

32/11

### LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN TO BE KNOWN AS EDGEWOOD AT RIVER RIDGE COUNTRY CLUB PHASE 1, UNIT 3-A, A SUBDIVISION OF A PORTION OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

[illegible]

MAINE GRANTED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCOO 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 PASCOO 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 PASCOO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, HELLS, FILL STATIONS, PUMPING STATIONS, BUILDINGS, SEWER DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANCES LYSING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT AND SHOWN ON AS-BUILT PLANS FOR SAID PASCOO COUNTY FOR SUCH LANDS, AND FURTHER DO HEREBY RESERVE UNTO MYSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS AND FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, HELLS, FILL STATIONS, PUMPING STATIONS, BUILDINGS, SEWER DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANCES THEREON, AND FURTHER DO HEREBY RESERVE UNTO MYSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING, BUT NOT LIMITED TO, THE PRIVATE UTILITY FURNISHING WATER AND SEWER 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 WAIVED, VOIDED OR INVALIDATED.

THIS THE 4<sup>TH</sup> DAY OF April, 1998 A.D.

STATE OF FLORIDA        }  
COUNTY OF PASCO        }SS:

I HEREBY CERTIFY ON THIS 4<sup>TH</sup> DAY OF April A.D., 1958, BEFORE ME PERSONALLY APPEARED MICHAEL J. BOYCE, AS PRESIDENT OF H.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 NEWPORT RICHEY PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

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

Acute C. Keratide

BEVERLY J. REYNOLDS  
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 4.26.2001  
SERIAL No

SERIAL No.

STATE OF FLORIDA )  
 )SS  
COUNTY OF BAY )

THE UNDERSIGNED, AUTHORIZED AGENT OF HEARTLAND TITLE COMPANY HERESY 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 OF 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 1997 HAVE BEEN PAID

THIS THE 4<sup>TH</sup> DAY OF APRIL 1998 A.D.

HEARLAND TITLE COMPANY

BY: W. David Hart  
W. DAVID HART, CORR.

I, DENNIS J. DEHOFF, THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT ON April 9, 1991, THE ABOVE-DESCRIBED PROPERTY WAS SURVEYED, THAT THIS 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 172, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

George A. Erickson  
GEORGE A. ERICKSON, SENIOR VICE PRESIDENT

Laverly J. Reynolds      Ma  
WITNESS                      WITNESS

STATE OF FLORIDA }  
COUNTY OF PASCO } SS

I HEREBY CERTIFY ON THIS 4<sup>TH</sup> DAY OF APRIL A.D. 1998, BEFORE ME PERSONALLY APPEARED GEORGE A. ULRIKSON, SENIOR VICE PRESIDENT OF REPUBLIC BANK TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERELY 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 New Port Richey, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUAL WHO SIGNED IS  
PERSONALLY KNOWN ✓  
PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

Donald C. Kunkel

BEVERLY J. REYNOLDS  
PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES 4.26.2001  
SERIAL No \_\_\_\_\_

SERIAL No

THIS IS TO CERTIFY, THAT ON THIS 18<sup>th</sup> DAY OF AUGUST, 1998 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

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 19<sup>TH</sup> DAY OF AUGUST 1998 A.D., IN PLAT BOOK 56, PAGES 76 AND 77.

CLERK OF CIRCUIT COURT

PREPARED BY:



**CASSON ENGINEERING COMPANY**  
SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NUMBER LB-731  
6321 GRAND BOULEVARD, NEW PORT RICHEY, FLORIDA  
(813) 849-7588