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RIVER CROSSING UNIT 3

A REPLAT OF A PORTION OF TRACT 12 OF SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF THE PORT RICHEY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACTS 24, 29, 30, 31 AND 32 OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF THE TAMPA TARPON SPRINGS LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGES 68,69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS RIVER CROSSING UNIT 3, A REPLAT OF A PORTION OF TRACT 12 OF SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF THE PORT RICHEY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF TRACTS 24, 29, 30, 31 AND 32 OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT OF THE TAMPA TARPON SPRINGS LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 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 16 EAST, THE SAME BEING THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, SOUTH 89° 31' 59" EAST, A DISTANCE OF 40.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LITTLE ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 886, PAGES 1738, 1740 AND 1741 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LITTLE ROAD THE FOLLOWING COURSES AND DISTANCES: 2,262.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,060.26 FEET AND A CHORD OF 2,150.41 FEET WHICH BEARS NORTH 30° 27' 37" WEST; NORTH 62° 15' 06" WEST, 331.78 FEET; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID LITTLE ROAD, NORTH 27° 44' 54" EAST, A DISTANCE OF 201.37 FEET; THENCE A DISTANCE OF 274.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 680.00 FEET AND A CHORD OF 272.18 FEET WHICH BEARS NORTH 39° 19' 08" EAST; THENCE NORTH 50° 53' 22" EAST, A DISTANCE OF 105.63 FEET; THENCE A DISTANCE OF 251.12 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; THENCE SOUTH 50° 19' 35" EAST, A DISTANCE OF 38.42 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, SOUTH 89° 15' 55" EAST A DISTANCE OF 1,106.24 FEET FOR A POINT OF BEGINNING; THENCE NORTH 20° 44' 05" EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 12° 25' 33" EAST, A DISTANCE OF 51.04 FEET; THENCE A DISTANCE OF 23.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,975.00 FEET AND A CHORD OF 23.57 FEET WHICH BEARS SOUTH 89° 51' 29" EAST; THENCE NORTH 89° 47' 31" EAST, A DISTANCE OF 159.39 FEET; THENCE NORTH 09° 38' 37" EAST, A DISTANCE OF 105.55 FEET; THENCE SOUTH 80° 01' 23" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 67° 37' 37" EAST, A DISTANCE OF 59.30 FEET; THENCE NORTH 89° 47' 31" EAST, A DISTANCE OF 312.61 FEET; THENCE NORTH 03° 08' 48" WEST, A DISTANCE OF 390.19 FEET; THENCE NORTH 86° 51' 12" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 03° 08' 48" WEST, A DISTANCE OF 365.00 FEET; THENCE NORTH 24° 35' 53" WEST, A DISTANCE OF 93.65 FEET; THENCE NORTH 03° 08' 48" WEST, A DISTANCE OF 629.26 FEET; THENCE NORTH 30° 00' 00" EAST, A DISTANCE OF 269.86 FEET; THENCE A DISTANCE OF 0.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 818.98 FEET AND A CHORD OF 0.55 FEET WHICH BEARS NORTH 83° 38' 53" EAST; THENCE SOUTH 03° 08' 48" EAST, A DISTANCE OF 1,603.82 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, SOUTH 89° 47' 31" WEST, A DISTANCE OF 1,162.01 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, SOUTH 89° 15' 55" WEST, A DISTANCE OF 19.03 FEET TO THE POINT OF BEGINNING. CONTAINING 16.83 ACRES±.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND EASEMENTS 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 AND SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FILED WITH PASCO 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 DEDICATED LANDS, 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 ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERETO, 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, VOIDED OR INVALIDATED.

THIS THE 11th DAY OF September, A.D., 1986.

OWNER

RIVER CROSSING DEVELOPMENT CO., INC.

RICHARD R. DEER, PRESIDENT — ALEX A. DEER, SECRETARY-TREASURER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 11th DAY OF September A.D., 1986, BEFORE ME PERSONALLY APPEARED RICHARD R. DEER AND ALEX A. DEER, PRESIDENT AND SECRETARY-TREASURER RESPECTIVELY, OF RIVER CROSSING DEVELOPMENT CO., INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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, COUNTY OF PASCO, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 5/20/89 — NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGEE

SUN BANK OF PASCO COUNTY

KEVIN C. TENNIE, VICE PRESIDENT — KITTY VAN TASSLE, ASSISTANT CASHIER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 12th DAY OF September A.D., 1986, BEFORE ME PERSONALLY APPEARED KEVIN C. TENNIE AND KITTY VAN TASSLE, VICE PRESIDENT AND ASSISTANT CASHIER, RESPECTIVELY, OF SUN BANK OF PASCO COUNTY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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 ELFERS, COUNTY OF PASCO, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 2-20-90 — NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I, Vice President, Title Officer, OF LAWYERS TITLE INSURANCE CORPORATION, DO HEREBY CERTIFY THAT THE APPARENT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, 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 1986 HAVE BEEN PAID.

THIS THE 11th DAY OF SEPTEMBER, A.D., 1986.

LAWYERS TITLE INSURANCE CORPORATION

BY:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 31st DAY OF OCTOBER A.D., 1985, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. THE PERMANENT CONTROL POINTS (P.C.P.) WERE SET [illegible] THIS CERTIFICATE

CRUSON ENGINEERING COMPANY

WALTER A. CRUSON, [illegible] NO. 2331

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 16 DAY OF September, A.D., 1986.

CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 29 DAY OF Dec., A.D., 1986, IN PLAT BOOK 25, PAGES 10 AND 11.

PAUL D. PITTMAN, CLERK OF THE CIRCUIT COURT
By: J.D. Crandell, D.C.

SHEET 1 OF 2

RIVER CROSSING UNIT 3
PLAT BOOK 25 PAGE 10

RIVER CROSSING DEVELOPMENT CO., INC.