

36/98

ROSEWOOD AT RIVER RIDGE PHASE III B

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

LEGAL DESCRIPTION AND DEDICATION

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 25 SOUTH, RANGE 17 EAST, THENCE ALONG THE WEST LINE OF THE NORTHWEST ONE QUARTER OF SECTION 33, S. 02°15'17" E. 170.00 FEET; THENCE N 38°14'41" E. 511.40 FEET; THENCE ALONG THE ARC OF A CURVE TO THE NORTH, 1021.20 FEET TO THE POINT OF BEGINNING; SUB CURVE HAVING A RADIUS OF 1372.35 FEET, A CHORD BEARING OF 99.870° E. 1 CHORD BEARING OF S 89°28'18" E. AND A CENTRAL ANGLE OF 42°30'52"; THENCE ALONG THE FOLLOWING COURSE AND DISTANCES: S 89°28'18" E. 576.12 FEET; THENCE S 52°32'23" W. 287.03 FEET; THENCE N 132°27'27" W. 150.83 FEET; THENCE S 23°51'08" W. 70.19 FEET; THENCE S 47°15'44" W. 80.00 FEET; THENCE S 74°00'27" W. 58.08 FEET; THENCE N 77°15'01" W. 80.00 FEET; THENCE S 53°34'47" W. 46.20 FEET; THENCE S 30°29'18" W. 50.71 FEET; THENCE S 17°36'11" W. 25.40 FEET; THENCE S 44°28'41" W. 44.80 FEET; THENCE S 16°18'18" W. 80.00 FEET; THENCE S 89°08'41" W. 81.80 FEET; THENCE N 68°33'15" W. 80.00 FEET; THENCE S 17°18'33" W. 57.88 FEET; THENCE N 18°33'53" W. 70.00 FEET; THENCE N 04°49'00" E. 143.93 FEET; THENCE N 04°33'08" W. 100.00 FEET; THENCE N 07°25'34" W. 56.59 FEET; THENCE N 01°43'00" E. 17.80 FEET; THENCE N 17°11'08" W. 82.84 FEET; THENCE N 35°36'18" W. 47.72 FEET; THENCE N 18°18'28" E. 56.78 FEET; THENCE N 12°31'00" E. 17.80 FEET; THENCE N 40°08'18" E. 38.21 FEET; THENCE N 61°12'20" E. 92.24 FEET; THENCE S 87°00'52" E. 38.21 FEET; THENCE S 48°07'18" E. 18.38 FEET; THENCE N 41°52'14" E. 25.00 FEET TO THE POINT OF BEGINNING.

NAME CLARE SAID LAND TO BE DONATED AND SURROUNDED 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 AND PORTIONS OF LANDS, AND PORTIONS OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS OR FACILITIES, EXISTING, 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, LOT STAKES, POWER, STANDARD CITIES, BUILDINGS, SEWER FACILITIES, LIVING WITHIN OR UPON THE LANDS SHOWN ON THIS PLAT AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THESE LANDS, AND FURTHER DO HEREBY RESERVE, INTO TRUST, TO HIS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, REPAIR, MAINTAIN, AND IMPROVE SUCH LANDS, STREETS, UTILITY IMPROVEMENTS OR FACILITIES, AND APPROPRIATELY WELL, WITHIN THE OPERATION AND MAINTENANCE OF SUCH LANDS, IMPROVEMENTS, FACILITIES, AND APPROPRIATELY AS ASSIGNED BY PASCO COUNTY, FLORIDA, AND FURTHER DO HEREBY RESERVE INTO TRUST, TO HIS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING, BUT NOT LIMITED TO, THE PRIVATE UTILITY, FURNISHING WATER AND SEWER, GAS, AND UTILITIES THEREON, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED. CONTAINING AVERAGE 20.89 ACRES MORE OR LESS.

