

OUTLAW RIDGE PHASE 2
SECTION 17, TOWNSHIP 25 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

93 18
PLAT BOOK PAGE
SHEET 1 OF 2

DESCRIPTION:

A parcel of land lying within Section 17, Township 25 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Northernmost corner of Lot 32, OUTLAW RIDGE, as recorded in Plat Book 59, Page 73, of the Public Records of Pasco County, Florida; thence along the plat boundary of said OUTLAW RIDGE the following six (6) courses: (1) S.41°49'55"W., a distance of 1,377.21 feet; (2) N.15°04'48"W., a distance of 545.98 feet; (3) N.33°46'59"W., a distance of 302.38 feet; (4) N.12°10'12"W., a distance of 242.98 feet; (5) N.50°45'09"W., a distance of 107.14 feet; (6) N.39°19'20"E., a distance of 290.85 feet; thence S.50°44'18"E., a distance of 93.14 feet; thence S.39°17'09"W., a distance of 59.64 feet; thence S.50°44'18"E., a distance of 131.27 feet; thence S.12°46'07"E., a distance of 189.63 feet; thence S.27°10'32"E., a distance of 139.53 feet; thence S.48°02'05"E., a distance of 255.01 feet; thence N.41°49'55"E., a distance of 784.89 feet; thence S.48°16'15"E., a distance of 300.00 feet to the POINT OF BEGINNING. Containing 14.01 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Outlaw Ridge, LLC, a Florida Limited Liability Company and JMD Pasco Holdings and Investments, LLC, a Florida Limited Liability Company (Owners) hereby state and declare that they are the fee simple owner of all lands referred to as OUTLAW RIDGE PHASE 2, as described in the legal description which is a part of this plat, and make the following dedications:

Owners hereby grant a 10' Drainage & Access Easement within Lot 11, as shown hereon for the benefit of the lot owners within this phase. Said easement shall be maintained by the owner of Lot 11.

Owners further grant, convey, and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement, across the front of all lots, 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 duly 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.

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 do hereby grant, convey, and dedicate 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 access easements shown on this plat. The maintenance responsibility associated with this easement shall be the responsibility of the owner of the area encumbered by such drainage and access easement. In the event the owner fails to properly maintain any drainage and access easements 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 access easement for the purpose of performing maintenance to ensure the free flow of water.

OWNER

Outlaw Ridge, LLC, a Florida Limited Liability Company
By: JMD Holdings and Investments, LLC, a Florida limited liability company, its Authorized Member

Jarryd Dalfino
Jarryd Dalfino
Authorized Member

[Signature]
Witness

[Signature]
Witness

SARAH HARRIS
Print Name

Destin Johnson
Print Name

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I hereby certify on this 13th day of September, 2023, before me personally appeared by means of physical presence, Jarryd Dalfino, as the Authorized Member of JMD Holdings and Investments, LLC, Authorized Member of Outlaw Ridge, LLC, 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 Pasco County, Florida, the day and year aforesaid.

My commission expires: February 28, 2025

Jennifer Moser
Notary Public, State of Florida at Large

OWNER

JMD Pasco Holdings and Investments, LLC, a Florida Limited Liability Company
By: JMD Holdings and Investments, LLC, a Florida limited liability company, its Authorized Member

Jarryd Dalfino
Jarryd Dalfino
Authorized Member

[Signature]
Witness

[Signature]
Witness

SARAH HARRIS
Print Name

Destin Johnson
Print Name

ACKNOWLEDGMENT

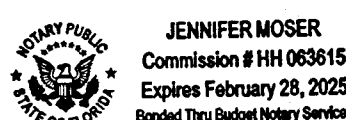
STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I hereby certify on this 13th day of September, 2023, before me personally appeared by means of physical presence, Jarryd Dalfino, as the Authorized Member of JMD Holdings and Investments, LLC, the Authorized Member of JMD Pasco Holdings and Investments, LLC, 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 Pasco County, Florida, the day and year aforesaid.

