

PEACEFUL VALLEY NORTH
SECTION 35, TOWNSHIP 24 SOUTH, RANGE 20 EAST PASCO COUNTY, FLORIDA

PLAT BOOK **93** PAGE **30**

LEGAL DESCRIPTION

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "PEACEFUL VALLEY NORTH" A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 24 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE N 00°11'26" W, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD S-578-A, (A.K.A. DARBY ROAD); THENCE DEPARTING SAID EAST LINE S 89°58'46" W, ALONG THE NORTH RIGHT OF WAY LINE OF SAID DARBY ROAD, A DISTANCE OF 664.89 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE N 00°12'03" W, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 396.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°12'03" W, ALONG SAID WEST LINE, A DISTANCE OF 877.04 FEET; TO THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE N 89°53'13" E, ALONG SAID NORTH LINE A DISTANCE OF 665.12 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE S 00°11'26" E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 329.24 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE WEST 1/2 OF NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE S 89°53'26" W, A DISTANCE OF 280.08 FEET; THENCE S 00°11'45" E, A DISTANCE OF 123.55 FEET; THENCE S 00°00'04" W, A DISTANCE OF 51.44 FEET; THENCE N 89°58'26" E, A DISTANCE OF 280.40 FEET; THENCE S 00°11'22" E, A DISTANCE OF 372.33 FEET; THENCE N 89°59'30" W, A DISTANCE OF 666.46 FEET TO THE POINT OF BEGINNING.
CONTAINING 12.3 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

BRANDON RAY SOTOMAYOR, INDIVIDUALLY AND AS TRUSTEE OF THE B.S. LIVING TRUST UTD 06/24/2022 AND AS AMENDED BY FIRST AMENDMENT AMENDMENT DTD 07/18/2022 AND NATALIE INSIGNARES, INDIVIDUALLY AND AS TRUSTEE OF THE INSIGNARES FAMILY TRUST OWNERS UTD OCTOBER 15, 2021, HEREBY STATE THAT THEY ARE THE FEE SIMPLE OWNERS "THE OWNERS" OF ALL LANDS REFERRED TO AS PEACEFUL VALLEY NORTH, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT AND MAKE THE FOLLOWING DEDICATIONS:

1.) OWNERS DO FURTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, (THE "COUNTY") A PERPETUAL EASEMENT OVER AND ACROSS ALL THE INGRESS-EGRESS, DRAINAGE AND UTILITY EASEMENT, WHICH IS SHOWN AND DEPICTED HEREON, AS "PEACEFUL VALLEY LANE" FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES.

2.) OWNERS 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 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 DUTY 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.

3.) OWNERS HEREBY GRANT THE INGRESS-EGRESS, DRAINAGE AND UTILITY EASEMENT SHOWN AND DEPICTED HEREON AS "PEACEFUL VALLEY LANE" TO BE THE PEACEFUL VALLEY NORTH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AS EVIDENCED BY ITS EXECUTION OF THIS PLAT THE ASSOCIATION ACCEPTS THIS GRANT AND AGREES TO MAINTAIN THE FOREGOING EASEMENTS FOR THE PURPOSES WHICH THEY ARE INTENDED.

PREPARED BY DARREN KIRK GIBSON
5933 WOODSMAN DRIVE
WESLEY CHAPEL, FLORIDA 33544
(813) 447-3844
EMAIL ADDRESS: DARRENGIBSON@GMAIL.COM

OWNER: BRANDON RAY SOTOMAYOR, INDIVIDUALLY AND AS TRUSTEE OF THE BS LIVING TRUST, UTD, 06/24/2022 AND AS AMENDED BY FIRST AMENDMENT DTD 07/18/2022.

BRANDON RAY SOTOMAYOR INDIVIDUALLY
AND AS TRUSTEE
WITNESS
WITNESS
PRINTED NAME
Ana D. Crespo
PRINTED NAME
Marta Verissimo

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF Pasco } SS

I, HEREBY CERTIFY ON THIS 13th DAY OF October, 2023, BEFORE ME, PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE Brandon Ray Sotomayor 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 ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES 11/17/2025 Exp 4/11/2025 COMMISSION
NUMBER 1111169

NOTARY PUBLIC - STATE OF FLORIDA, AT LARGE

OWNER: NATALIE INSIGNARES, INDIVIDUALLY AND AS TRUSTEE OF THE INSIGNARES FAMILY TRUST UTD OCTOBER 15, 2021

NATALIE INSIGNARES INDIVIDUALLY
AND AS TRUSTEE
WITNESS
WITNESS
PRINTED NAME
Ana D. Crespo
PRINTED NAME
Marta Verissimo

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF Pasco } SS

I, HEREBY CERTIFY ON THIS 13th DAY OF October, 2023, BEFORE ME, PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE Natalie Insignares 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 ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES 11/17/2025 Exp 4/11/2025 COMMISSION
NUMBER 1111169

