

SABALWOOD AT RIVER RIDGE PHASE 1

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

41/7

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO)

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS SABALWOOD AT RIVER RIDGE PHASE 1, A SUBDIVISION OF A PORTION OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

Commence at the northwest corner of the northeast 1/4 of said Section 32; thence along the north boundary line of the northeast 1/4 of said Section 32, South 89°37'20" East, a distance of 25.58 feet to the southeasterly right-of-way line of Decubellis Road as described in Official Record Book 3858, page 1025 of the Public Records of Pasco County, Florida; thence along the southeasterly right-of-way line of said Decubellis Road, South 43°47'08" West, a distance of 141.32 feet to the proposed southerly right-of-way line of Ridge Road Extension Phase I as shown on the right-of-way map prepared by Berryman & Henigar, Inc., Pasco County Project No. C 6686.20; thence along the proposed southerly right-of-way line of said Ridge Road Extension Phase I the following seven courses and distances: North 80°58'05" East, 36.59 feet; South 45°29'31" East, 15.39 feet; 698.07 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 of 688.55 feet which bears South 61°54'43" East; South 11°40'05" West, 28.00 feet; 108.73 feet along the arc of a curve to the left, said curve having a radius of 1245.92 feet, a central angle of 05°00'00" and a chord of 108.69 feet which bears South 80°49'55" East; North 06°40'05" East, 28.00 feet; 508.01 feet along the arc of a curve to the left, said curve having a radius of 1217.92 feet, a central angle of 23°53'56" and a chord of 504.33 feet which bears North 84°43'07" East to the POINT OF BEGINNING; thence continue along the proposed southerly right-of-way line of said Ridge Road Extension Phase I the following four courses and distances: 99.82 feet along the arc of a curve to the left, said curve having a radius of 1217.92 feet, a central angle of 04°41'46" and a chord of 99.79 feet which bears North 70°25'16" East; North 68°04'20" East, 244.21 feet; 483.15 feet along the arc of a curve to the right, said curve having a radius of 2011.49 feet, a central angle of 13°45'44" and a chord of 481.99 feet which bears North 74°57'16" East; South 45°58'15" East, 24.65 feet to the right-of-way line of Town Center Road as described in Official Record Book 1951, page 578 of the Public Records of Pasco County, Florida; thence along the right-of-way line of said Town Center Road the following four courses and distances: South 00°45'16" East, 263.38 feet; 337.26 feet along the arc of a curve to the right, said curve having a radius of 520.00 feet, a central angle of 37°09'35" and a chord of 331.38 feet which bears South 17°48'00" West; South 36°22'47" West, 334.62 feet; 549.09 feet along the arc of a curve to the right, said curve having a radius of 820.00 feet, a central angle of 38°21'59" and a chord of 538.89 feet which bears South 55°33'47" West; thence North 00°00'00" East, a distance of 446.57 feet; thence North 47°15'52" West, a distance of 108.00 feet; thence South 42°44'08" West, a distance of 4.00 feet; thence North 47°15'52" West, a distance of 96.19 feet; thence North 42°44'08" East, a distance of 135.00 feet; thence South 47°15'52" East, a distance of 6.19 feet; thence North 42°44'08" East, a distance of 105.00 feet; thence North 47°15'52" West, a distance of 50.00 feet; thence North 17°13'51" West, a distance of 138.40 feet to the POINT OF BEGINNING;

The above described parcel contains 14.290 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, THAT ARE NOT IDENTIFIED AS TRACTS, AS SHOWN AND DEPICTED HEREON; AND RESERVE ALL TRACTS FOR THE PRIVATE AND NONEXCLUSIVE USE OF THE UNDERSIGNED, ITS SUCCESSORS, GRANTEEES AND ASSIGNS, IN PERPETUITY AND TO THE EXCLUSION OF THE PUBLIC AT LARGE, PROVIDED, HOWEVER, THAT ANY POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR CORPORATE SOVEREIGN HAVING JURISDICTION FROM TIME TO TIME OVER SABALWOOD AT RIVER RIDGE PHASE 1, 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 NONEXCLUSIVE 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 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 11 DAY OF April, 2001 A.D.

