RIVER CROSSING UNIT 5

A REPLAT OF A PORTION OF TRACTS 9, 11 AND 12 OF SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF THE PORT RICHEY LAND COMPANY SUBDIVISION RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACTS 24, 29, 30 31, AND 32 OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF THE TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA.

LEGAL AND DEDICATION

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS RIVER CROSSING UNIT 5, A REPLAT OF A PORTION OF TRACTS 9, 11 AND 12 OF SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF THE PORT RICHEY LAND COMPANY SUBDIVISION RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACTS 24, 29, 30, 31 AND 32 OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF THE TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 26 SOUTH, RANGE 16 EAST, THE SAME BEING THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11, SOUTH 89° 51' 39" EAST, A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LITTLE ROAD AS DEDICATED IN OFFICIAL RECORD BOOK 888, PAGES 1733, 1740 AND 1741 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 00° 08' 21" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LITTLE ROAD, THE FOLLOWING COURSES AND DISTANCES: 2,252.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,060.26 FEET AND A CHORD OF 2,150.41 FEET WHICH BEARS NORTH 30° 41' 33" WEST; NORTH 62° 15' 00" WEST, 33.76 FEET; THENCE LEAVING THE EASTERLY RIGHT OF WAY LINE OF SAID LITTLE ROAD, NORTH 27° 44' 34" EAST, A DISTANCE OF 201.37 FEET; THENCE A DISTANCE OF 274.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 680.00 FEET AND A CHORD OF 272.78 FEET WHICH BEARS NORTH 39° 33' 09" EAST; THENCE NORTH 50° 23' 43" EAST, A DISTANCE OF 125.40 FEET; THENCE A DISTANCE OF 331.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 540.00 FEET AND A CHORD OF 326.06 FEET WHICH BEARS NORTH 37° 34' 20" EAST; THENCE NORTH 24° 34' 57" EAST, A DISTANCE OF 8.76 FEET; THENCE A DISTANCE OF 174.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET AND A CHORD OF 173.57 FEET WHICH BEARS NORTH 13° 39' 31" EAST; THENCE NORTH 02° 44' 05" EAST, A DISTANCE OF 493.99 FEET; THENCE A DISTANCE OF 864.85 FEET ALONG THE ARC OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 750.00 FEET AND A CHORD OF 817.51 FEET WHICH BEARS NORTH 38° 51' 31" EAST; THENCE NORTH 71° 58' 57" EAST, A DISTANCE OF 199.85 FEET FOR A POINT OF BEGINNING; THENCE NORTH 71° 58' 57" EAST, A DISTANCE OF 417.09 FEET; THENCE A DISTANCE OF 456.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 450.00 FEET AND A CHORD OF 434.25 FEET WHICH BEARS NORTH 89° 53' 17" EAST; THENCE NORTH 89° 00' 32" EAST, A DISTANCE OF 26.13 FEET; THENCE SOUTH 39° 34' 28" EAST, A DISTANCE OF 34.26 FEET; THENCE SOUTH 34° 56' 33" EAST, A DISTANCE OF 33.85 FEET; THENCE SOUTH 39° 34' 48" EAST, A DISTANCE OF 363.00 FEET; THENCE SOUTH 84° 31' 12" WEST, A DISTANCE OF 747.00 FEET; THENCE SOUTH 89° 00' 32" WEST, A DISTANCE OF 104.07 FEET; THENCE NORTH 84° 52' 37" WEST, A DISTANCE OF 52.19 FEET; THENCE NORTH 89° 00' 32" WEST, A DISTANCE OF 106.25 FEET; THENCE SOUTH 09° 59' 37" WEST, A DISTANCE OF 231.98 FEET; THENCE NORTH 80° 31' 23" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 09° 36' 37" WEST, A DISTANCE OF 140.35 FEET; THENCE SOUTH 89° 31' 23" EAST, A DISTANCE OF 133.59 FEET; THENCE A DISTANCE OF 31.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,393.00 FEET AND A CHORD OF 31.52 FEET WHICH BEARS NORTH 89° 51' 59" WEST; THENCE NORTH 00° 00' 05" EAST, A DISTANCE OF 134.35 FEET; THENCE NORTH 87° 15' 55" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 00° 44' 05" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 87° 15' 55" WEST, A DISTANCE OF 218.46 FEET; THENCE NORTH 63° 00' 00" WEST, A DISTANCE OF 46.69 FEET; THENCE SOUTH 27° 00' 00" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 63° 00' 00" WEST, A DISTANCE OF 134.04 FEET; THENCE NORTH 45° 00' 00" WEST, A DISTANCE OF 42.26 FEET; THENCE NORTH 33° 00' 00" WEST, A DISTANCE OF 37.93 FEET; THENCE NORTH 6° 00' 00" EAST, A DISTANCE OF 46.37 FEET; THENCE A DISTANCE OF 233.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET AND A CHORD OF 222.73 FEET WHICH BEARS NORTH 37° 30' 30" EAST; THENCE SOUTH 84° 15' 00" EAST, A DISTANCE OF 103.12 FEET; THENCE NORTH 33° 45' 00" EAST, A DISTANCE OF 167.40 FEET; THENCE A DISTANCE OF 155.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET AND A CHORD OF 154.88 FEET WHICH BEARS NORTH 04° 37' 30" WEST; THENCE NORTH 25° 00' 00" WEST, A DISTANCE OF 5.07 FEET; THENCE NORTH 75° 00' 00" EAST, A DISTANCE OF 101.25 FEET; THENCE NORTH 18° 01' 25" WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 28° 25' 17" EAST, A DISTANCE OF 32.67 FEET; THENCE NORTH 00° 00' 00" WEST, A DISTANCE OF 206.15 FEET TO THE POINT OF BEGINNING CONTAINING 29.14 ACRES M.O.L.