NOTARY PUBLIC - STATE OF FLORIDA, AT LARGE

MORTGAGEE: JOINDER CONSENT TO DEDICATION

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY THAT CERTAIN MORTGAGE, FROM ROCKET MORTGAGE, LLC, RECORDED JULY 13, 2022 IN OFFICIAL RECORDS BOOK 10650 PAGE 3115, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO PLAT OF PEACEFUL VALLEY NORTH, IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

CERTIFICATE OF ACCEPTANCE HOA
OF PEACEFUL VALLEY NORTH HOMEOWNERS ASSOCIATION

PEACEFUL VALLEY NORTH HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT, HEREBY ACCEPTS THE CONVEYANCE AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

NATALIE INSIGNARES - PRESIDENT
WITNESS
WITNESS
PRINTED NAME
Ana D. Crespo
PRINTED NAME
Marta Verissimo

PROPERTY INFORMATION

STATE OF FLORIDA }
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 FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA ORNTIC FILE NO. 23053575 AND BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN BRANDON RAY SOTOMAYOR, INDIVIDUALLY AND AS TRUSTEE OF THE BS LIVING TRUST, UTD, AND NATALIE INSIGNARES, INDIVIDUALLY AND AS TRUSTEE OF THE INSIGNARES FAMILY TRUST, 6/24/2022 AND AS AMENDED BY FIRST AMENDMENT UTD 7/18/2022 (PARCEL #35-24-20-0000-00500-0021 AND PARCEL #35-24-20-0000-00500-0000). 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, ORNTIC FILE NO. 23053575.
THIS 19TH DAY OF MAY, 2023.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

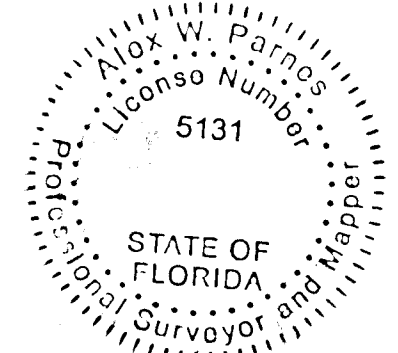
BY: Santo Osorio
PRINTED NAME
TITLE: VICE PRESIDENT

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER,
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 18th DAY OF October, 2023

Alex W. Parnes
ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO 5131



CERTIFICATE OF APPROVAL BY THE BOARD
OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF October, 2023
THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS OF PASCO COUNTY.

Ronald E. Collier
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF THE
CIRCUIT COURT

CLERK OF THE CIRCUIT COURT:
I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED
IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THIS 25th
DAY OF October, 2023 IN PLAT BOOK 93, PAGE 30-31.

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

SURVEYOR'S CERTIFICATE

I, DARREN KIRK GIBSON, THE UNDERSIGNED, A FLORIDA REGISTERED
SURVEYOR AND MAPPER, DO 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.

