

# RIVERCHASE UNIT TWO

446/34

A SUBDIVISION OF A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 26 SOUTH, RANGE 16 EAST  
PASCO COUNTY, FLORIDA

## DESCRIPTION AND DEDICATION:

STATE OF FLORIDA)  
SS  
COUNTY OF PASCO)

THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS RIVERCHASE UNIT TWO, A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 16 EAST AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, LYING NORTHWESTERLY OF THE APPROXIMATE THREAD OF THE ANCLOTE RIVER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE RUN NORTH 89°40'58" WEST, 1839.87 FEET ALONG THE SOUTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13 TO THE APPROXIMATE THREAD OF THE ANCLOTE RIVER; THENCE THE FOLLOWING 30 COURSES ALONG SAID APPROXIMATE THREAD OF THE ANCLOTE RIVER: SOUTH 01°05'12" WEST, 91.08 FEET; THENCE SOUTH 85°37'43" WEST, 86.63 FEET; THENCE SOUTH 71°22'20" WEST, 40.22 FEET; THENCE SOUTH 63°55'19" WEST, 32.92 FEET; THENCE SOUTH 01°45'00" WEST, 10.00 FEET; THENCE SOUTH 39°09'31" EAST, 41.06 FEET; THENCE SOUTH 123°37'00" EAST, 20.00 FEET; THENCE SOUTH 00°11'08" WEST, 26.96 FEET; THENCE SOUTH 14°08'50" WEST, 42.15 FEET; THENCE SOUTH 14°56'55" WEST, 34.58 FEET; THENCE SOUTH 26°20'19" WEST, 37.27 FEET; THENCE SOUTH 44°08'16" WEST, 22.04 FEET; THENCE SOUTH 82°27'00" WEST, 22.00 FEET; THENCE NORTH 75°44'06" WEST, 26.02 FEET; THENCE NORTH 58°25'11" WEST, 43.18 FEET; THENCE NORTH 88°00'00" WEST, 15.00 FEET; THENCE SOUTH 59°35'00" WEST, 124.61 FEET; THENCE SOUTH 90°00'00" WEST, 19.00 FEET; THENCE NORTH 67°05'26" WEST, 17.53 FEET; THENCE NORTH 85°03'31" WEST, 22.36 FEET; THENCE SOUTH 41°48'41" WEST, 22.36 FEET; THENCE SOUTH 28°35'10" WEST, 19.08 FEET; THENCE SOUTH 10°16'07" WEST, 72.81 FEET; THENCE SOUTH 20°28'18" WEST, 46.68 FEET; THENCE SOUTH 52°28'38" WEST, 17.00 FEET; THENCE SOUTH 78°46'11" WEST, 116.36 FEET; THENCE SOUTH 59°18'38" WEST, 22.00 FEET; THENCE SOUTH 36°39'59" WEST, 60.67 FEET; THENCE SOUTH 33°47'27" WEST, 46.69 FEET; THENCE SOUTH 53°24'19" WEST, 31.53 FEET TO THE WEST BOUNDARY LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 00°30'37" EAST, 1318.67 FEET ALONG THE WEST BOUNDARY LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13 TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4; THENCE SOUTH 89°43'41" EAST, 2645.95 FEET ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4; THENCE SOUTH 00°19'59" WEST, 1007.81 FEET, ALONG THE EAST BOUNDARY OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4, TO THE APPROXIMATE THREAD OF THE ANCLOTE RIVER; THENCE THE FOLLOWING 23 COURSES ALONG SAID APPROXIMATE THREAD OF THE ANCLOTE RIVER: NORTH 81°21'28" WEST, 111.88 FEET; THENCE NORTH 42°43'37" WEST, 48.86 FEET; THENCE NORTH 65°04'50" WEST, 116.17 FEET; THENCE NORTH 52°33'28" WEST, 89.31 FEET; THENCE SOUTH 71°06'36" WEST, 52.11 FEET; THENCE NORTH 86°07'02" WEST, 114.14 FEET; THENCE SOUTH 61°04'29" WEST, 64.05 FEET; THENCE SOUTH 85°33'28" WEST, 74.36 FEET; THENCE SOUTH 68°38'03" WEST, 57.62 FEET; THENCE NORTH 88°41'53" WEST, 97.64 FEET; THENCE SOUTH 86°01'05" WEST, 154.20 FEET; THENCE SOUTH 70°26'03" WEST, 108.20 FEET; THENCE SOUTH 86°40'06" WEST, 76.29 FEET; THENCE SOUTH 57°03'33" WEST, 80.18 FEET; THENCE SOUTH 04°37'04" WEST, 48.39 FEET; THENCE SOUTH 25°53'41" WEST, 82.97 FEET; THENCE SOUTH 30°47'11" WEST, 112.69 FEET; THENCE NORTH 89°15'40" WEST, 114.62 FEET; THENCE NORTH 74°53'10" WEST, 59.32 FEET; THENCE SOUTH 67°20'15" WEST, 116.99 FEET; THENCE SOUTH 88°09'34" WEST, 76.48 FEET; THENCE SOUTH 56°42'46" WEST, 152.15 FEET; THENCE SOUTH 37°39'40" WEST, 47.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 70.652 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL "B"

