25-18

RIVER CROSSING UNIT 6

A REPLAT OF A PORTION OF TRACTS 63 AND 64 OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AND A REPLAT OF A PORTION OF TRACTS 21, 22 AND 24 OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 15 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 CE KNOWN AS RIVER CROSSING UNIT 6, A REPLAT OF A PORTION OF TRACTS 63 AND 64 OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AND A REPLAT OF A PORTION OF TRACTS 21, 22 AND 24 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; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, SOUTH 89° 51' 59" EAST, A DISTANCE OF 60.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LITTLE ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 886, PAGES 1739, 1740 AND 1741 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LITTLE ROAD THE FOLLOWING COURSES AND DISTANCES: 2,262.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,040.24 FEET AND A CHORD OF 2,150.41 FEET WHICH BEARS NORTH 30° 47' 37" WEST; NORTH 62° 13' 06" WEST, 331.76 FEET; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID LITTLE ROAD, NORTH 27° 44' 54" EAST, A DISTANCE OF 201.37 FEET; A DISTANCE OF 274.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 680.00 FEET AND A CHORD OF 272.78 FEET WHICH BEARS NORTH 39° 19' 08" EAST; THENCE NORTH 50° 53' 23" EAST, A DISTANCE OF 185.60 FEET; THENCE A DISTANCE OF 251.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 540.00 FEET AND A CHORD OF 248.86 FEET WHICH BEARS NORTH 37° 34' 02" EAST; THENCE NORTH 24° 24' 33" EAST, A DISTANCE OF 6.26 FEET; THENCE A DISTANCE OF 176.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET AND A CHORD OF 175.59 FEET WHICH BEARS NORTH 13° 09' 31" EAST; THENCE NORTH 03° 54' 29" EAST, A DISTANCE OF 403.39 FEET; THENCE A DISTANCE OF 864.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 750.00 FEET AND A CHORD OF 817.71 FEET WHICH BEARS NORTH 38° 56' 32" EAST; THENCE NORTH 71° 58' 35" EAST, A DISTANCE OF 916.05 FEET FOR A POINT OF BEGINNING; THENCE NORTH 18° 01' 25" WEST, A DISTANCE OF 100.00 FEET; THENCE A DISTANCE OF 487.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,550.00 FEET AND A CHORD OF 485.56 FEET WHICH BEARS NORTH 80° 59' 17" EAST; THENCE SOUTH 90° 00' 00" EAST, A DISTANCE OF 12.61 FEET; THENCE NORTH 03° 08' 46" WEST, A DISTANCE OF 89.18 FEET; THENCE NORTH 33° 20' 12" WEST, A DISTANCE OF 66.44 FEET; THENCE NORTH 36° 40' 02" WEST, A DISTANCE OF 50.12 FEET; THENCE NORTH 45° 51' 24" WEST, A DISTANCE OF 175.30 FEET; THENCE SOUTH 59° 07' 28" WEST, A DISTANCE OF 20.31 FEET; THENCE NORTH 06° 20' 26" WEST, A DISTANCE OF 480.04 FEET; THENCE NORTH 54° 16' 37" EAST, A DISTANCE OF 258.53 FEET; THENCE NORTH 38° 43' 32" WEST, A DISTANCE OF 234.18 FEET; THENCE NORTH 51° 17' 23" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 02° 23' 21" EAST, A DISTANCE OF 76.04 FEET; THENCE NORTH 51° 17' 23" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 38° 42' 38" WEST, A DISTANCE OF 77.01 FEET; THENCE A DISTANCE OF 267.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 290.00 FEET AND A CHORD OF 257.93 FEET WHICH BEARS NORTH 63° 06' 33" WEST; THENCE NORTH 09° 25' 32" WEST, A DISTANCE OF 481.47 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 63; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACTS 63 AND 64, SOUTH 89° 48' 32" EAST, A DISTANCE OF 607.00 FEET; THENCE SOUTH 00° 02' 24" EAST, A DISTANCE OF 557.06 FEET; THENCE A DISTANCE OF 111.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF 108.28 FEET WHICH BEARS SOUTH 25° 37' 28" WEST; THENCE SOUTH 51° 17' 24" WEST, A DISTANCE OF 147.32 FEET; THENCE SOUTH 38° 42' 38" EAST, A DISTANCE OF 267.45 FEET TO THE EAST BOUNDARY LINE OF SAID TRACT 64; THENCE ALONG THE EAST BOUNDARY LINE OF SAID TRACT 64, SOUTH 00° 02' 24" EAST, A DISTANCE OF 34.40 FEET TO THE NORTHEAST CORNER OF SAID TRACT 21; THENCE ALONG THE EAST BOUNDARY LINE OF SAID TRACT 21, SOUTH 03° 06' 46" EAST, A DISTANCE OF 121.88 FEET; THENCE LEAVING THE EAST BOUNDARY LINE OF SAID TRACT 21, SOUTH 54° 16' 37" WEST, A DISTANCE OF 247.99 FEET; THENCE SOUTH 13° 42' 00" WEST, A DISTANCE OF 67.04 FEET; THENCE SOUTH 149.31' 29" EAST, A DISTANCE OF 133.81 FEET; THENCE SOUTH 45° 51' 24" EAST, A DISTANCE OF 100.40 FEET; THENCE SOUTH 54° 13' 35" EAST, A DISTANCE OF 102.84 FEET; THENCE SOUTH 33° 52' 16" EAST, A DISTANCE OF 112.92 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID TRACT 21; THENCE ALONG THE EAST BOUNDARY LINE OF SAID TRACTS 21 AND 24, SOUTH 03° 08' 48" EAST, A DISTANCE OF 319.93 FEET; THENCE A DISTANCE OF 0.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 818.98 FEET AND A CHORD OF 0.35 FEET WHICH BEARS SOUTH 89° 59' 53" WEST; THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 297.98 FEET; THENCE A DISTANCE OF 456.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 1,450.00 FEET AND A CHORD OF 454.35 FEET WHICH BEARS SOUTH 80° 59' 17" WEST.
CONTAINS 18.37 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 [illegible] 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 AND SEWER LINES OR PIPES, FIRE HYDRANTS, [illegible] PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH PASCO COUNTY FOR SUCH LAND; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, REPAIR AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY [illegible] 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 15th DAY OF September, A.D., 1986.

