

GOMEZ PLAT

LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION:

A tract of land located in Section 30, Township 25 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of said Section 30, run thence along the South boundary of said Southeast 1/4, N. 89°42'15" W., a distance of 25.00 feet to a point on the West right-of-way line of EHREN CEMETERY ROAD, said point also being the **POINT OF BEGINNING**; continue thence along aforesaid South boundary of the Southeast 1/4 of said Section 30, N. 89°42'15" W., a distance of 1026.52 feet; thence N. 00°17'45" E., a distance of 239.77 feet to a point on the Southwesterly right-of-way line of EHREN CUTOFF; thence along said Southwesterly right-of-way line, N. 41°46'35" E., a distance of 204.13 feet; thence S. 48°13'25" E., a distance of 222.49 feet; thence N. 41°46'35" E., a distance of 10.00 feet; thence S. 48°13'25" E., a distance of 10.00 feet; thence S. 41°46'35" W., a distance of 10.00 feet; thence S. 48°13'25" E., a distance of 82.71 feet; thence N. 41°46'35" E., a distance of 212.75 feet; thence S. 50°11'49" E., a distance of 202.41 feet; thence S. 89°41'49" E., a distance of 357.26 feet to a point on aforesaid West right-of-way line of EHREN CEMETERY ROAD; thence along said West right-of-way line, S. 00°04'28" W., a distance of 214.50 feet to the **POINT OF BEGINNING**.

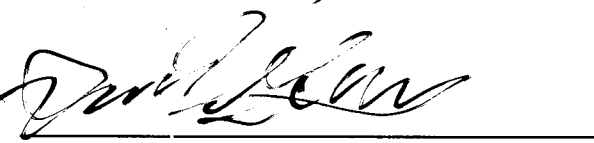
Containing 268,375 square feet, or 6.161 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

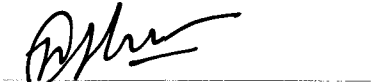
David Gomez Padilla & David Gomez Jr. (the "Owners"), hereby state and declare that they each are a fee simple owner of all lands referred to as GOMEZ PLAT, as described in the legal description which is a part of this plat and further dedicate:

Owners further do 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 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.

OWNER:


David Gomez Padilla
Signed, sealed and delivered in the presence of:


Witness


Witness

J.D. ALSBAGH
Print Name

HARSHUL SHAH
Print Name

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) ss:
COUNTY OF Hillsborough)

I hereby certify on this 1 day of November, 2023 before me personally appeared by means of physical presence David Gomez Padilla, Owner, of Subject Property known to me or who has produced Drivers License as identification, who has identified himself as the person described in and who executed the foregoing Certificate of Acceptance 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 Hillsborough County, Florida, the day and year aforesaid.

My commission expires: 08.09.2024

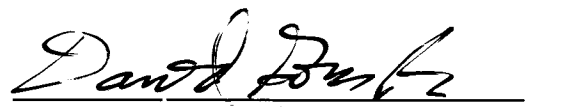
Commission Number: HH 30149

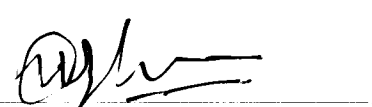


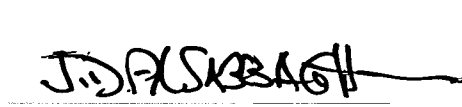


Notary Public, State of Florida at Large

OWNER:


David Gomez Jr.
Signed, sealed and delivered in the presence of:


Witness


Witness

HARSHUL SHAH
Print Name

J.D. ALSBAGH
Print Name

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) ss:
COUNTY OF Hillsborough)

I hereby certify on this 7 day of November, 2023 before me personally appeared by means of physical presence David Gomez Jr., Owner, of Subject Property known to me or who has produced Drivers License as identification, who has identified himself as the person described in and who executed the foregoing Certificate of Acceptance 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 Hillsborough County, Florida, the day and year aforesaid.

My commission expires: 08.09.2024

Commission Number: HH 30149



Notary Public, State of Florida at Large



NOTES:

- Bearings shown hereon are based on the South boundary of the Southeast 1/4 of Section 30, Township 25 South, Range 19, East, Pasco County, Florida, having a Grid bearing of N.89°42'15"W. The Grid bearings shown hereon refer to the State Plan Coordinate System, North American Horizontal Datum of 1983 (NAD83-2011 Adjustment) for the West Zone of Florida.
- 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.
- An iron rod with a plastic cap inscribed with "MRIC LB8325" 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).
- The coordinate values shown hereon are Pasco County Primary Horizontal Control Network and were established to Pasco County Surveying and Mapping accepted methods and procedures for establishment of horizontal surveying control, and/or approved by the County Surveyor.
- The Right of Way Preservation Line shown on this plat reflects the protected Transportation Corridor outlined in Section 901.2 G. of the Pasco County Land Development Code

