

DESCRIPTION:

A PORTION OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE N. 89°56'23" W., ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 999.32 FEET TO THE NORTHEAST CORNER OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE S. 00°08'32" E., ALONG THE EAST LINE OF SAID WEST 1/4, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ST. JOE ROAD AND FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, S. 00°08'32" E., A DISTANCE OF 1077.29 TO A POINT LYING 211.32 FEET NORTH OF THE SOUTHEAST CORNER OF SAID WEST 1/4; THENCE S. 89°51'01" W., A DISTANCE OF 332.94 FEET TO A POINT ON THE WEST LINE OF SAID WEST 1/4 LYING 210.28 FEET NORTH OF THE SOUTHWEST CORNER OF SAID WEST 1/4; THENCE N. 00°09'03" W., ALONG THE WEST LINE OF SAID WEST 1/4, A DISTANCE OF 1078.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ST. JOE ROAD; THENCE S. 89°56'23" E., ALONG SAID RIGHT-OF-WAY LINE, 333.10 FEET TO THE POINT OF BEGINNING.
SAID LAND CONTAINING 8.24 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

THEODORE SCHRADER, INDIVIDUALLY AND AS TRUSTEE, OF THE THEODORE SCHRADER REVOCABLE TRUST DATED APRIL 2, 2015 (OWNER) AND TERRANCE E. SCHRADER (OWNER) HEREBY STATES AND DECLARES THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL THE LANDS REFERRED TO AS "TWIN GROVE ESTATES", AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATION:

- OWNERS RESERVE FEE TITLE TO TRACT "A" (DRAINAGE RETENTION AREA) AS SHOWN AND DEPICTED HEREON FOR CONVEYANCE BY SEPARATE INSTRUMENT TO THE TWIN GROVE ESTATES HOMEOWNERS ASSOCIATION, INC. SAID TRACT IS NOT DEDICATED TO THE COUNTY AND SHALL BE MAINTAINED BY THE OWNER(S) FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS.
- OWNERS GRANT ALL LANDSCAPE BUFFER EASEMENTS AND ALL PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENTS AS SHOWN AND DEPICTED HEREON TO THE TWIN GROVES ESTATES HOMEOWNERS ASSOCIATION, INC., FOR THE PURPOSES FOR WHICH THEY ARE INTENDED.
- OWNERS GRANT AND 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 FURTHER GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA, A PERPETUAL EASEMENT OVER THE PRIVATE ACCESS EASEMENT FOR ANY AND ALL GOVERNMENTAL PURPOSES INCIDENTAL THERETO INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES.
- OWNERS DO FURTHER GRANT, CONVEY, WARRANT 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 EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNERS OR THE ASSOCIATION FAIL TO PROPERLY MAINTAIN ANY DRAINAGE EASEMENTS FREE FLOW OF WATER, THE COUNTY SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER ANY DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO INSURE THE FREE FLOW OF WATER.
- OWNERS FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSSTRUCTED UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, STREET LIGHTS, FIRE PROTECTION AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THIS PLAT SHOWN AS "50.00' PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENT", AND IDENTIFIED 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 AREA, IT SHALL BE THE RESPONSIBILITY OF THE UTILITY ENTITIES TO REPAIR OR REPLACE SAID UTILITY IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- OWNERS DO HEREBY GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE COUNTY), TRACT "B" (ADDITIONAL PUBLIC RIGHT-OF-WAY FOR ST. JOE 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.