OWNER

RIVER CROSSING DEVELOPMENT CO., INC.

RICHARD G. DEER, PRESIDENT — ALEX H. DEER, SECRETARY-TREASURER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
:SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 15th DAY OF September, A.D., 1986, BEFORE ME PERSONALLY APPEARED RICHARD G. DEER AND ALEX H. DEER, PRESIDENT AND SECRETARY-TREASURER RESPECTIVELY, 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 NEW PORT RICHEY, COUNTY OF PASCO, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 5/28/89 — NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGEE

SUN BANK OF PASCO COUNTY

REVIN C. TENNIE, VICE PRESIDENT — KITTY VAN TASSLE, ASSISTANT CASHIER

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
:SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 12th DAY OF September, A.D., 1986, BEFORE ME PERSONALLY APPEARED KEVIN C. TENNIE AND KITTY VAN TASSLE, VICE PRESIDENT AND ASSISTANT CASHIER, RESPECTIVELY, OF SUN BANK OF PASCO COUNTY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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 Elfers, Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 2-20-90 — NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA)
:SS:
COUNTY OF PASCO)

I, [illegible] TITLE OFFICER FOR LAWYERS TITLE INSURANCE CORPORATION, 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 OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT; AND THAT THE TAXES FOR THE YEAR 1986 HAVE BEEN PAID.

THIS THE 15th DAY OF SEPTEMBER, A.D., 1986.

LAWYERS TITLE INSURANCE CORPORATION

BY: [illegible]

I HEREBY CERTIFY ON THIS 19th DAY OF DECEMBER, 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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES; THE PERMANENT CONTROL POINTS (P.C.P.S.) WERE NOT SET AS OF THE DATE OF THIS CERTIFICATE.

CASSON ENGINEERING COMPANY

WALTER A. CASSON, JR.
FLORIDA SURVEYOR'S REG'N. NO. 1233

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 27th DAY OF January, A.D., 1987.

[illegible], CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 28th DAY OF January, A.D., 1987, IN PLAT BOOK 25, PAGES 18, 19 AND 20.

Ted Pilkington, CLERK OF THE CIRCUIT COURT
BY: [illegible], Deputy Clerk

SHEET 1 OF 3

RIVER CROSSING UNIT 6
PLAT BOOK 25 PAGE 18

RIVER CROSSING DEVELOPMENT CO., INC.
ORDER NO. 840939