

RIVER CROSSING UNIT ELEVEN

A REPLAT OF A PORTION OF TRACTS 4, 9, 10, 11, 13, 15 AND 16 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 11, TOWNSHIP 26 SOUTH, RANGE 18 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS RIVER CROSSING UNIT ELEVEN, A PORTION OF TRACTS 4, 9, 10, 11, 13, 15 AND 16 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 11, TOWNSHIP 26 SOUTH, RANGE 18 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 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 18 EAST, PASCO COUNTY, FLORIDA, THE SAME BEING THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12; SOUTH 89° 51' 30" EAST, A DISTANCE OF 60.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LITTLE ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK NO. 1, PAGES 179 AND 174 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LITTLE ROAD THE FOLLOWING TWO COURSES AND DISTANCES: 3,242.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,000.26 FEET AND A CHORD OF 2,150.41 FEET WHICH BEARS NORTH 30° 43' 37" WEST, NORTH 42° 12' 52" WEST, 231.76 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF RIVER CROSSING BOULEVARD AS SHOWN ON THE PLAT OF RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER CROSSING BOULEVARD THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 27° 44' 54" EAST, 201.37 FEET; 274.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 480.00 FEET AND A CHORD OF 272.78 FEET WHICH BEARS NORTH 39° 19' 04" EAST, NORTH 50° 23' 22" WEST, 105.00 FEET; 281.12 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 TO THE WEST WESTERLY CORNER OF TRACT 40 AS SHOWN ON THE PLAT OF RIVER CROSSING UNIT 9 RECORDED IN PLAT BOOK 23, PAGES 32 AND 33 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 90° 10' 35" WEST, A DISTANCE OF 105.98 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID RIVER CROSSING BOULEVARD FOR A POINT OF BEGINNING; THENCE NORTH 20° 10' 35" WEST, A DISTANCE OF 440.00 FEET; THENCE SOUTH 39° 45' 25" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 50° 10' 35" WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 84° 49' 35" WEST, A DISTANCE OF 56.57 FEET; THENCE NORTH 50° 10' 35" WEST, A DISTANCE OF 305.00 FEET; THENCE SOUTH 84° 34' 34" WEST, A DISTANCE OF 221.39 FEET; THENCE NORTH 50° 10' 35" WEST, A DISTANCE OF 78.12 FEET; THENCE NORTH 00° 01' 00" EAST, A DISTANCE OF 293.16 FEET; THENCE NORTH 50° 10' 35" WEST, A DISTANCE OF 156.00 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 13; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 15, SOUTH 89° 21' 16" EAST, A DISTANCE OF 53.24 FEET TO THE CENTERLINE OF THE PITKACHSCOOTER RIVER; THENCE MEASURER THE CENTERLINE OF SAID PITKACHSCOOTER RIVER, THENCE ALONG THE COURSES AND DISTANCES: NORTH 45° 10' 47" EAST, 7.11 FEET; NORTH 47° 18' 18" EAST, 146.73 FEET; NORTH 45° 10' 47" EAST, 29 FEET; NORTH 09° 37' EAST, 70.65 FEET; NORTH 39° 12' 03" EAST, 46.96 FEET; NORTH 33° 33' 20" EAST, 25.14 FEET; NORTH 04° 01' 20" EAST, 34.87 FEET; NORTH 41° 48' 25" EAST, 48.40 FEET; NORTH 09° 21' 30" EAST, 37.39 FEET; 54° WEST, NORTH 42° 31' EAST, 41.01 FEET; NORTH 09° 37' EAST, 70.65 FEET; NORTH 39° 12' 03" EAST, 46.96 FEET TO THE NORTH BOUNDARY LINE OF SAID TRACT 13; THENCE ALONG THE SOUTHWEST CORNER OF SAID TRACT 4; THENCE ALONG THE WEST BOUNDARY LINE OF SAID TRACT 4, NORTH 03° 03' 28" WEST, A DISTANCE OF 174.13 FEET TO THE NORTHWEST CORNER OF SAID TRACT 4; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 4, SOUTH 89° 25' 05" EAST, A DISTANCE OF 728.00 FEET; THENCE SOUTH 00° WEST, A DISTANCE OF 477.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID RIVER CROSSING BOULEVARD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RIVER CROSSING BOULEVARD THE FOLLOWING THREE COURSES AND DISTANCES: 656.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,000.26 FEET AND A CHORD OF 454.39 FEET WHICH BEARS SOUTH 20° 41' 37" WEST; SOUTH 05° 22' WEST, 268.20 FEET; 156.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 430.00 FEET AND A CHORD OF 157.47 FEET WHICH BEARS SOUTH 03° 09' 56" WEST, CONTAINING 30.352 ACRES, MORE OR LESS.

