# THE OAKS AT RIVER RIDGE UNIT FOUR-A

A SUBDIVISION OF A PORTION OF SECTIONS 31 AND 32. TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)

THE UNDERSIGNED DIWIERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS THE DAKS AT HIVER RECK UNIT FOUR-A, A SUBDIVISION OF A PORTION OF SECTION 31 AND 32, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF SAID SECTION 31; THENCE ALONG THE NORTH BOCKBURY LINE OF THE HORTHEAST 1/4 OF SAID SECTION 31, NORTH 88'46'00" HEST, A DISTANCE OF 76.19 FEET, TO THE EASTERLY RECHT-CF-WAY OF KIRKLAND DRIVE AS SHOWN ON THE PLAT OF THE CAKS AT RIVER RIDGE UNIT ONE RECORDED IN PLAT BOOK 24, PAGES 17 OF TAILS FELL, FOR THE SASTERS FESSON CONTROL TO THE SASTERS FESSON CONTROL SOUTH 8929/02" EAST, A DISTANCE OF 205.00 FEET, THENCE SOUTH 00'30'58" WEST, A DISTANCE OF 615.00 FEET TO THE EASTERLY BURRIARY UNE OF THE CAKS AT RIVER ROOM SUDI 09720° COST, A DSTANCE OF TOLOR TITL THOME SUDIN 007020° MOST, A DSTANCE OF SIGN OFFET TO THE ELSTER DEBUNDATE LINE OF THE CASE IT HOSTE ROCK UNIT TOLD WHITE AND SIGN OFFET TOLD THE PROCESSOR OF PAGES OFFET. THE PROCESSOR OF THE PROCESSOR OF PAGES OFFET, THE PAGES OFFET THE PAGE OFFET EASTERLY BOUNDARY UNE OF SAID THE DAKS AT RIVER ROOG UNIT ONE THE FOLLOWING SX COURSES AND DISTANCES. 17.12 FEET ACHO THE ARC OF A CURNE TO THE RIGHT, SAID CURVE HAWING A RADIUS OF 75.00 FEET, A CENTRAL AMOLE OF 2821'27" AND A CHORD OF 36.74 FEET MINCH SEARS MORTH 1441'47" EAST, 61.87 FEET ALONG THE ARC OF A CURVE TO RE LETT, SAD COME (MINE) A RODIE OF THE ALTO BE ACCOUNT. IT LET THAT SAME WARM 1945 AND THE ALTO BE 2821'27' AND A CHORD OF 36.74 FEET WHICH BEARS MORTH 15'19'46" MEST; MORTH 00'30'58" EAST, 7.51 FEET, TO THE POINT OF DECOMMING, CONTAINING 1.174 ACRES, MORE OR LESS.

MME CHISID SAO LAND TO BE CHISID AND SLEGHINED AS SHOWN HEREON, AND DO HEREIF RESENÉ ALL ROLLES, SIRELES AND DENES SHOWN HEREON FOR THE PRIVATE AND HEREOLILUNE USE OF THE UNDERSIDIED, ITS SUCCESSIPS, GRAFTES AND ASSERS, THE ONES AT RIVER HIDGE HAMEDWERTS ASSIGNATION, A FLORIDA NOT FOR PACIFIC CORPORATION, THE CHICAGO THE RESIDENTIAL LISTS WERE INCESSION, OMNITS MO ASSOCIATION, OWNERS AND RESEARCH PROCESSION AS AT RESEARCH PROCESSION AS A THE ROSE INFORMATION OF THE RESEARCH PROPERTIES ASSOCIATION, A THORNOUS CONTROL THE RESEARCH PROCESSION ASSOCIATION, OF THE RESEARCH PROCESSION ASSOCIATION, OF THE RESEARCH PROCESSION ASSOCIATION, OF THE RESEARCH PROCESSION ASSOCIATION ASSOCIATION ASSOCIATION AS A PROFESSION ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION ASSOCIATION AS OF THE PROCESSION ASSOCIATION ASSOCIATI TO THE DELLA THE COMD AT THE RESTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACULTIES, AND PURPOSES INCORDINAL THERETO, AND FURTHER OD HEREBY CEDICATE TO THE PERFETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORDA, ALL UTILITY IMPROVEMENTS AND FACULTES NECESSARY FOR PROVIDING WATER AND SENER SERVICE TO THE DAKS AT MYER RIDGE UNIT FOUR-A, INCLUDING, BUT IN FIGURE AND FROM LONG IN FLORING, ALL DILLIT PROTEINERS IN AN INCLUSION FOR PROCESSOR AND AND ADDRESS AND ADDRES

54n DAY OF June. . A.D. 1996.

