

# SABALWOOD AT RIVER RIDGE PHASE 2

BEING A SUBDIVISION OF LAND LYING WITHIN  
SECTION 32, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA )  
COUNTY OF PASCO )

188:

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS SABALWOOD AT RIVER RIDGE PHASE 2, A SUBDIVISION OF A PORTION OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

A parcel of land lying within Section 32, Township 25 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commence at the northwest corner of the southeast 1/4 of said Section 32; thence along the north boundary of the southeast 1/4 of said Section 32, 800'37'20"E, for 25.50 feet to the southeasterly right-of-way line of Decubellia Road as described in Official Record Book 3958, Page 1025 of the Public Records of Pasco County, Florida; thence along the southeasterly right-of-way line of said Decubellia Road, S43°47'08" W, for 141.32 feet to the proposed southerly right-of-way line of Ridge Road Extension Phase 1, as shown on the right-of-way map prepared by Berryman & Honiger, Inc., Pasco County Project No. C 6606.20; thence along the proposed southerly right-of-way line of said Ridge Road Extension Phase 1 the following seven (7) calls: 1) N06°56'05"E, 36.59 feet; 2) S45°29'51"E, 18.39 feet; 3) 690.07 feet along the arc of a curve to the left, said curve having a radius of 1217.92 feet, a central angle of 32°50'24" and a chord which bears S61°54'43"E, for 408.55 feet; 4) S11°40'05" W, 28.00 feet to the point of intersection with a non-tangent curve; 5) 106.73 feet along the arc of a curve to the left, said curve having a radius of 1245.92 feet, a central angle of 08°00'00" and a chord which bears S80°49'55"E, for 108.69 feet to the point of intersection with a non-tangent line; 6) N06°40'05"E, 28.00 feet to the point of intersection with a non-tangent curve; 7) 240.44 feet along the arc of a curve to the left, said curve having a radius of 1217.92 feet, a central angle of 11°18'41" and a chord which bears S08°59'16"E, for 240.05 feet to the POINT OF BEGINNING; thence continue along said proposed southerly right-of-way line of Ridge Road Extension Phase 1, 267.57 feet along the arc of a curve to the right, said curve having a radius of 1217.92 feet, a central angle of 12°35'18" and a chord which bears N79°03'46"E, for 267.05 feet to the northwest corner of Sabalwood at River Ridge Phase 1, as recorded in Plat Book 41, Pages 7 through 10 of the Public Records of Pasco County, Florida; thence leaving said proposed southerly right-of-way line and along the east boundary of said Sabalwood at River Ridge Phase 1, the following nine (9) courses: 1) S17°13'51"E, for 138.40 feet; 2) S47°19'58"E, for 50.07 feet; 3) S42°44'08"W, for 105.00 feet; 4) N47°15'52"W, for 6.19 feet; 5) S42°44'08"W, for 135.00 feet; 6) S47°15'52"E, for 96.19 feet; 7) N42°44'08"E, for 4.00 feet; 8) S47°15'52"E, for 108.00 feet; 9) 800°00'00"E, for 446.57 feet to the point of intersection with a non-tangent curve, same also being the northerly right-of-way line of Town Center Road as described in Official Record Book 1861, Page 578 of the Public Records of Pasco County, Florida; thence 287.77 feet along the arc of a curve to the right, same also being said northerly right-of-way line of Town Center Road, said curve having a radius of 820.00 feet, a central angle of 20°06'28", and a chord which bears S94°45'23"W, for 286.30 feet; thence continue along said northerly right-of-way line of Town Center Road, N55°08'19"W, for 629.05 feet, thence leaving said northerly right-of-way line of Town Center Road, N04°51'11"E, for 246.26 feet; thence N08°11'57"E, for 50.08 feet; thence N04°51'41"E, for 300.18 feet; thence S89°08'19"E, for 96.50 feet; thence 18.36 feet along the arc of a curve to the right, said curve having a radius of 50.50 feet, a central angle of 18°35'52", and a chord which bears S75°51'25"E, for 16.29 feet; thence S65°34'26"E, for 141.28 feet; thence N42°44'08"E, for 431.28 feet to the POINT OF BEGINNING.