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 STREETS, 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 ARE SHOWN; 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 AND SEWER LINES AND 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 FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH 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, THEREIN, THE TITLE TO AND ALL IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, FOR ANY REASON SUCH DEDICATION SHALL BE EXPUNGED, VACATED OR INVALIDATED, VOLUNTARILY OR INVOLUNTARILY, VOIDED OR INVALIDATED.

THIS THE 22nd DAY OF August, A.D., 1986.

OWNER

RIVER CROSSING DEVELOPMENT CO., INC.

RICHARD C. DEEB, PRESIDENT — ALEX A. DEEB, SECRETARY-TREASURER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 22nd DAY OF August, A.D., 1986 BEFORE ME PERSONALLY APPEARED RICHARD C. DEEB AND ALEX A. DEEB, PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY, OF RIVER CROSSING DEVELOPMENT CO., INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY 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 NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 9-15-87 — NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGEE

SUN BANK OF PASCO COUNTY

KEVIN C. TENNIS, VICE PRESIDENT — KITTY VAN TASSEL, ASSISTANT CASHIER

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 22nd DAY OF August, A.D., 1986, BEFORE ME PERSONALLY APPEARED KEVIN C. TENNIS AND KITTY VAN TASSEL, VICE PRESIDENT AND ASSISTANT CASHIER, RESPECTIVELY, OF SUN BANK OF PASCO COUNTY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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 Elfers (Sun Bank), PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 4-1-90 — NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I, DANIEL N. MARTIN, OF LAWYERS TITLE INSURANCE CORPORATION, DO HEREBY CERTIFY THAT THE APPARENT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS OR CORPORATION EXECUTING THIS DEDICATION AS IT IS 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 APPARENT RECORD TITLE TO THE LAND. ADDITIONALLY, I CERTIFY THAT HERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; AND THAT THE TAXES FOR THE YEAR 1985 HAVE BEEN PAID.

THIS THE 28th DAY OF AUGUST, A.D., 1986.

LAWYERS TITLE INSURANCE CORPORATION

BY: Daniel N. Martin

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 14TH DAY OF OCTOBER, A.D., 1986, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE

CASSON ENGINEERING COMPANY

WALTER A. CASSON, JR.
FLORIDA SURVEYOR'S REG. NO. 1233

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 10 DAY OF NOV., A.D., 1986.

CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 10 DAY OF NOV, A.D., 1986, IN PLAT BOOK 24, PAGES 145, 146 AND 147.

J.D. Pittman, CLERK OF THE CIRCUIT COURT
By: J.D. Crandall, D.C.

SHEET 1 OF 3