

RIVER CROSSING

UNIT 4

A REPLAT OF A PORTION OF TRACTS 30, 31 AND 32 OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF THE TAMPA TARPON SPRINGS LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS RIVER CROSSING UNIT 4, A REPLAT OF A PORTION OF TRACTS 30, 31 AND 32 OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF THE TAMPA TARPON SPRINGS LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, THE SAME BEING THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, SOUTH 0° 15' 29" EAST, A DISTANCE OF 40.0 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF LITTLE ROAD AS SHOWN IN OFFICIAL RECORD BOOK 68, PAGES 1230, 1240 AND 1241 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID LITTLE ROAD THE FOLLOWING COURSES AND DISTANCES: S. 80° 37' 00" EAST, A DISTANCE OF 2,150.00 FEET; THENCE LEAVING THE EASTERN RIGHT-OF-WAY LINE OF SAID LITTLE ROAD, NORTH 23° 44' 54" EAST, A DISTANCE OF 201.37 FEET; THENCE A DISTANCE OF 274.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 485.00 FEET AND A CHORD OF 222.74 FEET WHICH BEARS NORTH 0° 19' 18" EAST; THENCE NORTH 50° 53' 52" EAST, A DISTANCE OF 105.60 FEET; THENCE A DISTANCE OF 221.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A CHORD OF 248.46 FEET WHICH BEARS NORTH 37° 34' 02" EAST; THENCE SOUTH 50° 15' 39" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.20 ACRES.

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 DETECTED 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 POWER LINES, LINES FOR WATER, FIRE PROTECTION, PLANTS AND OTHER APPURTENANT FACILITIES. THE RIGHT HEREIN UPON THE PUBLIC UTILITY 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, TO FACILITIES AND APPURTENANT FACILITIES INCLUDING AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANT FACILITIES AS PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE unto itself, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE HEIR, UTILITY IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE PUBLIC IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY REJECTED, VOIDED OR INVALIDATED.

THIS THE 11th DAY OF September, A.D., 1986.

OWNER

RIVER CROSSING DEVELOPMENT CO., INC.

Richard H. Dool *Mark H.*

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

James H. Dool *James H. Dool*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 11th DAY OF September, A.D., 1986, BEFORE ME PERSONALLY APPEARED RICHARD H. DOOL, PRESIDENT AND SECRETARY-TREASURER OF RIVER CROSSING DEVELOPMENT CO., INC., A FLORIDA CORPORATION, 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 464 PORT ARTHUR, COUNTY OF PASCO, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES 5/30/89 *James H. Dool*

MORTGAGEE

SUN BANK OF PASCO COUNTY

Kevin J. Hines *K. Hines*

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

James H. Dool *James H. Dool*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 12th DAY OF September, A.D., 1986, BEFORE ME PERSONALLY APPEARED KEVIN J. HINES, VICE PRESIDENT AND ASSISTANT CASHIER, RESPECTIVELY, OF SUN BANK OF PASCO COUNTY, A FLORIDA CORPORATION, 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 216th COUNTY OF Pasco, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES 2-20-90 *James H. Dool*

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PASCO

I, JAMES H. DOOL, VICE PRESIDENT AND ASSISTANT CASHIER, 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. ON THE EVENT THE PLAT DOES NOT COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 172 OF THE FLORIDA STATUTES, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS APPARENT RECORD TITLE TO THE LAND. SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; AND THAT THE TAXES FOR THE YEAR 1986 HAVE BEEN PAID.

THIS THE 11th DAY OF September, A.D., 1986.

LAWYERS TITLE INSURANCE CORPORATION

BY: *James H. Dool*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 9th DAY OF October, A.D., 1986, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED; AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THIS PLAT COMPLETES ALL THE REQUIREMENTS OF CHAPTER 172 OF THE FLORIDA STATUTES; THE FOREGOING CERTIFICATE BEING 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, TO FACILITIES AND APPURTENANT FACILITIES INCLUDING AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANT FACILITIES AS PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE unto itself, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE HEIR, UTILITY IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE PUBLIC IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY REJECTED, VOIDED OR INVALIDATED.

CASSON ENGINEERING COMPANY

James H. Dool *James H. Dool*

FLORIDA SURVEYOR'S REG. NO. 1233

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 16th DAY OF December, A.D., 1986.

James H. Dool

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 29th DAY OF Dec., A.D., 1986, IN PLAT BOOK 68, PAGES 12 AND 13.

James H. Dool *James H. Dool*

SHEET 1 OF 2

RIVER CROSSING UNIT 4
PLAT BOOK 68, PAGE 12

OWNER NO. 440339

RIVER CROSSING DEVELOPMENT CO., INC.