Containing 636,274 square feet or 14.653 acres, more or less.

HAVE CAUSED SAID LAND TO BE SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY, AS SHOWN AND DEPICTED HEREON; AND RESERVE ALL TRACTS FOR THE PRIVATE AND NONEXCLUSIVE USE OF THE UNDERSIGNED, ITS SUCCESSORS, GRANTEES AND ASSIGNS, PERPETUITY AND TO THE EXCLUSION OF THE PUBLIC AT THE POINT OF BEGINNING OF THE SUBDIVISION OF THE STATE OF FLORIDA OR CORPORATE SOVEREIGN HAVING JURISDICTION FROM TIME TO TIME OVER SABALWOOD AT RIVER RIDGE PHASE 2, AND PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES SHALL HAVE A NON-EXCLUSIVE RIGHT TO USE ALL OF SAID ROADS, STREETS AND DRIVES FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, STORM SEWERS AND UTILITIES, AS WELL AS FOR INGRESS, AND EGRESS FOR THE PURPOSE OF PROVIDING EMERGENCY FIRE, MEDICAL AND SIMILAR SERVICES THE NON-EXCLUSIVE RIGHT TO USE THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON, BUT ONLY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, AND PURPOSES INCIDENTAL THERETO; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO SABALWOOD AT RIVER RIDGE PHASE 2, 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 APPURTENANCE FACILITIES LYING WITHIN OR UPON THE LAND DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH THE 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 UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES, THE TITLE TO ANY 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 1st DAY OF May, 2002 A.D.

## OWNER

N.E. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION

M. D. BOYCE, PRESIDENT

WITNESS

## MORTGAGEES CONSENT TO DEDICATION

BANK OF AMERICA, N.A.

DEAN W. KUNA, SENIOR VICE PRESIDENT

WITNESS

Yvonne Baisette  
WITNESS Yvonne Kiroche

## ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA )  
COUNTY OF PASCO )

188:

I HEREBY CERTIFY ON THIS 1st DAY OF May, 2002 A.D., BEFORE ME PERSONALLY APPEARED MICHAEL D. BOYCE, AS PRESIDENT OF N.E. 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 Lawrenceville, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

B. J. REYNOLDS

PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-26-05

SERIAL NUMBER:

## ACKNOWLEDGMENT OF MORTGAGEE

STATE OF FLORIDA )  
COUNTY OF PASCO )

188:

I HEREBY CERTIFY ON THIS 3rd DAY OF May, 2002 A.D., BEFORE ME PERSONALLY APPEARED DEAN W. 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 Bank of America, Lawrenceville, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Jacqueline Findley-Bordue

PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES:

SERIAL NUMBER:

## CERTIFICATE OF TITLE

STATE OF FLORIDA )  
COUNTY OF PASCO )

188:

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 2002 HAVE BEEN PAID.

THIS THE 3rd DAY OF MAY, 2002 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 2nd DAY OF May, 2002 A.D., THE AFORESAIDED 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 MONUMENTS 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, 2002 A.D.

Nellie Mae Robinson  
(SIGNATURE)

Nellie Mae Robinson  
(PRINT NAME)

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #3392

## CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 2nd DAY OF May, 2002 A.D., THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

VIC: Shirley J. Schuch  
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 2nd DAY OF May, 2002 A.D., IN PLAT BOOK 43, PAGES 135, 136, 137.

CLERK OF THE CIRCUIT COURT

FLORIDA DESIGN CONSULTANTS, INC.

ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

6321 Grand Boulevard, New Port Richey FL 34652

Tel. (727) 648-7548 - Fax (727) 648-3648

Certificate of Authorization: LB 6707

State of Florida

SABALWOOD AT RIVER RIDGE

PHASE 2

SEE SHEET 2 FOR LEGEND,  
KEY MAP, AND NOTES.

SHEET 1 OF 3

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.