

THE OAKS AT RIVER RIDGE UNIT ONE

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30 AND A PORTION OF THE NORTHEAST 1/4 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 OAKS AT RIVER RIDGE, UNIT ONE, A PORTION OF THE SOUTHEAST 1/4 OF SECTION 30 AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30, THE SAME BEING THE NORTH-EAST CORNER OF SAID SECTION 31; THENCE RUN ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, THE SAME BEING THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31, NORTH 89° 46' 09" WEST, A DISTANCE OF 74.19 FEET FOR A POINT OF BEGINNING; THENCE A DISTANCE OF 117.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 230.00 FEET AND A CHORD OF 116.42 FEET WHICH BEARS SOUTH 12° 56' 53" EAST; THENCE SOUTH 00° 30' 58" WEST, A DISTANCE OF 35 FEET; THENCE A DISTANCE OF 37.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET AND A CHORD OF 36.74 FEET WHICH BEARS SOUTH 13° 39' 46" EAST; THENCE A DISTANCE OF 61.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF 61.24 FEET WHICH BEARS SOUTH 13° 39' 46" EAST; THENCE SOUTH 00° 30' 58" WEST, A DISTANCE OF 10.00 FEET; THENCE A DISTANCE OF 61.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF 61.24 FEET WHICH BEARS SOUTH 14° 41' 42" WEST; THENCE A DISTANCE OF 37.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET AND A CHORD OF 36.74 FEET WHICH BEARS SOUTH 14° 41' 42" WEST; THENCE SOUTH 00° 30' 58" WEST, A DISTANCE OF 283.14 FEET; THENCE NORTH 89° 46' 09" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00° 30' 58" EAST, A DISTANCE OF 265.73 FEET; THENCE A DISTANCE OF 38.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD OF 38.53 FEET WHICH BEARS NORTH 43° 30' 21" WEST; THENCE A DISTANCE OF 78.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 187.50 FEET AND A CHORD OF 77.56 FEET WHICH BEARS NORTH 73° 31' 30" WEST; THENCE SOUTH 26° 04' 40" WEST, A DISTANCE OF 85.00 FEET; THENCE A DISTANCE OF 22.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 272.50 FEET AND A CHORD OF 29.95 FEET WHICH BEARS NORTH 60° 45' 18" WEST; THENCE NORTH 57° 37' 17" WEST, A DISTANCE OF 129.75 FEET; THENCE A DISTANCE OF 359.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 632.50 FEET AND A CHORD OF 352.32 FEET WHICH BEARS NORTH 73° 31' 30" WEST; THENCE NORTH 89° 46' 09" WEST, A DISTANCE OF 121.77 FEET; THENCE A DISTANCE OF 22.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 272.50 FEET AND A CHORD OF 29.95 FEET WHICH BEARS NORTH 60° 45' 18" WEST; THENCE SOUTH 79° 58' 34" WEST, A DISTANCE OF 49.11 FEET; THENCE A DISTANCE OF 109.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF 87.34 FEET WHICH BEARS NORTH 15° 52' 07" EAST; THENCE NORTH 53° 41' 03" WEST, A DISTANCE OF 110.00 FEET; THENCE A DISTANCE OF 60.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 235.00 FEET AND A CHORD OF 60.44 FEET WHICH BEARS SOUTH 27° 56' 36" WEST; THENCE NORTH 70° 23' 53" WEST, A DISTANCE OF 115.00 FEET; THENCE A DISTANCE OF 910.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 350.00 FEET AND A CHORD OF 207.04 FEET WHICH BEARS NORTH 16° 58' 00" EAST; THENCE NORTH 53° 41' 03" WEST, A DISTANCE OF 186.13 FEET; THENCE A DISTANCE OF 277.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 430.00 FEET AND A CHORD OF 272.98 FEET WHICH BEARS NORTH 36° 19' 13" EAST; THENCE SOUTH 64° 57' 27" EAST, A DISTANCE OF 62.79 FEET; THENCE SOUTH 44° 29' 01" EAST, A DISTANCE OF 71.47 FEET; THENCE SOUTH 64° 57' 27" EAST, A DISTANCE OF 41.15 FEET; THENCE A DISTANCE OF 32.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 135.00 FEET AND A CHORD OF 32.27 FEET WHICH BEARS SOUTH 72° 23' 30" EAST; THENCE A DISTANCE OF 94.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET AND A CHORD OF 93.81 FEET WHICH BEARS SOUTH 64° 57' 27" EAST; THENCE A DISTANCE OF 21.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF 21.21 FEET WHICH BEARS SOUTH 36° 49' 30" EAST; THENCE SOUTH 64° 57' 27" EAST, A DISTANCE OF 89.36 FEET; THENCE A DISTANCE OF 16.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF 16.77 FEET WHICH BEARS SOUTH 71° 22' 36" EAST; THENCE A DISTANCE OF 28.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF 27.95 FEET WHICH BEARS SOUTH 71° 22' 36" EAST; THENCE SOUTH 64° 57' 27" EAST, A DISTANCE OF 20.00 FEET; THENCE A DISTANCE OF 28.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF 27.95 FEET WHICH BEARS SOUTH 38° 32' 17" EAST; THENCE A DISTANCE OF 16.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF 16.77 FEET WHICH BEARS SOUTH 58° 35' 17" EAST; THENCE SOUTH 64° 57' 27" EAST, A DISTANCE OF 118.28 FEET; THENCE A DISTANCE OF 28.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CHORD OF 28.06 FEET WHICH BEARS SOUTH 73° 44' 24" EAST; THENCE A DISTANCE OF 47.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF 46.77 FEET WHICH BEARS SOUTH 34° 14' 24" EAST; THENCE SOUTH 64° 57' 27" EAST, A DISTANCE OF 17.00 FEET; THENCE A DISTANCE OF 46.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CHORD OF 46.49 FEET WHICH BEARS SOUTH 34° 14' 23" EAST; THENCE SOUTH 43° 31' 18" EAST, A DISTANCE OF 61.97 FEET; THENCE A DISTANCE OF 74.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 230.00 FEET AND A CHORD OF 74.38 FEET WHICH BEARS SOUTH 14° 58' 02" EAST.

