

RIDGE CREST GARDENS FIRST ADDITION

BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, FORMERLY BEING A PORTION OF THE CORRECTED MAP OF BOOKER T. WASHINGTON ADDITION AS SHOWN IN PLAT BOOK 4, PAGE 42 AND BEING FURTHER DESCRIBED AS FOLLOWS: A PORTION OF LOT 20 AND ALL OF LOTS 21 TO 32 INCLUSIVE AND LOTS 34 TO 40 INCLUSIVE BLOCK 1; ALSO ALL OF BLOCKS 3, 4, 5, 6 AND 7; ALSO THAT PART OF LAKE MORREL DRIVE (STONE ROAD) LYING SOUTH OF ITS CENTER LINE AND WEST OF THE EAST LINE OF LOT 20, BLOCK 1; ALSO THAT PART OF HERNANSON DRIVE LYING WEST OF THE CENTERLINE OF LINCOLN STREET AND THAT PART OF THE SOUTH 1/2 OF HERNANSON DRIVE LYING EAST OF THE EAST LINE OF LOT 14, BLOCK 4; ALSO THAT PART OF WEST 1/2 OF LINCOLN STREET LYING SOUTH OF THE NORTH LINE OF HERNANSON DRIVE AND THAT PART OF THE EAST 1/2 OF LINCOLN STREET LYING SOUTH OF THE SOUTH LINE OF HERNANSON DRIVE; ALSO ALL OF DUNBAR AND GRANT DRIVE LYING WITHIN SAID CORRECTED MAP OF BOOKER T. WASHINGTON AND SOUTH OF THE CENTERLINE OF HERNANSON DRIVE; ALSO FORMERLY BEING A PORTION OF RIDGE CREST GARDENS AS SHOWN IN PLAT BOOK 12, PAGES 4 THRU 7 AND BEING DESCRIBED AS FOLLOWS: LOTS 170 TO 172 INCLUSIVE AND LOT 70; ALSO THAT PART OF POINTSETTIA WAY LYING WITHIN THE CHORD AND THE ARC OF CURVE NUMBER 17, ALL BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

