

RIDGEWOOD UNIT TWO

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

WE THE UNDERSIGNED, OWNER AND MORTGAGEE OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS RIDGEWOOD UNIT TWO, A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, SOUTH 89° 24' 41" EAST, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF OSTEEN ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1049, PAGE 124 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OSTEEN ROAD, NORTH 0° 09' 40" EAST, A DISTANCE OF 817.02 FEET TO THE NORTH BOUNDARY LINE OF THE KINDER PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 1373, PAGE 417 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID KINDER PARCEL, SOUTH 89° 24' 41" EAST, A DISTANCE OF 466.64 FEET TO THE WEST BOUNDARY LINE OF THE REED PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 1389, PAGE 287 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID REED PARCEL, THE FOLLOWING COURSES AND DISTANCES: NORTH 0° 12' 19" EAST, 336.23 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, NORTH 89° 24' 41" WEST, A DISTANCE OF 1,138.52 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, ALL STREETS AND EASEMENTS AS SHOWN AND DEPICTED HEREON; RESERVING THE RIGHT OF INGRESS AND EGRESS OVER ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT; ALSO RESERVING THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER LINES WITHIN ALL RIGHTS-OF-WAY AND EASEMENTS DEPICTED BY THIS PLAT, IN THE EVENT THE REPAIR OR MAINTENANCE OF SAID WATER AND SEWER LINES CAUSES DAMAGE TO EXISTING STREETS, OWNERS AGREE TO REPLACE SAID STREETS TO THEIR PRIOR CONDITION WITHIN SAID DAMAGED AREA.

THIS THE 30th DAY OF MAY, A.D., 1986.

OWNER

HILLDALE CORPORATION

E. F. SWARTZEL, PRESIDENT

S. F. ALLODIO JR., SECRETARY-TREASURER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Ernestine V. Sanders
WITNESS FOR BOTH

Luella E. Tanner
WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 30th DAY OF MAY, A.D., 1986, BEFORE ME PERSONALLY APPEARED E. F. SWARTZEL AND S. F. ALLODIO, JR., PRESIDENT AND SECRETARY-TREASURER RESPECTIVELY, OF HILLDALE CORPORATION, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSONS 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 Walter R. Casson, COUNTY OF PASCO, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: June 26, 1988
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

MORTGAGEE

Onel C. Reed
ONEL C. REED, AN INDIVIDUAL

Lay H. Reed
LAY H. REED, HIS WIFE

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

William R. Bunkley
WITNESS FOR BOTH

Nicholas L. Henderson
WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF Citrus) SS:

I HEREBY CERTIFY ON THIS 26th DAY OF MAY, A.D., 1986, BEFORE ME PERSONALLY APPEARED ONEL C. REED, AN INDIVIDUAL, AND LAY H. REED, HIS WIFE, TO ME KNOWN TO BE THE PERSONS 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 Walter R. Casson, COUNTY OF Citrus, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: Aug 2, 1988
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, KENNETH R. MISEMER, AS AGENT FOR ATTORNEY'S TITLE INSURANCE FUND, HEREBY CERTIFY THAT THE OWNER AND MORTGAGEE OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT ARE 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 2nd DAY OF JUNE, A.D., 1986.

ATTORNEY'S TITLE INSURANCE FUND

BY: Kenneth R. Misemer
KENNETH R. MISEMER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 27th DAY OF AUGUST, A.D., 1986, 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 197 OF THE FLORIDA STATUTES; THE PERMANENT CONTROL POINTS (P.C.P.S.) WERE NOT SET AS OF THE DATE OF THIS CERTIFICATE.

CASSON ENGINEERING COMPANY

Walter R. Casson
WALTER R. CASSON JR.
FLORIDA SURVEYOR'S REG'N. NO. 1233

APPROVAL

BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, ON THIS 14 DAY OF October, A.D., 1986.

_____, CHAIRMAN

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ON THIS 14 DAY OF October, A.D., 1986, IN PLAT BOOK 24, PAGES 136 AND 137.

Ed Pittman
CLERK OF THE CIRCUIT COURT
By: B. Cunningham, Jr.

SHEET 1 OF 2

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PLAT BOOK 24 PAGE 136