

# THE OAKS AT RIVER RIDGE - UNITS FOUR B & C

A SUBDIVISION OF A PORTION OF SECTIONS 29, 30, 31 AND 32, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

## LEGAL DESCRIPTION AND DEDICATION

STATE OF FLORIDA  
JSS  
COUNTY OF PASCO

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT TO BE KNOWN AS THE OAKS AT RIVER RIDGE - UNITS FOUR B & C, A SUBDIVISION OF A PORTION OF SECTIONS 29, 30, 31 AND 32, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE ALONG THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 31, NORTH 89°46'09" WEST, A DISTANCE OF 78.10 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF KIRKLAND DRIVE AS SHOWN ON THE PLAT OF THE OAKS AT RIVER RIDGE UNIT ONE RECORDED IN PLAT BOOK 24, PAGES 17 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING, THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID KIRKLAND DRIVE THE FOLLOWING TWO COURSES AND DISTANCES: 74.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 17°05'34" AND A CHORD OF 74.38 FEET WHICH BEARS NORTH 34°58'02" WEST; NORTH 43°31'19" WEST, 81.97 FEET; THENCE NORTH 50°29'46" EAST, A DISTANCE OF 107.02 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE OAKS AT RIVER RIDGE UNIT FIVE-C, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 25, PAGES 90, 91 AND 92, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; SAID CURVE HAVING A RADIUS OF 287.50 FEET, A CENTRAL ANGLE OF 01°15'40" AND A CHORD OF 8.00 FEET WHICH BEARS SOUTH 00°16'51" EAST; SOUTH 00°30'58" WEST, 4.50 FEET; SOUTH 89°29'02" EAST, 140.00 FEET; THENCE SOUTH 00°30'58" WEST, A DISTANCE OF 108.84 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE OAKS AT RIVER RIDGE UNIT TWO, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 24, PAGES 26 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID CURVE HAVING A RADIUS OF 1410.00 FEET, A CENTRAL ANGLE OF 06°33'17" AND A CHORD OF 161.22 FEET WHICH BEARS NORTH 01°02'15" WEST; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DECEBELLS ROAD, A DISTANCE OF 161.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, TO THE EASTERLY BOUNDARY LINE OF THE OAKS AT RIVER RIDGE UNIT TWO, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 24, PAGES 26 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; SAID CURVE HAVING A RADIUS OF 1410.00 FEET, A CENTRAL ANGLE OF 06°33'17" AND A CHORD OF 161.22 FEET WHICH BEARS NORTH 01°02'15" WEST; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID THE OAKS AT RIVER RIDGE UNIT FOUR-A, NORTH 00°30'58" EAST, A DISTANCE OF 615.00 FEET TO THE NORTHEAST CORNER OF SAID THE OAKS AT RIVER RIDGE UNIT FOUR-A; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID THE OAKS AT RIVER RIDGE UNIT FOUR-A, THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 89°29'02" WEST, 205.00 FEET, 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID KIRKLAND DRIVE, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD OF 35.36 FEET WHICH BEARS SOUTH 45°30'58" WEST; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID KIRKLAND DRIVE, THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 00°30'58" EAST, 82.85 FEET, 117.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 26°55'43" AND A CHORD OF 116.42 FEET WHICH BEARS NORTH 12°26'53" WEST; CONTAINING 9.502 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, GRANTEEES AND ASSIGNS, THE OAKS AT RIVER RIDGE HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, THE OWNERS OF THE RESIDENTIAL LOTS MORE PARTICULARLY DESCRIBED HEREON AS BEING A PART OF THE OAKS AT RIVER RIDGE UNITS FOUR B & C, 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 THE OAKS AT RIVER RIDGE UNITS FOUR B & C, AND PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES SHALL HAVE A NONEXCLUSIVE RIGHT TO USE, SAID ROADS, STREETS AND DRIVES 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 THE OAKS AT RIVER RIDGE UNITS FOUR B & C, 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 THE OAKS AT RIVER RIDGE UNITS FOUR B & C, 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 LESS.

THIS THE 9<sup>th</sup> DAY OF July, A.D., 1998.

