

HUNT RIDGE UNIT 12 TALL PINES AT RIVER RIDGE

BEING A SUBDIVISION OF A PORTION OF SECTIONS 31 & 32, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) S.S.

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAN TO BE KNOWN AS HUNT RIDGE UNIT 12 TALL PINES AT RIVER RIDGE, A SUBDIVISION OF A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, HEREBY DEDICATES AS FOLLOWS:

CORNER: AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 32, THENCE 180°18'00", ALONG THE WEST LINE OF SAID NE 1/4, A DISTANCE OF 309.24 FEET; THENCE LEAVING SAID WEST LINE N12°14'12"E, A DISTANCE OF 136.74 FEET FOR A POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 271.00 FEET, A CENTRAL ANGLE OF 20°25'42", A CHORD BEARING S77°03'57"W, 96.13 FEET, AN ARC DISTANCE OF 96.70 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 25°57'41", A CHORD BEARING S74°24'28"W, 152.74 FEET, AN ARC DISTANCE OF 154.06 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 62°59'11", A CHORD BEARING S77°04'47"W, 31.13 FEET, AN ARC DISTANCE OF 36.41 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 34°12'41", A CHORD BEARING N12°41'22"W, 111.18 FEET, AN ARC DISTANCE OF 112.83 FEET; THENCE N69°47'39"W, 10.37 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 207.00 FEET, A CENTRAL ANGLE OF 28°13'44", A CHORD BEARING N13°54'31"W, 100.56 FEET, AN ARC DISTANCE OF 101.99 FEET; THENCE N103°01'23"W, 13.00 FEET; THENCE S15°03'57"W, 210.57 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 57°44'02", A CHORD BEARING N15°03'22"W, 285.53 FEET, AN ARC DISTANCE OF 277.10 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 27°15'18", A CHORD BEARING N10°58'10"W, 25.57 FEET, AN ARC DISTANCE OF 23.79 FEET; THENCE N13°01'23"W, 183.45 FEET; THENCE N13°14'10"W, 43.59 FEET; THENCE ALONG THE SOUTHWEST CORNER RIGHT OF WAY LINE OF MASSACHUSETTS AVENUE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1,470.00 FEET, A CENTRAL ANGLE OF 27°47'44", A CHORD BEARING S89°56'28"E, 706.13 FEET, AN ARC DISTANCE OF 713.10 FEET; THENCE S72°03'38"E, ALONG SAID RIGHT OF WAY LINE 308.53 FEET; THENCE ALONG SAID RIGHT OF WAY LINE BY A CURVE TO THE LEFT HAVING A RADIUS OF 1,530.00 FEET, A CENTRAL ANGLE OF 60°26'59", A CHORD BEARING S77°16'09"W, 12.01 FEET, AN ARC DISTANCE OF 12.01 FEET; THENCE S12°14'12"W, 150.59 FEET TO THE POINT OF BEGINNING.

SAID PARCELS CONTAINING 7.218 ACRES, MORE OR LESS.

SAVE CAUSED SAID LAND TO BE DIVIDED AND REDIVIDED AS SHOWN HEREON, AND DO HEREBY REDUCE TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES AND PASCO COUNTY, FLORIDA, ALL EASEMENTS AS SHOWN AND DEDICATED HEREON; AND FURTHER DO HEREBY REDUCE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS WITHIN OR WITHIN WHICH UTILITY EASEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY REDUCE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY EASEMENTS AND FACILITIES INCLUDING BUT NOT LIMITED TO WATER AND SEWER LINES OR PIPES, FIRE HYDRANTS, LIGHT STATIONS, PESTHICIDE SPRINKLING, BUILDINGS, SERVICE DISPOSAL PLANTS, AND OTHER UTILITY PLANTS AND OTHER APPROPRIATE FACILITIES, LINES WITHIN OR UPON THE LANDS DESCRIBED ON SAID PLAN AND SHOWN ON AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY REDUCE UNTO THESE, THE BEING, SUCCESSORS, HEIRS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONVEY, OBTAIN AND MAINTAIN ALL SUCH DEDICATED LANDS, UTILITY EASEMENTS OR FACILITIES AND APPURTENANCES UNTO SUCH TITLE AS THE CREATION AND MAINTENANCE OF SAID LANDS, THEREON, FACILITIES AND APPURTENANCES IS ASSURED BY PASCO COUNTY, FLORIDA, AND FURTHER DO HEREBY REDUCE UNTO THESE, ITS BEING, 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 THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

