

THE OAKS AT RIVER RIDGE UNIT THREE - A

A PORTION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

THE UNDERSIGNED OWNER OF THE LAND SHOWN OF THIS PLAT TO BE KNOWN AS THE OAKS AT RIVER RIDGE, UNIT THREE-A, A PORTION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF THE OAKS AT RIVER RIDGE UNIT ONE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 24, PAGES 17 THROUGH 21 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID THE OAKS AT RIVER RIDGE UNIT ONE, THE FOLLOWING SIX COURSES AND DISTANCES: SOUTH 70° 25' 53" EAST, 115.00 FEET; 68.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 235.00 FEET AND A CHORD OF 68.44 FEET WHICH BEARS NORTH 27° 56' 32" EAST; SOUTH 53° 41' 03" EAST, 110.00 FEET; 69.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF 87.34 FEET WHICH BEARS SOUTH 15° 52' 07" WEST; NORTH 79° 58' 34" EAST, 49.11 FEET; 71.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 247.50 FEET AND A CHORD OF 71.46 FEET WHICH BEARS SOUTH 44° 19' 25" EAST; THENCE LEAVING THE SOUTHERLY BOUNDARY LINE OF SAID THE OAKS AT RIVER RIDGE UNIT ONE, SOUTH 46° 51' 29" WEST, A DISTANCE OF 100.03 FEET; THENCE SOUTH 76° 58' 37" WEST, A DISTANCE OF 86.00 FEET; THENCE SOUTH 13° 01' 23" EAST, A DISTANCE OF 206.03 FEET; THENCE NORTH 31° 35' 20" EAST, A DISTANCE OF 37.40 FEET; THENCE NORTH 03° 52' 41" EAST, A DISTANCE OF 24.47 FEET; THENCE SOUTH 89° 13' 15" EAST, A DISTANCE OF 136.95 FEET; THENCE SOUTH 31° 35' 20" EAST, A DISTANCE OF 59.50 FEET; THENCE NORTH 03° 52' 41" EAST, A DISTANCE OF 86.00 FEET; THENCE A DISTANCE OF 91.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,070.00 FEET AND A CHORD OF 91.67 FEET WHICH BEARS NORTH 89° 10' 37" EAST; THENCE SOUTH 04° 45' 45" WEST, A DISTANCE OF 130.00 FEET; THENCE A DISTANCE OF 417.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, TO THE EASTERLY RIGHT-OF-WAY LINE OF RIVER RIDGE BOULEVARD AS DESCRIBED IN OFFICIAL RECORD BOOK 1435, PAGE 797 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID CURVE HAVING A RADIUS OF 2,940.00 FEET AND A CHORD OF 416.52 FEET WHICH BEARS SOUTH 84° 46' 25" WEST; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RIVER RIDGE BOULEVARD THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 13° 01' 23" WEST, 348.76 FEET; 199.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 350.00 FEET AND A CHORD OF 196.42 FEET WHICH BEARS NORTH 03° 14' 22" EAST, CONTAINING 4.451 ACRES MORE OR LESS.

HAS CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DOES 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 DOES 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 DOES 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, 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 DOES HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS OR FACILITIES 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 DOES 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 THERETO, THE TITLE TO ANY LANDS OR 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 14TH DAY OF JULY, A.D., 1987.

OWNER

RIVER RIDGE PROPERTIES, INC.

WILLIAM W. KLINGSHIRN, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO }

I HEREBY CERTIFY ON THIS 14TH DAY OF JULY, A.D., 1987, BEFORE ME PERSONALLY APPEARED WILLIAM W. KLINGSHIRN, PRESIDENT OF RIVER RIDGE PROPERTIES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, COUNTY OF PASCO, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 4/1/91

Notary Public, State of Florida, at Large

CERTIFICATE OF TITLE

STATE OF FLORIDA }
COUNTY OF PASCO }

I, CERALD A. FIGURSKI, OF MARTIN AND FIGURSKI, DO HEREBY CERTIFY THAT THE APPARENT RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS OR CORPORATION EXECUTING THIS 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 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 1986 HAVE BEEN PAID.

THIS THE 6TH DAY OF DECEMBER, A.D., 1987.

MARTIN AND FIGURSKI

BY: Gerald A. Figurski

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 30TH DAY OF SEPTEMBER, A.D., 1987, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 179 OF THE FLORIDA STATUTES.

CASSON ENGINEERING COMPANY
106 NORTH BOULEVARD
NEW PORT RICHEY, FLORIDA 33552

Walter A. Casson, Jr.
FLORIDA SURVEYOR'S REG. NO. 1233

APPROVED

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 15TH DAY OF DECEMBER, A.D., 1987.

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THE 2ND DAY OF DECEMBER, A.D., 1987, IN PLAT BOOK 25, PAGES 136 AND 137.

CLERK OF THE CIRCUIT COURT