A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 26 SOUTH, RANGE 16 EAST PASCO COUNTY, FLORIDA, RIVER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE RUN SOUTH 89°43'41" EAST, 228.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°40'50"E., 200.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ALVERNON DRIVE OF RIVERSIDE VILLAGE UNIT 4 AS RECORDED IN PLAT BOOK 26, PAGES 18 THROUGH 17, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°43'41"E., 80.00 FEET; THENCE SOUTH 00°40'50"W., 200.01 FEET; THENCE NORTH 89°43'41"W., 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.367 ACRES, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA ALL STREET RIGHTS-OF-WAY, STREET EASEMENTS AND EASEMENTS WHETHER THE UTILITY EASEMENTS AS SHOWN AND DEPICTED HEREON, AND DOES HEREBY DEDICATE TO ANY UTILITY PROVIDER SUBSEQUENTLY AUTHORIZED BY IT, A NON-EXCLUSIVE UTILITY EASEMENT OVER AND ACROSS THE AREA SHOWN AND DEPICTED HEREON, AS UTILITY EASEMENTS FOR THE SOLE AND EXCLUSIVE PURPOSE OF THE INSTALLATION, OPERATION AND MAINTENANCE OF THE UTILITY FACILITIES THEREIN; AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS, ASSIGNS, OR LEGAL REPRESENTATIVES THE RIGHT TO RETAIN THE USE OF SAID UTILITY EASEMENTS FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING UTILITY FACILITIES AND MAY GRANT SUCH ADDITIONAL EASEMENTS, LICENSES OR USE AGREEMENTS RELATIVE TO SAID AREAS AS IT MAY DEEM NECESSARY, AND PROVIDED FURTHER, THAT THIS DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION BY THE OWNER FOR THE PROVIDING OF SUCH SERVICES BY UTILITY PROVIDER TO THE PROPERTY, WHICH SHALL BE AUTHORIZED ONLY UPON TERMS AND CONDITIONS ACCEPTABLE TO OWNER.

THIS THE 18th DAY OF February, 2003

SUNFIELD HOMES, INC. - OWNER AS TO PARCELS "A" AND "B"

Pat O Buck  
PATRICIA O. BUCK, VICE PRESIDENT  
SEAL

Satrina Slawson  
WITNESS  
Satrina Slawson  
WITNESS NAME PRINTED

Carol C Clark  
WITNESS  
Carol C Clark  
WITNESS NAME PRINTED

ORSI DEVELOPMENT, INC. - OWNER AS TO PARCELS "A" AND "B"

Pat O Buck  
PATRICIA O. BUCK, VICE PRESIDENT  
SEAL

Satrina Slawson  
WITNESS  
Satrina Slawson  
WITNESS NAME PRINTED

Carol C Clark  
WITNESS  
Carol C Clark  
WITNESS NAME PRINTED

MARLIN CONSTRUCTION AND ENGINEERING, INC. - OWNER AS TO PARCEL "B"

Richard W. Baker  
SEAL

Kenneth W. Burr  
WITNESS  
Kenneth W. Burr  
WITNESS NAME PRINTED

Jacqueline L Phelps  
WITNESS  
Jacqueline L Phelps  
WITNESS NAME PRINTED

## ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)  
SS  
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 18th DAY OF February, 2003 A.D., BEFORE ME PERSONALLY APPEARED PATRICIA O. BUCK, AS VICE PRESIDENT OF ORSI DEVELOPMENT, INC., A FLORIDA CORPORATION, AND VICE PRESIDENT OF SUNFIELD HOMES, INC. TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER 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.

Sheila H. Charles  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

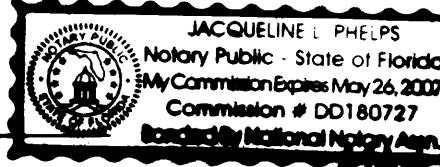
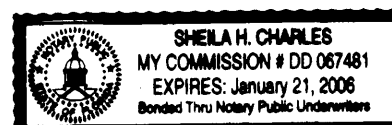
## ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)  
SS  
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 20th DAY OF March, 2003 A.D., BEFORE ME PERSONALLY APPEARED Richard W. Baker AS Pres/Secy/Treas OF MARLIN CONSTRUCTION AND ENGINEERING, INC. TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER 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.

Jacqueline L Phelps  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



January 21, 2006  
MY COMMISSION EXPIRES:

May 26, 2007  
MY COMMISSION EXPIRES:

## CERTIFICATE OF TITLE

STATE OF FLORIDA)  
SS  
COUNTY OF PASCO)

I, H. CLYDE HOBBY, AS PARTNER OF HOBBY, GREY & REEVES, ATTORNEYS AT LAW DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS 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 THE TAXES FOR THE YEAR 2002 HAVE BEEN PAID.

THIS THE 18th DAY OF February, 2003 A.D.

HOBBY, GREY & REEVES

BY: [Signature] NAME PRINTED H. Clyde Hobby

## BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 6 DAY OF MAY, 2003 A.D., THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

[Signature]  
CHAIRMAN OF THE BOARD  
OF COUNTY COMMISSIONERS

NAME PRINTED

## CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA  
THIS 6 DAY OF MAY, 2003 A.D.  
IN PLAT BOOK 46, PAGES 34 THROUGH 39

[Signature]  
CLERK OF THE CIRCUIT COURT

NAME PRINTED

## REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR COMPLIANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES  
ON THIS 20th DAY OF April, 2003.

Nelle Mae Robinson  
SIGNATURE

PRINTED NAME  
Nelle Mae Robinson  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #3392

## SURVEYORS' CERTIFICATE

I, JOHN O. DIEHL, UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT ON THIS 17th DAY OF MARCH, 2003, THE AFORE DESCRIBED 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 (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION AND PERMANENT CONTROL POINTS (P.C.P.'S) AND ALL OTHER CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF THIS CERTIFICATION. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

John O. Diehl  
JOHN O. DIEHL  
FLORIDA REGISTERED SURVEYOR  
REGISTRATION NO. 4053

**POLARIS ASSOCIATES INC.**  
PROFESSIONAL SURVEYING  
2915 S.R. 904, SUITE 17  
CLEARWATER, FLORIDA 33709  
(727) 868-0822