approved 4/10/69 Engineering County Eng
Co Surveyor

RIDGE MANOR ESTATES, UNIT NO. 2

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 Line OF SAID SEC. 35, A DISTANCE OF 2648.0' 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 111.55'; 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 330.67'; 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°34'26"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 I, 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 I, A DISTANCE OF 96.22' TO THE NE CORNER OF SAID RIDGE MANOR, UNIT I; THENCE N 76°25'03"W ALONG THE NORTH LINE OF SAID RIDGE MANOR, UNIT I, AND THE N'WLY PROJECTION THEREOF, A DISTANCE OF 550.60' 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 632.45' TO A POINT ON THE EASTERLY BANK OF THE WITHLACOOCHEE RIVER; THENCE ALONG THE SAID EASTERLY BANK OF THE WITHLACOOCHEE RIVER THE FOLLOWING BEARINGS AND DISTANCES: N 39°32'12"E, 127.26'; N 07°28'35"W, 193.43'; N 24°14'22"W, 184.56'; N02°28'31"E, 244.62'; N41°51'54"E, 314.35'; N03°43'07"E, 86.45'; N22°5'10"E, 207.92'; N 31°01'14"E, 300.72'; N49°14'47"E, 498.67'; S81°51'31"E, 251.75'; N34°34'13"E, 276.73'; N72°43'26"E, 252.28'; N41°37'39"E, 152.19'; N03°13'52"E, 163.40'; N31°31'14"W, 275.50'; N44°3'51"W, 147.65'; N32°49'58"W, 402.92'; N58°20'25"E, 232.60'; N47°17'08"E, 205.90'; N06°50'29"W, 154.22'; N13°01'26"W, 129.98'; N18°39'07"E, 275.90'; N 3°59'09"W, 349.65'; N05°57'04"E, 235.24'; N23°32'37"E, 268.47'; S 30°30'13"E, 236.06'; N 71°07'23"E, 235.67'; N02°23'36"E, 324.45'; N 86°41'29"E, 204.73'; N 73°23'33"E, 430.32'; N03°05'53"E, 194.52'; N23°41'37"W, 193.89' N52°30'26"E, 174.12'; N72°15'09"E, 139.57'; N32°02'02"E, 69.08'; N52°31'28"E, 269.41'; N49°26'32"E, 212.92'; N11°01'55"E, 388.91'; N 30°20'02"W, 155.83'; N49°25'19"W, 158.08'; N 78°04'08"W, 188.60'; N15°09'23"W, 502.02'; N50°17'13"W, 94.89'; S62°34'58"W, 349.43'; N 40°05'00"W, 99.33'; N 31°13'35"W, 169.63'; N11°43'37"W, 179.31'; N18°23'05"W, 369.22'; N14°11'58"E, 93.10'; N 43°00'24"E, 232.50'; N00°04'25"W, 62.70' TO A POINT ON THE EAST-WEST 1/4 SEC. LINE OF SEC. 27, T22S, R21E; THENCE N87°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 N00°57'03"W, A DISTANCE OF 1318.29' TO A POINT ON THE EAST-WEST 1/4 SEC. LINE OF SAID SEC. 26; THENCE N87°55'43"E, ALONG THE SAID EAST-WEST 1/4 SEC. LINE OF SEC. 26, A DISTANCE OF 3992.08' TO THE NW COR. OF THE SW 1/4 OF SEC. 25, T22S, R2 E; THENCE N89°40'44"E, ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SEC. 25; A DISTANCE OF 2817.26' TO ITS POINT OF INTERSECTION WITH THE W'LY R/W LINE OF U.S. ROUTE NO. 301; THENCE S10°20'50"W, ALONG THE SAID W'LY 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 N89°23'21"W, ALONG THE SAID NORTH LINE OF SEC. 36, A DISTANCE OF 338.48'; THENCE S 0°31'36"E, A DISTANCE OF 750.00'; Thence N 89°28'24"W a distance of 800.00'; Thence S0°31'36"E, a distance of 200.00'; Thence S 89°28'24"E, a distance of 278.45' To a point on the Westerly R/W Line of U.S. Route No 301, Thence S 10°20'50"W along the Westerly R/W Line of US Route 301, a distance of 198.98'; 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 PROJECT ON 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, DULY AUTHORIZED BY ITS' BOARD OF DIRECTORS, ON THIS 2nd DAY OF November 1968.

BY Patricia Sacks PRESIDENT

ATTEST: Ida Meyers SECRETARY

COUNTY OF HERNANDO
STATE OF FLORIDA

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED Patricia Sacks AND Ida Meyers, 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 2nd DAY OF December 1968.

MY COMMISSION EXPIRES August 21, 1972 Donna M Bowling 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 7th DAY OF OCTOBER 1968.

FOR GULF LAND SURVEYORS, INC.

