

THE GLEN AT RIVER RIDGE UNIT ONE

A PORTION OF THE WEST 1/2 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

THE UNDERSIGNED, OWNER AND MORTGAGEES OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS THE GLEN AT RIVER RIDGE, UNIT ONE, A PORTION OF THE WEST 1/2 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE RUN ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, NORTH 00° 33' 24" EAST, A DISTANCE OF 2,644.19 FEET TO THE SOUTHWEST CORNER OF NORTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, NORTH 00° 22' 47" EAST, A DISTANCE OF 661.15 FEET TO THE SOUTH BOUNDARY LINE OF THE CYPRESS ELEMENTARY SCHOOL PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 630, PAGES 125 AND 126 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID SCHOOL PARCEL AND THE EASTERLY EXTENSION THEREOF, SOUTH 89° 17' 13" EAST, A DISTANCE OF 850.00 FEET; THENCE SOUTH 40° 04' 16" EAST, A DISTANCE OF 799.02 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF MASSACHUSETTS AVENUE EXTENSION; THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: 448.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,140.00 FEET AND A CHORD OF 445.97 FEET WHICH BEARS SOUTH 53° 02' 47" WEST; SOUTH 68° 19' 35" WEST, 432.17 FEET; 96.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 960.00 FEET AND A CHORD OF 96.67 FEET WHICH BEARS SOUTH 61° 26' 25" WEST; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 31° 26' 45" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 33° 58' 55" WEST, A DISTANCE OF 53.93 FEET; THENCE NORTH 32° 30' 11" WEST, A DISTANCE OF 100.00 FEET; THENCE A DISTANCE OF 83.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,220.00 FEET AND A CHORD OF 83.03 FEET WHICH BEARS NORTH 59° 26' 49" EAST; THENCE NORTH 20° 36' 10" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00° 06' 08" WEST, A DISTANCE OF 56.59 FEET; THENCE NORTH 27° 28' 28" WEST, A DISTANCE OF 100.73 FEET; THENCE NORTH 64° 19' 35" EAST, A DISTANCE OF 2.56 FEET; THENCE NORTH 25° 40' 25" WEST, A DISTANCE OF 102.11 FEET; THENCE NORTH 73° 04' 06" WEST, A DISTANCE OF 70.74 FEET; THENCE NORTH 57° 47' 08" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00° 22' 47" EAST, A DISTANCE OF 242.00 FEET; THENCE NORTH 00° 22' 47" EAST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

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 OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY 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 PASCO COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER 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 10th DAY OF April, A.D., 1985.

OWNER

HUNTER'S DEVELOPMENT CORPORATION OF PASCO, INC.

MARK E. SWARTZEL

THOMAS A. PETERSON

Francis M. Canella

Freida Wheeler

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 10th DAY OF April, A.D., 1985, BEFORE ME PERSONALLY APPEARED MARK E. SWARTZEL AND THOMAS A. PETERSON, PRESIDENT AND SECRETARY, RESPECTIVELY, OF HUNTER'S DEVELOPMENT CORPORATION OF PASCO, INC., A FLORIDA CORPORATION, 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: 6-2-86

Francis M. Canella
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGEE

NCNB NATIONAL BANK

WILLIAM CULVER, SENIOR VICE-PRESIDENT

RICK FREEMAN, CORPORATE BANKING OFFICER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR ALL

WITNESS FOR ALL

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 10th DAY OF April, A.D., 1985, BEFORE ME PERSONALLY APPEARED WILLIAM CULVER AND RICK FREEMAN, SENIOR VICE-PRESIDENT AND CORPORATE BANKING OFFICER, RESPECTIVELY, OF NCNB NATIONAL BANK, 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: 6-2-86

Francis M. Canella
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SHEET 1 OF 3

THE GLEN AT RIVER RIDGE, UNIT ONE

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ORDER NO. 851025

HUNTER'S DEVELOPMENT CORPORATION OF PASCO, INC.

