51/1

Bridgewater Phase 4

A Portion of Section 34, Township 25 South, Range 20 East
Pasco County, Florida

PLAT BOOK PAGE
SHEET 1 OF 7

LEGAL DESCRIPTION and DEDICATION:

STATE OF FLORIDA)
) ss:
COUNTY OF PASCO)

The undersigned, owners of the lands shown in this plat to be known as Bridgewater Phase 3, a subdivision of a portion of Section 34, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING, commence at the Northwest corner of Lot 17, Block 5, Bridgewater Phase 3 as recorded in Plat Book 49, page 90, of the Public Records of Pasco County, Florida; thence along the Easterly boundary of said Bridgewater Phase 3 the following five (5) courses: 1) N.00°30'08"W., a distance of 88.62 feet to a point of curvature; 2) Northeasterly 34.89 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 79°57'34", and a chord bearing and distance of N.39°28'39"E., 32.13 feet; 3) N.07°22'45"W., a distance of 50.08 feet; 4) S.79°27'26"W., a distance of 50.00 feet; 5) N.10°32'34"W., a distance of 140.00 feet to Northerly boundary of the Lennar Homes, Inc. Parcel as described in Official records Book 4833, Page 1876, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said Lennar Homes, Inc. Parcel the following four (4) courses: 1) N.79°27'26"E., a distance of 1,378.62 feet; 2) N.01°13'27"E., a distance of 378.35 feet; 3) N.79°28'03"E., a distance of 1,158.23 feet; 4) S.01°13'45"W., a distance of 1,955.84 feet to the Northeast corner of Tract "F" of Bridgewater Phase 1 & 2 as recorded in Plat Book 48, page 110, of the Public Records of Pasco County, Florida; thence along the Northerly boundary of said Bridgewater Phase 1 & 2 the following three (3) courses: 1) N.75°59'56"W., a distance of 213.53 feet to a non-tangent point of curvature; 2) Southerly 99.09 feet along the arc of a curve to the left, said curve having a radius of 475.00 feet, a central angle of 11°57'11", and a chord bearing and distance of S.08°01'28"W., 98.92 feet; 3) N.87°57'07"W., a distance of 405.96 feet to the Southeasterly corner of Tract "E" of said Bridgewater Phase 3; thence along the Easterly boundary of said Bridgewater Phase 3 the following eight courses: 1) N.30°00'00"W., a distance of 393.15 feet; 2) N.69°08'07"W., a distance of 138.62 feet; 3) N.53°40'34"W., a distance of 199.80 feet; 4) S.90°00'00"W., a distance of 274.45 feet; 5) S.45°15'34"W., a distance of 73.07 feet; 6) S.89°29'52"W., a distance of 580.00 feet; 7) N.32°41'53"W., a distance of 478.59 feet; 8) S.89°29'52"W., a distance of 120.00 feet; to the POINT OF BEGINNING.
Containing 66.776 acres more or less.

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, over 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 or 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 further do hereby reserve unto itself, it's heirs, successors, assigns, or legal representatives, the right to construct, operate, and maintain all such dedicated lands, streets, utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said lands, streets, utility improvements, or utilities and appurtenances is assumed by Pasco County, Florida; and further do hereby reserve unto itself, it's heirs, successors, assigns, or legal representatives, 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 12TH day of AUGUST, 2004.

OWNER:

Lennar Homes, Inc.
Signed, sealed and delivered in the presence of:

Doyle D. Dudley
Vice President

Witness

Witness

ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss:
COUNTY OF PASCO)

I hereby certify on this 12TH day of AUGUST, 2004, before me personally appeared Doyle D. Dudley, Vice President of Lennar Homes, Inc., a Florida Corporation who have identified himself to me as the person 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 seal at HILLSBOROUGH County, Florida, the day and year aforesaid.

My commission expires: 11-26-04

Notary Public, State of Florida at Large

JO ANN SYZEMORE
MY COMMISSION # CC 983429
EXPIRES: November 26, 2004
Bonded Thru Notary Public Underwriters

CERTIFICATE OF TITLE

I, Laura Rambeau, of North American Title Company, 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 2003 have been paid.

This the 16TH day of AUGUST, 2004.

Laura Rambeau, Vice President
North American Title Company

REVIEW OF PLAT BY REGISTERED SURVEYOR

Reviewed for compliance with chapter 177 of the Florida Statues on this the 4TH day of OCTOBER, 2004

Reviewed By: HARBOOWAR SINGH
Florida Professional Surveyor and Mapper, License No. 4575.

BOARD OF COUNTY COMMISSIONERS:

This is to certify that on 5 day of OCTOBER, 2004 the foregoing plat or plan was approved by the Board of County Commissioners.

Chairman of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this 8 day of OCTOBER, 2004 in Plat Book 51, Pages 1,2,3,4,5,6,7.

Clerk of the Circuit Court

NOTES:

1.) Bearings shown hereon are based on the Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983 (NAD83), adjustment of 1990. The North boundary of Tract "K", "BRIDGEWATER PHASE 1 AND 2" as recorded in Plat Book 48, Page 110, bears N. 87°57'07" W.
2.) The coordinate values shown hereon are based on the Pasco County Primary Control Network (NAL 1983-1990 Re-adjustment) and were established to Third-Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.
3.) Tracts A, B, D, E, F, and G (Drainage Easements); Tract C (Wetland Conservation Area); and Tracts H and J (Park Areas) shall be conveyed to and maintained by the "Bridgewater Community Association, Inc.".

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

SURVEYOR'S CERTIFICATE

Know all men by these presents, the undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part 1.

Signed and Sealed this 5TH day of AUGUST, 2004.

D.C. Johnson & Associates, Inc.
Florida Licensed Business No. 4514

Dennis J. DeHoff
Florida Professional Surveyor and Mapper No. 4289

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
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