

PELLONI PASCO RETAIL

BEING A REPLAT OF A PORTION OF TRACTS 19 & 20
PORT RICHEY LAND COMPANY, PLAT BOOK 1, PAGE 60
SECTION 26, TOWNSHIP 25 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA

93 20
PLAT BOOK PAGE
SHEET 1 of 2

DESCRIPTION:

A parcel of land lying within Section 26, Township 25 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of the Northwest 1/4 of said Section 26; thence along the North boundary line of the Northwest 1/4 of said Section 26; thence N.89°48'21"W., a distance of 583.98 feet to the West right-of-way line of Little Road; thence S.01°03'23"W., along said West right of way line, a distance of 235.00 feet to the POINT OF BEGINNING; thence continue S.01°03'23"W., a distance of 455.45 feet to the Northeast corner of those lands described in Official Record Book 8959, Page 190, Public Records of Pasco County, Florida; thence along the boundary of said lands the following six (6) courses: 1) S.89°48'05"W., 79.02 feet; 2) S.01°03'23"W., 66.02 feet; 3) S.89°47'38"W., 215.26 feet; 4) S.01°05'08"W., 178.05 feet; 5) N.89°47'38"E., 148.70 feet; 6) S.00°12'22"E., 10.00 feet; thence S.89°47'38"W., 179.08 feet to the East boundary of Tract 19, PORT RICHEY LAND COMPANY, according to the map or plat thereof, as recorded in Plat Book 1, Page 60; thence along the boundary of said Tract 19 the following three (3) courses: 1) S.01°15'27"W., 45.20 feet; 2) S.89°47'49"W., 449.45 feet; 3) N.00°50'23"E., 472.91 feet to the South boundary of lands described in Official Record Book 1461, Page 1677; thence along the boundary of said lands the following two (2) courses: 1) S.87°27'02"E., 451.80 feet; 2) N.01°22'18"E., a distance of 303.30 feet; thence N.89°45'26"E., a distance of 322.51 feet to the POINT OF BEGINNING.

Containing 8.70 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

James E. Pelloni, as Successor Trustee for the Virginia Pelloni Family Trust Living Trust, dated April 17, 1992 (Owner) hereby states and declares that it is the fee simple owner of all lands referred to as PELLONI PASCO RETAIL, as described in the legal description which is a part of this plat, and makes the following dedications:

Owner reserves unto itself, its 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).

Owner hereby grants, conveys, and dedicates to the County, a non-exclusive, perpetual easement for ingress/egress over and across those easement areas, as set forth in the Stormwater Drainage, Reciprocal Cross Access Dedication and Easement Agreement recorded in O.R. Book 10880, Page 3170, related to access for any and all governmental purposes incidental thereto.

Owner grants, conveys and dedicates to the County a non-exclusive, flow-through easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage and maintenance easements or commonly owned property shown on this plat. In the event the Owner, Owner's successors and assigns, or any association or other common entity formed to hold ownership of the drainage and maintenance easements, fails to properly maintain any drainage and maintenance easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage and maintenance easement for the purpose of performing maintenance to ensure the free flow of water.

All owners of platted lots ("Private Lot Owners") in PELLONI PASCO RETAIL, including, without limitation, their heirs, successors, assigns, agents, guests and invitees, are granted non-exclusive, cross access over and across the Cross Access Easement Facilities located upon Lots 1, 2, 3 & 4, as well as the 25-foot Access Opening on Lot 4, by virtue of the Stormwater Drainage, Reciprocal Cross Access Dedication and Easement Agreement recorded in O.R. Book 10880, Page 3170.

Owner reserves unto itself, its heirs, successors, assigns or legal representatives, a non-exclusive, perpetual technology easement, over and across a 15-foot wide section of land located along the easternmost boundaries of Lots 1, 2, 3 & 4. Said non-exclusive easement is solely for the installation, operation, maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with s. 177.091(28), Florida Statutes.

OWNER

James E. Pelloni, as Successor Trustee for the Virginia Pelloni Family Trust Living Trust, dated April 17, 1992

James E. Pelloni
James E. Pelloni
Successor Trustee

Ronald Thompson
Witness
Print Name

Doreen Pelloni
Witness
Print Name

ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss:
COUNTY OF PASCO)

I hereby certify on this the 14th day of September, 2023, before me personally appeared, by means of physical presence, James E. Pelloni, Successor Trustee, of the Virginia Pelloni Family Trust Living Trust, dated April 17, 1992, (X) personally known to me or () who 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 their free act and deed for the uses and purposes therein expressed.

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

My commission expires: 11/13/2024

Commission No. GG914471

Jennifer Lynn Jackson
Notary Public, State of Florida at Large

Jennifer Lynn Jackson
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG914471
Expires 11/13/2024

CERTIFICATE OF TITLE:

STATE OF FLORIDA)
) ss:
COUNTY OF PASCO)

We, Old Republic National Title Insurance 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, File No. 22132998) and, based on said report find that the title of the property is vested in James E. Pelloni, as Successor Trustee for the Virginia Pelloni Family Trust Living Trust Dated April 17, 1992, 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, File No. 22132998)

This the 15th day of September, 2023.

