

ROSEWOOD AT RIVER RIDGE PHASES 6A AND 6B

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

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
) SS:
 COUNTY OF PASCO)

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS ROSEWOOD AT RIVER RIDGE PHASE 6, A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the most southerly corner of Rosewood at River Ridge Phase 4, as recorded in Plat Book 38, Pages 64 through 67, of the Public Records of Pasco County, Florida, for a POINT OF BEGINNING; thence along the southeasterly boundary of said Rosewood at River Ridge Phase 4 the following eight (8) calls: 1) North 67°22'10" East, 160.54 feet; 2) 15.30 feet along the arc of a curve to the right, said curve having a radius of 325.00 feet; a central angle of 02°41'51", and a chord distance of 15.30 feet, which bears North 21°16'54" West; 3) North 19°55'59" West, 41.47 feet; 4) North 70°04'01" East, 107.99 feet; 5) North 08°30'42" East, 79.61 feet; 6) North 70°04'01" East, 56.49 feet; 7) North 26°28'10" East, 62.22 feet; 8) North 06°54'39" West, 78.68 feet; thence leaving said southeasterly boundary of Rosewood at River Ridge Phase 4, North 55°55'05" East, for 141.55 feet; thence North 34°04'55" West, for 29.16 feet; thence North 55°55'05" East, for 154.09 feet; thence 37.88 feet along the arc of a curve to the left, said curve having a radius of 475.00 feet; a central angle of 04°34'08", and a chord of 37.87 feet which bears North 53°38'01" East; thence South 17°14'12" East, for 53.32 feet; thence South 36°31'33" East, for 154.73 feet; thence North 70°16'52" East, for 45.57 feet; thence North 19°09'37" East, for 50.96 feet; thence North 31°58'57" East, for 170.00 feet; thence North 27°45'11" East, for 157.21 feet; thence South 44°53'22" East, for 152.56 feet; thence South 38°04'50" East, for 50.39 feet; thence South 45°34'26" East, for 218.67 feet; thence South 27°41'55" West, for 333.17 feet; thence South 12°14'28" West, for 260.14 feet; thence South 86°11'21" West, for 421.35 feet; thence South 21°02'44" East, for 115.92 feet; thence South 01°45'09" East, for 154.51 feet; thence South 36°41'16" West, for 149.93 feet; thence North 69°09'58" West, for 178.24 feet; thence South 83°43'17" West, for 190.95 feet; thence North 51°34'36" West, for 180.60 feet; thence South 62°21'38" West, for 267.08 feet; thence North 65°15'10" West, for 177.07 feet; thence South 59°18'32" West, for 216.69 feet; thence North 69°54'21" West, for 121.90 feet; thence North 36°54'07" West, for 153.93 feet; thence North 22°45'50" East, for 204.99 feet; thence North 54°55'40" East, for 110.71 feet; thence North 87°46'39" East, for 112.97 feet; thence South 78°32'47" East, for 177.41 feet; thence North 80°01'58" East, for 156.81 feet; thence North 44°35'27" East, for 134.86 feet; thence North 20°21'16" West, for 113.19 feet; thence South 54°58'55" East, for 100.00 feet to the POINT OF BEGINNING.

Containing 22.988 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, EASEMENTS AND TRACT PS-3 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 THEREOF, 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 24th DAY OF May 2002 A.D.

OWNER

N.D. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION

M.D. BOYCE, PRESIDENT

WITNESS

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)
) SS:
 COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 24th DAY OF May A.D. 2002 BEFORE ME PERSONALLY APPEARED M.D. BOYCE, AS PRESIDENT OF N.D. 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 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.

Rich Gordon, VICE PRESIDENT

WITNESS

ACKNOWLEDGMENT OF MORTGAGEE

STATE OF FLORIDA)
) SS:
 COUNTY OF HILLSBOROUGH)

I HEREBY CERTIFY ON THIS 24th DAY OF May A.D. 2002 BEFORE ME PERSONALLY APPEARED RICH GORDON, 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 Pasco County, Florida, THE DAY AND YEAR AFORESAID.

B.J. REYNOLDS

PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/26/05

SERIAL NUMBER: CC997942

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 ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT TAXES FOR THE YEAR 2001 HAVE BEEN PAID.

THIS THE 24th DAY OF May 2002 A.D.

HEARTLAND TITLE COMPANY

BY: W. DAVID HART, PRESIDENT

SURVEYOR AND MAPPER'S CERTIFICATE

I, GREGORY D. WHITE, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY ON THIS 18th DAY OF May 2002 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.
 8321 GRAND BOULEVARD
 NEW PORT RICHEY, FLORIDA

GREGORY D. WHITE
 FLORIDA SURVEYOR AND MAPPER
 REGISTRATION NO. 4468

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 19th DAY OF June 2002.

Nellie Mac Robinson (SIGNATURE)

Nellie Mac Robinson (PRINT NAME)

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #3392

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 2nd DAY OF July 2002 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 24th DAY OF May 2002, IN PLAT BOOK 43, PAGES 131, 132, 133, 134.

CLERK OF THE CIRCUIT COURT

FLORIDA DESIGN CONSULTANTS, INC.
 ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
 8321 Grand Boulevard, New Port Richey, FL 34652
 Tel: (727) 848-7248 - Fax: (727) 848-1648
 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 4