

RUXTON VILLAGE UNIT 23 TALL PINES AT RIVER RIDGE

A SUBDIVISION OF A PORTION OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO)

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS RUXTON VILLAGE UNIT 23 TALL PINES AT RIVER RIDGE A SUBDIVISION OF A PORTION OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 239 OF HUNT RIDGE UNIT 10 TALL PINES AT RIVER RIDGE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 23, PAGES 89 AND 100, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THE SAME BEING ON SOUTHERLY RIGHT-OF-WAY LINE OF DECUBELLIS ROAD (FORMERLY KNOWN AS MASSACHUSETTS AVENUE) AS DESCRIBED IN OFFICIAL RECORD BOOK 1333, PAGE 490 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DECUBELLIS ROAD, NORTH 36°54'17" EAST, A DISTANCE OF 250.49 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DECUBELLIS ROAD, NORTH 36°54'17" EAST, A DISTANCE OF 358.74 FEET; THENCE SOUTH 53°05'43" EAST, A DISTANCE OF 15.00 FEET; THENCE A DISTANCE OF 76.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 89°13'00" AND A CHORD OF 68.82 FEET WHICH BEARS SOUTH 07°42'17" EAST; THENCE NORTH 37°41'08" EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 52°18'52" EAST, A DISTANCE OF 168.37 FEET TO THE NORTHERLY BOUNDARY LINE OF VALLEY WOOD UNIT 32 TALL PINES AT RIVER RIDGE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 31, PAGES 148 AND 149 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID VALLEY WOOD UNIT 32 TALL PINES AT RIVER RIDGE THE FOLLOWING TWELVE COURSES AND DISTANCES: SOUTH 37°41'08" WEST, 24.00 FEET; 43.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 21.52 FEET, A CENTRAL ANGLE OF 115°42'48" AND A CHORD OF 36.45 FEET WHICH BEARS SOUTH 05°32'32" WEST; SOUTH 63°23'55" WEST, 92.71 FEET; 23.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 458.81 FEET, A CENTRAL ANGLE OF 02°54'14" AND A CHORD OF 23.15 FEET WHICH BEARS SOUTH 64°51'02" WEST; 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD OF 35.36 FEET WHICH BEARS NORTH 68°41'51" WEST; SOUTH 68°18'09" WEST, 24.00 FEET; 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD OF 35.36 FEET WHICH BEARS SOUTH 21°18'09" WEST; SOUTH 68°18'09" WEST, 68.63 FEET; 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD OF 35.36 FEET WHICH BEARS NORTH 68°41'51" WEST; NORTH 23°41'51" WEST, 7.26 FEET; 102.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 119°23'52" AND A CHORD OF 84.61 FEET WHICH BEARS NORTH 83°23'47" WEST; NORTH 53°05'43" WEST, 15.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.326 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, RUXTON VILLAGE II HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, THE OWNERS OF THE RESIDENTIAL LOTS MORE PARTICULARLY DESCRIBED HEREON AS BEING A PART OF RUXTON VILLAGE UNIT 23, TALL PINES AT RIVER RIDGE, 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 RUXTON VILLAGE UNIT 23, TALL PINES AT RIVER RIDGE, 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 RUXTON VILLAGE UNIT 23, TALL PINES AT RIVER RIDGE, 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 RUXTON VILLAGE UNIT 23, TALL PINES AT RIVER RIDGE, 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, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN THE DEDICATION OF NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, RECORDED IN OFFICIAL RECORD BOOK 3404, PAGE 1051 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; 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 22nd DAY OF March, A.D., 1995.

OWNERS:

RIVER RIDGE GOLF CLUB, INC., A FLORIDA CORPORATION

BY: Michelle J. Nichols
MICHELE J. NICHOLS, AS VICE PRESIDENT
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

RIVER RIDGE GOLF CLUB, INC., HEREBY GRANTS FEE SIMPLE OWNERSHIP IN AND TO ALL STREETS, COMMON AREAS, AND EASEMENTS TO THE RUXTON VILLAGE II HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION; SUBJECT TO THE RIGHTS OF USE SET FORTH HEREIN.

RIVER RIDGE GOLF CLUB, INC., A FLORIDA CORPORATION

BY: Michelle J. Nichols
MICHELE J. NICHOLS, AS VICE PRESIDENT
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

CONSENT OF HOMEOWNERS ASSOCIATION

RUXTON VILLAGE II HOMEOWNERS ASSOCIATION INC., 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.

RUXTON VILLAGE II HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION

BY: Michelle J. Nichols
MICHELE J. NICHOLS, AS PRESIDENT
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

WITNESS

ACKNOWLEDGEMENT OF OWNERS AND HOMEOWNERS ASSOCIATION

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 23rd DAY OF March, A.D., 1995, BEFORE ME PERSONALLY APPEARED MICHELE J. NICHOLS, AS VICE PRESIDENT OF RIVER RIDGE GOLF CLUB, INC., A FLORIDA CORPORATION; AND AS PRESIDENT OF RUXTON VILLAGE II HOMEOWNERS ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION; TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGING DEDICATION, GRANT OF OWNERSHIP AND CONSENT, 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 NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

BY: Patricia C. Moore
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINTED NAME OF NOTARY PUBLIC

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. CC395832
MY COMMISSION EXPI. AUG. 10, 1998

MY COMMISSION EXPIRES: 8-10-98

CERTIFICATE OF TITLE

STATE OF FLORIDA)
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 1993 HAVE BEEN PAID.

THIS 27th DAY OF March, A.D., 1995.

HOBBY, GREY & KUENZEL
AN ASSOCIATION OF PROFESSIONAL ASSOCIATIONS
BY: Frank I. Grey
FRANK I. GREY, AS PRESIDENT

SURVEYOR'S CERTIFICATE

I, DENNIS J. DEHOFF, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON March 29, 1995, THE AFORESAIDED 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. 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 377, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

CASSON ENGINEERING COMPANY
6321 GRAND BOULEVARD
NEW PORT RICHEY, FLORIDA

DENNIS J. DEHOFF
FLORIDA REGISTER L.S. NO. 4289

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 22nd DAY OF August, A.D., 1995 THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

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 29th DAY OF August, 1995 AD, IN PLAT BOOK 32, PAGES 116 AND 119

Clerk of Circuit Court

SHEET 1 OF 2

RUXTON VILLAGE UNIT 23

PLAT BOOK PAGE