THIS THE 17 DAY OF JULY, A.D., 1986

OWNER

AMERICAN MANAGEMENT & DEVELOPMENT CORPORATION
A FLORIDA CORPORATION

Frank P. McAnis
FRANK P. MCANIS, PRESIDENT
WITNESS
James V. Shing
JAMES V. SHING, SECRETARY
WITNESS

Madeline V. Grima
MADLENE V. GRIMA
WITNESS
Madeline V. Grima
MADLENE V. GRIMA
WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PASCO) S.S.

I HEREBY CERTIFY THAT ON THIS 17th DAY OF JULY, A.D., 1986, BEFORE ME PERSONALLY APPEARED FRANK P. MCANIS AND JAMES V. SHING, PRESIDENT AND SECRETARY, RESPECTIVELY OF AMERICAN MANAGEMENT & DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THIS DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 4-17-87 *Norman S. Bernard*
NORMAN S. BERNARD, CLERK
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

GENSLER SAVINGS AND LOAN ASSOCIATION,
A FEDERAL SAVINGS AND LOAN ASSOCIATION

William F. Berger
WILLIAM F. BERGER, VICE PRESIDENT

James V. Shing
JAMES V. SHING
WITNESS

ACKNOWLEDGMENT

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

I HEREBY CERTIFY THAT ON THIS 18th DAY OF JUNE, A.D., 1986, BEFORE ME PERSONALLY APPEARED WILLIAM F. BERGER, VICE PRESIDENT, GENSLER SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH COUNTY, FLORIDA, THIS DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 4-15-89 *James V. Shing*
JAMES V. SHING, CLERK
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

TESTIMONY

I, WILLIAM H. SINGLER OF SINGLER TITLE AND ABSTRACT, INC., HEREBY CERTIFY THAT THE OWNER AND MORTGAGEE OF RECORD OF THE PROPERTY LIVING WITHIN THE PARCEL DESCRIBED ON THIS PLAN IS AS SHOWN ON SAID PLAN, THAT THERE ARE NO LIENS OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAN, AND THAT THE TAXES FOR THE YEAR 1986 HAVE BEEN PAID.

THIS THE 17th DAY OF JULY, A.D., 1986

BY: *William H. Singler*
WILLIAM H. SINGLER
COUNTY COMMISSIONER SPECIAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA THIS 22 DAY OF DECEMBER, A.D., 1986.

James V. Shing
JAMES V. SHING
CHAIRMAN

CLERK AND WITNESS

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 23 DAY OF DECEMBER A.D., 1986.

Joe Pittman
JOE PITTMAN
CLERK OF THE CIRCUIT COURT
BY: *E. Long*
E. LONG, CLERK

SURVEYOR'S CERTIFICATE

I, EARL L. BULLIFF, JR., THE SURVEYOR MAKING THIS PLAN, HEREBY CERTIFY THAT IT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE SUPERVISION AND SUPERVISION, THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT NECESSARY EXTENSIVE MEASUREMENTS (I.R.S.M.S.) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLETES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND I FURTHER CERTIFY THAT THE PLAN MEETS ALL MATERIAL IN CONFORMANCE REQUIRED BY FLORIDA STATUTE 177.031.

Earl L. Bulliff, Jr.
EARL L. BULLIFF, JR.
THIS 12th DAY OF AUGUST, A.D., 1986.
FLORIDA REG. NO. 3400

KING ENGINEERING ASSOCIATES, INC.
Consulting Engineers - Surveyors
2143 U.S. 10 N. Clearwater, FL 33575