WE HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, THE STREET RIGHT-OF-WAY AND ALL RIGHTS 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 SERVICE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANCES, LIVING WITHIN OR UPON LANDS AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANS, STREETS, UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THEREIN, 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, VOID OR INVALIDATED.

THIS THE 11TH DAY OF JANUARY, A.D., 1988.

OWNER

HMB INVESTMENTS, INC.

JOHN E. HUDSON, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Dianne E. Hudson
WITNESS FOR BOTH

MARIANNE SPOLATE, SECRETARY

Allen Matigon
WITNESS FOR BOTH

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 11th DAY OF JANUARY, A.D., 1988, BEFORE ME PERSONALLY APPEARED JOHN E. HUDSON AND MARIANNE SPOLATE, PRESIDENT AND SECRETARY RESPECTIVELY, OF HMB INVESTMENTS, 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, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 12-7-88
NOTARY PUBLIC, STATE OF FLORIDA, BY LAZAR

MORTGAGEE

SOUTHEAST BANK, N.A.

JOHN L. THOMAS, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Barney Torrado
WITNESS FOR BOTH

MARIE L. THOMAS, ASSISTANT VICE PRESIDENT

Shawn O. Smith
WITNESS FOR BOTH

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 13th DAY OF JANUARY, A.D., 1988, BEFORE ME PERSONALLY APPEARED JOHN L. THOMAS AND MARIE L. THOMAS, VICE PRESIDENT AND ASSISTANT VICE PRESIDENT RESPECTIVELY, OF SOUTHEAST BANK, N.A., A FLORIDA BANKING INSTITUTION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION 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, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 5/30/1991
NOTARY PUBLIC, STATE OF FLORIDA, BY LAZAR

CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, DANIEL H. MARTIN, OF MARTIN AND FIGURSKI, DO HEREBY CERTIFY THAT THE APPARENT RECORD TITLE TO THIS PLAT IS AS DESCRIBED ON THE DAY OF 13th JANUARY, A.D., 1988, THAT THE 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 1988 HAVE BEEN PAID.

THIS THE 26th DAY OF JANUARY, A.D., 1988.

MARTIN AND FIGURSKI

BY: Daniel H. Martin
DANIEL H. MARTIN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 14th DAY OF APRIL, A.D., 1988, 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 WITH ALL THE REQUIREMENTS OF CHAPTER 171 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 H. Casson
WALTER H. CASSON, JR.
FLORIDA SURVEYOR'S REG. NO. 1233

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 27 DAY OF APRIL, A.D., 1988.

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 28 DAY OF APRIL, A.D., 1988, IN PLAT BOOK 26, PAGES 65, 66, 67, 68 AND 61.

Jel P. H. Homan
CLERK OF THE COUNTY
By: E. Long

GR. CLK. W. H. Homan BUY. W. H. Homan STYM. W. H. Homan TEL. CO. W. H. Homan W.L. W. H. Homan EL. CO. W. H. Homan ENV. W. H. Homan C.M. W. H. Homan L.D.N. W. H. Homan MGR. W. H. Homan ORDER NO. 840333