

ROSEWOOD AT RIVER RIDGE PHASE 5 41/11

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

A PORTION OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 33, FOR A POINT OF BEGINNING THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 33, NORTH 89°07'18" EAST, FOR 284.51 FEET; THENCE LEAVING SAID NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 33, 87.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 14°22'31", AND A CHORD OF 87.58 FEET WHICH BEARS SOUTH 01°14'36" WEST; THENCE SOUTH 08°25'51" WEST FOR 102.02 FEET; THENCE 31.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 91°32'50", AND A CHORD OF 28.66 FEET WHICH BEARS SOUTH 54°12'16" WEST; THENCE SOUTH 11°54'50" WEST, FOR 50.03 FEET; THENCE SOUTH 09°58'41" WEST, FOR 113.67 FEET; THENCE SOUTH 81°25'48" EAST, FOR 149.24 FEET; THENCE SOUTH 14°23'55" WEST, FOR 67.51 FEET; THENCE SOUTH 24°57'21" WEST, FOR 67.29 FEET; THENCE SOUTH 35°30'47" WEST, FOR 67.29 FEET; THENCE SOUTH 46°04'14" WEST, FOR 67.29 FEET; THENCE SOUTH 38°39'03" EAST, FOR 109.28 FEET; THENCE 37.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, 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 SOUTH 53°38'01" WEST; THENCE SOUTH 55°55'05" WEST, FOR 154.09 FEET; THENCE SOUTH 34°04'55" EAST, FOR 29.16 FEET; THENCE SOUTH 55°55'05" WEST, FOR 141.55 FEET TO A POINT ON THE EASTERLY BOUNDARY OF ROSEWOOD AT RIVER RIDGE PHASE 4 AS RECORDED IN PLAT BOOK 38, PAGES 64-67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF ROSEWOOD AT RIVER RIDGE PHASE 4 THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: 1) NORTH 06°54'39" WEST, 15.53 FEET; 2) NORTH 25°45'34" WEST, 56.78 FEET; 3) NORTH 48°36'49" WEST, 72.31 FEET; 4) NORTH 87°42'59" WEST, 145.64 FEET; 5) SOUTH 55°06'47" WEST, 25.31 FEET; 6) NORTH 56°25'09" WEST, 180.14 FEET; 7) NORTH 42°47'51" WEST, 168.12 FEET; 8) NORTH 37°30'27" EAST, 67.14 FEET; 9) NORTH 02°30'37" WEST, 108.57 FEET; 10) 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 NORTH 87°21'45" EAST; 11) NORTH 02°45'54" WEST, 159.66 FEET; 12) NORTH 17°36'04" WEST, 232.64 FEET TO THE MOST NORTHERLY CORNER OF SAID ROSEWOOD AT RIVER RIDGE PHASE 4, ALSO BEING A POINT ON THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD EXTENSION PHASE 1 AS SHOWN ON THE RIGHT-OF-WAY MAP PREPARED BY BERRYMAN & HENIGAR, INC. PASCO COUNTY PROJECT NO. C 6686.20; THENCE LEAVING SAID EASTERLY BOUNDARY OF ROSEWOOD AT RIVER RIDGE PHASE 4 AND ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD EXTENSION PHASE 1, 105.90 FEET ALONG THE ARC OF CURVE TO THE LEFT TO THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 33, SAID CURVE HAVING A RADIUS OF 2,155.48 FEET, A CENTRAL ANGLE OF 02°48'54", AND A CHORD OF 105.89 FEET WHICH BEARS NORTH 72°19'55" EAST; THENCE LEAVING SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD EXTENSION PHASE 1 AND ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 33, NORTH 89°13'34" EAST, FOR 95.01 FEET TO A POINT ON SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD EXTENSION PHASE 1; THENCE ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD EXTENSION PHASE 1 THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 20°16'02" EAST, 1.76 FEET; (2) NORTH 69°43'58" EAST, 4.97 FEET TO THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE LEAVING SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE ROAD EXTENSION PHASE 1 AND ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 33, NORTH 89°13'34" EAST, FOR 309.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.019 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 11 DAY OF April, 2001 A.D.

OWNER

N.G. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION

M. D. BOYCE, PRESIDENT

WITNESS MARTHA M. GROMBERG

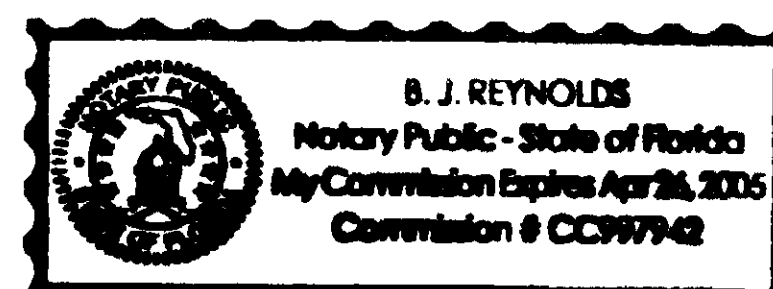
WITNESS Bryan Boyce

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 11 DAY OF April, 2001 A.D., 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.



B.J. Reynolds
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

B.J. Reynolds
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-26-2005

SERIAL NUMBER: CC997942



FLORIDA DESIGN CONSULTANTS, INC.

ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

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Certificate of Authorization: LB 6707
State of Florida

MORTGAGEE: CONSENT TO DEDICATION

BANK OF AMERICA, N.A.

DEAN W. KUNA, SENIOR VICE PRESIDENT

WITNESS BARBARA KARAC

Nancy A. Diedrich
WITNESS NANCY A. DIEDRICH

ACKNOWLEDGMENT OF MORTGAGEE

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 11 DAY OF APRIL, 2001 A.D., 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 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 TAMPA, FLORIDA, THE DAY AND YEAR AFORESAID.



Barbara J. Karac
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

BARBARA J. KARAC
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-20-02

SERIAL NUMBER: CC791826

CERTIFICATE OF TITLE

STATE OF FLORIDA)
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 2000 HAVE BEEN PAID.

THIS THE 12 DAY OF APRIL, 2001 A.D.

HEARTLAND TITLE COMPANY

BY: W. David Hart
W. DAVID HART, PRESIDENT

SURVEYOR AND MAPPER'S CERTIFICATE

I, GREGORY D. WHITE, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY ON THIS 11 DAY OF April, 2001, THE FOREGOING 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

GREGORY D. WHITE
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 4466

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 2nd DAY OF May, 2001 A.D.

Nellie Mae Robinson

(PRINT NAME)

Nellie Mae Robinson

(SIGNATURE)

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #3392

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 8th DAY OF May, 2001, 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 11th DAY OF May, 2001 A.D., IN PLAT BOOK 41, PAGES 11 THROUGH 13.

CLERK OF THE CIRCUIT COURT

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.

SHEET 1 OF 3