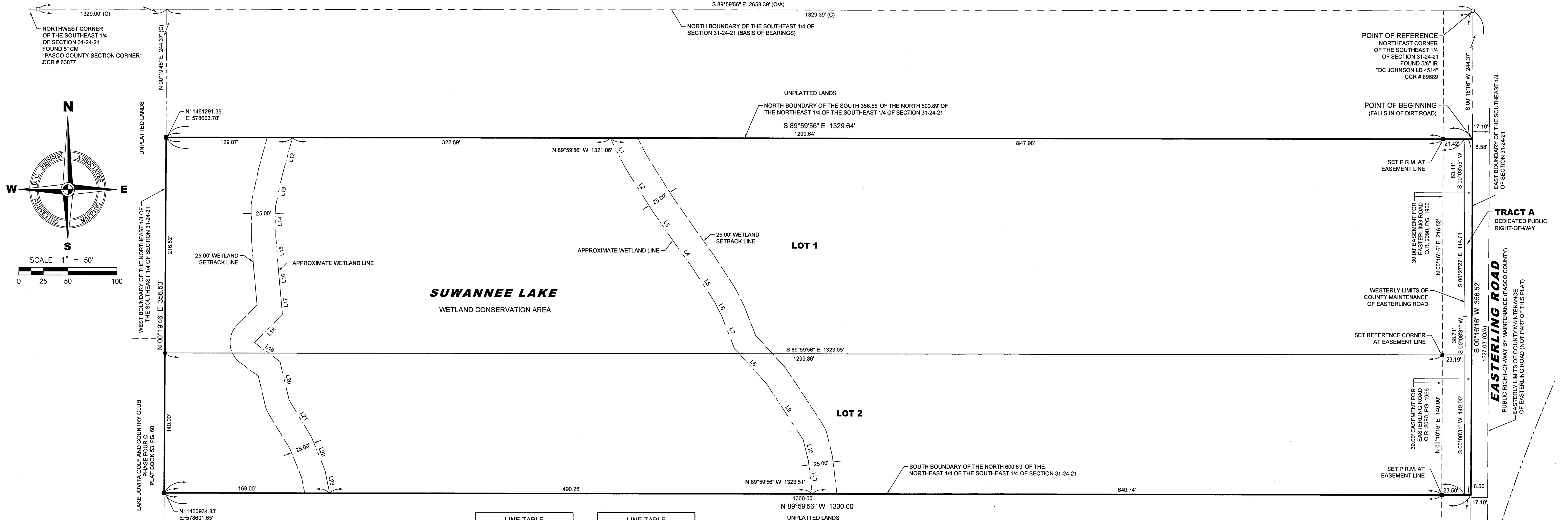


SUWANNEE SLOPES TRACT 3

MINOR RURAL SUBDIVISION

SECTION 31, TOWNSHIP 24 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA

93 29
PLAT BOOK PAGE
SHEET 1 OF 1



DESCRIPTION:

A parcel of land lying within the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 24 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:
For a POINT OF REFERENCE commence at the Northeast corner of the Southeast 1/4 of said Section 31; thence S.00°16'16"W. along the East boundary thereof, a distance of 244.37 feet to a POINT OF BEGINNING; thence continue S.00°16'16"W. along said East boundary, a distance of 356.52 feet; thence N.89°59'56"W. along the South boundary of the North 600.89 feet of the Northeast 1/4 of the Southeast 1/4 of said Section 31, a distance of 1,330.00 feet to the West boundary of the Northeast 1/4 of said Section 31; thence N.00°19'46"E. along said West boundary, a distance of 356.53 feet; thence S.89°59'56"E. along the North boundary of the South 356.55 feet of the North 600.89 feet of the Northeast 1/4 of the Southeast 1/4 of said Section 31, a distance of 1,329.64 feet to the POINT OF BEGINNING. Containing 10.88 acres, more or less.

