

DEER RIDGE AT RIVER RIDGE PHASE 1

BEING A SUBDIVISION OF LAND LYING WITHIN
SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION AND DEDICATION

State of Florida } S.S.
County of Pasco }

The undersigned owners of the lands shown on this plat to be known as DEER RIDGE AT RIVER RIDGE PHASE 1, a subdivision of a portion of Section 31, Township 25 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the point of intersection of the northwesterly right-of-way line of DE CUBELLIS ROAD, as described in Official Record Book 1333, Page 450 of the public records of Pasco County, Florida and the northeasterly right-of-way line of DEERWOOD AVENUE, as shown on the plat of DEERWOOD AT RIVER RIDGE, as recorded in plat book 25, pages 138-146 of the public records of Pasco County, Florida; thence along the boundary of said DEERWOOD AT RIVER RIDGE also being the right-of-way line for said DEERWOOD AVENUE, the following Five (5) courses: 1.) N53°05'43"W, for 175.00 feet; 2.) S81°54'17"W, for 34.82 feet to the point of intersection with a non-tangent curve concave to the East; 3.) northwesterly along the arc of said curve with a radial bearing N39°24'31"E, and having a radius of 400.00 feet, a central angle of 90°38'42", an arc length of 632.82 feet and a chord bearing N05°16'08"W, for 568.86 feet to the point of compound curvature with a curve concave to the Southeast; 4.) northeasterly along the arc of said curve, having a radius of 365.00 feet, a central angle of 35°21'15", an arc length of 225.22 feet and a chord bearing N57°43'50"E, for 221.67 feet to the point of tangency; 5.) N75°24'28"E, for 337.49 feet; thence leaving said line, S38°34'36"E, for 354.73 feet to the point of intersection with a non-tangent curve concave to the Southeast and the northwesterly right-of-way line of aforesaid DE CUBELLIS ROAD; thence along said right-of-way southwesterly along the arc of said curve with a radial bearing S38°34'36"E, and having a radius of 1590.00 feet, a central angle of 14°31'07", an arc length of 402.90 feet and a chord bearing S44°09'51"W, for 401.83 feet to the point of tangency; thence S36°54'17"W, for 380.73 feet; to the POINT OF BEGINNING; and containing 9.70 acres, more or less.

Have caused said land to be divided and subdivided as shown hereon; and do hereby reserve all roads, streets and drives shown hereon for the private and non-exclusive use of the undersigned, DEER RIDGE AT RIVER RIDGE HOMEOWNERS ASSOCIATION, a Florida not for profit corporation, the owners of the residential lots more particularly described hereon as being a part of DEER RIDGE AT RIVER RIDGE PHASE 1, and their respective successors, assigns, families, agents, employees, contractors, guests, invitees and lessees for ingress, egress and regress, in perpetuity and to the exclusion of the public at large, provided, however, that any political subdivision of the State of Florida or corporate sovereign having jurisdiction from time to time over DEER RIDGE AT RIVER RIDGE PHASE 1, and private, public and quasi-public utility companies shall have a non-exclusive right to use, said roads, streets and drives for the installation and maintenance of drainage facilities, storm sewers and utilities, including, but not limited to, water, sewer, gas, telephone, electricity, cable television and collection of trash and purposes incidental thereto, as well as for ingress, egress and regress for the purpose of providing emergency fire, medical and similar services; and that it grants to any political subdivision of the State of Florida or corporate sovereign having jurisdiction from time to time over DEER RIDGE AT RIVER RIDGE PHASE 1, and private, public and quasi-public utility companies the non-exclusive right to use the utility and drainage easements shown hereon, but only for the installation and maintenance of utilities and drainage facilities, and purposes incidental thereto; and further do hereby dedicate to the perpetual use of the public and Pasco County, Florida, all utility improvements and facilities necessary for providing water and sewer service to DEER RIDGE AT RIVER RIDGE PHASE 1, 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 the 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 utility improvements, or utilities and appurtenances until such time as the operation and maintenance of said improvements, facilities, and appurtenances is assumed by Pasco County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns, or legal representatives, the title to any 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 11th day of JULY, A.D., 1995.

