

THE OAKS AT RIVER RIDGE UNIT FIVE - C

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30,
TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS THE OAKS AT RIVER RIDGE UNIT FIVE-C, A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29 AND 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 SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, NORTH 00° 30' 58" EAST, A DISTANCE OF 173.55 FEET FOR A POINT OF BEGINNING; THENCE NORTH 00° 30' 58" EAST, A DISTANCE OF 80.48 FEET; THENCE NORTH 00° 30' 58" EAST, A DISTANCE OF 234.14 FEET; THENCE NORTH 64° 57' 27" WEST, A DISTANCE OF 247.72 FEET TO THE EAST BOUNDARY LINE OF THE OAKS AT RIVER RIDGE UNIT FIVE-B, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 25, PAGES 48, 49 AND 50 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF SAID THE OAKS AT RIVER RIDGE UNIT FIVE-B, THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 36° 26' 45" EAST, 231.64 FEET; NORTH 10° 28' 16" EAST, 85.50 FEET; NORTH 19° 47' 05" EAST, 25.33 FEET; NORTH 10° 28' 16" EAST, 120.00 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-587 (MOON LAKE ROAD); THENCE ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. C-587, SOUTH 79° 31' 44" EAST, A DISTANCE OF 570.54 FEET; THENCE SOUTH 00° 30' 58" WEST, A DISTANCE OF 664.73 FEET; THENCE NORTH 89° 29' 02" WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 00° 30' 58" EAST, A DISTANCE OF 4.50 FEET; THENCE A DISTANCE OF 8.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 287.50 FEET AND A CHORD OF 8.00 FEET WHICH BEARS NORTH 00° 16' 51" WEST; THENCE NORTH 89° 29' 02" WEST, A DISTANCE OF 295.81 FEET TO THE POINT OF BEGINNING, CONTAINING 9.998 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 SOAS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO ANY LANDS ON WHICH 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 2ND DAY OF JUNE, A.D., 1987.

OWNER

RIVER RIDGE PROPERTIES, INC.

William W. Klingenshirn
WILLIAM W. KLINGENSHIRN, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Doreen G.
WITNESS

Jeannette Nelson
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 2 DAY OF June, A.D., 1987, BEFORE ME PERSONALLY APPEARED WILLIAM W. KLINGENSHIRN, 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: 4/31

Doreen G. Nelson
NOTARY PUBLIC, STATE OF FLORIDA / AT LARGE

CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, GERALD 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 25th DAY OF June, A.D., 1987.

MARTIN AND FIGURSKI

BY: Gerald A. Figurski
GERALD A. FIGURSKI

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 21st DAY OF July, 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 BEEN SET AS OF THE DATE OF THIS CERTIFICATE.

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

Walter A. Casson, Jr.
FLORIDA SURVEYOR'S REG. NO. 1223

APPROVED

BY ME, CLERK OF THE COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 11 DAY OF August, A.D., 1987.

Walter A. Casson, Jr.
CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THE 11 DAY OF August, A.D., 1987, IN PLAT BOOK 25, PAGES 40, 41 AND 42.

Jed Pittman
CLERK OF THE COUNTY COURT
By: E. Mag. O.C.

SHEET 1 OF 3

THE OAKS AT RIVER RIDGE UNIT 5-C

PLAT BOOK 25 PAGE 42

PLAT BOOK 25, PAGE 42
RIVER RIDGE PROPERTIES, INC.
THEIR NO. 840850