NOTES:

- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the North boundary of the Southeast 1/4 of Section 4 having a grid bearing of N.88°52'10"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).
- Lands shown hereon and made a part of this plat are subject to the following:
Declaration of Covenants, Conditions & Restrictions recorded in Official Records Book 10332, Page 1784 of the Public Records of Pasco County, Florida.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Robert O. Britton Jr. and Theresa R. Britton, individually and as co-owners hereby state and declare that they are the fee simple owners of all lands referred to as SUWANNEE SLOPES TRACT 3, as described in the legal description which is a part of this plat, and hereby dedicate this plat for recording:

Owners grant, convey and dedicate to Pasco County, Florida ("the County") TRACT "A" (Additional right-of-way for Easterling Road) as shown and depicted hereon for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.

Owners further grant, convey and dedicate to the perpetual use of the public and the County, an ingress - egress easement, together with a utility easement for any and all governmental purposes incidental thereto over and across the Easterly 30.00' feet of this plat, shown and identified hereon as "30.00' EASEMENT FOR EASTERLING ROAD O.R. 2090, PG. 1966".

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

Robert O. Britton Jr., and Theresa R. Britton (husband and wife)
Signed, sealed and delivered in the presence of:

Robert O. Britton Jr. Theresa R. Britton
Print Name Print Name
Witness Witness

Theresa R. Britton Theresa R. Britton
Print Name Print Name
Witness Witness

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 26°54'14" E	32.02'
L2	S 32°24'29" E	52.52'
L3	S 35°09'57" E	38.48'
L4	S 36°02'14" E	33.12'
L5	S 33°31'57" E	39.05'
L6	S 26°57'19" E	16.53'
L7	S 21°30'25" E	35.28'
L8	S 42°54'36" E	47.59'
L9	S 33°58'31" E	67.32'
L10	S 13°59'46" E	21.86'
L11	S 06°46'32" E	33.65'
L12	S 15°46'14" W	38.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	S 12°14'19" W	32.47'
L14	S 00°32'03" E	30.51'
L15	S 04°16'20" E	29.75'
L16	S 05°18'52" E	25.02'
L17	S 05°05'02" E	23.20'
L18	S 44°49'25" W	40.41'
L19	S 53°54'58" E	32.18'
L20	S 13°28'44" E	39.59'
L21	S 31°52'17" E	43.65'
L22	S 22°35'45" E	36.17'
L23	S 11°33'57" E	23.31'

PROPERTY INFORMATION

STATE OF FLORIDA)
COUNTY OF PASCO) SS:

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, Florida, ORNTIC File # 23045257 and, based on said report find that the title of the property is vested in Robert O. Britton Jr. and Theresa R. Britton, (husband and wife), 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 Subdivision Plat in Pasco County, Florida, ORNTIC File # 23045257.

This 20th Day of September 2023

Old Republic National Title Insurance Company

By: Sergio Osorio
Vice President

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this 14th day of October, 2023, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

REVIEW OF PLAT BY REGISTERED SURVEYOR, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or my Florida Professionally licensed Surveyor and Mapper designees 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 26th day of September 2023.

Alex W. Parnes, County Surveyor
Florida Professional Surveyor and Mapper, License No. 5131

TRACT TABLE		
TRACT A	DEDICATED PUBLIC RIGHT-OF-WAY	0.06 ACRES

LEGEND

- IR = IRON ROD
- CM = CONCRETE MONUMENT
- = SET 4"x4" CM "PRM LB 4514"
- = SET 5/8" IR "DC JOHNSON LB 4514"
- O = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
- = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
- Δ = FOUND RAILROAD SPIKE
- O.R. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- O/A = OVERALL MEASUREMENT
- R/W = RIGHT-OF-WAY
- CCR = CERTIFIED CORNER RECORD
- P.R.M. = PERMANENT REFERENCE MONUMENT
- (C) = CALCULATED MEASUREMENT

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 14th day of October, 2023 in Plat Book, Page(s) 93

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

SURVEYOR'S CERTIFICATE

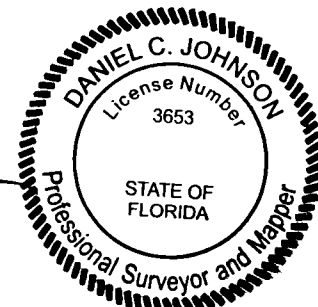
The undersigned, being currently licensed by the State of Florida as a Professional Land Surveyor, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part 1.

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

D.C. Johnson & Associates, Inc.

Florida Licensed Business No. 4514

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



SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31-24-21, FOUND RAILROAD SPIKE CCR # 89699

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.



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