

# HUNT RIDGE UNIT 11 TALL PINES 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 )  
 ) S.S.  
COUNTY OF PASCO )

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS HUNT RIDGE UNIT 11 - TALL PINES 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 TRACT OF LAND LYING IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA; THENCE N00°18'10"E, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 1,320.97 FEET; THENCE N89°55'17"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4, 271.15 FEET TO THE POINT OF BEGINNING; THENCE N89°55'17"W, CONTINUING ALONG SAID SOUTH LINE 950.67 FEET; THENCE N02°03'35"E, ALONG THE PROPOSED EASTERLY RIGHT OF WAY LINE OF MASSACHUSETTS AVENUE 69.64 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY BY A CURVE TO THE RIGHT HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 62°16'00", A CHORD BEARING N03°11'35"E, 866.61 FEET, AN ARC DISTANCE OF 912.88 FEET; THENCE N64°19'36"E, ALONG SAID RIGHT OF WAY 432.18 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE BY A CURVE TO THE LEFT HAVING A RADIUS OF 1260.00 FEET, A CENTRAL ANGLE OF 04°50'27", A CHORD BEARING N61°54'21"E, 106.42 FEET, AN ARC DISTANCE OF 106.48 FEET; THENCE LEAVING SAID RIGHT OF WAY S32°10'24"E, 610.25 FEET; THENCE S39°04'36"W, 591.70 FEET TO THE POINT OF BEGINNING.  
CONTAINING 20.76 ACRES, MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREIN; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES AND PASCO COUNTY, FLORIDA, ALL EASEMENTS AS SHOWN AND DEPICTED HEREIN; 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 EXIST; 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, FIVE IRONPILES, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, AND OTHER UTILITY PLANTS AND OTHER APPURTENANCES, 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 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 AND SEWER SERVICES AND APPURTENANCES THEREOF, 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 7<sup>th</sup> DAY OF January, A.D., 1986

## OWNER

AMERICAN MANAGEMENT & DEVELOPMENT CORPORATION  
A FLORIDA CORPORATION

Frank P. MacGonigle, President

Billy R. Barnes, Secretary

Witness

Witness

Witness

Witness

## ACKNOWLEDGMENT

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

I HEREBY CERTIFY THAT ON THIS 7<sup>th</sup> DAY OF January, A.D., 1986, BEFORE ME PERSONALLY APPEARED FRANK P. MACGONIGLE AND BILLY R. BARNES, 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, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 4-19-87

Notary Public, State of Florida

## MORTGAGE

HOLTS FEDERAL BANK OF FLORIDA, FSB

Robert L. Hinchon, Sr., V.P.

James C. Gibson, V.P.

Witness

Witness

Witness

Witness

## ACKNOWLEDGMENT

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

I HEREBY CERTIFY THAT ON THIS 7<sup>th</sup> DAY OF January, A.D., 1986, BEFORE ME PERSONALLY APPEARED ROBERT L. HINCHON AND JAMES C. GIBSON, SR. VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY OF HOLTS FEDERAL BANK OF FLORIDA, FSB, 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, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 2-14-89

Notary Public, State of Florida, At Large

## TITLE CERTIFICATE

I, WILLIAM H. ZIEGLER OF STINE TITLE AND ABSTRACT, INC., HEREBY CERTIFY THAT THE OWNER AND MORTGAGEE OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT IS AS SHOWN ON SAID PLAT, 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 1985 HAVE BEEN PAID.

THIS THE 7<sup>th</sup> DAY OF January, A.D., 1986

By: [Signature]

## COUNTY COMMISSION APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA THIS 4<sup>th</sup> DAY OF March, A.D., 1986

Chairman

## FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 16<sup>th</sup> DAY OF March, A.D., 1986

Notary Public

Notary Public

## SURVEYOR'S CERTIFICATE

I, PAUL L. RATLIFF, JR., THE SURVEYOR HAVING 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 ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MARKERS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND I FURTHER CERTIFY THAT THE PLAT MEETS ALL MATERIAL IN CONFORMANCE REQUIRED BY FLORIDA STATUTE 177.021.

Paul L. Ratliff, Jr.  
Paul L. Ratliff, Jr.  
FLORIDA REG. NO. 3400

THIS 7 DAY OF January, A.D., 1986  
RECEIVED



King Engineering Associates, Inc.  
2146 U.S. 10 N. Clearwater, FL 34615