

RIVER RIDGE COUNTRY CLUB PHASE 6

A SUBDIVISION OF A PORTION OF SECTION 32, TOWNSHIP 25
SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS RIVER RIDGE COUNTRY CLUB PHASE 6, A SUBDIVISION OF A PORTION OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 130 OF RIVER RIDGE COUNTRY CLUB PHASE 2, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 39, PAGES 50 AND 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY LINE OF RIVER RIDGE COUNTRY CLUB PHASE 1, UNIT 2-A, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 36, PAGES 78 AND 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID RIVER RIDGE COUNTRY CLUB PHASE 1, UNIT 2-A, NORTH 16° 59' 18" EAST, A DISTANCE FEET 135.15 FEET; THENCE CONTINUE ALONG THE WESTERLY BOUNDARY LINE OF SAID RIVER RIDGE COUNTRY CLUB PHASE 1, UNIT 2-A, AND THE NORTHERLY EXTENSION THERE OF, NORTH 04° 52' 38" EAST, A DISTANCE OF 354.10 FEET TO A NON-TANGENT CURVE; THENCE A DISTANCE OF 117.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 134° 25' 40" AND CHORD OF 92.20 FEET WHICH BEARS NORTH 84° 28' 39" WEST TO A NON-TANGENT LINE; THENCE SOUTH 72° 44' 11" WEST, A DISTANCE OF 38.41 FEET; THENCE NORTH 69° 36' 57" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 25° 07' 36" EAST, A DISTANCE OF 213.13 FEET TO A NON-TANGENT CURVE, SAME ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWN CENTER ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1951, PAGE 578 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TOWN CENTER ROAD THE FOLLOWING TWO CALLS: 250.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 20° 14' 58" AND CHORD OF 249.62 FEET WHICH BEARS SOUTH 74° 59' 53" EAST; SOUTH 85° 07' 22" EAST, 255.23 FEET TO THE WESTERLY BOUNDARY LINE OF THE PASCO COUNTY SCHOOL BOARD PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 1942, PAGE 1313 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PASCO COUNTY SCHOOL BOARD PARCEL, SOUTH 14° 08' 34" EAST, A DISTANCE OF 610.11 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID RIVER RIDGE COUNTRY CLUB PHASE 2; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID RIVER RIDGE COUNTRY CLUB PHASE 2 THE FOLLOWING FIVE COURSES: SOUTH 56° 01' 00" WEST, 207.03 FEET; NORTH 62° 19' 05" WEST, 189.31 FEET; NORTH 74° 00' 42" WEST, 104.74 FEET; SOUTH 16° 59' 18" WEST, 68.45 FEET; NORTH 73° 00' 42" WEST, 156.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 8.008 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 NONEXCLUSIVE USE OF THE UNDERSIGNED, ITS SUCCESSORS, GRANTEES AND ASSIGNS, RIVER RIDGE COUNTRY CLUB HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, THE OWNERS OF THE RESIDENTIAL LOTS MORE PARTICULARLY DESCRIBED HEREON AS BEING A PART OF RIVER RIDGE COUNTRY CLUB PHASE 6, 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 RIVER RIDGE COUNTRY CLUB PHASE 6, AND PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES SHALL HAVE A NONEXCLUSIVE 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 RIVER RIDGE COUNTRY CLUB PHASE 6, AND PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES THE NONEXCLUSIVE 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 RIVER RIDGE COUNTRY CLUB PHASE 6, 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 11 DAY OF December, 2002 A.D.

OWNER

N.G. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION

M.D. Boyce DATE: 12/11/02
M.D. BOYCE, PRESIDENT
Martina M. Gumbert Buyan Boyce
WITNESS WITNESS

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I HEREBY CERTIFY ON THIS 11 DAY OF December, A.D., 2002, BEFORE ME PERSONALLY APPEARED MICHAEL D. BOYCE, AS 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.

WITNESS MY HAND AND OFFICIAL SEAL AT 8201 River Ridge, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
B.J. Reynolds
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: 4.26.05
B.J. Reynolds SERIAL NUMBER: CC997942
PRINTED NAME OF NOTARY PUBLIC

MORTGAGEES CONSENT TO DEDICATION

BANK OF AMERICA, N.A.

