

THE GLEN AT RIVER RIDGE UNIT THREE

A PORTION OF THE WEST 1/2 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL AND DEDICATION

THE UNDERSIGNED, OWNER AND MORTGAGEES OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS THE GLEN AT RIVER RIDGE, UNIT THREE, A PORTION OF THE WEST 1/2 OF SECTION 31 TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE RUN ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, NORTH 00° 35' 25" EAST, A DISTANCE OF 2,194.19 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, NORTH 00° 35' 25" EAST, A DISTANCE OF 450.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG THE WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, NORTH 00° 22' 47" EAST, A DISTANCE OF 661.16 FEET TO THE SOUTH BOUNDARY LINE OF THE CYPRESS ELEMENTARY SCHOOL PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 650, PAGE 125 AND 126 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID SCHOOL PARCEL AND THE EASTERLY EXTENSION THEREOF, SOUTH 89° 37' 13" EAST, A DISTANCE OF 876.66 FEET; THENCE SOUTH 00° 22' 47" WEST, A DISTANCE OF 545.63 FEET; THENCE SOUTH 45° 00' 00" WEST, A DISTANCE OF 150.74 FEET; THENCE SOUTH 18° 50' 18" WEST, A DISTANCE OF 139.22 FEET; THENCE SOUTH 06° 34' 35" EAST, A DISTANCE OF 80.64 FEET; THENCE SOUTH 36° 35' 42" EAST, A DISTANCE OF 108.36 FEET; THENCE NORTH 31° 15' 13" EAST, A DISTANCE OF 129.00 FEET; THENCE A DISTANCE OF 45.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF 44.94 FEET WHICH BEARS SOUTH 34° 03' 13" EAST; THENCE SOUTH 51° 29' 15" EAST, A DISTANCE OF 685.06 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF MASSACHUSETTS AVENUE EXTENSION; THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 394.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 960.00 FEET AND A CHORD OF 391.34 FEET WHICH BEARS SOUTH 28° 14' 17" WEST; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 49° 07' 11" WEST, A DISTANCE OF 193.59 FEET; THENCE NORTH 73° 31' 43" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 67° 48' 42" WEST, A DISTANCE OF 128.06 FEET; THENCE NORTH 58° 44' 47" WEST, A DISTANCE OF 846.07 FEET; THENCE NORTH 89° 24' 35" WEST, A DISTANCE OF 210.00 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 AND PASCO 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 PASCO 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 PASCO COUNTY, FLORIDA, ALL UTILITY IMPROVEMENTS AND FACILITIES INCLUDING BUT NOT LIMITED TO WATER AND SEWER LINES OR DISPOSAL PLANTS, OTHER UTILITY PLANTS AND OTHER APPURTENANT FACILITIES, LYING WITHIN OR UPON THE LANDS SHOWN AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, UTILITY IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THEREOF, 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 12TH DAY OF August, A.D., 1985.

OWNER

HUNTER'S DEVELOPMENT CORPORATION OF PASCO, INC.

MARK E. SWARTSEL, PRESIDENT

Frances M. Cancelli
WITNESS FOR BOTH

THOMAS A. PETERSON, SECRETARY

Carolyn H. Homan
WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 9th DAY OF August, A.D., 1985, BEFORE ME PERSONALLY APPEARED MARK E. SWARTSEL AND THOMAS A. PETERSON, PRESIDENT AND SECRETARY, RESPECTIVELY, OF HUNTER'S DEVELOPMENT CORPORATION OF PASCO, INC., A FLORIDA CORPORATION, TO BE KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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.

MY COMMISSION EXPIRES: 6-2-86

Frances M. Cancelli
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGEE

NCNB NATIONAL BANK

WILLIAM CULVER, SENIOR VICE-PRESIDENT

JAMES E. BROWN, VICE-PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

WITNESS FOR BOTH

WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 12th DAY OF August, A.D., 1985, BEFORE ME PERSONALLY APPEARED WILLIAM CULVER AND JAMES E. BROWN, SENIOR VICE-PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF NCNB NATIONAL BANK, A FLORIDA CORPORATION, TO BE KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR 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.

MY COMMISSION EXPIRES: 1/11/87

Karen Dickman
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SHEET 1 OF 3

THE GLEN AT RIVER RIDGE, UNIT THREE

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