OWNER

N.G. Development Corporation, A Florida Corporation

Michèle Nichols
Michèle Nichols, Vice President

Sandra A. Cardozo
Witness

Santhosh Srinivasan
Witness



KING ENGINEERING ASSOCIATES, INC.
Engineers · Planners · Surveyors · Scientists · Landscape Architects

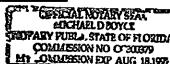
24945 U.S. 19 N.
Charlotte, FL 34623
(813) 791-1441

500 West Kennedy Blvd.
Suite 200
Tampa, FL 33609
(813) 282-0811

6406 Massachusetts Ave.
Suite A-2
New Port Richey, FL 34653
(813) 646-0904

ACKNOWLEDGEMENT

State of Florida } S.S.
County of Pasco }



I hereby certify that on this 11th day of JULY, A.D., 1995, before me personally appeared Michèle Nichols, Vice President of N.G. Development Corporation, A Florida Corporation, to me known to be the person described in and who executed the foregoing certificate and dedication and severally 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 Pasco County, Florida, The day and year aforesaid.

My commission expires AUGUST 18, 1999

Michael D. Joyce
Notary Public, State of Florida at large

MORTGAGEE

Republic Bank

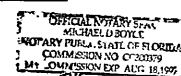
George A. Ulrickson
George A. Ulrickson, Senior Vice President

John D. Weigle
Witness

Chris Schindler
Witness

ACKNOWLEDGEMENT

State of Florida } S.S.
County of Pasco }



I hereby certify that on this 11th day of JULY, A.D., 1995, before me personally appeared George A. Ulrickson, Senior Vice President of Republic Bank to me known to be the person described in and who executed the foregoing certificate and dedication and severally 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 Pasco County, Florida, the day and year aforesaid.

My commission expires AUGUST 18, 1999

Michael D. Joyce
Notary Public, State of Florida at large

TITLE CERTIFICATE

State of Florida } S.S.
County of Pasco }

The undersigned, authorized agent of Hobby, Grey & Kuenzel, hereby certifies that the record title to the land described and shown on this plat is in the name of N.G. DEVELOPMENT CORPORATION, a Florida corporation, owner on this plat. Additionally, I certify that there are no liens and/or encumbrances of record against said property, except as shown on said plat, and that taxes for the year 1994 have been paid.

This the 11th day of June, 1995.

Hobby, Grey & Kuenzel
by: Frank I. Grey, P.A.

Frank I. Grey
Frank I. Grey, President

BOARD OF COUNTY COMMISSIONERS

This is to certify that on 9/16/95, the foregoing plat or plan was approved by the Board of County Commissioners of Pasco County, Florida.

Sandra A. Cardozo
Chairman of the Board of County Commissioners

CLERK OF CIRCUIT COURT

I hereby certify, that the foregoing plat has been filed in the Public Records of Pasco County, Florida, this 6 day of September, 1995, in plat book 32, pages 114-116

Jed Pittman
Jed Pittman
Clerk of Circuit Court

SURVEYOR'S CERTIFICATE

I, John D. Weigle the undersigned Registered Land Surveyor, hereby certify that on 12/22/94, the aforescribed 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) as shown hereon have been set as of the date of this certification and that Permanent Control Points (P.C.P.'s) as shown hereon will be set within the time allotted in 177.091 (8). This plat complies with all requirements of Chapter 177, of The Florida Statutes and amendments thereof.



King Engineering Associates, Inc.

John D. Weigle 4/12/95
John D. Weigle
Professional Land Surveyor No. 5246
State of Florida

NOTE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

APRIL 1995

3276-000-000

SHEET 1 OF 3