

RIVERSIDE VILLAGE UNIT 4 PHASE 1

A PORTION OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION & DEDICATION

A PORTION OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE RUN NORTH 00°20'24" EAST, 1520.75 FEET ALONG THE EAST BOUNDARY LINE OF SAID SECTION 13, THENCE RUN NORTH 89°43'41" WEST, 1362.66 FEET ALONG THE EAST EXTENSION OF THE 1/4 SECTION 13, THENCE RUN NORTH 89°43'41" WEST, 1362.66 FEET ALONG THE EAST 20 AS SHOWN ON PLAT RECORDED IN PLAT BOOK 23, PAGES 104 AND 105 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89°43'41" WEST, 1362.66 FEET ALONG SAID EAST EXTENSION OF THE NORTH 89°43'41" EAST, 50.00 FEET ALONG SAID EAST BOUNDARY LINE OF SAID RIVERSIDE VILLAGE UNIT 20, THENCE THENCE NORTH 00°40'50" EAST, 86.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MAKONG DELTA DRIVE, EAST BOUNDARY LINE OF SAID RIVERSIDE VILLAGE UNIT 20, THENCE SOUTH 89°43'41" EAST, 50.00 FEET ALONG THE EAST EXTENSION OF SAID RIVERSIDE VILLAGE UNIT 20 AND THE RECORDS OF PASCO COUNTY, FLORIDA TO A POINT ON THE EAST EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID MAKONG DELTA DRIVE AS SHOWN ON SAID PLAT OF RIVERSIDE VILLAGE UNIT 20, THENCE NORTH 89°43'41" WEST, 50.00 FEET ALONG SAID EAST EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID MAKONG DELTA DRIVE, THENCE NORTH 00°40'50" EAST, 86.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MAKONG DELTA DRIVE, THENCE SOUTH 89°43'41" EAST, 50.00 FEET ALONG THE EAST BOUNDARY LINE OF SAID RIVERSIDE VILLAGE UNIT 20, THENCE SOUTH 00°40'50" WEST, 10.00 FEET ALONG THE EAST BOUNDARY LINE OF SAID RIVERSIDE VILLAGE UNIT 20, THENCE SOUTH 00°40'50" WEST, 785.00 FEET, THENCE SOUTH 00°40'50" WEST, 388.27 FEET, THENCE SOUTH 67°28'32" EAST, 253.35 FEET, THENCE SOUTH 41°39'18" EAST, 220.31 FEET, THENCE NORTH 80°14'17" EAST, 105.57 FEET, THENCE SOUTH 00°40'50" WEST, 363.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.5886 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 ALL STREETS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN AND DEPICTED HEREON, RESERVING THE RIGHT OF INTEREST AND MAINTAIN WATER AND SEWER LINES WITHIN ALL RIGHTS-OF-WAY AND EASEMENTS DEPICTED BY THIS PLAT IN THE EVENT THE REPAIR OR MAINTENANCE OF SAID WATER AND SEWER LINES CAUSES DAMAGE TO EXISTING STREETS, OWNERS AGREE TO REPLACE SAID STREETS TO THEIR PRIOR CONDITION WITHIN SAID DAMAGED AREA.

THIS THE 10th DAY OF DECEMBER, A.D. 1987.

OWNER: PHASE ONE HOMES, INC.

STEPHEN G. WATFORD, PRESIDENT

Richard W. Baker, Secretary/Treasurer
RICHARD BAKER SECRETARY-TREASURER

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

WITNESS FOR BOTH

WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 10th DAY OF DECEMBER, A.D. 1987, BEFORE ME APPEARED STEPHEN G. WATFORD AND RICHARD BAKER, PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY OF PHASE ONE HOMES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE 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, FLORIDA, THE DAY AND YEAR AFORESAID.

Notary Public

STATE OF FLORIDA

MY COMMISSION EXPIRES: 11/1/88

OWNER: INTERPHASE, INC.

AND DELIVERED IN THE PRESENCE OF:

WITNESS FOR BOTH

Richard W. Baker, Secretary/Treasurer
RICHARD BAKER SECRETARY-TREASURER

WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 10th DAY OF DECEMBER, A.D. 1987, BEFORE ME APPEARED ROY M. SPEER AND RICHARD BAKER, PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY OF INTERPHASE, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE 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, FLORIDA, THE DAY AND YEAR AFORESAID.

Notary Public

STATE OF FLORIDA

MY COMMISSION EXPIRES: 11/1/88

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO

I, DAVID E. OLSON, 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 THERE ARE NO LIENS AND/OR ENCUMBRANCES AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT THE TAXES FOR THE YEAR 1986 HAVE BEEN PAID.

THIS THE 10th DAY OF DECEMBER, 1987.

David E. Olson, Attorney at Law

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 18th DAY OF February, A.D. 1988 IN PLAT BOOK 26, PAGES 76 THRU 77.

Jed Pittman, Clerk of the Circuit Court

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE 10th DAY OF DECEMBER, A.D. 1987, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Chairman of the Board

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 5th DAY OF Feb. A.D. 1987, 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.

SURVEYOR: GLOBAL ENGINEERING AND MAPPING COMPANY, INC.

Donna J. Fink, F.R.S. #2689
P.O. BOX 182
NEW PORT RICHEY, FL. 34698-182

2/5/88
DATE