

HUNTER'S RIDGE UNIT SIX-B

A REPLAT OF A PORTION OF TRACTS 33 AND 36, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AND A REPLAT OF A PORTION OF TRACTS 53, 54, 55 AND 56, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO)

THE UNDERSIGNED OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS HUNTER'S RIDGE UNIT SIX-B, A REPLAT OF A PORTION OF TRACTS 33 AND 36, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 11, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AND A REPLAT OF A PORTION OF TRACTS 53, 54, 55 AND 56, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 11, HUNTER'S RIDGE UNIT SIX-A, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 29, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11, THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11, THE SAME BEING THE SOUTHERLY BOUNDARY LINES OF RIVER CROSSING UNIT 2, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 24, PAGES 118 AND 119 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND RIVER CROSSING UNIT 3, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 25, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SOUTH 89°13'55" EAST, A DISTANCE OF 325.09 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 12, THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, THE SAME BEING THE SOUTHERLY BOUNDARY OF SAID RIVER CROSSING UNIT 3, NORTH 89°47'31" EAST, A DISTANCE OF 792.01 FEET, TO THE WESTERLY BOUNDARY LINE OF HUNTER'S RIDGE UNIT SEVEN, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 29, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID HUNTER'S RIDGE UNIT SEVEN, THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 25°13'30" EAST, 165.54 FEET, SOUTH 22°43'00" EAST, 208.57 FEET, THENCE SOUTH 78°30'34" EAST, A DISTANCE OF 120.14 FEET, THENCE SOUTH 63°30'37" EAST, A DISTANCE OF 333.10 FEET, THENCE SOUTH 03°40'19" WEST, A DISTANCE OF 44.44 FEET, THENCE SOUTH 72°39'32" WEST, A DISTANCE OF 123.19 FEET, THENCE SOUTH 02°31'41" WEST, A DISTANCE OF 47.60 FEET, THENCE SOUTH 62°19'40" WEST, A DISTANCE OF 95.09 FEET, THENCE NORTH 70°30'58" WEST, A DISTANCE OF 202.81 FEET, THENCE SOUTH 37°01'01" WEST, A DISTANCE OF 179.23 FEET, THENCE SOUTH 17°33'15" WEST, A DISTANCE OF 63.60 FEET, THENCE SOUTH 61°49'12" WEST, A DISTANCE OF 200.68 FEET, THENCE NORTH 71°19'19" WEST, A DISTANCE OF 161.05 FEET, THENCE NORTH 41°58'06" WEST, A DISTANCE OF 104.12 FEET, THENCE SOUTH 51°12'08" WEST, A DISTANCE OF 202.79 FEET, THENCE NORTH 64°47'16" WEST, A DISTANCE OF 115.35 FEET, THENCE NORTH 36°22'54" EAST, A DISTANCE OF 49.97 FEET, THENCE NORTH 15°56'17" WEST, A DISTANCE OF 49.13 FEET, THENCE NORTH 43°05'35" WEST, A DISTANCE OF 146.63 FEET, THENCE NORTH 31°37'10" WEST, A DISTANCE OF 82.31 FEET, THENCE NORTH 16°25'16" WEST, A DISTANCE OF 72.81 FEET, THENCE NORTH 41°40'02" EAST, A DISTANCE OF 63.58 FEET, THENCE NORTH 28°22'00" WEST, A DISTANCE OF 156.46 FEET, THENCE NORTH 50°08'30" WEST, A DISTANCE OF 77.50 FEET, TO THE EASTERLY BOUNDARY LINE OF SAID HUNTER'S RIDGE UNIT SIX-A, THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID HUNTER'S RIDGE UNIT SIX-A, THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 39°54'21" EAST, 136.21 FEET, NORTH 00°44'05" EAST, 205.22 FEET, NORTH 22°38'22" EAST, 53.89 FEET, NORTH 00°44'05" EAST, 120.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 29.714 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 OR 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 UTILITIES 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 23rd DAY OF March, 1992, A.D.

OWNER

TRI COUNTY DEVELOPMENT, INC.

Alex R. Deeb, President

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS

ACKNOWLEDGEMENT OF OWNER

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 23rd DAY OF March, 1992, A.D., BEFORE ME PERSONALLY APPEARED ALEX R. DEEB, PRESIDENT OF TRI COUNTY DEVELOPMENT, 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 THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT NEW PORT RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED IS:
PERSONALLY KNOWN
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED:

DATH WAS _____ OR WAS NOT ☒ TAKEN.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MARJORIE H. SINDELER
PRINTED NAME OF NOTARY PUBLIC - CC135749

MY COMMISSION EXPIRES: Sept. 15, 1995

MORTGAGEE

STATE OF FLORIDA BANK, N.A.

Donald R. Minzey, Senior Vice President

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

Cary E. White, Vice President

WITNESS FOR BOTH

ACKNOWLEDGEMENT OF MORTGAGEE

STATE OF FLORIDA)

COUNTY OF PASCO)

HILLSBOROUGH

I HEREBY CERTIFY THAT ON THIS 26th DAY OF March, 1992, A.D., BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED DONALD R. MINZEY AND CARY E. WHITE, SENIOR VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF FIRST FLORIDA BANK, N.A., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT NEW-PORT-RICHEY, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUALS WHO SIGNED ARE:
PERSONALLY KNOWN
PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED:

DATH WAS _____ OR WAS NOT ☒ TAKEN.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
ANNA M. FELICIANO
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: OCTOBER 4, 1994

CERTIFICATE OF TITLE

STATE OF FLORIDA)

COUNTY OF PASCO)

I, DANIEL N. MARTIN, OF MARTIN, FIGURSKI AND HARRILL, 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 THIS DEDICATION AS SHOWN ON THE PLAT. 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 LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT THE TAXES FOR THE YEAR 1991, HAVE BEEN PAID.

THIS 9th DAY OF March, 1992, A.D.

MARTIN, FIGURSKI AND HARRILL

Daniel N. Martin

SURVEYOR'S CERTIFICATE

I, DENNIS J. DEHOFF, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON May 15, 1992, THE AFORESAIDED PROPERTY WAS SURVEYED, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THE PERMANENT CONTROL POINTS (P.C.P.'S) HAVE NOT BEEN SET AS OF THE DATE OF THIS CERTIFICATE. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

Dennis J. Dehoff
FLORIDA REGISTER L.S. NO. 4289
CASSON ENGINEERING COMPANY
6321 BRAD BULEVARD
NEW PORT RICHEY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 16th DAY OF June, 1992, A.D., THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Chairman of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 17th DAY OF June, 1992 AD, IN PLAT BOOK 30, PAGES 15, 16, 17, 18 AND 19.

Judith Pittman
Clerk of Circuit Court

SHEET 1 OF 5

HUNTER'S RIDGE UNIT SIX-B
PLAT BOOK 30, PAGE 15

ORDER NO. 890292
TRI COUNTY DEVELOPMENT, INC.
DATE CL. 6/10/92
LCL. 6/10/92
BY: 6/10/92
SIN. 6/10/92
TEL. CO. 6/10/92
T.V. 6/10/92
P. MGR. 6/10/92
C.M. 6/10/92
P.C.P. 6/10/92