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THE OAKS AT RIVER RIDGE UNIT FIVE-A

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS THE OAKS AT RIVER RIDGE, UNIT FIVE-A, A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 17 EAST; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, NORTH 89° 44' 00" WEST, A DISTANCE OF 76.19 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF KIRKLAND DRIVE, THE OAKS AT RIVER RIDGE UNIT ONE, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 24, PAGES 17, 18, 19, 20 AND 21 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID KIRKLAND DRIVE THE FOLLOWING COURSES AND DISTANCES: 74.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A CHORD OF 74.38 FEET WHICH BEARS NORTH 34° 38' 02" WEST; NORTH 43° 31' 19" WEST, 61.97 FEET; 46.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF 46.49 FEET WHICH BEARS NORTH 54° 14' 23" WEST; NORTH 64° 57' 27" WEST, 17.00 FEET; 47.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF 46.77 FEET WHICH BEARS NORTH 75° 44' 24" WEST; 28.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF 28.06 FEET WHICH BEARS NORTH 75° 44' 24" WEST; NORTH 64° 57' 27" WEST, 110.28 FEET; 16.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF 16.77 FEET WHICH BEARS NORTH 58° 33' 17" WEST; 28.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF 27.95 FEET WHICH BEARS NORTH 58° 32' 17" WEST; NORTH 64° 57' 27" WEST, 20.00 FEET; 28.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF 27.95 FEET WHICH BEARS NORTH 71° 32' 36" WEST; 16.81 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF 16.77 FEET WHICH BEARS NORTH 71° 22' 36" WEST; NORTH 64° 57' 27" WEST, 89.36 FEET; 21.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF 21.21 FEET WHICH BEARS NORTH 56° 49' 38" WEST; THENCE A DISTANCE OF 72.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT FOR A POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 175.00 FEET AND A CHORD OF 69.59 FEET WHICH BEARS NORTH 69° 09' 56" WEST; THENCE CONTINUE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID KIRKLAND DRIVE THE FOLLOWING COURSES AND DISTANCES: 24.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET AND A CHORD OF 24.80 FEET WHICH BEARS NORTH 75° 23' 47" WEST; THENCE A DISTANCE OF 37.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF 37.27 FEET WHICH BEARS NORTH 72° 22' 30" WEST; THENCE NORTH 64° 57' 27" WEST, A DISTANCE OF 41.73 FEET; THENCE NORTH 44° 29' 01" WEST, A DISTANCE OF 71.47 FEET; THENCE NORTH 64° 57' 27" WEST, A DISTANCE OF 63.79 FEET; THENCE A DISTANCE OF 144.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET AND A CHORD OF 144.16 FEET WHICH BEARS NORTH 09° 36' 45" EAST; THENCE NORTH 00° 13' 43" EAST, A DISTANCE OF 139.00 FEET; THENCE NORTH 03° 40' 49" EAST, A DISTANCE OF 166.09 FEET; THENCE SOUTH 89° 46' 17" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 85° 21' 36" EAST, A DISTANCE OF 57.79 FEET; THENCE SOUTH 72° 47' 28" EAST, A DISTANCE OF 112.71 FEET; THENCE A DISTANCE OF 63.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 137.50 FEET AND A CHORD OF 62.93 FEET WHICH BEARS SOUTH 23° 58' 49" WEST; THENCE SOUTH 79° 14' 52" EAST, A DISTANCE OF 92.58 FEET; THENCE A DISTANCE OF 32.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 70.00 FEET AND A CHORD OF 31.90 FEET WHICH BEARS SOUTH 13° 24' 02" WEST; THENCE SOUTH 00° 13' 43" WEST, A DISTANCE OF 112.98 FEET; THENCE A DISTANCE OF 258.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 476.00 FEET AND A CHORD OF 257.36 FEET WHICH BEARS SOUTH 11° 12' 07" WEST. CONTAINING 2.276 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 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 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 DO 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 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 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 18th DAY OF DECEMBER, A.D., 1986.

OWNER

RIVER RIDGE PROPERTIES, INC.

WILLIAM H. ALLINGSWORTH, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 18 DAY OF DECEMBER A.D., 1986, BEFORE ME PERSONALLY APPEARED WILLIAM H. ALLINGSWORTH, VICE PRESIDENT OF RIVER RIDGE PROPERTIES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED THEREIN 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: APR. 28, 1989

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

OWNER

OAKWOOD ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP
HAUMANN GROUP AT RIVER RIDGE, INC., GENERAL PARTNER

DOUGLAS E. HAUMANN, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 17th DAY OF March A.D., 1986, BEFORE ME PERSONALLY APPEARED DOUGLAS E. HAUMANN, PRESIDENT OF HAUMANN GROUP AT RIVER RIDGE, INC. A GENERAL PARTNER IN OAKWOOD ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, 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: 4/28/89

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I, JAMES L. HAWKINS, TITLE OFFICER FOR LAWYERS TITLE INSURANCE CORPORATION, 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 12th DAY OF JANUARY, A.D., 1987.

LAWYERS TITLE INSURANCE CORPORATION

BY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 24th DAY OF APRIL 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 177 OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS (P.C.P.'S) HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE.

CASSON ENGINEERING COMPANY
108 NORTH BOULEVARD, NEW PORT RICHEY, FL.

WALTER A. CASSON, JR.
Reg. No. 3223

[illegible] BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 12th DAY OF May, A.D., 1987.

CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 12th DAY OF MAY, A.D., 1987, IN PLAT BOOK 25, PAGES 26 AND 27.

CLERK OF THE CIRCUIT COURT, Deputy Clerk

SHEET 1 OF 2

THE OAKS AT RIVER RIDGE UNIT 5-A
PLAT BOOK 25 PAGE 46

RIVER RIDGE PROPERTIES, INC.
ORDER NO. 04083