

ROSEWOOD SOUTH

A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 IN
SECTION 11, TOWNSHIP 25 SOUTH, RANGE 20 EAST
CITY OF SAN ANTONIO, PASCO COUNTY, FLORIDA

DESCRIPTION

A PORTION OF THE SOUTH 180.00 FEET OF THE NORTH 205.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S 89°46'43" E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 50.00 FEET; THENCE S 00°38'21" W, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 25.00 FEET FOR A POINT OF BEGINNING; THENCE S 89°46'43" E, A DISTANCE OF 1100.00 FEET; THENCE S 00°38'21" W, A DISTANCE OF 180.00 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 205.00 FEET OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE N 89°46'43" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1100.00 FEET; THENCE N 00°38'21" E, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 4.55± ACRES

CERTIFICATE OF OWNERSHIP:

GREGORY L. HERRMANN (OWNER).
DANIELLE J. HERRMANN (OWNER).
MARGARET H. BEAUMONT TRUST DATED JULY 14, 2004 AS AMENDED (OWNER), MARGARET H. BEAUMONT (TRUSTEE).
HERRMANN TRUST DATED OCTOBER 20, 2015 (OWNER), WANDA L. HERRMANN (TRUSTEE).
CECELIA A. HERRMANN INTER-VIVOS TRUST AGREEMENT DATED FEBRUARY 27, 2006 (OWNER), CECELIA A. HERRMANN (TRUSTEE).

HEREBY STATES AND DECLARES THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL THE LANDS REFERRED TO AS "ROSEWOOD SOUTH", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT.

OWNERS HEREBY GRANT TO THE CITY OF SAN ANTONIO ALL UTILITY EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED HEREON.

OWNERS:

GREGORY L. HERRMANN
GREGORY L. HERRMANN

Sundel Johnson
WITNESS
Sundel Johnson
PRINTED NAME

Angel Slucher
WITNESS
Angel Slucher
PRINTED NAME

DANIELLE J. HERRMANN
DANIELLE J. HERRMANN

Sundel Johnson
WITNESS
Sundel Johnson
PRINTED NAME

Angel Slucher
WITNESS
Angel Slucher
PRINTED NAME

MARGARET H. BEAUMONT, AS TRUSTEE OF THE MARGARET H. BEAUMONT TRUST DATED JULY 14, 2004

MARGARET H. BEAUMONT
MARGARET H. BEAUMONT, TRUSTEE

STEVEN WHITAKER
WITNESS
STEVEN WHITAKER
PRINTED NAME

Elizabeth Whitaker
WITNESS
Elizabeth Whitaker
PRINTED NAME

WANDA L. HERRMANN, AS TRUSTEE OF THE HERRMANN TRUST DATED OCTOBER 20, 2015

Wanda L. Herrmann
WANDA L. HERRMANN, TRUSTEE

STEVEN WHITAKER
WITNESS
STEVEN WHITAKER
PRINTED NAME

Elizabeth Whitaker
WITNESS
Elizabeth Whitaker
PRINTED NAME

CECELIA A. HERRMANN, AS TRUSTEE OF THE CECELIA A. HERRMANN INTER-VIVOS TRUST AGREEMENT DATED FEBRUARY 27, 2006

Cecilia A. Herrmann
CECELIA A. HERRMANN, TRUSTEE

STEVEN WHITAKER
WITNESS
STEVEN WHITAKER
PRINTED NAME

Elizabeth Whitaker
WITNESS
Elizabeth Whitaker
PRINTED NAME

ACKNOWLEDGMENT:

STATE OF GEORGIA)
) SS:
COUNTY OF PICKENS)

I HEREBY CERTIFY ON THIS 16th DAY OF January, 2026, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, GREGORY L. HERRMANN, KNOWN TO ME OR WHO HAS PRODUCED GA DL AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF TO ME 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 Pickens, COUNTY, GEORGIA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 1-26-2027 COMMISSION NUMBER: _____

NOTARY PUBLIC, STATE OF GEORGIA AT LARGE

ACKNOWLEDGMENT:

STATE OF GEORGIA)
) SS:
COUNTY OF PICKENS)

I HEREBY CERTIFY ON THIS 16th DAY OF January, 2026, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, DANIELLE J. HERRMANN, KNOWN TO ME OR WHO HAS PRODUCED GA DL AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF TO ME 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 Pickens, COUNTY, GEORGIA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 1-26-2027 COMMISSION NUMBER: _____

NOTARY PUBLIC, STATE OF GEORGIA AT LARGE

ACKNOWLEDGMENT:

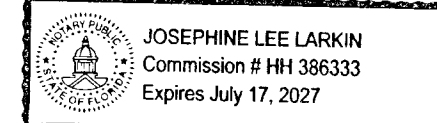
STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 16 DAY OF January, 2026, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, MARGARET H. BEAUMONT, AS TRUSTEE OF THE MARGARET H. BEAUMONT TRUST DATED JULY 14, 2004, KNOWN TO ME OR WHO HAS PRODUCED driver's license AS IDENTIFICATION, WHO HAS IDENTIFIED HERSELF TO ME 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: _____ COMMISSION NUMBER: _____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



ACKNOWLEDGMENT:

