

DEER RIDGE AT RIVER RIDGE PHASE 2

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

DESCRIPTION AND DEDICATION

State of Florida } ss.
County of Pasco }

The undersigned, owners of the above space on this plat to be known as DEER RIDGE AT RIVER RIDGE PHASE 2, a subdivision of a part of Section 31, Township 25 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

BEING at the most eastern corner of Lot 13 of DEER RIDGE AT RIVER RIDGE PHASE 1, as recorded in Plat Book 27, Pages 112-116 of the Public Records of Pasco County, Florida, thence along the Northern Boundary of said DEER RIDGE AT RIVER RIDGE PHASE 1, N. 38°34'36"E, for 300.00 feet, thence S. 89°13'00"W, following boundary 792.92 feet along the arc of a curve concave to the Southeast, having a radius of 1800.00 feet, a central angle of 24°02'16", a chord bearing of N63°25'32"E, for 787.12 feet, thence S10°31'23"E, for 269.34 feet, thence S31°28'13"W, for 45.43 feet to the Northern right-of-way line of Massachusetts Avenue Extension (De Cuba Road a 120' right-of-way), thence along said Northern right-of-way line, S08°09'17"E, following the arc of a non-tangent curve concave to the Southeast, having a radius of 1500.00 feet, a central angle of 33°23'54", a chord bearing of S82°43'12"W, for 827.91 feet to the POINT OF BEGINNING. Containing 4.55 acres, more or less.

Have caused said land to be divided and subdivided as shown herein, and do hereby reserve all roads, streets and drives shown herein for the private and non-exclusive use of the undersigned, DEER RIDGE AT RIVER RIDGE HOMEOWNERS ASSOCIATION, a Florida not for profit corporation, the owners of the residential lots more particularly described herein as being a part of DEER RIDGE AT RIVER RIDGE PHASE 2, and their respective successors, assigns, families, agents, employees, contractors, guests, invitees and licensees for ingress, egress and egress, in perpetuity and to the exclusion of the public at large, provided, however, that any political subdivision of the State of Florida or corporate sovereign having jurisdiction from time to time over DEER RIDGE AT RIVER RIDGE PHASE 2, and of water, public and quasi-public utility companies shall have a non-exclusive right to use, lease roads, streets and drives for the installation and maintenance of drainage facilities, storm sewers and utilities, including, but not limited to, water, sewer, gas, telephone, electricity, cable television and collection of trash and purposes incidental thereto, as well as for ingress, egress and egress for the purpose of grading and other engineering, medical and similar services; and that it grants to any political subdivision of the State of Florida or corporate sovereign having jurisdiction from time to time over DEER RIDGE AT RIVER RIDGE PHASE 2, and private, public and quasi-public utility companies the non-exclusive right to use the utility and drainage easements shown herein, but only for the installation and maintenance of utilities and drainage facilities, and purposes incidental thereto; and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all utility improvements and facilities necessary for providing water and sewer service to DEER RIDGE AT RIVER RIDGE PHASE 2, including, but not limited to, water or sewer mains 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 in 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 utility improvements, or utilities and appurtenances, and such time as the operation and maintenance of said improvements, facilities, and appurtenances is assumed by Pasco County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, the title to any 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 6th day of December, A.D. 1997.

OWNER

N.G. Development Corporation, a Florida Corporation

Michael Boyce
Michael Boyce, President

Frank I. Grey
Witness

George A. Whelan
Witness

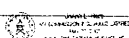
ACKNOWLEDGEMENT

State of Florida } ss.
County of Pasco }

I hereby certify that on this 6th day of December, A.D. 1997, before me personally appeared Michael Boyce, President of N.G. Development Corporation, a Florida Corporation, to the intent that he be the person described in and who executed the foregoing certificate and dedication and severally 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 Pasco County, Florida, this day and year aforesaid.

My commission expires



Frank I. Grey
Notary Public, State of Florida at large

MORTGAGEE

Republic Bank

George A. Whelan
George A. Whelan, Senior Vice President

Witness
Witness

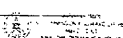
ACKNOWLEDGEMENT

State of Florida } ss.
County of Pasco }

I hereby certify that on this 6th day of DEC, A.D. 1997, before me personally appeared George A. Whelan, Senior Vice President of Republic Bank, to the intent that he be the person described in and who executed the foregoing certificate and dedication and severally 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 Pasco County, Florida, this day and year aforesaid.

My commission expires



Frank I. Grey
Notary Public, State of Florida at large

TITLE CERTIFICATE

State of Florida } ss.
County of Pasco }

The undersigned, authorized agent of Hobbs, Anderson & Grey, hereby certifies that the record title to the land described and shown on this plat is in the name of NG DEVELOPMENT CORPORATION, a Florida corporation, and shown on this plat. Additionally, I certify that there are no liens and/or encumbrances of record against said property, except as shown on said plat, and that taxes for the year 1997 have been paid.

This the 6th day of December, 1997.

Hobbs, Anderson & Grey
by Frank I. Grey, P.A.

Frank I. Grey
Frank I. Grey, President

BOARD OF COUNTY COMMISSIONERS

This is to certify that on 1-6-98, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Shirley Young
Chairman of the Board of County Commissioners

CLERK OF CIRCUIT COURT

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida, this day of 1-6-98. In Plat Book 32, pages 71, 72.

Joe Pittman
Clerk of Circuit Court

SURVEYOR'S CERTIFICATE

I, John D. Weigle, of King Engineering Associates, Inc. maker of this Plat, do hereby certify that this is a correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, and that the survey data complies with the requirements of Chapter 177 of the Florida Statutes. I further certify that this Plat meets all material, in composition, required by Florida Statute 177.091, and that on the 8th day of December, 1997, Permanent Reference Monuments (P.R.M.s) were placed, as shown hereon and that Permanent Central Points (P.C.P.s) as shown hereon will be set within the time allotted in 177.091 (8). Signed on this 16th day of December, A.D. 1997.

King Engineering Associates, Inc.

John D. Weigle
John D. Weigle
Professional Surveyor and Mapper
State of Florida No. 5246



KING ENGINEERING ASSOCIATES, INC.

Engineers Planners Surveyors Scientists Landscape Architects

☐ Civil ☐ Survey ☐ Planning ☐ Environmental
☐ Engineering ☐ Design ☐ Construction ☐ Management

NOTE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

3276-000-000

SHEET 1 OF 2