

# MIRIYALA MARION LANE

## A MINOR RURAL SUBDIVISION LYING IN SECTION 3, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

### DESCRIPTION:

Commence at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 25 South, Range 20 East, Pasco County, Florida, thence N 89°55'37"E, along the South boundary thereof, 985.33 feet for a POINT OF BEGINNING; thence continue N 89°55'37"E, along said South boundary, 342.49 feet to the East boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 3; thence N 01°24'28"E, along said East boundary, 665.69 feet to the North boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 3; thence S 89°57'27"W, along said North boundary, 331.94 feet to the Southwest corner of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 3; thence S 02°18'52"W, 666.22 feet to the POINT OF BEGINNING containing 5.15 acres more or less.

### PROPERTY INFORMATION:

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss:

We, Meridian Title Company, a Title Company duly licensed in the State of Florida, have completed a property information report (Property Information Report for the Filing of A Subdivision Plat in Pasco County, Florida, FATC File No. 1477636) and, based on said report find that the title of the property is vested in Vijay K. Miriyala and Lavanya Lakshmi Seed, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in that Property Information Report for the Filing of A Subdivision Plat in Pasco County, Florida, FATC File No. 1477636.  
This the 16<sup>th</sup> day of October, 2025.

Meridian Title Company Inc.

By: Jon Arvil  
President  
Bar No. 365637

### REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA:

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I have performed a limited review of this plat for conformity to Chapter 177 Part 1, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this 20<sup>th</sup> day of October, 2025, 5131  
Alex W. Paines  
Pasco County Surveyor  
Florida Professional Surveyor and Mapper, License No. 5131

### CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FL:

This is to certify that on this the 12<sup>th</sup> day of January, 2026, the foregoing plat was approved to be recorded by the administrative officer of Pasco County, Florida.

David F. Allen, P.E.  
Assistant County Administrator  
Development Services

### CERTIFICATE OF THE CLERK OF CIRCUIT COURT:

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the 21<sup>st</sup> day of January, 2026, in Plat Book 100, Page(s) 48.

By: Nikki Alvarez-Solares, Esq.  
Pasco County Clerk and Comptroller

### SURVEYOR'S CERTIFICATE:

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Chapter 177, Florida Statutes, Part I, and that Permanent Reference Monuments (P.R.M.'s) were set on the 14th day of April, 2025, as shown hereon, and that the "P.C.P.s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.  
Signed and Sealed this 16 day of OCTOBER, 2025.

D.C. Johnson & Associates, Inc.  
Florida Licensed Business No. 4514

Daniel C. Johnson  
Florida Professional Surveyor and Mapper No. 3653

### SURVEYOR'S NOTES:

- Bearings shown hereon are based on the North Florida State Plane Coordinate System, FL-West Projection, with South boundary of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 25, Range 20 having a grid bearing of N 89°55'37"E.
- The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Third-Order Class 1 accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.
- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding.
- An Iron Rod with cap inscribed with "DC JOHNSON LB 4514" or Parker-Kaylon nail with brass disk inscribed "LB 4514" shall be set at each lot corner, points of intersection and changes of direction of lines within the subdivision as required by Chapter 177 of the Florida Statutes within the time allotted in s. 177.091(9).
- Lands within this plat are subject to the following:
  - Easements & Encumbrances
  - Withlacoochee River Electric Utility easement, recorded in O.R. Book 9635, PG. 283 Public Records of Pasco County, Florida affects the subject property and has been shown hereon.
  - Reciprocal Easement Agreement recorded in O.R. Book 3251, PG. 307 Public Records of Pasco County, Florida affects the subject property and has been shown hereon.
  - Private Road Maintenance Agreement recorded in O.R. Book 10706, PG. 2636 Public Records of Pasco County, Florida affects the subject property but is blanket in nature and has not been shown hereon.

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

Vijay K. Miriyala and Lavanya Lakshmi Seed (Owners) hereby state and declare that they are the fee simple owners of all lands referenced hereon as MIRIYALA MARION LANE, as described in the legal description which is a part of this plat, and make the following dedications:

- Owners do further grant, convey and dedicate to Pasco County, Florida, (the "County") a perpetual easement for ingress-egress, over and across the "Emergency Access Easement" which is shown and depicted hereon within Lot 1 for any and all governmental purposes including (without limitation) fire and law enforcement and emergency medical services. Said easement is to remain unimpeded to vehicular traffic for the purpose of emergency vehicle access. No fencing, or other structures shall be constructed within the limits of this easement.
- Owners reserve unto themselves, their successors and assigns, the title to any lands or improvements dedicated to the public or to the County, if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with s. 177.085(1).
- Owners further do hereby grant, convey, and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement across the front of all lots for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement", and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the "County", statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- Owners do further grant, convey and dedicate to Pasco County, Florida, (the "County") a perpetual easement for ingress-egress, over and across the "Ingress, Egress, Utilities & Emergency Access" which is shown and depicted hereon within Lots 1-5 for any and all governmental purposes including (without limitation) fire and law enforcement and emergency medical services.
- Owners do further grant, convey and dedicate to the lot owners of Lots 1-5, an easement for ingress and egress, which is shown and depicted hereon. Each lot owner is to own and maintain the easement in accordance with the Private Road Maintenance Agreement recorded in Official Record Book 10706, Page 2636, Public Records of Pasco County, Florida.
- All of the rights and privileges of the Owners set forth in the Reciprocal Easement Agreement for ingress and egress, recorded in OR Book 3251, Page 307 are hereby assigned to the individual lot owners of Lots 1-5, and to the County for emergency vehicles, as depicted on the Plat for purposes of securing ingress and egress from the platted lands to Pasco Road.

OWNER  
Vijay K. Miriyala:

Vijay K. Miriyala  
Owner

Sarah Harris  
Witness Signature

Sarah Harris  
Witness Name

David T. Herbert  
Witness Signature

David T. Herbert  
Witness Name

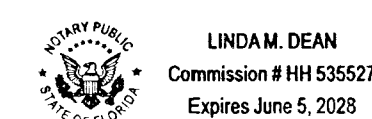
### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss:

I hereby certify on this 16<sup>th</sup> day of October, 2025, before me personally appeared by means of physical presence Vijay K. Miriyala, known to me or [ ] has produced as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Pasco County, Florida, the day and year aforesaid.

My commission expires: June 5, 2028 Commission Number: HH535527  
L.M. Dean  
Notary Public, State of Florida at Large



OWNER  
Lavanya Lakshmi Seed:

Lavanya Lakshmi Seed  
Owner

Sarah Harris  
Witness Signature

Sarah Harris  
Witness Name

David T. Herbert  
Witness Signature

David T. Herbert  
Witness Name

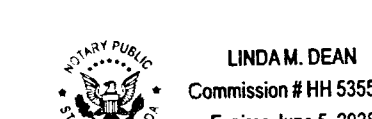
### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PASCO ) ss:

I hereby certify on this 16<sup>th</sup> day of October, 2025, before me personally appeared by means of physical presence Lavanya Lakshmi Seed, known to me or [ ] has produced as identification, who has identified herself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be her free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Pasco County, Florida, the day and year aforesaid.

My commission expires: June 5, 2028 Commission Number: HH535527  
L.M. Dean  
Notary Public, State of Florida at Large



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