Norman A Pahl

FLA. REG. LAND SURVEYOR NO 1349

ABSTRACTOR'S CERTIFICATE

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 2nd DAY OF December 1968.

GULF COAST ABSTRACT COMPANY

BY E. A. Copley, Manager

RESOLUTION

WHEREAS THIS PLAT WAS ON THE 2nd 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: Beth Vann McCoy CLERK

BY Murray B. Dubbin CHAIRMAN

CLERK'S CERTIFICATE

I, Beth Vann McCoy, 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 2nd DAY OF December 1968, FILE NO. 65714 AND RECORDED IN PLAT BOOK 10 PAGE 22 [redacted]

Beth Vann McCoy
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.

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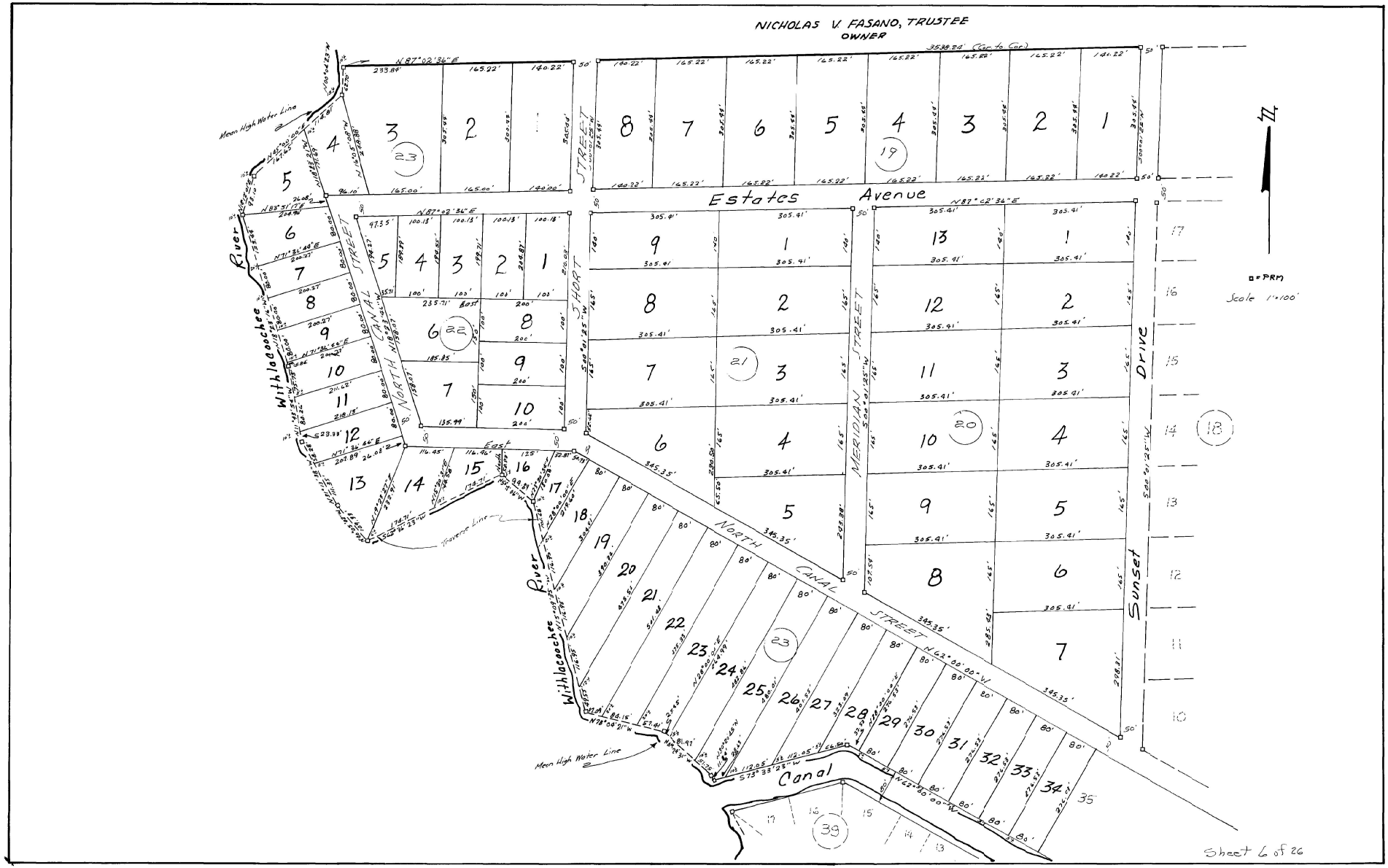
NICHOLAS V. FASANO, TRUSTEE
OWNER
Estates
Avenue
Withlacoochee River
Moon High Water Line
NORTH CANAL STREET
SHORT STREET
MERIDIAN STREET
Sunset Drive
Canal
Traverse Line
Scale 1"=100'
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