PROPERTY INFORMATION

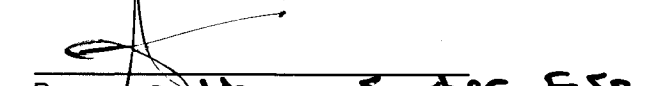
STATE OF FLORIDA)

COUNTY OF Hillsborough) ss:

We, AWS Title Services, LLC, a Title Company duly licensed in the State of Florida, have completed a Property Information Report, File No. 1381018 and, based on said report find that the title of the property is vested in David Gomez Padilla and David Gomez, Jr., 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, File No. 1381018.

This the 7 day of November, 2023

AWS Title Services LLC,


By: Anthony Surber, Esq.

Title: Owner

REVIEW OF PLAT BY REGISTERED SURVEYOR, PASCO COUNTY, FLORIDA

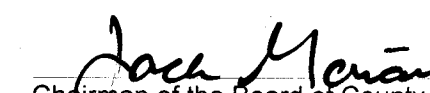
Pursuant to Section 177.081(1), Florida Statutes, I hereby certify that I, or a Florida Professionally licensed Surveyor and Mapper designee under my direction and supervision, have performed a limited review of this plat for conformity to Chapter 177, Part 1, Florida Statutes and that this plat complies 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 8th day of November, 2023


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 14 day of November, 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

CERTIFICATE OF THE 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 15 day of November, 2023 in Plat Book 93, Page(s) 34+35

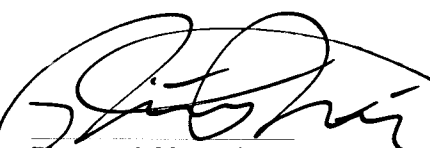

Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller

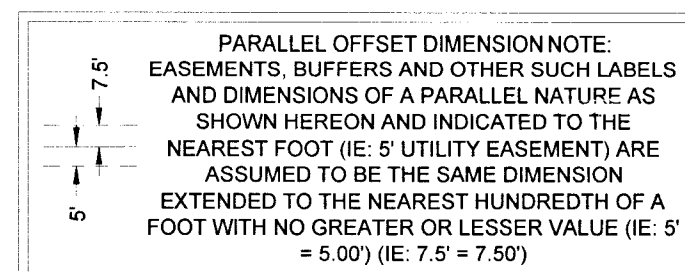
SURVEYOR'S CERTIFICATE

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 31 day of October, 2023

MRIC Spatial, LLC.
Florida Licensed Business No. 8325


Pierson A. Monetti
Florida Professional Surveyor and Mapper No. 7227



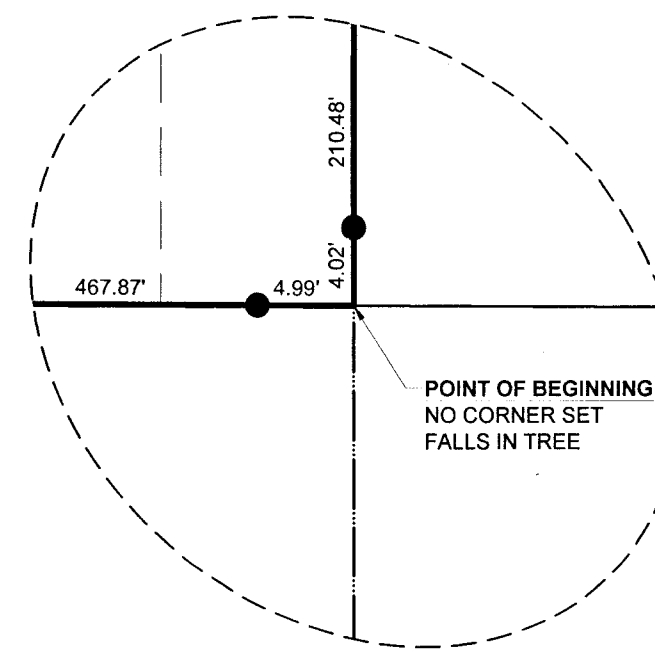
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE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

