

RIDGE MANOR ESTATES, UNIT NO. 4

A SUBDIVISION OF A PORTION OF SECTIONS 23, 24, 25 AND
26, TOWNSHIP 22 SOUTH, RANGE 21 EAST, HERNANDO COUNTY,
FLORIDA

*Approved by the Board of County Commissioners
Hernando County, Florida
on 3/13/10
C.E. McManus, County Engineer*

BEGINNING AT THE SE CORNER OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE S 87°56'30"W, ALONG THE SOUTH LINE OF THE SAID NORTH 1/2 OF SECTION 26, A DISTANCE OF 4768.36' TO A POINT ON THE MEAN HIGH WATER LINE OF A LAKE; THENCE ALONG THE SAID MEAN HIGH WATER LINE OF A LAKE THE FOLLOWING BEARINGS AND DISTANCES: DUE NORTH, 95.15'; N 65°11'26"W, 583.88'; N 34°54'08"W, 282.15'; N 26°13'54"E, 384.61'; N 81°33'02"W, 141.43'; TO A POINT ON THE WESTERLY LINE OF AN 8000' CANAL; THENCE ALONG THE SAID WESTERLY LINE OF AN 8000' CANAL THE FOLLOWING BEARINGS AND DISTANCES: N 21°48'05"E, 508.68'; N 34°17'12"E, 690.47'; TO A POINT ON THE SOUTHERLY R/W LINE OF CORAL ROCK STREET; THENCE N 63°06'54"W, ALONG THE SAID SOUTHERLY R/W LINE OF CORAL ROCK STREET, A DISTANCE OF 648.33'; THENCE N 02°10'18"W, ALONG THE WESTERLY R/W LINE OF TOPROCK DRIVE, A DISTANCE OF 359.87'; TO THE SW CORNER OF SECTION 23, T22S, R21E; THENCE N 02°10'18"W, ALONG THE WEST LINE OF SAID SECTION 23 SAID LINE ALSO BEING THE WESTERLY R/W LINE OF TOPROCK DRIVE, A DISTANCE OF 2659.46'; THENCE N 02°10'48"W, ALONG THE SAID WEST LINE OF SECTION 23, A DISTANCE OF 2659.33'; TO THE NW CORNER OF SAID SECTION 23; THENCE N 88°10'17"E, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 2669.13'; THENCE N 89°31'12"E, ALONG THE SAID NORTH LINE OF SECTION 23, A DISTANCE OF 1270.41'; TO A POINT ON THE BANK OF THE LITTLE WITHLACOOCHIEE RIVER; THENCE ALONG THE SAID BANK OF THE LITTLE WITHLACOOCHIEE RIVER THE FOLLOWING BEARINGS AND DISTANCES: 501°52'48"W, 46.34'; S 26°36'30"E, 88.75'; TO A POINT ON THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23; THENCE S 01°37'38"E, ALONG THE SAID WEST LINE OF WEST 1/2 OF NE 1/4 OF NE 1/4, A DISTANCE OF 1269.29'; THENCE N 89°08'17"E, ALONG THE SOUTH LINE OF THE SAID WEST 1/2 OF NE 1/4 OF NE 1/4, A DISTANCE OF 663.69'; THENCE N 01°29'17"W, ALONG THE EAST LINE OF SAID WEST 1/2 OF NE 1/4 OF NE 1/4, A DISTANCE OF 1028.23'; TO A POINT ON THE BANK OF THE LITTLE WITHLACOOCHIEE RIVER; THENCE ALONG THE SAID BANK OF THE LITTLE WITHLACOOCHIEE RIVER THE FOLLOWING BEARINGS AND DISTANCES: 518°54'39"E, 150.64'; S 68°02'02"E, 85.45'; N 34°52'25"E, 223.22'; N 67°19'08"E, 158.85'; S 55°17'05"E, 50.40'; S 87°19'08"E, 51.55'; S 45°47'20"E, 136.55'; N 83°32'14"E, 78.98'; TO A POINT ON THE WEST LINE OF SECTION 24, T22S, R21E; THENCE CONTINUE ALONG THE SAID BANK OF THE LITTLE WITHLACOOCHIEE RIVER THE FOLLOWING BEARINGS AND DISTANCES: N 86°41'14"E, 89.58'; N 24°24'21"E, 145.96'; N 60°08'51"E, 98.63'; S 40°34'01"E, 60.81'; N 65°27'37"E, 431.16'; N 19°33'23"E, 42.08'; TO THE NW CORNER OF THE NE 1/4 OF NW 1/4 OF SAID SECTION 24; THENCE S 01°27'24"E, ALONG THE WEST LINE OF SAID NE 1/4 OF NW 1/4 OF NW 1/4, A DISTANCE OF 660.02'; THENCE N 89°27'57"E, A DISTANCE OF 227.27'; TO A POINT ON THE BANK OF THE LITTLE WITHLACOOCHIEE RIVER; THENCE ALONG THE SAID BANK OF THE LITTLE WITHLACOOCHIEE RIVER THE FOLLOWING BEARINGS AND DISTANCES: S 34°23'08"E, 139.78'; S 31°33'59"E, 78.44'; S 85°31'00"E, 124.28'; S 25°48'29"E, 88.27'; S 05°39'59"W, 86.66'; S 49°45'04"E, 233.81'; N 62°27'33"E, 44.08'; N 28°14'42"E, 96.02'; N 31°05'48"W, 84.04'; S 86°11'35"E, 101.03'; N 71°37'12"E, 216.08'; S 74°17'32"E, 62.54'; N 39°19'02"E, 173.31'; N 18°18'34"W, 144.28'; N 74°46'56"E, 170.90'; N 23°28'31"E, 111.68'; N 15°56'03"E, 122.05'; N 46°13'51"E, 161.07'; N 85°28'24"E, 101.52'; N 55°23'44"E, 114.16'; N 13°15'40"E, 171.43'; N 66°14'38"E, 238.13'; TO THE NE CORNER OF THE NW 1/4 OF SECTION 24, T22S, R21E; THENCE S 01°47'07"E, A DISTANCE OF 134.02'; THENCE S 89°22'42"W, A DISTANCE OF 672.35'; THENCE S 01°40'31"E, A DISTANCE OF 658.01'; THENCE N 89°17'29"E, A DISTANCE OF 673.59'; TO A POINT ON THE EAST LINE OF THE SAID NW 1/4 OF SECTION 24; THENCE S 01°47'07"E, ALONG THE SAID EAST LINE OF THE NW 1/4 OF SECTION 24, A DISTANCE OF 657.01'; TO THE SW CORNER OF SAID NW 1/4 OF SECTION 24; THENCE N 89°12'17"E, ALONG THE NORTH LINE OF THE SE 1/4 OF SECTION 24, A DISTANCE OF 1322.79'; TO THE POINT OF INTERSECTION WITH THE WESTERLY R/W LINE OF U.S. ROUTE NO. 301; THENCE S 10°20'40"W, ALONG SAID WESTERLY R/W LINE OF U.S. ROUTE NO. 301, A DISTANCE OF 1357.50'; THENCE S 88°34'04"W, A DISTANCE OF 1037.36'; TO A POINT ON THE EAST LINE OF THE SAID SE 1/4 OF SECTION 24; THENCE N 01°47'07"W, ALONG THE SAID EAST LINE OF THE SE 1/4, A DISTANCE OF 668.80'; THENCE S 89°27'39"W, A DISTANCE OF 1344.72'; THENCE S 02°13'21"E, A DISTANCE OF 1888.87'; THENCE S 89°45'29"E, A DISTANCE OF 665.03'; THENCE S 03°18'18"E, A DISTANCE OF 1301.74'; THENCE N 89°57'53"E, A DISTANCE OF 656.74'; TO A POINT ON THE EAST LINE OF THE NW 1/4 OF SECTION 25, T22S, R21E; THENCE N 89°08'24"E, A DISTANCE OF 485.88'; TO A POINT ON THE WESTERLY R/W LINE OF U.S. ROUTE NO. 301; THENCE S 10°20'50"W, ALONG THE SAID WESTERLY R/W OF U.S. 301, A DISTANCE OF 1325.68'; TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 25; THENCE S 89°40'52"W, ALONG THE SAID SOUTH LINE OF THE NORTH 1/2 OF SECTION 25, A DISTANCE OF 2815.29'; TO THE POINT OF BEGINNING.