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 ANY IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND PASCO COUNTY, FLORIDA, ALL UTILITY AND IMPROVEMENTS AND FACILITIES INCLUDING BUT NOT LIMITED TO WATER AND SEWER LINES OR PIPES, FIRE HYDRANTS, PUMPING STATIONS, GAS LINES, GAS METER BOXES, AND 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 PASCO COUNTY FOR SUCH LANDS; AND FURTHER DO HEREBY RESERVE UNTO MYSELF, MY HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH UTILITY AND IMPROVEMENTS AND FACILITIES, AND ALL APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSURED BY PASCO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO MYSELF, MY HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING RATE, WATER AND SEWER SERVICES AND APPURTENANCES THEREOF, THE RIGHT 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 21ST DAY OF JUNE, A.D., 1985.

OWNER

RIVER RIDGE PROPERTIES, INC.

Loren E. Worley
LOREN E. WORLEY, PRESIDENT

Deanne K. Nelson
DEANNE K. NELSON, VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

John M. Wilson
WITNESS FOR BOTH

Dorothy K. Hight
WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 17TH DAY OF JUNE, A.D., 1985, BEFORE ME PERSONALLY APPEARED LOREN E. WORLEY AND DEANNE K. NELSON, PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF RIVER RIDGE PROPERTIES, INC., A FLORIDA CORPORATION, TO ME 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: June 28, 1999

Charles J. Alletton
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MORTGAGEE

AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

Steven K. Bruha
STEVEN K. BRUHA, VICE PRESIDENT

Richard M. Hatler
RICHARD M. HATLER, GROUP VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Victoria M. Kotelchuk
WITNESS FOR BOTH

Dorothy K. Hight
WITNESS FOR BOTH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

I HEREBY CERTIFY ON THIS 11TH DAY OF JUNE, A.D., 1985, BEFORE ME PERSONALLY APPEARED STEVEN K. BRUHA AND RICHARD M. HATLER, VICE PRESIDENT AND GROUP VICE PRESIDENT, RESPECTIVELY, OF AMERIFIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A UNITED STATES CORPORATION, TO ME 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 TAMPA, HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: APR. 17, 1988

Charles J. Alletton
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PASCO)

ELIZABETH A. TUTTLE, AS AGENT FOR ALITED TITLE INSURANCE COMPANY, HEREBY CERTIFIES THAT THE OWNER AND MORTGAGEE OF RECORD OF THE PROPERTY LYING WITHIN THE PARCEL DESCRIBED ON THIS PLAT IS AS SHOWN ON SAID PLAT, THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT THE TAXES FOR THE YEAR 1984 HAVE BEEN PAID.

THIS IS THE 17TH DAY OF JUNE, A.D., 1985.

ALITED TITLE INSURANCE COMPANY

Elizabeth A. Tuttle
ELIZABETH A. TUTTLE