

THE OAKS AT RIVER RIDGE UNIT THREE-B

A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)

JSS

COUNTY OF PASCO)

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS THE OAKS AT RIVER RIDGE UNIT THREE-B, A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF SAID SECTION 31; THENCE ALONG THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31, SOUTH 00°10'00" WEST, A DISTANCE OF 687.09 FEET; THENCE NORTH 89°29'02" WEST, A DISTANCE OF 101.67 FEET TO THE WEST RIGHT-OF-WAY OF KIRKLAND DRIVE AS SHOWN ON THE PLAT OF THE OAKS AT RIVER RIDGE UNIT ONE RECORDED IN PLAT BOOK 24, PAGES 17 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING, THE SAME BEING THE NORTHERLY BOUNDARY LINE OF THE OAKS AT RIVER RIDGE UNIT TWO, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 24, PAGES 26 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID THE OAKS AT RIVER RIDGE UNIT TWO THE FOLLOWING NINE COURSES AND DISTANCES: 8.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 73.00 FEET, A CENTRAL ANGLE OF 07°10'40" AND A CHORD OF 9.57 FEET WHICH BEARS SOUTH 04°10'30" WEST; SOUTH 07°30'02" WEST, 4.85 FEET; NORTH 89°29'02" WEST, 66.68 FEET; 307.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 552.50 FEET, A CENTRAL ANGLE OF 31°51'45" AND A CHORD OF 303.31 FEET WHICH BEARS NORTH 73°33'09" WEST; NORTH 57°37'17" WEST, 56.31 FEET; 219.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 397.50 FEET, A CENTRAL ANGLE OF 31°35'59" AND A CHORD OF 216.46 FEET WHICH BEARS NORTH 73°25'16" WEST; NORTH 89°13'15" WEST, 29.00 FEET; SOUTH 00°46'45" WEST, 85.00 FEET; NORTH 89°13'15" WEST, 9.60 FEET TO THE EASTERLY BOUNDARY LINE OF THE OAKS AT RIVER RIDGE UNIT THREE-A, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 25, PAGES 136 AND 137, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID THE OAKS AT RIVER RIDGE UNIT THREE-A THE FOLLOWING NINE COURSES AND DISTANCES: 91.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2070.00 FEET, A CENTRAL ANGLE OF 02°32'15" AND A CHORD OF 91.67 FEET WHICH BEARS SOUTH 89°30'37" WEST; NORTH 01°45'31" WEST, 86.00 FEET; NORTH 35°35'20" WEST, 37.40 FEET; NORTH 89°13'15" WEST, 136.95 FEET; SOUTH 83°32'41" WEST, 24.47 FEET; SOUTH 76°58'37" WEST, 59.50 FEET; NORTH 13°01'23" WEST, 208.03 FEET; NORTH 76°58'37" EAST, 86.00 FEET; NORTH 46°51'29" EAST, 100.03 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID THE OAKS AT RIVER RIDGE UNIT ONE; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID THE OAKS AT RIVER RIDGE UNIT ONE THE FOLLOWING NINE COURSES AND DISTANCES: 158.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 247.50 FEET, A CENTRAL ANGLE OF 36°35'48" AND A CHORD OF 155.41 FEET WHICH BEARS SOUTH 70°55'21" EAST; SOUTH 89°13'15" EAST, 121.77 FEET; 359.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 862.50 FEET, A CENTRAL ANGLE OF 31°35'59" AND A CHORD OF 355.32 FEET WHICH BEARS SOUTH 73°25'16" EAST; SOUTH 57°37'17" EAST, 128.75 FEET; 28.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 272.50 FEET, A CENTRAL ANGLE OF 08°18'03" AND A CHORD OF 28.85 FEET WHICH BEARS SOUTH 60°46'18" EAST; NORTH 26°04'40" EAST, 85.00 FEET; 78.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 187.50 FEET, A CENTRAL ANGLE OF 23°52'20" AND A CHORD OF 77.56 FEET WHICH BEARS SOUTH 75°13'30" EAST; 38.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°18'38" AND A CHORD OF 34.83 FEET WHICH BEARS SOUTH 43°38'21" EAST; SOUTH 00°30'58" WEST, 265.73 FEET, TO THE POINT OF BEGINNING; CONTAINING 6.376 ACRES, MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY RESERVE ALL ROADS, STREETS AND DRIVES SHOWN HEREON FOR THE PRIVATE AND NONEXCLUSIVE USE OF THE UNDERSIGNED, THE OAKS AT RIVER RIDGE HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, THE OWNERS OF THE RESIDENTIAL LOTS MORE PARTICULARLY DESCRIBED HEREON AS BEING A PART OF THE OAKS AT RIVER RIDGE UNIT THREE-B, AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, FAMILIES, AGENTS, EMPLOYEES, CONTRACTORS, GUESTS, INVITEES AND LESSEES FOR INGRESS, EGRESS AND REGRESS, 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 THE OAKS AT RIVER RIDGE UNIT THREE-B, AND PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES SHALL HAVE A NONEXCLUSIVE RIGHT TO USE, SAID ROADS, STREETS AND DRIVES FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, STORM SEWERS AND UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, TELEPHONE, ELECTRICITY, CABLE TELEVISION AND COLLECTION OF TRASH AND PURPOSES INCIDENTAL THERETO, AS WELL AS FOR INGRESS, EGRESS AND REGRESS FOR THE PURPOSE OF PROVIDING EMERGENCY FIRE, MEDICAL AND SIMILAR SERVICES; AND THAT IT GRANTS TO ANY POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR CORPORATE SOVEREIGN HAVING JURISDICTION FROM TIME TO TIME OVER THE OAKS AT RIVER RIDGE UNIT THREE-B, AND PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES 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 NECESSARY FOR PROVIDING WATER AND SEWER SERVICE TO THE OAKS AT RIVER RIDGE UNIT THREE-B, 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 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 24TH DAY OF MAY, A.D., 1995.