THIS THE 9th DAY OF SEPTEMBER, A.D. 1998

OWNERS

R.C. DEVELOPMENT, CORP., A FLORIDA CORPORATION
BY: *David J. Syrasal* SECRETARY
BY: *John A. Dwyer* SECRETARY

WITNESSED, SEALED AND DELIVERED IN THE PRESENCE OF

Walter J. Syrasal WITNESS FOR BOTH
David J. Syrasal WITNESS FOR BOTH

MORTGAGEES CONSENT TO DEDICATION

SUNTRUST BANK, NAHULNE, FLORIDA

BY: *David J. Syrasal* VICE PRESIDENT
BY: *John A. Dwyer* VICE PRESIDENT

WITNESSED, SEALED AND DELIVERED IN THE PRESENCE OF

Walter J. Syrasal WITNESS FOR BOTH
David J. Syrasal WITNESS FOR BOTH

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY, THAT ON THIS 9th DAY OF Sept., A.D. 1998 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED M. D. BOICE AND JEREMY J. REYNOLDS, AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF R.C. DEVELOPMENT, CORP. TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

PERSONALLY KNOWN: *David J. Syrasal*
PRODUCED IDENTIFICATION: *David J. Syrasal*
TYPE OF IDENTIFICATION PRODUCED: *David J. Syrasal*

ACKNOWLEDGMENT OF MORTGAGEES

STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY, THAT ON THIS 10th DAY OF Sept., A.D. 1998, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED DAVID J. SYRASAL AND JOHN A. DWYER, AS FIRST VICE PRESIDENT AND SECOND VICE PRESIDENT, RESPECTIVELY, OF SUNTRUST BANK, NAHULNE, FLORIDA, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND THEY 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

PERSONALLY KNOWN: *Walter J. Syrasal*
PRODUCED IDENTIFICATION: *Walter J. Syrasal*
TYPE OF IDENTIFICATION PRODUCED: *Walter J. Syrasal*

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO

I, FRANK J. GREY, AS PRESIDENT OF FRANK J. GREY, P.A., DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED ON THIS PLAT IS IN THE NAME OF THE PERSON OR PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THIS PLAT. IN THE EVENT THAT THE LAND IS USED OR CONTAINS ANY ENCUMBRANCES, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND, ADDITIONALLY, I HEREBY CERTIFY THAT THERE ARE NO DEEDS AND/OR ENCUMBRANCES OF RECORD AGAINST SUCH PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; AND THAT THE TAXES FOR THE YEAR HEREIN HAVE BEEN PAID.

THIS 10th DAY OF SEPTEMBER, A.D. 1998.

HOBBY, ANDERSON & GREY
AN ASSOCIATION OF PROFESSIONAL ASSOCIATIONS
BY FRANK J. GREY, P.A.

Frank J. Grey
FRANK J. GREY, PRESIDENT

SURVEYOR'S CERTIFICATE

I, DAVID K. PREVOY, THE UNDERSIGNED REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON THIS 22nd DAY OF SEPTEMBER, A.D. 1998, THE AFORESAID 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) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE, AND THAT THE PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND MECHANISMS THEREOF.

David K. Prevoy
DAVID K. PREVOY
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4934



REVIEW OF PLAT BY LICENSED SURVEYOR AND MAPPER

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS

20th DAY OF Sept., A.D. 1998 BY: *David K. Prevoy*
Nellie Mae Robinson #3912

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 22nd DAY OF Sept., A.D. 1998, THE FOREGOING PLAT OR PLANS WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 22nd DAY OF Sept., 1998 A.D. IN PLAT BOOK 306, PAGES 514, 515 AND 516.

David K. Prevoy
CLERK OF THE CIRCUIT COURT

BAY LAND
SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NUMBER LB-1184
6802 COMMERCE BLVD.
PORT RICHEY, FLORIDA 34668
PHONE (772) 641-1711 FAX (772) 644-3058
PHONE (352) 655-8240 FAX (352) 663-9400

SHEET
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