My commission expires: February 28, 2023

Jennifer Moser
Notary Public, State of Florida at Large



MORTGAGEE CONSENT TO DEDICATION

DFCU Financial, a State-chartered credit union organized under the laws of the State of Michigan, as successor-in-interest by merger with First Citrus Bank, a Florida Banking Corporation, as Mortgagee under a certain mortgage recorded in Official Records Book 9928, Page 1856, together with Modification recorded in Official Records Book 10389, Page 2014, of the public records of Pasco County, Florida, hereby consents to and joins in the recording of this instrument and the dedications and conveyances shown hereon.

Signed, sealed and delivered in the presence of:

[Signature]
Halie Taboada
Vice President
DFCU Financial

[Signature]
Witness

[Signature]
Witness

Misty Courtney
Print Name

Matthew Duff
Print Name

ACKNOWLEDGMENT

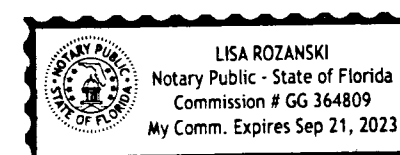
STATE OF FLORIDA)
COUNTY OF Hillsborough) ss:

I hereby certify on this 13th day of September, 2023, before me personally appeared Halie Taboada, Vice President of DFCU Financial, who has identified herself to me as the person described in and who executed the foregoing consent to 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 Hillsborough County, Florida, the day and year aforesaid.

My commission expires: 9/21/2023

[Signature]
Notary Public, State of Florida



NOTES:

- Bearings shown hereon are based on the Southeasterly boundary of the Subject Property. Said line has a grid bearing of S.41°49'55"W.
- 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 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 non-exclusive 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).
- Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.
- The lots depicted hereon are subject to that certain Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Outlaw Ridge of Pasco Homeowners' Association, Inc., as recorded in Official Record Book 10430, Page 618 of the Public Records of Pasco County, Florida, which includes certain rights, including but not limited to rights of access, ingress, and egress over (i) "Tract H", also known as Outlaw Way and (ii) that certain Ingress/Egress, Utility & Drainage Easement, also known as Hideout Trail, encumbering Lots 1-37 of Outlaw Ridge subdivision, as further set forth, depicted, and described in that certain plat of Outlaw Ridge, as recorded in Plat Book 59, Page 73, of the Public Records of Pasco County, Florida.
- Lots 1-10 are prohibited from access and use of that certain "Tract A", also known as Outlaw Lake, as further set forth, depicted, and described in that certain plat of Outlaw Ridge, as recorded in Plat Book 59, Page 73, of the Public Records of Pasco County, Florida.
- Lot 11 is subject to that certain Temporary Blanket Easement as recorded in Official Records Book 6609, Page 171 of the Public Records of Pasco County, Florida.

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 TITLE

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I, Jeffrey A. Aman of Lutz Title and Escrow, 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 hereby certify that the developers of the platted subdivision have record title to the land. 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 land.

This the 13th day of September, 2023.

Lutz Title and Escrow

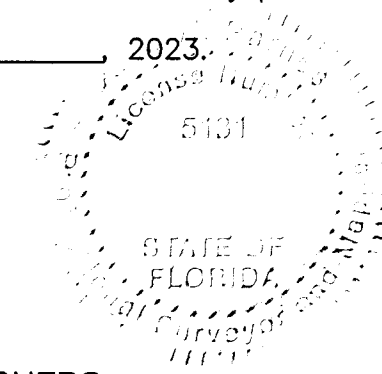
[Signature]
Jeffrey A. Aman, Esquire
President
Florida Bar No. 437417

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.

[Signature]
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 19th day of September, 2023 the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

[Signature]
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 day

of 22nd of September, 2023 in Plat Book 93, Page(s) 18 + 19

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

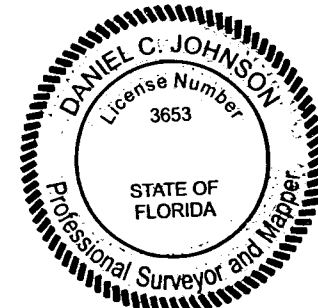
SURVEYOR'S CERTIFICATE

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 13th day of SEPT, 2023.

