

RIDGE MANOR ESTATES, UNIT NO. 2

approved 4/10/69
by
James L. Canty, Esq.
Gulf Coast Abstract Company

A SUBDIVISION OF A PART OF SECS. 2 & 3, T23S, R21E, A PART OF SECS. 25, 26, 27, 33, 34 & 36 AND ALL OF SEC. 35, T22S, R21E, HERNANDO COUNTY, FLORIDA.

DESCRIPTION

BEGINNING AT THE SE CORNER OF SEC. 35, T22S, R21E, HERNANDO COUNTY, FLORIDA, GO THENCE S 88° 33' 41" W, ALONG THE SOUTH OF SAID SEC. 35, A DISTANCE OF 2648.10' TO THE SW CORNER OF THE SE 1/4 OF SAID SEC. 35; THENCE S 01° 49' 50" E, ALONG THE EAST LINE OF THE NW 1/4 OF SEC. 2, T23S, R21E, SAID LINE ALSO BEING THE WEST LINE OF RIDGE MANOR COUNTRY CLUB ESTATES, UNIT NO. 2, AS RECORDED IN PLAT BOOK 6, PAGE 38, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, A DISTANCE OF 2792.93' TO A POINT ON THE NORTHERLY R/W LINE OF OLD S.R. 50; THENCE N 77° 31' 44" W, ALONG THE SAID NLY R/W LINE OF OLD S.R. 50, A DISTANCE OF 682.93'; THENCE N 01° 49' 42" W, A DISTANCE OF 1111.55'; THENCE S 88° 29' 27" W, A DISTANCE OF 330.88'; THENCE N 01° 49' 38" W, A DISTANCE OF 758.92'; THENCE S 88° 31' 57" W, A DISTANCE OF 330.87'; THENCE N 01° 49' 34" W, A DISTANCE OF 759.16' TO A POINT ON THE NORTH LINE OF SAID SEC. 2; THENCE S 88° 34' 28" W, ALONG THE NORTH LINE OF SEC. 2, A DISTANCE OF 661.72'; THENCE S 01° 49' 29" E, A DISTANCE OF 1519.26'; THENCE S 88° 29' 27" W, A DISTANCE OF 661.76' TO A POINT ON THE EAST LINE OF RIDGE MANOR, UNIT 1, AS RECORDED IN PLAT BOOK 6, PAGE 29, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N 01° 49' 24" W, ALONG THE SAID EAST LINE OF RIDGE MANOR, UNIT 1, A DISTANCE OF 96.22' TO THE NE CORNER OF SAID RIDGE MANOR, UNIT 1; THENCE N 76° 26' 03" W, ALONG THE NORTH LINE OF SAID RIDGE MANOR, UNIT 1, AND THE N'WLY PROJECTION THEREOF, A DISTANCE OF 5501.60' TO THE SW CORNER OF SEC. 34, T22S, R21E, THENCE S 88° 29' 48" W, ALONG THE SOUTH LINE OF SEC. 33, T22S, R21E, A DISTANCE OF 602.45' TO A POINT ON THE EASTERLY BANK OF THE WITHLACOCHEE RIVER; THENCE ALONG THE SAID EASTERLY BANK OF THE WITHLACOCHEE RIVER THE FOLLOWING BEARINGS AND DISTANCES: N 39° 32' 12" E, 127.26'; N 07° 28' 35" W, 193.43'; N 24° 42' 22" W, 184.56'; N 02° 28' 31" E, 244.62'; N 41° 51' 54" E, 314.35'; N 03° 43' 07" E, 86.49'; N 22° 51' 10" E, 207.02'; N 31° 01' 14" E, 300.72'; N 49° 14' 47" E, 498.67'; S 81° 51' 31" E, 251.75'; N 34° 34' 13" E, 276.73'; N 72° 43' 26" E, 252.28'; N 41° 37' 39" E, 152.19'; N 03° 13' 52" E, 163.40'; N 31° 31' 14" W, 275.50'; N 44° 13' 51" W, 147.69'; N 32° 49' 58" W, 402.92'; N 58° 20' 25" E, 232.60'; N 47° 17' 08" E, 205.30'; N 06° 50' 29" W, 154.22'; N 13° 01' 26" W, 129.98'; N 18° 39' 07" E, 275.90'; N 13° 59' 09" W, 349.66'; N 05° 57' 04" E, 235.24'; N 23° 32' 37" E, 268.47'; S 30° 30' 13" E, 236.06'; N 71° 07' 23" E, 235.67'; N 02° 23' 36" E, 324.45'; N 86° 41' 29" E, 204.73'; N 73° 23' 33" E, 430.32'; N 03° 05' 53" E, 184.52'; N 23° 41' 37" W, 193.89'; N 53° 30' 26" E, 174.12'; N 72° 15' 09" E, 139.57'; N 32° 02' 02" E, 69.08'; N 62° 31' 28" E, 268.41'; N 49° 28' 32" E, 212.92'; N 11° 01' 55" E, 386.91'; N 30° 20' 02" W, 155.83'; N 40° 25' 18" W, 158.08'; N 78° 04' 06" W, 188.60'; N 15° 09' 23" W, 502.02'; N 50° 17' 13" W, 34.89'; S 62° 34' 58" W, 349.43'; N 40° 05' 00" W, 109.33'; N 31° 13' 36" W, 169.63'; N 11° 43' 37" W, 179.31'; N 18° 23' 05" W, 369.22'; N 14° 11' 58" E, 93.10'; N 45° 00' 24" E, 282.50'; N 00° 04' 26" W, 62.70' TO A POINT ON THE EAST-WEST 1/4 SEC. LINE OF SEC. 27, T22S, R21E; THENCE N 87° 02' 36" E, ALONG THE SAID EAST-WEST 1/4 SEC. LINE OF SEC. 27, A DISTANCE OF 3538.24' TO THE NW COR. OF THE SW 1/4 OF SEC. 26, T22S, R21E; THENCE S 00° 01' 25" W, ALONG THE WEST LINE OF SAID SEC. 26, A DISTANCE OF 1328.96'; THENCE N 87° 26' 26" E, A DISTANCE OF 1306.68'; THENCE N 00° 57' 03" W, A DISTANCE OF 1318.29' TO A POINT ON THE EAST-WEST 1/4 SEC. LINE OF SAID SEC. 26; THENCE N 89° 40' 44" E, ALONG THE SAID EAST-WEST 1/4 SECTION LINE OF SAID SEC. 25, A DISTANCE OF 2817.26' TO ITS POINT OF INTERSECTION WITH THE WLY R/W LINE OF U.S. ROUTE NO. 301; THENCE S 10° 20' 50" W, ALONG THE SAID WLY R/W LINE OF U.S. ROUTE NO. 301, A DISTANCE OF 2669.76' TO ITS POINT OF INTERSECTION WITH THE NORTH LINE OF SEC. 36, T22S, R21E; THENCE N 89° 23' 21" W, ALONG THE SAID NORTH LINE OF SEC. 36, A DISTANCE OF 338.48'; THENCE S 01° 31' 36" E, A DISTANCE OF 750.00'; THENCE N 87° 26' 26" E, A DISTANCE OF 200.00'; THENCE S 01° 31' 36" E, A DISTANCE OF 200.00'; THENCE S 87° 26' 26" E, A DISTANCE OF 278.40' TO A POINT ON THE WLY R/W LINE OF U.S. ROUTE NO. 301; THENCE S 10° 20' 50" W, ALONG THE WLY R/W LINE OF U.S. ROUTE NO. 301, A DISTANCE OF 179.98'; THENCE N 89° 58' 32" W, ALONG THE NORTH LINE OF RIDGE MANOR ESTATES, AS RECORDED IN PLAT BOOK 9, PAGES 1-3, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND THE E'LY PROJECTION THEREOF, A DISTANCE OF 2033.33' TO THE NW CORNER OF SAID RIDGE MANOR ESTATES; THENCE S 01° 07' 59" E, ALONG THE WEST LINE OF SAID RIDGE MANOR ESTATES, A DISTANCE OF 4103.34' TO THE POINT OF BEGINNING.