L.G. 1661 1000 1015 1030 1045 1060 1075 1090 1105 1120 1135 1150 1165 1180 1195 1210 1225 1240 1255 1270 1285 1300 1315 1330 1345 1360 1375 1390 1405 1420 1435 1450 1465 1480 1495 1510 1525 1540 1555 1570 1585 1600 1615 1630 1645 1660 1675 1690 1705 1720 1735 1750 1765 1780 1795 1810 1825 1840 1855 1870 1885 1900 1915 1930 1945 1960 1975 1990 2005 2020 2035 2050 2065 2080 2095 2110 2125 2140 2155 2170 2185 2200 2215 2230 2245 2260 2275 2290 2305 2320 2335 2350 2365 2380 2395 2410 2425 2440 2455 2470 2485 2500 2515 2530 2545 2560 2575 2590 2605 2620 2635 2650 2665 2680 2695 2710 2725 2740 2755 2770 2785 2800 2815 2830 2845 2860 2875 2890 2905 2920 2935 2950 2965 2980 2995 3010 3025 3040 3055 3070 3085 3100 3115 3130 3145 3160 3175 3190 3205 3220 3235 3250 3265 3280 3295 3310 3325 3340 3355 3370 3385 3400 3415 3430 3445 3460 3475 3490 3505 3520 3535 3550 3565 3580 3595 3610 3625 3640 3655 3670 3685 3700 3715 3730 3745 3760 3775 3790 3805 3820 3835 3850 3865 3880 3895 3910 3925 3940 3955 3970 3985 4000 4015 4030 4045 4060 4075 4090 4105 4120 4135 4150 4165 4180 4195 4210 4225 4240 4255 4270 4285 4300 4315 4330 4345 4360 4375 4390 4405 4420 4435 4450 4465 4480 4495 4510 4525 4540 4555 4570 4585 4600 4615 4630 4645 4660 4675 4690 4705 4720 4735 4750 4765 4780 4795 4810 4825 4840 4855 4870 4885 4900 4915 4930 4945 4960 4975 4990 5005 5020 5035 5050 5065 5080 5095 5110 5125 5140 5155 5170 5185 5200 5215 5230 5245 5260 5275 5290 5305 5320 5335 5350 5365 5380 5395 5410 5425 5440 5455 5470 5485 5500 5515 5530 5545 5560 5575 5590 5605 5620 5635 5650 5665 5680 5695 5710 5725 5740 5755 5770 5785 5800 5815 5830 5845 5860 5875 5890 5905 5920 5935 5950 5965 5980 5995 6010 6025 6040 6055 6070 6085 6100 6115 6130 6145 6160 6175 6190 6205 6220 6235 6250 6265 6280 6295 6310 6325 6340 6355 6370 6385 6400 6415 6430 6445 6460 6475 6490 6505 6520 6535 6550 6565 6580 6595 6610 6625 6640 6655 6670 6685 6700 6715 6730 6745 6760 6775 6790 6805 6820 6835 6850 6865 6880 6895 6910 6925 6940 6955 6970 6985 7000 7015 7030 7045 7060 7075 7090 7105 7120 7135 7150 7165 7180 7195 7210 7225 7240 7255 7270 7285 7300 7315 7330 7345 7360 7375 7390 7405 7420 7435 7450 7465 7480 7495 7510 7525 7540 7555 7570 7585 7600 7615 7630 7645 7660 7675 7690 7705 7720 7735 7750 7765 7780 7795 7810 7825 7840 7855 7870 7885 7900 7915 7930 7945 7960 7975 7990 8005 8020 8035 8050 8065 8080 8095 8110 8125 8140 8155 8170 8185 8200 8215 8230 8245 8260 8275 8290 8305 8320 8335 8350 8365 8380 8395 8410 8425 8440 8455 8470 8485 8500 8515 8530 8545 8560 8575 8590 8605 8620 8635 8650 8665 8680 8695 8710 8725 8740 8755 8770 8785 8800 8815 8830 8845 8860 8875 8890 8905 8920 8935 8950 8965 8980 8995 9010 9025 9040 9055 9070 9085 9100 9115 9130 9145 9160 9175 9190 9205 9220 9235 9250 9265 9280 9295 9310 9325 9340 9355 9370 9385 9400 9415 9430 9445 9460 9475 9490 9505 9520 9535 9550 9565 9580 9595 9610 9625 9640 9655 9670 9685 9700 9715 9730 9745 9760 9775 9790 9805 9820 9835 9850 9865 9880 9895 9910 9925 9940 9955 9970 9985 10000