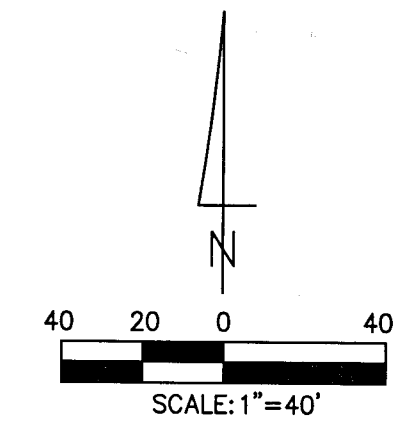
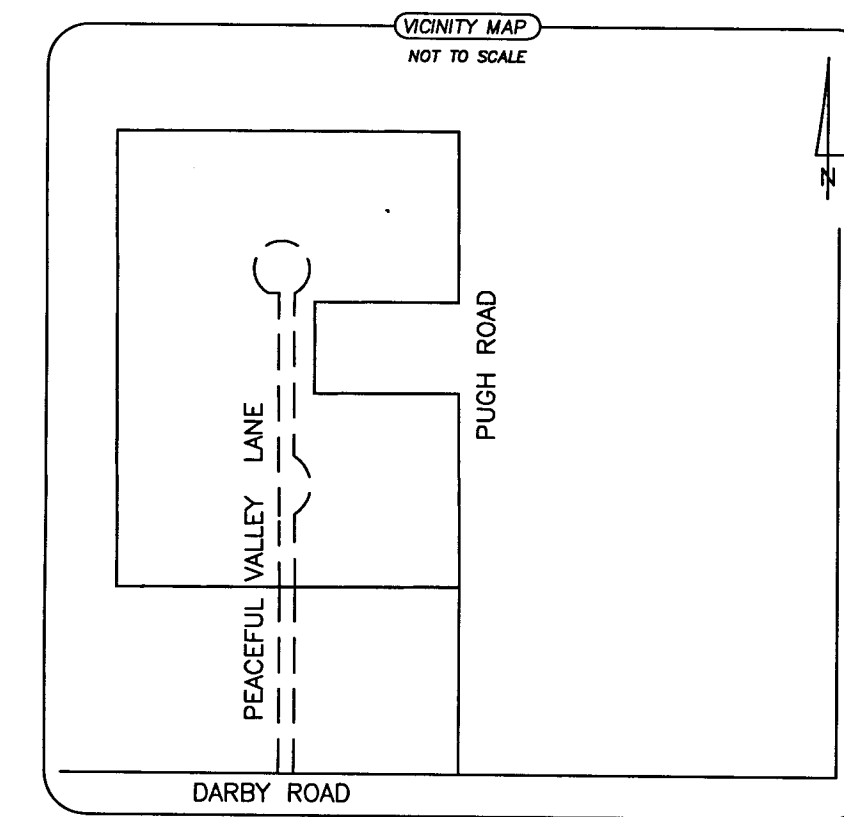
SIGNED AND SEALED THIS 15 DAY OF October, 2023.

Darren Kirk Gibson
DARREN KIRK GIBSON
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #6001



NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 THIS COUNTY.



1. NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.
2. BEARINGS ARE BASED ON THE EAST BOUNDARY OF SUBJECT PARCEL ASSUMED TO BE S 00°11'26" E.
3. SUBJECT PARCEL APPEARS TO LIE IN FLOOD ZONES X & AE, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120230 0257 F, DATED 9/26/2014.

CB	= COVERED BRICK	P/E	= POOL EQUIPMENT
CC	= COVERED CONCRETE	W/E	= WELL EQUIPMENT
CT	= COVERED TILE	WM	= WATER METER
WP	= WELL PIPE	CL	= CENTERLINE
CA	= COVERED AREA	(D)	= DEED/DESCRIPTION
MH	= MANHOLE	(P)	= PLAT
CS	= CONCRETE SLAB	(F)	= FIELD DIMENSION
UP	= UTILITY POLE	FCM	= FOUND CONC MONUMENT
UB	= UTILITY BOX	FIP	= FOUND IRON PIPE
GP	= GUY POLE	FIR	= FOUND IRON ROD
MP	= METER POLE	FN	= FOUND NAIL
PB	= PHONE BOX	SN&D	= SET NAIL & DISK PSM #6001
TV	= CABLE TELEVISION BOX	FH	= FIRE HYDRANT
EB	= ELECTRIC BOX	GW	= GUY WIRE
ET	= ELECTRIC TRANSFORMER	LB	= LICENSED BUSINESS
ELEV.	= ELEVATION	X ^{OO}	= EXISTING ELEVATION

~~///~~ = OVERHEAD LINES

PLS = PROFESSIONAL LAND SURVEYOR

SIR = SET 5/8" IRON ROD & CAP PSM 6001

PSM = PROFESSIONAL SURVE

DE = DRAINAGE EASEMENT

UE = UTILITY EASEMENT

EUE = ELECTRIC UTILITY EASEMENT

EPUE = ELECTRIC POWER UTILITY EASEMENT

PUE = PUBLIC UTILITY EASEMENT

EPE = ELECTRIC POWER EASEMENT

CMP = CORRUGATED METAL PIPE

BCP = REINFORCED CONCRETE PIPE

RVC = POLYVINYL CHLORIDE

PVC = POLYVINYL CHLORIDE
W/C = WITNESS CORNER

W/C = WITNESS CORNER
NCF = NO CORNER FOUND

NCF = NO CORNER FOUND
(PRM) = SET 1"X1" CORNER

(PRM) = SET 4 X4 CONCRETE MONUMENT PSM#6001

LINE	BEARING	DISTANCE
L1	S 32°14'06" E	69.38'
L2	S 11°16'21" E	119.85'
L3	S 04°18'09" E	77.43'
L4	S 09°21'05" W	30.48'
L5	S 32°14'06" E	65.49'

PREPARED BY DARREN KIRK GIBSON
5933 WOODSMAN DRIVE
WESLEY CHAPEL, FLORIDA 33544
(813) 447-3844
EMAIL ADDRESS DARRENGIBSON@GMAIL.COM