

23/99

# HUNT RIDGE UNIT 10 TALL PINES AT RIVER RIDGE

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

## LEGAL DESCRIPTION AND DEDICATION CERTIFICATE

### SOAL DESCRIPTION & DEDICATION:

STATE OF FLORIDA, U.S.  
COUNTY OF PASCO.

The undersigned, owner of the land shown on this Plat to be known as HUNT RIDGE UNIT 10, TALL PINES AT RIVER RIDGE, a subdivision of a portion of Section 31, Township 25 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of said Section 31; thence S 89° 40' E., for 100 feet to the Northwesterly corner of the Northwest 1/4; thence S 00° 11' E., for 100 feet to the Southwesterly right-of-way line of Management Avenue (an 180-foot right-of-way) as indicated in Plat Book 1, page 420, of the Public Records of Pasco County, Florida; and thence along the POINT OF BEGINNING; thence northerly, for 100 feet, to the Southwesterly right-of-way line of Management Avenue (an 180-foot right-of-way); thence easterly, for 100 feet, to the point of beginning; thence N 59° 40' E., for 44.63 feet; thence S 59° 40' E., for 100 feet; thence S 00° 11' E., for 113.39 feet; thence N 00° 11' E., for 104.54 feet; thence S 59° 40' E., for 124.58 feet; thence N 00° 11' E., for 114.42 feet; thence S 59° 40' E., for 104.58 feet; thence S 00° 11' E., for 323.96 feet; thence S 59° 40' E., for 100 feet; thence N 00° 11' E., for 100 feet; thence S 59° 40' E., for 100 feet; thence S 00° 11' E., for 341.73 feet, to the POINT OF BEGINNING, and containing 4.97 acres; more or less.

Have caused said land to be divided, and subdivided as shown therein; and do hereby dedicate to the convenience of the public and Pasco County, Florida, all easements as indicated in this plat, and further do hereby dedicate, to the perpetual use of the public and Pasco County, Florida, all such lands which may be required for roads, drainage, facilities, parks, 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, gas stations, pumping stations, buildings, sewage disposal plants, other utility plants, and other appurtenant facilities, which may be required for such lands, and further do hereby reserve unto the County, its heirs, successors, assigns, and legal representatives, the right to construct, operate and maintain all such dedicated lands, utility improvements or facilities and appurtenances until such time as the general assessment value of said lands, in increments, facilities and appurtenances, shall be assessed by the County Assessor, and further do hereby declare, its heirs, successors, assigns or legal representatives, including but not limited to the private utility furnishings, 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, this dedication shall be either voluntarily or involuntarily vacated, voided or invalidated.

This 22<sup>nd</sup> day of MARCH, 1985.

### COUNTY COMMISSION APPROVAL:

Approved by the Board of County Commissioners of Pasco County, Florida, this 22<sup>nd</sup> day of MARCH, 1985.

Filed and Recorded:

In the Public Records of Pasco County, Florida on this 23<sup>rd</sup> day of APRIL, A.D. 1985 in Plat Book 23, pages 49 & 100.

### CERTIFICATE OF TITLE:

STATE OF FLORIDA, U.S.  
COUNTY OF PASCO, S.S.

I, Elizabeth A. Tuttle of Allied Title Insurance Company, hereby certify that the owners and mortgagees of record of the property lying within the parcel described on this Plat are as shown on said Plat, 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 1985 have been paid.

Signed on this 22<sup>nd</sup> day of April, 1985.

By: *[Signature]*

POST, BUCKLEY, SCHULZ & JERNIGAN, INC.  
CONSULTING ENGINEERS, PLANNERS AND SURVEYORS  
1600 44TH AVENUE, BLDG. 1, CLEARWATER, FLORIDA 33549

AMERICAN MANAGEMENT & DEVELOPMENT CORPORATION

Frank P. Ricagnone, President

Billy R. Barnes, Secretary

Signed, sealed and delivered in the presence of:

*[Signatures]*  
Witness for both

Witness for both

STATE OF FLORIDA, S.S.  
COUNTY OF PASCO, S.S.

I hereby certify that on this 22<sup>nd</sup> day of MARCH, 1985, before me personally appeared Frank P. Ricagnone and Billy R. Barnes, President and Secretary, respectively, of AMERICAN MANAGEMENT & DEVELOPMENT CORPORATION, a Florida Corporation, to me known to be the persons described in the instrument, and further, that they did then and there sign and affix their names to 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 *[Signature]*, Florida,  
the day and year aforesaid.

My commission expires: 3-17-88

*[Signature]*  
Notary Public State of Florida at Large

MORTGAGE:

SUNRISE SAVINGS AND LOAN ASSOCIATION OF FLORIDA

*[Signature]*  
William C. Francis  
Laurence W. Lovell

Signed, sealed and delivered in the presence of:

*[Signature]*  
Witness for both

ACKNOWLEDGMENT:

STATE OF FLORIDA, S.S.  
COUNTY OF PALM BEACH, S.S.

I hereby certify that on this 22<sup>nd</sup> day of APRIL, A.D. 1985, before me personally appeared *[Signature]* and *[Signature]*, of SUNRISE SAVINGS AND LOAN ASSOCIATION OF FLORIDA, 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 *[Signature]*, Florida,  
the day and year aforesaid.

My commission expires: 7-9-88

*[Signature]*  
Notary Public State of Florida at Large

SURVEYOR'S CERTIFICATE:

I, Henry R. Kingsbury, of Post, Buckley, Schulz & Jernigan, Inc., make this affidavit, dated this 22<sup>nd</sup> day of APRIL, 1985, and certify representation that the land herein described and platted or subdivided; that it was prepared under direct supervision; and that it complies with the requirements of Chapter 17 of the Florida Statutes. I further certify that this plat meets all criteria, in conformance, required by Florida Statute 177.081, and that on the 22<sup>nd</sup> day of APRIL, 1985 the Permanent Reference Numbers (P.R.N.s) were assigned thereto, and that the survey data complies with all requirements of Chapter 17.

Signed on this 22<sup>nd</sup> day of APRIL, 1985

POST, BUCKLEY, SCHULZ & JERNIGAN, INC.

*[Signature]*  
Henry R. Kingsbury  
Professional Land Surveyor No. 2159  
State of Florida

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