

DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND LYING IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL BEING IN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA. ALL BEING FURTHER DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE S. 89°34'07" E., ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, A DISTANCE OF 1182.79 FEET FOR A POINT OF BEGINNING (SAID POINT OF BEGINNING LYING 519.55 FEET EAST OF THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7); THENCE CONTINUE ALONG SAID NORTH BOUNDARY, S. 89°34'07" E., A DISTANCE OF 143.69 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4; THENCE S. 00°23'10" W., ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 180.00 FEET; THENCE S. 89°38'59" E., PARALLEL WITH THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 250.00 FEET; THENCE S. 00°23'10" W., A DISTANCE OF 350.00 FEET; THENCE N. 89°38'59" W., A DISTANCE OF 255.37 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SPRING VALLEY ROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, 249.88 FEET (SAID CURVE HAVING A RADIUS OF 309.81 FEET, DELTA ANGLE OF 46°12'43", AND A CHORD BEARING AND DISTANCE OF N. 34°21'07" W., 243.16 FEET); THENCE N. 00°25'40" E., A DISTANCE OF 330.30 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 3.34 ACRES MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE GRID SYSTEM - WEST ZONE. THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 21 EAST GRID BEARING OF S. 89°34'07" 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 CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING.
- THERE ARE NO PLATTED UTILITY EASEMENTS CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.
- 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).

CERTIFICATE OF OWNERSHIP AND DEDICATION:

HENRY L. WICKETT (OWNER) HEREBY STATES AND DECLARES THAT HE IS THE FEE SIMPLE OWNER OF ALL THE LANDS REFERRED TO AS "SPRING VALLEY SUBDIVISION", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES NO DEDICATIONS:

OWNER:

HENRY L. WICKETT
Henry L. Wickett
HENRY L. WICKETT
WITNESS
Chadwick Douthard
Chadwick Douthard
WITNESS
Ashlee Brasch
Ashlee Brasch
PRINTED NAME
PRINTED NAME
PRINTED NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I HEREBY CERTIFY ON THIS 25th DAY OF October, 2021, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, HENRY L. WICKETT, AS IDENTIFICATION, 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.

