DEERWOOD AT RIVER RIDGE

BEING A SUBDIVISION OF A PORTION OF SECTION 31, 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 OR THIS PLAT TO BE KNOWN AS DEERWOOD 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:

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE S89°46'09"E, 744.17 FEET; THENCE S00°13'51"W, 141.33 FEET; THENCE S22°43'32"E, 117.31 FEET; THENCE S10°14'23"W, 162.29 FEET; THENCE S19°05'41"E, 21.40 FEET; THENCE S68°13'14"E, 189.30 FEET; THENCE S48°13'54"E, 214.14 FEET; THENCE 135.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 23°23'39", A CHORD OF 134.19 FEET WHICH BEARS N54°58'30"E; THENCE ALONG A NON-TANGENT LINE N16°27'47"E, 34.49 FEET; THENCE N76°58'37"E, 112.37 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY OF RIVER RIDGE BLVD.; THENCE ALONG SAID RIGHT-OF-WAY LINE S13°01'23"E, 100.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S76°58'37"W, 100.85 FEET; THENCE N56°18'37"W, 28.52 FEET; THENCE 120.65 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 25°08'13", A CHORD OF 119.68 FEET WHICH BEARS S34°20'12"W, TO A POINT OF TANGENCY; THENCE S41°46'06"W, 254.72 FEET; THENCE 335.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.97 FEET, A CENTRAL ANGLE OF 33°38'12", A CHORD OF 330.43 FEET WHICH BEARS S58°35'17"W; THENCE S75°24'28"W, 372.73 FEET; THENCE 225.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 35°41'15", A CHORD OF 221.67 FEET WHICH BEARS S57°13'50"W, TO A POINT OF CONCORD CURVATURE; THENCE 632.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 90°38'42", A CHORD OF 568.86 FEET WHICH BEARS S05°16'05"E; THENCE ALONG A NON-TANGENT LINE S21°54'17"E, 34.82 FEET; THENCE S53°05'43"W, 175.00 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF DE CUBELLIS ROAD; THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE, S36°54'17"W, 609.32 FEET; THENCE 96.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET, A CENTRAL ANGLE OF 04°51'45", A CHORD OF 96.72 FEET WHICH BEARS S39°20'10"W; THENCE N10°04'16"W, 799.02 FEET ALONG THE NORTHERLY BOUNDARY OF THE GLEN AT RIVER RIDGE UNIT ONE, AS RECORDED IN PLAT BOOK 24, PAGES 8 THRU 10 OF THE OFFICIAL RECORDS OF PASCO COUNTY, FLORIDA; THENCE N89°37'13"W, 750.00 FEET TO THE SOUTHEAST CORNER OF CYPRESS ELEMENTARY, AS RECORDED IN O.R. BOOK 650, PAGES 135 AND 136 OF THE OFFICIAL RECORDS OF PASCO COUNTY, FLORIDA; THENCE N00°22'47"E, ALONG THE EAST BOUNDARY OF SAID CYPRESS ELEMENTARY, 665.48 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF PASCO/HERNANDO COMMUNITY COLLEGE AS RECORDED IN O.R. BOOK 693, PAGE 28 OF THE OFFICIAL RECORDS OF PASCO COUNTY, FLORIDA; THENCE S89°52'47"E, ALONG THE SAID SOUTHERLY BOUNDARY OF PASCO/HERNANDO COMMUNITY COLLEGE 666.07 FEET; THENCE N00°19'00"E, 1,319.96 FEET TO THE NORTH BOUNDARY OF APOKSSAHO SECTION 31; THENCE S89°51'43"E, ALONG THE NORTH BOUNDARY OF SECTION 31, 330.44 FEET TO THE SOUTHWEST CORNER OF APM PARCEL, AS RECORDED IN O.R. BOOK 1084, PAGES 040 AND 0984 OF THE OFFICIAL RECORDS OF PASCO COUNTY, FLORIDA; THENCE CONTINUE S89°51'43"E, ALONG THE SOUTH BOUNDARY OF SAID APM PARCEL, 330.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 73.708 ACRES, MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES 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 WITHIN OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXISTS; 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, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, AND 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 DEDICATED LANDS, UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ACCEPTED 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 AND SEWER SERVICES AND APPURTENANCES THEREIN, THE TITLE TO ANY LAND 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 9th DAY OF OCTOBER, A.D., 1987

OWNER
RIVER RIDGE PROPERTIES, INC.
WILLIAM M. KLINGSHIRN, PRESIDENT — ATTESTED

OWNER
OAKWOOD ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, NAUHAUSS GROUP AT RIVER RIDGE, INC., GENERAL PARTNER
DOUGLAS E. NAUHAUSS, PRESIDENT — ATTESTED

OWNER
SAMUEL L. KATANICS, EXEC. V.P. — ATTESTED

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO } S. S.

I HEREBY CERTIFY THAT ON THIS 9 DAY OF October A.D., 1987 BEFORE ME PERSONALLY APPEARED WILLIAM M. KLINGSHIRN, PRESIDENT OF RIVER RIDGE PROPERTIES, INC. 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 4/1/91 — NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO } S. S.

I HEREBY CERTIFY THAT ON THIS 15th DAY OF October A.D., 1987 BEFORE ME PERSONALLY APPEARED DOUGLAS E. NAUHAUSS, PRESIDENT OF NAUHAUSS GROUP AT RIVER RIDGE, INC., A GENERAL PARTNER IN OAKWOOD ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, 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 PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: July 27, 1990 — NOTARY PUBLIC, STATE OF FLORIDA AT LARGE — Notary Public, State of Florida, My Commission Expires July 28, 1990, Bonded by Bankers Surety Company

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO }

I HEREBY CERTIFY THAT ON THIS 15 DAY OF October A.D., 1987 BEFORE ME PERSONALLY APPEARED SAMUEL L. KATANICS, EXECUTIVE VICE PRESIDENT OF WAKONDA HOMES OF FLORIDA, INC. 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 PASCO COUNTY, FLORIDA, THE DATE AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 5-23-89 — NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 2 DAY OF November A.D., 1987.

CLERK OF THE CIRCUIT COURT

COUNTY COMMISION APPROVAL

APPROVED AT THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, THIS 1 DAY OF November A.D., 1987.

CHAIRMAN

TITLE CERTIFICATE

I, GERALD A. FIGLINSKI, OF MARTIN AND FIGLINSKI DO HEREBY CERTIFY THAT THE APPARENT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSONS OR CORPORATION EXECUTING THE DEDICATION AS IT IS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS APPARENT RECORD TITLE TO THE LANDS IMMEDIATELY PRECEDING THE PLATTING OF THE SUBDIVISION WITHIN THE BOUNDARIES OF THE PLAT AND SHOWN ON THE PLAT, EXCEPT AS SHOWN ON THE PLAT AND THAT THE TAXES FOR THE YEAR 1986 HAVE BEEN PAID.

THIS THE 21st DAY OF OCTOBER, 1987.

BY: Gerald A. Figlinski

SURVEYORS CERTIFICATE

I, EARL L. RATLIFF, JR., THE SURVEYOR MAKING THIS PLAT, HEREBY CERTIFY THAT IT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND I FURTHER CERTIFY THAT THE PLAT MEETS ALL MATERIAL IN CONFORMITY REQUIRED BY FLORIDA STATUTE 177.091.

THIS THE 9 DAY OF OCTOBER, A.D. 1987.

EARL L. RATLIFF, JR.
FLA. REG. NO. 3400

King Engineering Associates, Inc.
8409 Massachusetts Ave.
Suite A-2
New Port Richey, FL 34653