## OWNER

N.G. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION

Michael D. Boyce  
MICHAEL D. BOYCE, PRESIDENT

B. Reynolds  
WITNESS

Martha M. Steinberg  
WITNESS

N.G. DEVELOPMENT CORPORATION, HEREBY GRANTS FEE SIMPLE OWNERSHIP IN AND TO ALL STREETS, COMMON AREAS, AND EASEMENTS TO THE OAKS AT RIVER RIDGE HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION; SUBJECT TO THE RIGHTS OF USE SET FORTH HEREIN.

N.G. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION

BY: Michael D. Boyce  
MICHAEL D. BOYCE, AS PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

B. Reynolds  
WITNESS

Martha M. Steinberg  
WITNESS

## CONSENT OF HOMEOWNERS ASSOCIATION

THE OAKS AT RIVER RIDGE HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION; HEREBY JOINS IN THE PLAT AND ACKNOWLEDGES THE GRANT TO IT CONTAINED HEREIN, FOR THE PURPOSE OF ACCEPTING THE RESPONSIBILITY FOR THE MAINTENANCE OF ALL DESIGNATED STREETS, COMMON AREAS, AND EASEMENTS DESIGNATED ON THIS PLAT.

THE OAKS AT RIVER RIDGE HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION

BY: Theresa L. Corrado  
THERESA L. CORRADO, AS VICE PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

B. Reynolds  
WITNESS

Martha M. Steinberg  
WITNESS

## ACKNOWLEDGEMENT OF OWNERS AND HOMEOWNERS ASSOCIATION

STATE OF FLORIDA  
JSS  
COUNTY OF PASCO

I HEREBY CERTIFY ON THIS 9<sup>th</sup> DAY OF July, A.D., 1998, BEFORE ME PERSONALLY APPEARED MICHAEL D. BOYCE, AS PRESIDENT OF N.G. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION; AND THERESA L. CORRADO, AS VICE PRESIDENT OF THE OAKS AT RIVER RIDGE HOMEOWNERS ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION; TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, GRANT OF OWNERSHIP AND CONSENT, AND ACKNOWLEDGED THE EXECUTION HEREOF 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.

WITNESS MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_, PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

INDIVIDUALS WHO SIGNED ARE:  
PERSONALLY KNOWN \_\_\_\_\_  
PRODUCED IDENTIFICATION \_\_\_\_\_  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

Beverly S. Reynolds  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

BEVERLY S. REYNOLDS  
PRINTED NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES: 7-26-2001  
SERIAL NO. \_\_\_\_\_

## CERTIFICATE OF TITLE

STATE OF FLORIDA  
JSS  
COUNTY OF PASCO

I, FRANK L. GREY, AS PRESIDENT OF FRANK L. GREY, P.A., DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THIS PLAT. IN THE EVENT THAT THIS 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 THE TAXES FOR THE YEAR 1998 HAVE BEEN PAID.

THIS 13<sup>th</sup> DAY OF July, A.D., 1998.

HOBBY, GREY & REEVES  
AN ASSOCIATION OF PROFESSIONAL ASSOCIATIONS  
BY: FRANK L. GREY, P.A.

BY: Frank L. Grey  
FRANK L. GREY, PRESIDENT

## SURVEYOR'S CERTIFICATE

I, DENNIS J. DAHOFF, THE UNDERSIGNED REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY ON THIS 13<sup>th</sup> DAY OF July, A.D., 1998, THE AFORESAID 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 (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATE AND THAT 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 177, OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF.

FOG-CASSON CONSULTANTS  
6321 GRAND BOULEVARD  
NEW PORT RICHEY, FLORIDA

DENNIS J. DAHOFF  
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4289

## BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THIS 13<sup>th</sup> DAY OF July, A.D., 1998, THE FOREGOING PLAT OR PLAN WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD  
OF COUNTY COMMISSIONERS

## CLERK OF THE CIRCUIT COURT

I HEREBY CERTIFY, THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA THIS 13<sup>th</sup> DAY OF July, 1998 AD, IN PLAT BOOK 25, PAGES 90 AND 91.

[Signature]  
CLERK OF CIRCUIT COURT



FLORIDA DESIGN CONSULTANTS, INC.

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Certificate of Authorization, LB 6707

State of Florida

SHEET 1 OF 4

THE OAKS AT RIVER RIDGE - UNITS FOUR B & C

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_