Old Republic National Title Insurance Company

By: Sergio Osorio
Sergio Osorio
Vice President

NOTES:

- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the West boundary of Tract 19, Port Richey Land Company Subdivision, lying in Section 26-25-16, Florida having a grid bearing of N.00°50'23"E.
- The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Third-Order Class I 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.
- 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 utility.
- A 5/8" capped Iron Rod inscribed "D.C. JOHNSON LB 4514" shall be set at each lot corner, point 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).
- Certain easements recorded in Official Records Book 1643, Page 65, Official Records Book 1768, Page 450 and Official Records Book 1816, Page 1391 have been terminated per Official Records Book 10173, Page 114 and Official Records Book 10487, Page 1465.
- The Reciprocal Access Easement Agreement provides cross access over Lots 1-4 through the Cross Access Easement Facilities, as that term is defined, (but subject to the terms and conditions set forth in Official Records Book 10880, Page 3183), and has not been shown hereon.
- The Stormwater Drainage, Reciprocal Access Dedication & Easement Agreement recorded in Official Records Book 10880, Page 3170, which provides for drainage over Tract 2 through the Facilities and Drainage Easement (as those terms are defined) and for cross access over Lots 1-4 through the Cross Access Easement Facilities (as that term is defined), has not been shown hereon.

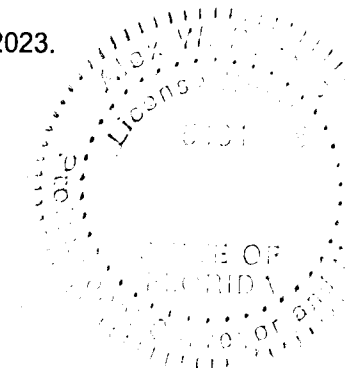
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

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 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 the 19th day of September, 2023.

Alex W. Parnes
Alex W. Parnes
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 the 19th day of September, 2023 the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Jack Halverson
Chairman of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the

22nd day of September, 2023 in Plat Book 93, Page(s) 20 + 21

Nikki Alvarez-Sowles
Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller

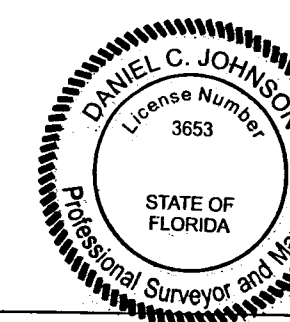
SURVEYOR'S CERTIFICATE

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.

Signed and Sealed this the 14 day of SEPT., 2023.

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

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



BEING A REPLAT OF A PORTION OF TRACTS 19 & 20
PORT RICHEY LAND COMPANY, PLAT BOOK 1, PAGE 60
SECTION 26, TOWNSHIP 25 SOUTH, RANGE 16 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK	PAGE
	SHEET 2 OF 2

[illegible]

PORT RICHEY LAND COMPANY
PLAT BOOK 1, PAGE 60

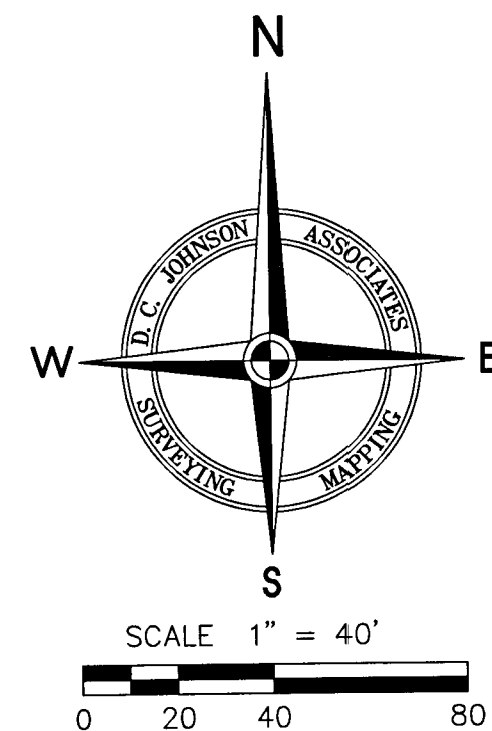
WEST BOUNDARY OF TRACT 19
PORT RICHEY LAND COMPANY SUBDIVISION

TRACT 20
PORT RICHEY LAND COMPANY
PLAT BOOK 1, PAGE 61

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°48'05" W	79.02'
L2	S 101°03'23" W	66.02'
L3	S 001°22'22" E	10.00'
L4	S 101°15'27" W	45.20'
L5	S 89°47'25" W	31.09'
L7	N 88°56'37" E	35.54'
L8	S 88°56'37" E	20.00'
L9	N 88°47'01" W	25.00'
L10	N 101°25'59" E	60.00'
L11	N 32°27'05" W	21.70'
L12	N 88°32'26" W	60.00'
L13	S 87°27'06" E	22.01'
L14	N 101°15'59" E	15.00'
L15	N 101°03'23" E	25.00'
L16	S 88°56'37" E	35.54'
L17	S 101°03'23" W	25.00'

LEGEND

IP, IR = IRON PIPE, IRON ROD
CM = CONCRETE MONUMENT
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
W.R.E.C. = WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE
R/W = RIGHT-OF-WAY
■ = SET 4" CM - "LB 4514"



L I T T L E R O A D
(1 2 0 ' R / W I D T H)
(P E R R / W M A P N o . 7 5 0 8 9 2)

SEASIDE 10.00 FEET NOT INCLUDED
(PER O.R. BOOK 1791, PG. 536 & O.R. BOOK 1807, PG. 1179)

NOT A PART OF THIS PLAT
PORT RICHEY LAND COMPANY
PLAT BOOK 1, PAGE 60

JOHNSON
ASSOCIATES
SURVEYING AND MAPPING
11911 South Curley Street
San Antonio, Florida 33576
(52) 588-2768 Fax: (352) 588-2713