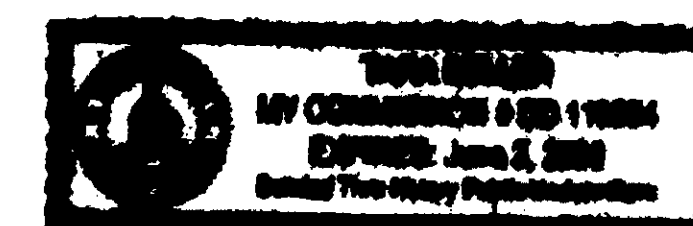
ACKNOWLEDGEMENTS:

STATE OF FLORIDA)
COUNTY OF SEMINOLE) ss:

The foregoing instrument was acknowledged before me this 10th day of JULY, 2002, by John B. Burke as Senior Vice President of Colonial Bank. He is personally known to me.

Tara Butler
Notary Public, State of Florida at Large
Tara Butler

My Commission expires:
June 3, 2006
Commission Number:
DD119804



REVIEW OF PLAT BY REGISTERED SURVEYOR

Reviewed for compliance with Chapter 177 of the Florida Statutes on this the 25th day of October, 2002

Hardward Singh
Surveyor's Name Hardward Singh
Florida Professional Surveyor and Mapper No. 4575

SURVEYOR'S CERTIFICATE

I hereby certify that this plat was prepared under my direction and supervision and that it complies with all of the survey requirements of Chapter 177, PART I, of the Florida Statutes, and that the "P.R.M.s" (Permanent Reference Monuments) as shown hereon have been set, and that the "P.C.P.s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177, of the Florida Statutes will be set within the time allotted in 177.091 (8) (9).

HEIDT & ASSOCIATES, INC., (LB148)
2212 Swann Avenue
Tampa, Florida 33606

Arthur W. Merritt
Arthur W. Merritt, (LS4498)
Florida Professional Surveyor and Mapper

July 24, 2002
Date

2212 SWANN AVENUE
TAMPA, FLORIDA 33606
PHONE (813) 253-5311
FAX (813) 253-2478

HEIDT & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER LB148
CIVIL ENGINEERING
LAND SURVEYING

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided 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.