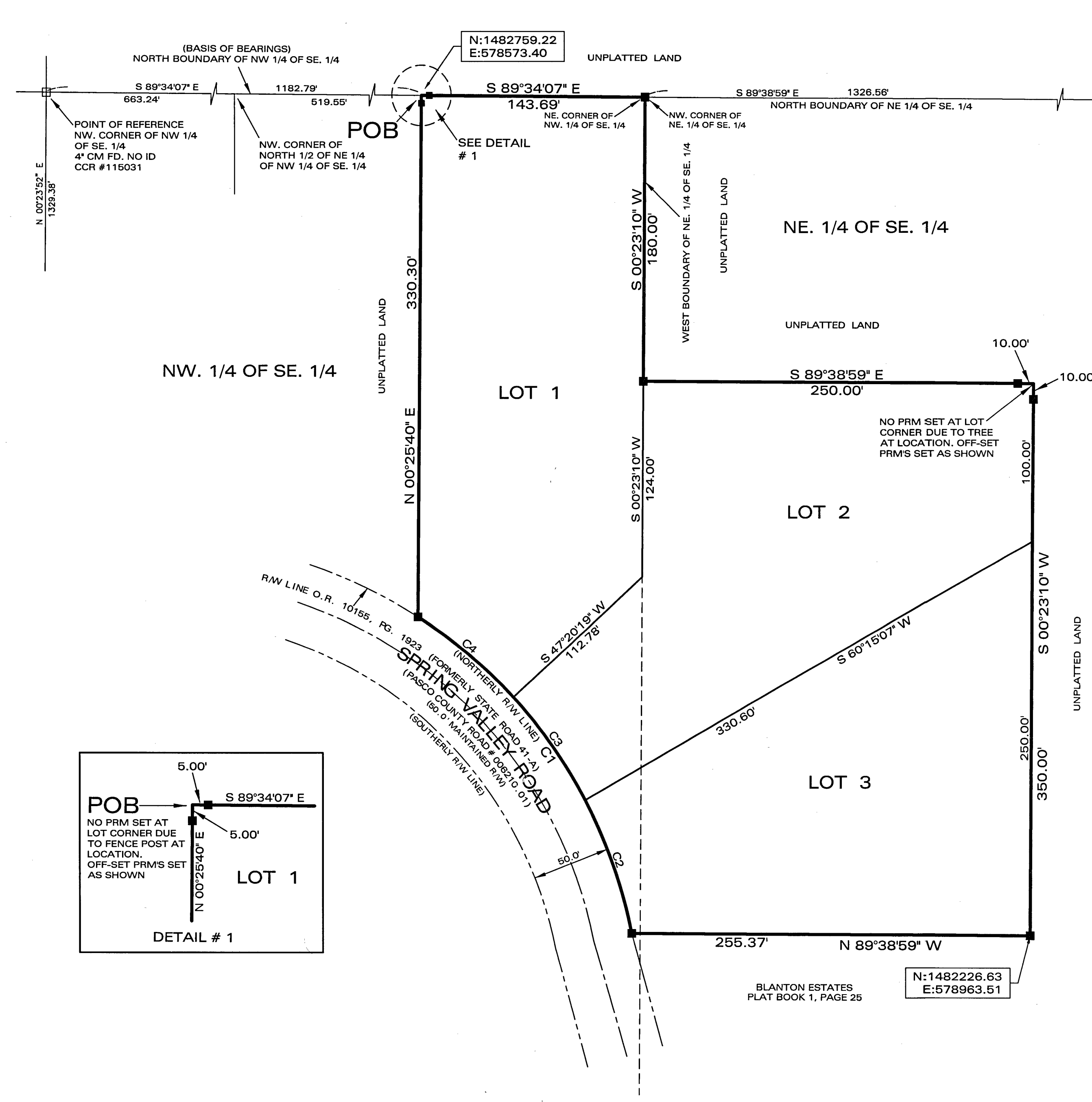
MY COMMISSION EXPIRES: 7/10/2022
Sumner B. Brien
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

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.

SPRING VALLEY SUBDIVISION

SECTION 7, TOWNSHIP 24 SOUTH, RANGE 21 EAST

PASCO COUNTY, FLORIDA



CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C1	309.81'	249.88'	243.16'	N 34°21'07" W	46°12'43"
C2	309.81'	89.87'	89.56'	N 19°33'24" W	16°37'17"
C3	309.81'	80.00'	79.78'	N 35°15'55" W	14°47'44"
C4	309.81'	80.00'	79.78'	N 50°03'38" W	14°47'42"

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

I, SEAN A. DOUTHARD, OF WALLER LAW, P.A., 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 THE PLAT. I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT. ADDITIONALLY, I CERTIFY THAT THERE ARE NO DELINQUENT TAXES, OUTSTANDING TAX CERTIFICATES, OR OMITTED YEAR'S TAXES OUTSTANDING ON THE SAID LAND.

THIS THE 25th DAY OF October, 2021

WALLER LAW, P.A.
Sean A. Douthard
SEAN A. DOUTHARD
BAR# 0102589

REVIEW OF PLAT BY REGISTERED SURVEYOR, PASCO COUNTY, FLORIDA

PURSUANT TO SECTION 177.081(1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, OR A FLORIDA PROFESSIONALLY LICENSED SURVEYOR AND MAPPER DESIGNEE UNDER MY DIRECTION AND SUPERVISION, HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 111, 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 THE 9th DAY OF November, 2021.

Alex W. Farnes
ALEX W. FARNES
PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5131
STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF November, 2021 THE FORGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Donald E. Douthard
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FORGOING PLAT FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 10th DAY OF November, 2021 IN PLAT BOOK 87, PAGE(S) 63.

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

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL LAND SURVEYOR, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1.

SIGNED AND SEALED THIS 2nd DAY OF November, 2021.

SIMMONS, BEALL & TREBOUR, LLC
PROFESSIONAL LAND SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NO: 8382
Maurice W. Beall
MAURICE W. BEALL
FLORIDA PROFESSIONAL LAND SURVEYOR NO. 4281

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