OWNERS: RIVER RIDGE HOMES, INC., A FLORIDA CORPORATION

W. D. BOYCE, AS PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

ESS MARJORIE BUMSTEAD MINESS PATRICAL MITCHELL

RIVER RIDGE HOMES, INC., HEREBY GRANTS FEE SUPLE OWNERSHIP IN AND TO ALL STREETS, COMMON AREAS, AND EASEMENTS TO THE DAKS AT RIVER RIDGE HOMEOHNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION; SUBJECT TO THE RIGHTS OF USE SET FORTH HEREIN

RIVER RIDGE HOWES, INC., ) A FLORIDA CORPORATION

Br: - Lun dy M. D. BOYCE, AS PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

in miniced Nom Their WINESS MARJORIE BUMSTEAD

WINESS PATRICAL, MITCHELL

MORTGAGEES CONSENT TO DEDICATION

GEORGE ULRICKSON, AS SEMOR WILE PRESIDENT SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF Goma of Houre

JO ANN L. HAIRE

aluc Tiás MINESS VALERIE LATEY

## CONSENT OF HOMEOWNERS ASSOCIATION

THE DAKS AT RIVER RIDGE HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY JOINS IN THE PLAT AND ACKNOMEDICES THE CRANT TO IT CONTINUED HEREIN, FOR THE PURPOSE OF ACCEPTING THE RESPONSIBILITY FOR THE MAINTEVANCE OF ALL DESIGNATED. STREETS, CONNON AREAS, AND EASEMENTS DESIGNATED ON THIS PLAT,

THE DAKS AT RIVER RIDGE HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROPT CORPORATION

BY: Cahard & U Caymones SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

: Lesina Mason some !--MINESS GAIL PERCIVAL WINESS MARINDIE BUNGTEAN

ACKNOWLEDGEMENT OF OWNERS AND HOMEOWNERS ASSOCIATION

STATE OF PLORIDAY

COUNTY OF PASCO)

I HEREBY CEPTIFY ON THIS 5th day of "UNC. A.D. 1998, SEFORE WE PERSONALLY APPEARED M. D. BOYCE, AS PRESIDENT OF SHEER ROCE HOURS, INC., A FLORIDA CORPOPATION, AND RICHARD E. RAYMOND, AS PRESIDENT OF THE DAYS AT RICHER ROCE HOUSEOWERS DAY A FLORIDA HOT FOR REPORT CORPORATION, TO ME KNOWN TO BE THE PRESIDENCE CORPORATION, TO ME KNOWN TO BE THE PRESIDENCE CORPORATION. IN AND WHO EXECUTED THE FORGOING DEDICATION, GRANT OF DWNERSHIP AND CONSENT, AND ACCIONLEDGED THE EXECUTION THEREOF TO BE THEN FREE ACT AND DEED FOR THE USES AND PURPOSES THEREN EXPRESSED, WITHESS MY HAND AND OFFICIAL SEAL AT NEW POST PICHEY, PASCO COUNTY. FLORIDA, THE DAY AND YEAR AFORESAID

WITHESS MY HAND AND OFFICIAL SEN AT IN EW YORF NICHEY , PASCO COUNTY, FLORIDA. THE DAY AND YEAR AFORESAID

INDIVIOUALS WHO SIGNED ARC: PERSONALLY KNOWN S PRODUCED IDENTIFICATION TYPE OF IDENTIFICATION PRODUCED MOTARY PUBLIC, STATE OF FLORIDA AT LARGE

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#### ACKNOWLEDGEMENT OF MORTGAGEES

STATE OF FLORIDA)

COUNTY OF PASCO)

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WITHESS UY HAND AND OFFICIAL SEAL AT : C + 5; chey PASCO COUNTY, FLORIDA, THE DAY HOTARY PUBLIC STATE OF FLORIDA AT LARGE

INCUMULAL WHO SIGNED IS: PERSONALLY KNOW! \_>,\_\_\_.
PRODUCED IDENTIFICATION \_\_\_\_. TYPE OF IDENTIFICATION PHODUCED

PRINTED NAME OF NOTARY PURLIC

WY CONVISSION EXPIRES SERIAL No.

## CERTIFICATE OF TITLE

STATE OF FLORIDA)

COUNTY OF PASCO

I, FRANK I. CREY, AS PRESIDENT OF FRANK I. CREY, P.A., DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THIS FLAT. IN THE EVENT THAT THIS PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. ADDITIONALLY, I CERTIFY THAT THERE ARE NO LENS AND/OR ENCOURERANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT THE TAXES FOR THE YEAR 1935 HAVE BEEN PAID.

THIS MILL DAY OF TUNE AD. 1996.

HORRY ANDERSON & COSY AN ASSOCIATION OF PROFESSIONAL ASSOCIATIONS BY: FRANK I. CREY, P.A.

BY THANK I CHEY, PRESIDENT U

## SURVEYOR'S CERTIFICATE

I COUNCE I DIMICET. DEL DIRECTORIO DECESTORIO LI DIRECTORI PORTE CENTRE (D. 1855). DEL TOTO CONTROL DE CONTROL

CASSON ENGINEERING COMPANY 6321 GRAND BOULEVARD NEW PORT PICHEY, FLORIDA

DENNIS I DAHOFF TO MAD WAPPER REGISTRATION NO 4289

## BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THES LO DAY OF AUGUST AD, 1895, THE FORECOME PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSINERS OF PASCO COUNTY, FLORIDA.

the hope at a CHAIRWAN OF THE BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT:

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SHEET 1 OF 2