

HUNTER'S RIDGE UNIT SEVEN

A REPLAT OF A PORTION OF TRACTS 51 AND 53 OF THE TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69, AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS HUNTER'S RIDGE UNIT SEVEN, A REPLAT OF A PORTION OF TRACTS 51 AND 53 OF THE TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF RIVER CROSSING UNIT 3 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 25, PAGES 11 AND 12 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING, THENCE SOUTH 18°15'58" EAST, A DISTANCE OF 64.88 FEET, THENCE SOUTH 38°44'55" EAST, A DISTANCE OF 70.00 FEET TO THE NORTHERLY BOUNDARY LINE OF HUNTER'S RIDGE UNIT ONE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 25, PAGES 118, 119 AND 120 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID HUNTER'S RIDGE UNIT ONE AND THE WESTERLY EXTENSION THEREOF, SOUTH 51°15'08" WEST, A DISTANCE OF 362.88 FEET, THENCE NORTH 22°43'00" WEST, A DISTANCE OF 200.87 FEET, THENCE NORTH 28°13'30" WEST, A DISTANCE OF 165.84 FEET TO THE SOUTH BOUNDARY LINE OF SAID RIVER CROSSING UNIT 3, THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID RIVER CROSSING UNIT 3, NORTH 88°47'31" EAST, A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.965 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, ALL LANDS UPON 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, 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 THEMSELVES, THEIR 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 SUCH 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 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 30th DAY OF September A.D., 1991.

OWNER

TRI-COUNTY DEVELOPMENT, INC.

ALEX R. DEER, PRESIDENT

ROBERT C. IRONSMITH, VICE-PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESSES FOR BOTH

WITNESSES FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA

SS:

COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 30th DAY OF Sept. A.D., 1991, BEFORE ME PERSONALLY APPEARED ALEX R. DEER AND ROBERT C. IRONSMITH, PRESIDENT AND VICE-PRESIDENT RESPECTIVELY, OF TRI-COUNTY DEVELOPMENT, INC., A FLORIDA CORPORATION, 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: 9-22-96

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA

SS:

COUNTY OF PASCO

I, DANIEL N. MARTIN, OF MARTIN AND FIGURSKI, AS AGENT FOR ATTORNEY'S TITLE INSURANCE FUND, INC., 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 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 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 90 HAVE BEEN PAID.

THIS 12th DAY OF November A.D., 1991.

MARTIN AND FIGURSKI

BY: Daniel N. Martin

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 13th DAY OF November A.D., 1991, 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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES; THE PERMANENT REFERENCE MONUMENTS (P.R.M.) AND THE PERMANENT CONTROL POINTS (P.C.P.) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE.

CASSON ENGINEERING COMPANY
6321 GRAND BOULEVARD
NEW PORT RICHEY, FLORIDA

DENNIS J. DANDOLF
FLORIDA SURVEYOR'S REG'N. NO. 4269

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA ON THIS 26th DAY OF Nov. A.D., 1991.

CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THE 27th DAY OF Nov. A.D., 1991, IN PLAT BOOK 29 PAGES 111 AND 112.

JOE B. BROWN
CLERK OF CIRCUIT COURT
By J. J. Wardell, D.C.