STATE OF FLORIDA S.S.
COUNTY OF PASCO

THE UNDERSIGNED OWNERS AND MORTGAGEES OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS RIDGE CREST GARDENS FIRST ADDITION AND DESCRIBED AS BEING IN PASCO COUNTY, FLORIDA, AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89° 48' 49" EAST ALONG THE CENTERLINE OF LAKE MORREL DRIVE (STONE ROAD), 160.05 FEET; THENCE SOUTH 00° 32' 10" WEST, ALONG THE EAST BOUNDARY OF LOT 20 EXTENDED, BLOCK 1, CORRECTED MAP OF BOOKER T. WASHINGTON AND THEN ALONG SAID EAST BOUNDARY, 25.47 FEET; THENCE SOUTHWESTERLY 34.29 FEET ALONG THE ARC OF A 25.0 FOOT RADIUS CURVE CONCAVED TO THE SOUTHWEST HAVING A 31.66 FOOT CHORD, BEARING SOUTH 39° 50' 04" WEST; THENCE SOUTH 00° 32' 10" WEST, ALONG A LINE 5.0 FEET EAST OF AND PARALLEL TO THE WEST BOUNDARY OF SAID LOT 20, 60.71 FEET; THENCE SOUTH 89° 27' 50" EAST, ALONG THE SOUTH BOUNDARY OF LOTS 20 AND 19 OF BLOCK 1, 45.05 FEET; THENCE SOUTH 00° 32' 10" WEST, ALONG THE EAST BOUNDARY OF LOT 32 OF BLOCK 1, 109.54 FEET; THENCE SOUTH 89° 27' 50" EAST, ALONG THE NORTH BOUNDARY OF LOTS 34 THRU 40 INCLUSIVE, 175.05 FEET; THENCE SOUTH 00° 32' 10" WEST, ALONG THE WEST BOUNDARY OF LOT 34 OF BLOCK 1, 109.54 FEET; THENCE SOUTH 89° 27' 50" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF HERNANSON DRIVE (TROPICAL PALM WAY), 25.0 FEET; THENCE SOUTH 00° 32' 10" WEST, ALONG THE EAST SIDE OF LOT 40 OF BLOCK 1, 109.54 FEET; THENCE SOUTH 89° 27' 50" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF HERNANSON DRIVE, 275.08 FEET; THENCE SOUTH 00° 32' 10" WEST, ALONG THE CENTERLINE OF LINCOLN STREET, 40.0 FEET; THENCE SOUTH 89° 27' 50" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF HERNANSON DRIVE, 145.04 FEET; THENCE NORTH 00° 32' 10" EAST, ALONG THE EAST BOUNDARY OF LOT 14, BLOCK 4, EXTENDED, 20.0 FEET; THENCE SOUTH 89° 27' 50" EAST, ALONG THE SOUTH BOUNDARY OF THE CORRECTED MAP OF BOOKER T. WASHINGTON, 655.09 FEET; THENCE SOUTH 00° 07' 39" WEST, ALONG THE EAST BOUNDARY OF LOT 172 OF RIDGE CREST GARDENS, 100.0 FEET; THENCE NORTH 89° 51' 21" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF POINTSETTIA WAY, 110.13 FEET; THENCE SOUTH 45° 07' 39" WEST, ALONG THE CHORD OF CURVE NUMBER 17, 106.07 FEET; THENCE SOUTH 00° 07' 39" WEST, ALONG THE EAST BOUNDARY OF LOT 78, 68.40 FEET; THENCE NORTH 89° 52' 21" WEST, ALONG THE SOUTH BOUNDARY OF SAID LOT 78, 180.0 FEET; THENCE NORTH 00° 07' 39" EAST, ALONG THE WESTERLY BOUNDARY OF SAID LOT 78, 68.40 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY, NORTHWESTERLY 66.05 FEET ALONG THE ARC OF A 75.0 FOOT RADIUS CURVE CONCAVED TO THE SOUTHWEST HAVING A 63.94 FOOT CHORD, BEARING NORTH 25° 06' 13" WEST; THENCE NORTH 39° 39' 56" EAST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 78, 151.92 FEET; THENCE NORTH 89° 52' 21" WEST, ALONG THE NORTH BOUNDARY OF RIDGE CREST GARDENS, 373.46 FEET; THENCE NORTH 00° 32' 10" EAST, ALONG THE WEST BOUNDARY OF THE CORRECTED MAP OF BOOKER T. WASHINGTON, 994.0 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 ALL ROADS, STREETS, ALLEYS AND OTHER RIGHTS-OF-WAY AND ALL PARKS AND RECREATION AREAS AND ALL EASEMENTS FOR UTILITIES, DRAINAGE AND OTHER PURPOSES AND FOR ALL PURPOSES INCIDENT THERETO AS SHOWN AND DEPICTED HEREON, RESERVING THE RIGHT OF EGRESS AND INGRESS OVER ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT; ALSO RESERVING THE RIGHT TO CONSTRUCT AND MAINTAIN WATER AND SEWER LINES WITHIN ALL RIGHTS-OF-WAY AND EASEMENTS DEDICATED BY THIS PLAT. IN THE EVENT OF REPAIR OR MAINTENANCE CAUSING DAMAGE TO EXISTING STREETS, OWNERS AGREE TO REPLACE STREETS TO PRIOR CONDITION WITHIN SAID DAMAGED AREA. THIS THE 11th DAY OF December, A.D., 1974.

OWNERS

Sam Y. Allgood, Jr.
SAM Y. ALLGOOD, JR.

Emily Jo Allgood
EMILY JO ALLGOOD

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS Ernestine T. Sanders

WITNESS Edith J. Sanders

STATE OF FLORIDA S.S.
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 11th DAY OF December, A.D., 1974, BEFORE ME PERSONALLY APPEARED SAM Y. ALLGOOD, JR. AND EMILY JO ALLGOOD, HIS WIFE, OWNERS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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.

NOTARIAL CERTIFICATE
Ernestine T. Sanders
Edith J. Sanders



OWNERS

Ray W. Huddleston
RAY W. HUDDLESTON

Stamatia Huddleston
STAMATIA HUDDLESTON

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS Ernestine T. Sanders

WITNESS Edith J. Sanders

STATE OF FLORIDA S.S.
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 11th DAY OF December, A.D., 1974, BEFORE ME PERSONALLY APPEARED RAY W. HUDDLESTON AND STAMATIA HUDDLESTON, HIS WIFE, OWNERS, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND 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.

NOTARIAL CERTIFICATE
Ernestine T. Sanders
Edith J. Sanders
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