Dean W. Kuna
DEAN W. KUNA, SENIOR VICE PRESIDENT
Jacques A. Bendue James A. Murphy
WITNESS WITNESS

ACKNOWLEDGMENT OF MORTGAGEE

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I HEREBY CERTIFY ON THIS 11th DAY OF December, A.D., 2002, BEFORE ME PERSONALLY APPEARED DEAN W. KUNA, SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., 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 Tampa, Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
Jacqueline Finoley-Pendue
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: 8/24/03
Jacqueline Finoley-Pendue SERIAL NUMBER: CC-861271
PRINTED NAME OF NOTARY PUBLIC

CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I, W. DAVID HART, AS PRESIDENT OF HEARTLAND TITLE COMPANY, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE 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 TAXES FOR THE YEAR 2002 HAVE BEEN PAID.

THIS THE 13th DAY OF December, 2002 A.D.

HEARTLAND TITLE COMPANY
BY W. David Hart
W. DAVID HART, PRESIDENT

SURVEYOR AND MAPPER'S CERTIFICATE

I, GREGORY D. WHITE, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY ON THIS 16th DAY OF December, 2002, THE AFOREMENTIONED 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 (PRM'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THAT THE PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNER MONUMENTATION HAVE 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.

FLORIDA DESIGN CONSULTANTS, INC.
6321 GRAND BOULEVARD
NEW PORT RICHEY, FLORIDA

G.D. White
GREGORY D. WHITE
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 4486

REVIEW OF PLAT BY REGISTERED SURVEYOR

REVIEWED FOR CONFORMANCE WITH CHAPTER 177 OF THE FLORIDA STATUTES ON THIS 30th DAY OF December, 2002.

Hardamwar Singh
SIGNATURE
Hardamwar Singh
PRINT NAME
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #4575

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 14 DAY OF January, 2003, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Shirley S. Schuler
CHAIRMAN OF THE BOARD
OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 16 DAY OF January, 2003, IN PLAT BOOK 45, PAGES 26 THROUGH 27.

Patricia A. Dethman
CLERK OF THE CIRCUIT COURT

NOTES:

- EASEMENTS ARE SHOWN THUS ===== AND THUS ===== AND ARE FOR DRAINAGE AND/OR UTILITIES, UNLESS OTHERWISE SHOWN.
- BEARINGS ARE BASED ON A BEARING OF NORTH 90°00'00" EAST FOR THE SOUTHERLY BOUNDARY LINE OF RIVER RIDGE COUNTRY CLUB PHASE 2, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 39, PAGES 50 AND 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- ALL SIDE LOT LINES ARE RADIAL TO THE FRONT AND/OR REAR LOT LINE, UNLESS NOTED BY (NR) WHICH INDICATES A SIDE LOT LINE BEING NON-RADIAL.
- TRACT 013 IS HEREBY DESIGNATED AS AN INGRESS AND EGRESS TRACT, FOR THE USE AND BENEFIT OF THE RESIDENTS OF RIVER RIDGE COUNTRY CLUB AND THEIR ASSIGNS; SAID TRACT SHALL BE CONVEYED TO THE RIVER RIDGE COUNTRY CLUB HOMEOWNER'S ASSOCIATION. THIS PLAT SHALL NOT CONSTITUTE, IN ANY WAY, A DEDICATION OF THIS TRACT TO THE GENERAL PUBLIC FOR INGRESS AND EGRESS.
- THERE IS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND/OR DRAINAGE FACILITIES OVER ALL OF TRACT 013.
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK (NAD 1983-1990 READJUSTMENT) AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE DATED SEPTEMBER 1984.

SEE SHEET 2 FOR MAP OF PLAT, LEGEND
AND TYPICAL CLEAR SIGHT TRIANGLE

SHEET 1 OF 2

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
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Certificate of Authorization: LB 3670
State of Florida

NOTICE:
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstance be supplanted in authority by any other graphic or digital form of the plat.
There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.