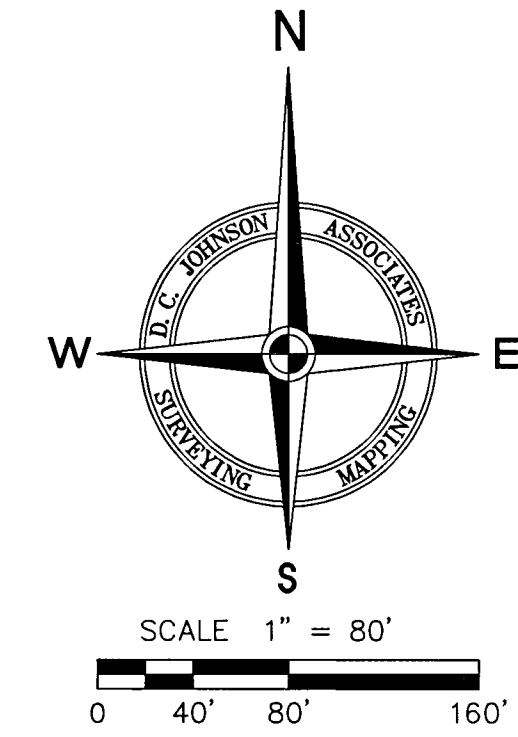
D.C. Johnson & Associates, Inc.
Florida Licensed Business No. 4514

[Signature]
Daniel C. Johnson
Florida Professional Land Surveyor No. 3653



OUTLAW RIDGE PHASE 2
SECTION 17, TOWNSHIP 25 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

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PLAT BOOK PAGE
SHEET 2 OF 2



LEGEND
IP, IR = IRON PIPE, IRON ROD
CM = CONCRETE MONUMENT
P.B. = PLAT BOOK
PG. = PAGE
(P) = MEASUREMENT PER PLAT
● = SET 5/8" IR "DC JOHNSON LB 4514"
□ = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
■ = SET 4"x4" CM "LB 4514"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°45'09" W	107.14'
L2	S 50°44'18" E	93.14'
L3	S 39°17'09" W	59.64'
L4	S 50°44'18" E	131.27'
L5	S 27°10'32" E	139.53'
L6	N 41°49'55" E	173.28'
L7	S 52°30'52" W	44.89'
L8	N 38°30'34" W	45.39'
L9	S 16°44'27" W	90.91'
L10	S 31°23'20" W	67.96'
L11	S 41°10'07" W	93.51'
L12	S 59°35'56" W	25.63'
L13	N 86°28'27" E	38.11'
L14	N 71°16'01" E	50.83'
L15	N 69°12'42" E	94.05'
L16	S 23°02'39" E	99.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	S 22°23'16" E	58.87'
L18	S 49°18'24" E	71.46'
L19	S 47°15'42" E	91.45'
L20	S 63°34'51" E	78.15'
L21	S 81°10'26" E	89.71'
L22	N 74°47'27" E	77.22'
L23	N 67°34'30" E	66.70'
L24	N 44°23'00" E	110.86'
L25	N 31°57'01" E	75.78'
L26	N 36°07'44" E	95.18'
L27	N 03°22'06" W	63.28'
L28	N 21°33'05" E	36.35'
L29	N 43°11'05" E	137.46'
L30	N 41°28'50" E	119.07'
L31	N 26°33'17" E	59.26'
L32	N 08°06'43" E	3.01'

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it can not be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.

Diagram showing P.C.P. LOCATION, REFERENCE POINTS (Nail & Disk - Typical), and SANITARY MANHOLE TOP (Typical).

P.C.P. REFERENCE DIAGRAM
(NOT TO SCALE)