OWNERS

RIVER RIDGE HOMES, INC., A FLORIDA CORPORATION

BY: *[Signature]*
MICHELE J. NICHOLS, AS VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

[Signature] *[Signature]*
WITNESS WITNESS

RIVER RIDGE HOMES, INC., HEREBY GRANTS FEE SIMPLE OWNERSHIP IN AND TO ALL STREETS, COMMON AREAS, AND EASEMENTS TO THE OAKS AT RIVER RIDGE HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, SUBJECT TO THE RIGHTS OF USE SET FORTH HEREIN.

RIVER RIDGE HOMES, INC., A FLORIDA CORPORATION

BY: *[Signature]*
MICHELE J. NICHOLS, AS VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

[Signature] *[Signature]*
WITNESS WITNESS

MORTGAGEES CONSENT TO DEDICATION

REPUBLIC BANK

[Signature]
GEORGE ULRIKSON, AS SENIOR VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

[Signature] *[Signature]*
WITNESS WITNESS

CONSENT OF HOMEOWNERS ASSOCIATION

THE OAKS AT RIVER RIDGE HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY JOINS IN THE PLAT AND ACKNOWLEDGES THE GRANT TO IT CONTAINED HEREIN, FOR THE PURPOSE OF ACCEPTING THE RESPONSIBILITY FOR THE MAINTENANCE OF ALL DESIGNATED STREETS, COMMON AREAS, AND EASEMENTS DESIGNATED ON THIS PLAT.

THE OAKS AT RIVER RIDGE HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION

BY: *[Signature]*
RICHARD E. RAYMOND, AS PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

[Signature] *[Signature]*
WITNESS WITNESS

ACKNOWLEDGEMENT OF OWNERS AND HOMEOWNERS ASSOCIATION

STATE OF FLORIDA)

JSS

COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 24TH DAY OF MAY, A.D., 1995, BEFORE ME PERSONALLY APPEARED MICHELE J. NICHOLS, AS VICE PRESIDENT OF RIVER RIDGE HOMES, INC., A FLORIDA CORPORATION; AND RICHARD E. RAYMOND, AS PRESIDENT OF THE OAKS AT RIVER RIDGE HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION; TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, GRANT OF OWNERSHIP AND CONSENT, 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 NEWPORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

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

INDIVIDUALS WHO SIGNED ARE:
PERSONALLY KNOWN ☒
PRODUCED IDENTIFICATION ☒
TYPE OF IDENTIFICATION PRODUCED:

OFFICIAL NOTARY SEAL
PATRICIA C. MOORE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC3991682
MY COMMISSION EXPIRES AUG. 10, 1998

[Signature]
PATRICIA C. MOORE
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
[Signature]
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES 8-10-98
SERIAL NO. CC3991682

ACKNOWLEDGEMENT OF MORTGAGEES

STATE OF FLORIDA)

JSS

COUNTY OF PASCO)

THIS IS TO CERTIFY, THAT ON THIS 24TH DAY OF MAY, A.D., 1995, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED GEORGE ULRIKSON, AS SENIOR VICE PRESIDENT OF REPUBLIC BANK, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND HE 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 Newport Richey, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED IS:
PERSONALLY KNOWN ☒
PRODUCED IDENTIFICATION ☒
TYPE OF IDENTIFICATION PRODUCED:

[Signature]
PATRICIA C. MOORE
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
[Signature]
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES 8-10-98
SERIAL NO. CC3991682

CERTIFICATE OF TITLE

STATE OF FLORIDA)

JSS

COUNTY OF PASCO)

I, FRANK I. GREY, AS PRESIDENT OF FRANK I. GREY, P.A., 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 THIS PLAT. IN THE EVENT THAT THIS 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 HAVE BEEN PAID.

THIS 23RD DAY OF MAY, A.D., 1995.

HOBBS, GREY & KUNZEL
AN ASSOCIATION OF PROFESSIONAL ASSOCIATIONS
BY: FRANK I. GREY, P.A.

BY: *[Signature]*
FRANK I. GREY, AS PRESIDENT

SURVEYOR'S CERTIFICATE

I, DENNIS J. DUFFY, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY ON THIS 25TH DAY OF MAY, A.D., 1995, THE AFORESAID 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 CERTIFICATE AND THAT THE PERMANENT CONTROL POINTS (P.C.P.'S) 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.

CASSON ENGINEERING COMPANY
6321 GRAND BOULEVARD
NEWPORT RICHEY, FLORIDA

[Signature]
DENNIS J. DUFFY
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4289

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 18 DAY OF July, A.D., 1995, 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

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 20 DAY OF July, 1995 AD, IN PLAT BOOK 32 PAGES 100 101 AND 102.

[Signature]
CLERK OF CIRCUIT COURT