

Bridgewater Phase 3

A Portion of Sections 33 and 34, Township 25 South, Range 20 East
Pasco County, Florida

PLAT BOOK

PAGE

SHEET 1 OF 8

LEGAL DESCRIPTION and DEDICATION:

STATE OF FLORIDA }
COUNTY OF PASCO } ss:

The undersigned, owners of the lands shown in this plat to be known as Bridgewater Phase 3, a subdivision of a portion of Sections 33 and 34, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Northwest corner of Tract "B", "BRIDGEWATER PHASE 1 AND 2", as recorded in Plat Book 48, Page 110, of the public records of Pasco County, Florida, said point also being on the West boundary of the Lennar Homes, Inc. Parcel as described in Official records Book 4833, Page 1876, of the Public Records of Pasco County, Florida; thence along the West boundary of said Lennar Homes, Inc. Parcel, N.00°30'08"W., a distance of 1352.15 feet to the East boundary of "WILLIAM DOUBLE BRANCH ESTATES", as recorded in Plat Book 12, Page 106, of the public records of Pasco County, Florida; thence along the East boundary of said "WILLIAM DOUBLE BRANCH ESTATES", N.00°03'19"E., a distance of 736.81 feet to the North boundary of said Lennar Homes, Inc. Parcel; thence along the Northerly boundary of said Lennar Homes, Inc. Parcel, N.79°27'26"E., a distance of 658.92 feet; thence S.10°32'34"E., a distance of 140.00 feet; thence N.79°27'26"E., a distance of 50.00 feet; thence S.07°22'45"E., a distance of 50.08 feet to a non-tangent point of curvature; thence Southwesterly 34.89 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet, a central angle of 79°57'34", and a chord bearing and distance of S.39°28'39"W., 32.13 feet; thence S.00°30'08"E., a distance of 88.82 feet; thence N.89°29'52"E., a distance of 120.00 feet; thence S.32°41'53"E., a distance of 478.59 feet; thence N.89°29'52"E., a distance of 580.00 feet; thence N.45°15'34"E., a distance of 73.07 feet; thence N.90°00'00"E., a distance of 274.45 feet; thence S.53°40'34"E., a distance of 199.80 feet; thence S.69°08'07"E., a distance of 138.82 feet; thence S.30°00'00"E., a distance of 393.15 feet to the Northerly boundary of said "BRIDGEWATER PHASE 1 AND 2"; thence along said Northerly boundary the following six (6) courses and distances: 1) S.63°24'42"W., a distance of 895.44 feet; 2) N.26°35'18"W., a distance of 504.50 feet; 3) N.90°00'00"W., a distance of 340.79 feet; 4) S.35°04'26"W., a distance of 373.41 feet; 5) S.24°59'05"E., a distance of 358.38 feet; 6) S.65°00'55"W., a distance of 1,146.95 feet to the POINT OF BEGINNING. Containing 60.18 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, over 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 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, streets, utility improvements, or utilities 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 19th day of MARCH, 2004.

OWNER:

Lennar Homes, Inc.
Signed, sealed and delivered in the presence of:

Doyle D. Dudley Dawn Bailey Alanna K. Lindau
Doyle D. Dudley Witness Dawn Bailey Witness Alanna K. Lindau
Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PASCO } ss:

I hereby certify on this 19th day of MARCH, 2004, before me personally appeared Doyle D. Dudley, Vice President of Lennar Homes, Inc., a Florida Corporation who have identified himself to me as the person 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 seal at HILLSBOROUGH County, Florida, the day and year aforesaid.

My commission expires: 11-26-04

Jo Ann Byrum
Notary Public, State of Florida at Large



CERTIFICATE OF TITLE

I, Laura Rambeau, of North American Title Company, do hereby certify that 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 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 the taxes for the year 2003 have been paid.

This the 23rd day of MARCH, 2004.

Laura Rambeau

Laura Rambeau, Vice President
North American Title Company

REVIEW OF PLAT BY REGISTERED SURVEYOR

Reviewed for compliance with chapter 177 of the Florida Statutes on this the 31st day of MARCH, 2004.

Hardevwar Singh

Reviewed By: HARDEVWAR SINGH
Florida Professional Surveyor and Mapper, License No. 4575

BOARD OF COUNTY COMMISSIONERS:

This is to certify that on 1st day of April, 2004 the foregoing plat or plan was approved by the Board of County Commissioners.

John C. Smith
Chairman of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this 23rd day of April, 2004 in Plat Book 49, Pages 90-92.

John C. Smith
Clerk of the Circuit Court

NOTES:

- 1.) Bearings shown hereon are based on the Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983 (NAD83), adjustment of 1990. The North boundary of Tract "B", "BRIDGEWATER PHASE 1 AND 2" as recorded in Plat Book 48, Page 110, bears S. 65°00'55" W.
- 2.) The coordinate values shown hereon are based on the Pasco County Primary Control Network (NAD 1983-1990 Re-adjustment) and were established to Third-Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.
- 3.) Tracts A (Open Space), B, C, D, E, F, and G (Drainage Easements) shall be conveyed to and maintained by the "Bridgewater Community Association, Inc."

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.

SURVEYOR'S CERTIFICATE

I, Dennis J. DeHoff, of D.C. Johnson & Associates, Inc., the undersigned Registered Land Surveyor, hereby certify that on 12 December 2003, the aforescribed 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 (P.R.M.s) as shown hereon are in place, and lot corners and Permanent Control Points (P.C.P.s) will be placed within one year, as required by law, and that this plat complies with all requirements of chapter 177, of the Florida Statutes and Amendments thereof.

D.C. Johnson & Associates, Inc.
Florida Licensed Business No. 4514

Dennis J. DeHoff
Florida Professional Land Surveyor No. 4289