DEDICATION

Ridge Manor Estates, Inc. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREIN PLATTED, AS DEDICATOR, DOES HEREBY DEDICATE TO THE PUBLIC AND THE PURCHASERS OF ANY LANDS SHOWN ON THIS PLAT, ALL STREETS, CANALS, AND OTHER PUBLIC PLACES SHOWN ON THIS PLAT AND HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID DEDICATOR HAS CAUSED ITS NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY HERETOFORE, AUTHORIZED BY ITS BOARD OF DIRECTORS, ON THIS 24TH DAY OF December, 1968.

BY Patricia Sachs PRESIDENT

ATTEST: John Mayers SECRETARY

COUNTY OF HERNANDO

STATE OF FLORIDA

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED Patricia Sachs AND John Mayers, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AS President

AND Secretary RESPECTIVELY OF Ridge Manor Estates, Inc. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AND THEY BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SUCH CORPORATION HERETOFORE DULY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24TH DAY OF December, 1968.

MY COMMISSION EXPIRES August 31, 1972

Simon M. Downing NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, NORMAN A. PAHL, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED, THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA ON THE 77TH DAY OF OCTOBER 1960.

FOR GULF LAND SURVEYORS, INC.

Norman A. Pahl
FLA. REG. LAND SURVEYOR NO. 1349

ABSTRACTOR'S CERTIFICATE

I HEREBY CERTIFY THAT Ridge Manor Estates, Inc. IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA, THIS 24TH DAY OF December, 1968.

GULF COAST ABSTRACT COMPANY

BY: John Mayers Manager

RESOLUTION

WHEREAS THIS PLAT WAS ON THE 24TH DAY OF Dec., 1968, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD, AND HAS BEEN APPROVED BY SAID BOARD, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND THAT THE DEDICATION OF ALL STREETS, CANALS, PARKS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID BOARD FOR HERNANDO COUNTY AND THE PUBLIC GENERALLY AND SHALL BE BINDING ON ALL PERSONS HEREAFTER.

BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA

ATTEST: Paul Vann McCay CLERK

BY: William B. Shible CHAIRMAN

CLERK'S CERTIFICATE

I, Paul Vann McCay, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT IT COMPLIES IN FORM WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, THAT IT WAS FILED FOR RECORD ON THE 24TH DAY OF December, 1968, FILE NO. 6514 AND RECORDED IN PLAT BOOK 10, PAGES 2-3.

Paul Vann McCay
CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA.

PREPARED BY

GULF LAND SURVEYORS, INC.
1714 HOWELL AVENUE
BROOKSVILLE, FLORIDA

December 2, 1968

Note: Easements

There exists a 5' easement for drainage and or utilities along each street R/W line; a 7.5' easement on either side of each side lot line and a 7.5' easement on either side of each rear lot line except waterfront lots for drainage and or utilities.