DEDICATION

RIDGE MANOR DEVELOPMENT CORP., 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 HERE TO BY ITS PRESIDENT, ATTESTED BY ITS SECRETARY HERETOFORE DULY AUTHORIZED BY ITS BOARD OF DIRECTORS ON THIS 26 DAY OF February, 1970.

ATTEST: Adrienne Lang SECRETARY William H. Lang PRESIDENT

COUNTY OF HERNANDO STATE OF FLORIDA

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING PERSONALLY APPEARED GERALD ROBINS AND ADRIENNE LANG TO ME KNOW TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF RIDGE MANOR DEVELOPMENT CORP., 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 AS THE ACT AND DEED OF SUCH CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF February, 1970

MY COMMISSION EXPIRES June 11, 1973 Heather M. Zimmerman 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 17TH 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 DEVELOPMENT CORP. 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 26 DAY OF February, 1970.

GULF COAST ABSTRACT COMPANY

BY: Colin Coffey

RESOLUTION

WHEREAS THIS PLAT WAS ON THE 26 DAY OF March, 1970, 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, FLA.

ATTEST: John W. Rose CLERK

BY: John W. Rose CHAIRMAN

CLERK'S CERTIFICATE

I, Norman Paul Hochman, 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 26 DAY OF March, 1970, FILE NO. 1970 AND RECORDED IN PLAT BOOK 11 PAGES 11 Page 68

Norman Paul Hochman
CLERK OF CIRCUIT COURT, HERNANDO COUNTY, FLORIDA

NOTE - EASEMENTS

THERE EXISTS A 5.0' 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 WATER FRONT LOTS FOR DRAINAGE AND/OR UTILITIES.

*Plat Book 11
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