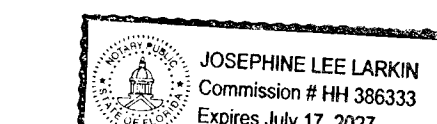
STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 16 DAY OF January, 2026, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, WANDA L. HERRMANN, AS TRUSTEE OF THE HERRMANN TRUST DATED OCTOBER 20, 2015, KNOWN TO ME OR WHO HAS PRODUCED FL D.L. AS IDENTIFICATION, WHO HAS IDENTIFIED HERSELF TO ME 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: _____ COMMISSION NUMBER: _____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 16 DAY OF January, 2026, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, CECELIA A. HERRMANN, AS TRUSTEE OF THE CECELIA A. HERRMANN INTER-VIVOS TRUST AGREEMENT DATED FEBRUARY 27, 2006, KNOWN TO ME OR WHO HAS PRODUCED driver's license AS IDENTIFICATION, WHO HAS IDENTIFIED HERSELF TO ME 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: _____ COMMISSION NUMBER: _____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



CERTIFICATE OF TITLE:

I, AVA PATRICIA LARKIN, OF LARKIN & LARKIN TITLE SERVICES, LLC, 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 THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPERS 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 OF THE YEAR 2025 HAVE BEEN PAID.

THIS THE 16 DAY OF January, 2026

BY: LARKIN & LARKIN TITLE SERVICES, LLC

AVA PATRICIA LARKIN, TITLE AGENT

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.

CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR THE CITY OF SAN ANTONIO, FLORIDA:

THIS IS TO CERTIFY THAT ON THIS 20th DAY OF January, 2026 THE FORGOING PLAT WAS APPROVED TO BE RECORDED BY THE ADMINISTRATIVE OFFICER OF PASCO COUNTY, FLORIDA.

Caitlin Bolender
CAITLIN BOLENDER
BUILDING & ZONING COMMISSIONER

CERTIFICATE OF THE CLERK OF CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FORGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 20th DAY OF January, 2026, IN PLAT BOOK 100, PAGE(S) 55 & 56

Nikki Alvarez-Sowles, Esq.
NIKKI ALVAREZ-SOWLES, ESQ., PASCO COUNTY CLERK & COMPTROLLER

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR & 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 16th DAY OF JANUARY, 2026.

Daniel C. Johnson
DANIEL C. JOHNSON
D.C. JOHNSON & ASSOCIATES, INC., LB# 4514
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 3653
STATE OF FLORIDA

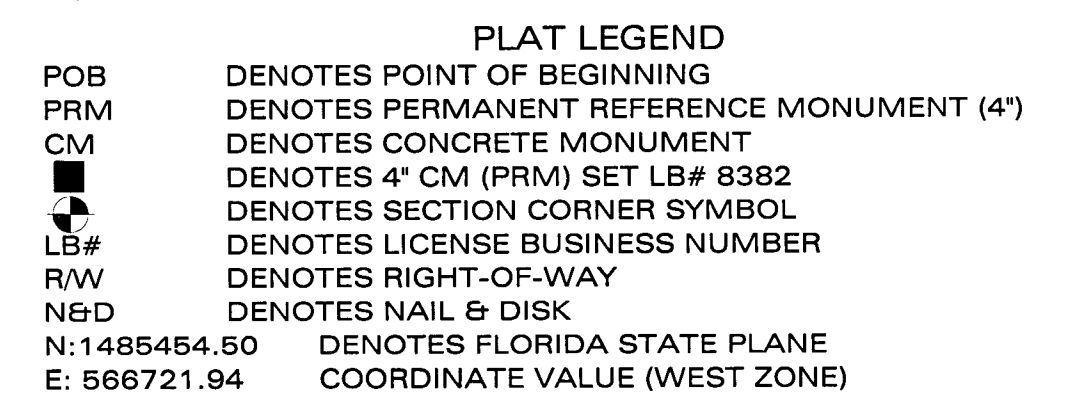
SURVEYOR'S CERTIFICATE:

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 1, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THIS 1ST DAY OF NOVEMBER, 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 OF 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 16th DAY OF January, 2026.

Simmons, Beall & Trebour, LLC
PROFESSIONAL LAND SURVEYORS & MAPPERS
MW Beall
MAURICE W. BEALL
FLORIDA PROFESSIONAL LAND SURVEYOR NO. LS4281
CERTIFICATE OF AUTHORIZATION NO. LB8382

A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 IN
SECTION 11, TOWNSHIP 25 SOUTH, RANGE 20 EAST
CITY OF SAN ANTONIO, PASCO COUNTY, FLORIDA



1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE GRID SYSTEM - WEST ZONE WITH THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA HAVING A GRID BEARING OF S 89°46'43" E.
2. 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. ORIGINATING COORDINATES: FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL STATION 1-75-73-C44.
3. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING.
4. A ROD WITH CAP INSCRIBED WITH LB# 8382 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), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.
5. ALL PLATTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES WILL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES.
6. PROPERTY INFORMATION REPORT FILE NUMBER 1691506 A1 ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC, ON NOVEMBER 5, 2025 AT 11:00 PM.

**SIMMONS, BEALL AND
TREBOUR, LLC**
PROFESSIONAL LAND SURVEYORS & MAPPERS
LB# 8382

P.O. BOX 1297
36739 C.R. 52
DADE CITY, FLORIDA 33526
(352) 567-0048