GOMEZ PLAT

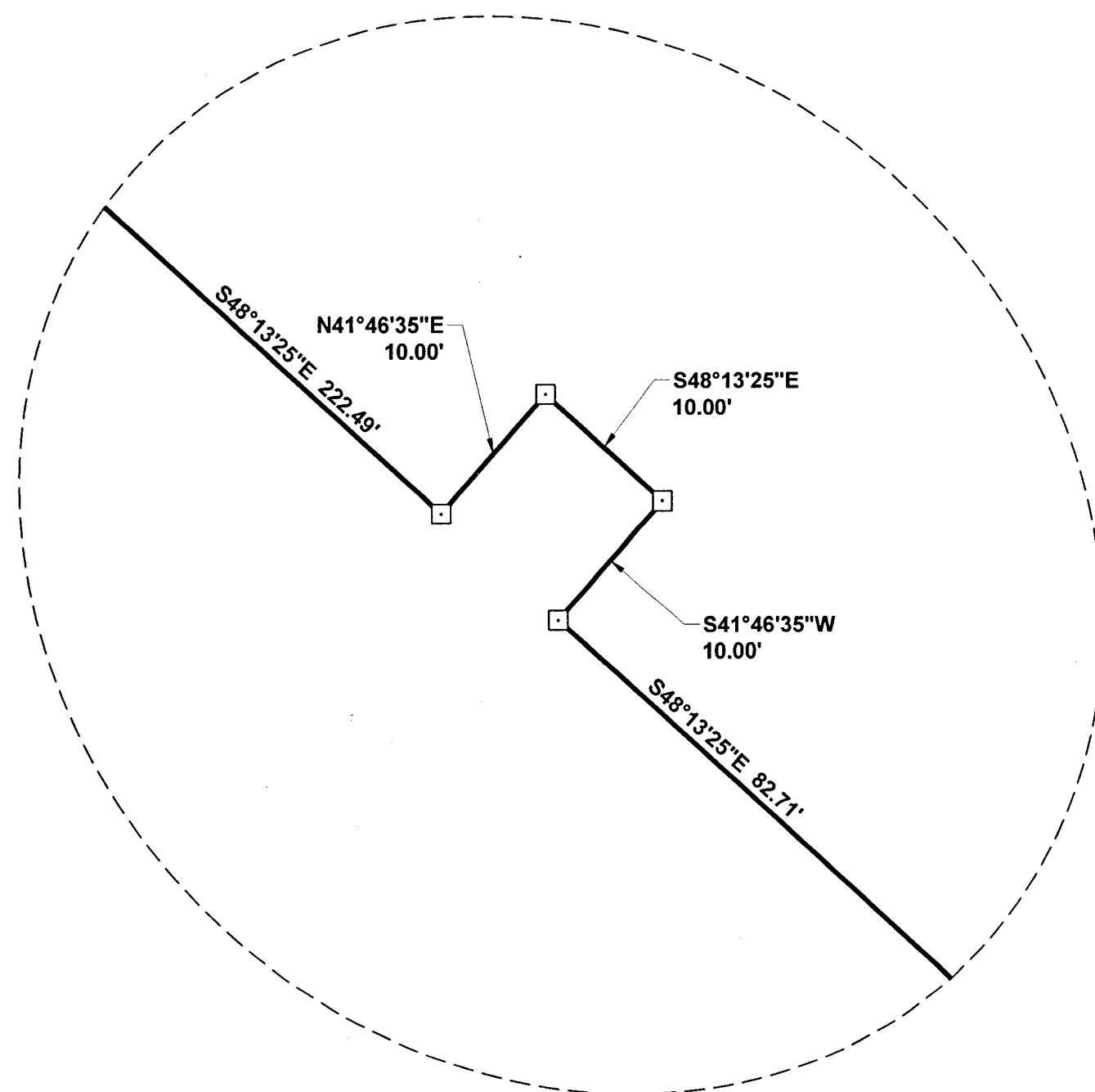
LYING IN SECTION 30, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA



DETAIL "B"
SCALE: 1"=10'



DETAIL "A"
SCALE: 1"=10'



PARALLEL OFFSET DIMENSION NOTE:
EASEMENTS, BUFFERS AND OTHER SUCH LABELS
AND DIMENSIONS OF A PARALLEL NATURE AS
SHOWN HEREON AND INDICATED TO THE
NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE
ASSUMED TO BE THE SAME DIMENSION
EXTENDED TO THE NEAREST HUNDREDTH OF A
FOOT WITH NO GREATER OR LESSER VALUE (IE: 5'
= 5.00') (IE: 7.5' = 7.50')

- LEGEND:
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB8325 "PRM", unless otherwise noted.
 - indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LB8325 REF.
 - (TYP) --- Typical
 - PG. --- Page
 - (NR) --- indicates non-radial line
 - RB --- indicates radial bearing
 - O.R. --- Official Records Book
 - P.B. --- Plat Book
 - SMGD --- Set Mag Nail with Disk
 - FIP --- Found Iron Pipe
 - FIR --- Found Iron Rod
 - CCR --- Certified Corner Record