OWNER

N.G. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION

Michael D. Boyce
M. D. BOYCE, PRESIDENT

Martha M. Stenberg
WITNESS MARTHA M. STENBERG

Bryan Boyce
WITNESS Bryan Boyce

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 11 DAY OF April, 2001 A.D., BEFORE ME PERSONALLY APPEARED MICHAEL D. BOYCE, AS PRESIDENT OF N.G. 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.

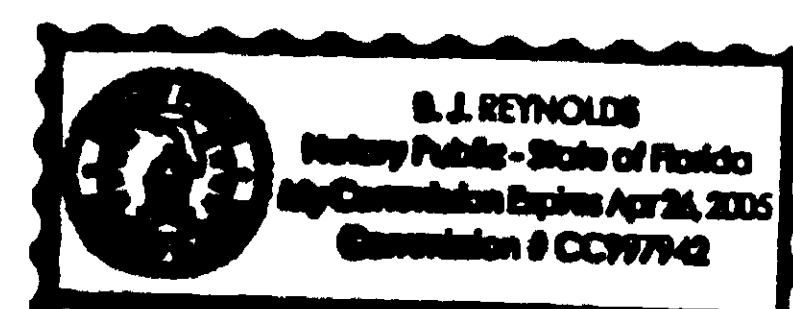
WITNESS MY HAND AND OFFICIAL SEAL AT New Port Richey PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

B.J. Reynolds
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

B.J. Reynolds
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 4.26.2005

SERIAL NUMBER: CC997942



MORTGAGEES CONSENT TO DEDICATION

BANK OF AMERICA, N.A.

Dean W. Kuna
DEAN W. KUNA, SENIOR VICE PRESIDENT

Barbara J. Karac
WITNESS BARBARA KARAC

Nancy A. Diedrich
WITNESS NANCY A. DIEDRICH

ACKNOWLEDGMENT OF MORTGAGEE

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 11th DAY OF APRIL, 2001 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.

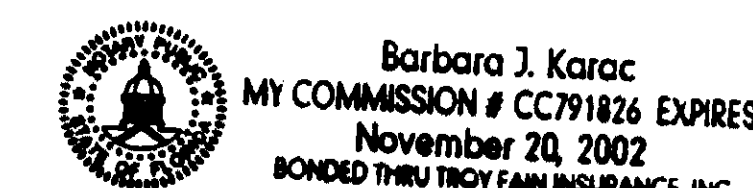
WITNESS MY HAND AND OFFICIAL SEAL AT Tampa PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Barbara J. Karac
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

BARBARA J. KARAC
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-20-02

SERIAL NUMBER: CC 791826



CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO)

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 2000 HAVE BEEN PAID.

THIS THE 12th DAY OF April, 2001 A.D.

HEARTLAND TITLE COMPANY

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 15 DAY OF April, 2001 A.D., THE AFOREMENTIONED 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 MONUMENTATION 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

G. D. White
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 4th DAY OF MAY, 2001 A.D.

Nellie Mae Robinson
(PRINT NAME)

Nellie Mae Robinson
(SIGNATURE)

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #3392

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

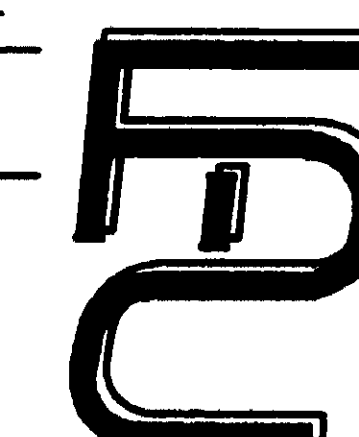
THIS IS TO CERTIFY, THAT ON THIS 8th DAY OF May, 2001 A.D., THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Chairman
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 11th DAY OF May, 2001 A.D., IN PLAT BOOK 41, PAGES 7 THROUGH 10.

Edith Brown
CLERK OF THE CIRCUIT COURT



FLORIDA DESIGN CONSULTANTS, INC.

ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS

6321 Grand Boulevard, New Port Richey FL 34652
Tel. (727) 849-7588 - Fax. (727) 848-3648

Certificate of Authorization, LB 6707
State of Florida