

GRACEWOOD AT RIVER RIDGE

A SUBDIVISION OF A PORTION OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

DECLARATION

STATE OF FLORIDA } S.S.
COUNTY OF PASCO }

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAN TO BE KNOWN AS GRACEWOOD AT RIVER RIDGE, A SUBDIVISION OF A PORTION OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST; THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, N00°30'54"E, A DISTANCE OF 5000 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST BOUNDARY LINE, N00°30'54"E, A DISTANCE OF 244.10 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE GLEN AT RIVER RIDGE UNIT THREE AS RECORDED IN PLAT BOOK 24, PAGES 38 THROUGH 40 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SAID SOUTHERLY BOUNDARY LINE OF THE GLEN AT RIVER RIDGE UNIT THREE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES (108°59'43"E, 20.00 FEET; (235°59'44"E, 846.87 FEET; (306°49'42"E, 22.06 FEET; (165°27'57"E, 100.00 FEET; AND (315°59'07"E, 59.39 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF (CHOCOLATE) ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 96000 FEET, A CENTRAL ANGLE OF 1°25'37", AN ARC DISTANCE OF 244.10 FEET; AND A CHORD BEARING OF S05°15'54"W, 240.82 FEET; THENCE CONTINUE ALONG SAID PROPOSED RIGHT-OF-WAY LINE, S05°15'54"W, 825.30 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE RIGHT 500.44 FEET, RADIUS 96000 FEET, CENTRAL ANGLE 0°59'44", CHORD BEARING S46°03'22"W, 119.87 FEET; THENCE N89°56'41"W, 438.32 FEET TO THE POINT OF BEGINNING. CONTAINING 53.435 ACRES, MORE OR LESS.

HAVE CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE GENERAL USE OF THE PUBLIC FOR HIGHWAYS AND PASCO COUNTY, FLORIDA, ALL EASEMENTS AS SHOWN AND DEDICATED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE GENERAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL LANDS WHICH OR WITHIN WHICH UTILITY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE GENERAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES INCLUDING BUT NOT LIMITED TO HIGH AND UNDER LINES OR PIPES, FIRE EXISTENTS, LIGHT STRUCTURES, PUMPING STATIONS, BUILDINGS, GROUND DISPOSAL PLANTS, AND OTHER UTILITY PLANTS AND OTHER APPURTENANCE FACILITIES, EXIST WITHIN OR UPON THE LANDS DESCRIBED ON THIS PLAN AND SHOWN ON AS-BUILT PLANS FILED WITH THE COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO MYSELF, ITS ENTIRE, SUCCESSORS, AGENTS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH REQUIRED UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, THROUGHWAYS, FACILITIES AND APPURTENANCES IS ASSIGNED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO MYSELF, ITS ENTIRE, SUCCESSORS, AGENTS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE RIGHTS UTILITY FURNISHING WATER AND OTHER SERVICES AND APPURTENANCES THEREON, 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 16th DAY OF JUNE, A.D., 1986.

OWNER

RIVER RIDGE PROPERTIES, INC.

By James T. Moore
VICE PRESIDENT

COUNTY COMMISSIONER APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA THIS 21 DAY OF JUNE, A.D., 1987.

By James T. Moore
COMMISSIONER

TITLE CERTIFICATION

MARTIN J. FIGURSKI, I HEREBY CERTIFY THAT THE OWNER AND WORKMAN OF RECORD OF THIS PROPERTY EXIST WITHIN THE TRANCE DESCRIBED ON THIS PLAN IS AS SHOWN ON SAID PLAN, THAT THERE ARE NO LIES AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAN, AND THAT THE BOOKS FOR THE YEAR 1986 HAVE BEEN RECD.

THIS THE 9th DAY OF MARCH, A.D., 1987.

By Robert A. Figueroa

FILED AND RECORDED

IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 22 DAY OF JUNE, A.D., 1987

By James T. Moore
CLERK OF CIRCUIT COURT.
PASCO COUNTY, FLORIDA.

STATE OF FLORIDA } S.S.

COUNTY OF PASCO }

I HEREBY CERTIFY THAT ON THIS 18 DAY OF JUNE, A.D., 1986, BEFORE ME PERSONALLY APPEARED WILLIAM K. KILGUSSEN, VICE PRESIDENT OF RIVER RIDGE PROPERTIES, INC., TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AS PASCO COUNTY, FLORIDA, THIS DAY AND YEAR ABOVE SAID.

MY COMMISSION EXPIRES: 4/15/89 Charles J. Patton
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

ASSOCIATION

GLENDALE FEDERAL SAVINGS AND LOAN ASSOCIATION

By James T. Moore
JAMES T. MOORE, VICE PRESIDENT

By James T. Moore James T. Moore
WITNESS WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA } S.S.

COUNTY OF PASCO }

I HEREBY CERTIFY THAT ON THIS 20 DAY OF JUNE, A.D., 1986, BEFORE ME PERSONALLY APPEARED JAMES T. MOORE, VICE PRESIDENT OF GLENDALE FEDERAL SAVINGS AND LOAN ASSOCIATION, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AS PASCO COUNTY, FLORIDA, THIS DAY AND YEAR ABOVE SAID.

MY COMMISSION EXPIRES: 5/15/90 Charles J. Patton
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

SUBSCRIBER'S ACKNOWLEDGMENT

I, RAE L. RANZLEY, JR., THE SURVEYOR MAKING THIS PLAN, HEREBY CERTIFY THAT IT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SUCH SURVEY IS ACCORDANCE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT NEAREST REFERENCE POINTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLETS WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND I FURTHER CERTIFY THAT THE PLAN MEETS ALL MATERIAL IN CONFORMANCE REQUIRED BY FLORIDA STATUTE 177.091.

By Earl L. Ranley, Jr.
EARL L. RANLEY, JR., SURVEYOR
FLORIDA REG. NO. 10000

KING ENGINEERING ASSOCIATES, INC.
Consulting Engineers - Surveyors
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