

RIVER SIDE VILLAGE UNIT 1

BEING A SUBDIVISION OF A PORTION OF THE WEST 1/2
OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 16 EAST, OF PASCO COUNTY, FLA

DESCRIPTION

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE GO NORTH 00°40'50" EAST, ALONG THE WESTERLY BOUNDARY OF SAID SECTION 13, 1316.61 FEET; THENCE SOUTH 89°43'41" EAST, ALONG THE SOUTHERLY BOUNDARY OF THE NORTH 3/4 OF THE WEST 1/2 OF SAID SECTION 13, 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°40'50" EAST, 1590.00 FEET; THENCE SOUTH 89°43'41" EAST, 200.51 FEET; THENCE NORTHEASTERLY 15.22 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE CONCAVED TO THE RIGHT HAVING A CHORD THAT BEARS NORTH 1°12'59" WEST, 15.22 FEET; THENCE NORTH 00°40'50" EAST, 54.79 FEET; THENCE SOUTH 89°43'41" EAST, 1118.0 FEET; THENCE SOUTH 00°40'50" WEST, 1440.00 FEET; THENCE SOUTH 44°49'21" WEST, 308.71 FEET TO A POINT ON SAID SOUTHERLY BOUNDARY OF THE NORTH 3/4 OF THE WEST 1/2 OF SECTION 13; THENCE NORTH 89°43'41" WEST, ALONG SAID SOUTHERLY BOUNDARY, 1103.00 FEET TO THE POINT OF BEGINNING. CONTAINING 49.904 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CORPORATION NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREON EXPRESSED AND DEDICATE ALL ROAD RIGHTS-OF-WAY AND EASEMENTS, AS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC, AND IN WITNESS THEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON 28th day of September, 1978.

Roy M. Speer OWNER: PHASE I HOMES, INC.
ROY M. SPEER, PRESIDENT Lynne Brush LYNNE BRUSH, SECRETARY
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF [Signature] WITNESS [Signature] WITNESS

STATE OF FLORIDA)
COUNTY OF PASCO) S.S.

THIS IS TO CERTIFY, THAT ON SEPTEMBER 28, 1978 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED ROY M. SPEER, PRESIDENT AND LYNNE BRUSH, SECRETARY OF PHASE I HOMES, INC., A CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED, THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THERETO, AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.
MY COMMISSION EXPIRES May 5, 1981 Denise Murphy NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 5, 1981
DENISE MURPHY

Richard Jordan MORTGAGEE: PEOPLES STATE BANK
RICHARD JORDAN, EXECUTIVE VICE-PRESIDENT M. P. Crawley M. P. CRAWLEY, VICE-PRESIDENT
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF Judy A. Carpenter WITNESS [Signature] WITNESS

STATE OF FLORIDA)
COUNTY OF PASCO) S.S.

I HEREBY CERTIFY ON THIS 28th DAY OF October A.D. 1978, BEFORE ME PERSONALLY APPEARED RICHARD JORDAN, EXECUTIVE VICE-PRESIDENT AND M. P. CRAWLEY, VICE-PRESIDENT OF PEOPLES STATE BANK, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED, THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THERETO, AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THIS 28th DAY OF OCTOBER, 1978.
MY COMMISSION EXPIRES May 5, 1981 Denise Murphy NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 5, 1981
DENISE MURPHY