OWNER: THEODORE SCHRADER, TRUSTEE OF THE THEODORE SCHRADER REVOCABLE TRUST DATED APRIL 2, 2015

Theodore Schrader
THEODORE SCHRADER,
INDIVIDUALLY AND AS TRUSTEE

Theodore J. Schrader
PRINTED NAME

Sarah S. Cameron
WITNESS

Megan Sumner
WITNESS
Sarah S. Cameron
PRINTED NAME
Megan Sumner
PRINTED NAME

OWNER: TERRENCE E. SCHRADER

Terrence E. Schrader
TERRENCE E. SCHRADER

Terrence E. Schrader
PRINTED NAME

Sarah S. Cameron
WITNESS

Megan Sumner
WITNESS
Sarah S. Cameron
PRINTED NAME
Megan Sumner
PRINTED NAME

ACKNOWLEDGMENT:
STATE OF FLORIDA)

) SS:
COUNTY OF PASCO)



I HEREBY CERTIFY ON THIS 30th DAY OF October, 2023, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, THEODORE SCHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE THEODORE SCHRADER REVOCABLE TRUST DATED APRIL 2, 2015, KNOWN TO ME OR WHO HAS PRODUCED known AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING 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 Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 12/15/2024 COMMISSION NUMBER: H H 72364

Megan Sumner
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

ACKNOWLEDGMENT:
STATE OF FLORIDA)

) SS:
COUNTY OF PASCO)



I HEREBY CERTIFY ON THIS 30th DAY OF October, 2023, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, TERRENCE E. SCHRADER, KNOWN TO ME OR WHO HAS PRODUCED known AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING 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 Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 12/15/2024 COMMISSION NUMBER: H H 72364

Megan Sumner
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

TWIN GROVE ESTATES

A SUBDIVISION IN
SECTION 27, TOWNSHIP 24 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

CERTIFICATE OF ACCEPTANCE:

OF TWIN GROVE ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE CONVEYANCE AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

BY: *Laura Schrader*
LAURA SCHRADER
SECRETARY

Sarah S. Cameron
WITNESS

Megan Sumner
WITNESS

ACKNOWLEDGMENT:
STATE OF FLORIDA)

) SS:
COUNTY OF PASCO)



I HEREBY CERTIFY ON THIS 30th DAY OF October, 2023, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, LAURA SCHRADER, AS SECRETARY OF TWIN GROVE ESTATES HOMEOWNERS ASSOCIATION, INC., KNOWN TO ME OR WHO HAS PRODUCED known AS IDENTIFICATION, WHO HAS IDENTIFIED HERSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING CERTIFICATE OF ACCEPTANCE AND 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 Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 12/15/2024 COMMISSION NUMBER: H H 72364

Megan Sumner
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PROPERTY INFORMATION:
STATE OF FLORIDA)

) SS:
COUNTY OF PASCO)

WE, PREMIUM TITLE, INC., 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, FATIC FILE NO. 22-130) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN THEODORE SCHRADER, INDIVIDUALLY AND AS TRUSTEE OF THE THEODORE SCHRADER REVOCABLE TRUST DATED APRIL 2, 2015 AND TERRENCE E. SCHRADER, 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 SAID PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FATIC FILE NO. 22-130.

THIS THE 30 DAY OF October, 2023

PREMIUM TITLE, INC.

Jeanie Germain
JEANIE GERMAIN
PRESIDENT

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 1st DAY OF November, 2023.

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



CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FORGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS THE 15 DAY OF November, 2023, IN PLAT BOOK

93, PAGE(S) 36 + 37
Nikki Alvarez-Sowles
NIKKI ALVAREZ-SOWLES, J.S.Q., CLERK & COMPTROLLER

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THIS 14 DAY OF November, 2023 THE FORGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Joe Marino
JOE MARINO
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

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 CHAPTER 177, FLORIDA STATUTES, PART 1.

SIGNED AND SEALED THIS 30th DAY OF October, 2023.

Maurice W. Beall
SIMMONS, BEALL & TREBOUR, LLC
PROFESSIONAL LAND SURVEYORS & MAPPERS
MAURICE W. BEALL
FLORIDA PROFESSIONAL LAND SURVEYOR NO. LS4281
CERTIFICATE OF AUTHORIZATION NO. LB8382



SIMMONS, BEALL AND
TREBOUR, LLC
PROFESSIONAL LAND SURVEYORS & MAPPERS
LB# 8382
P.O. BOX 1297
36739 S.R. 52
DADE CITY, FLORIDA 33526
(352) 567-0048

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.

TWIN GROVE ESTATES

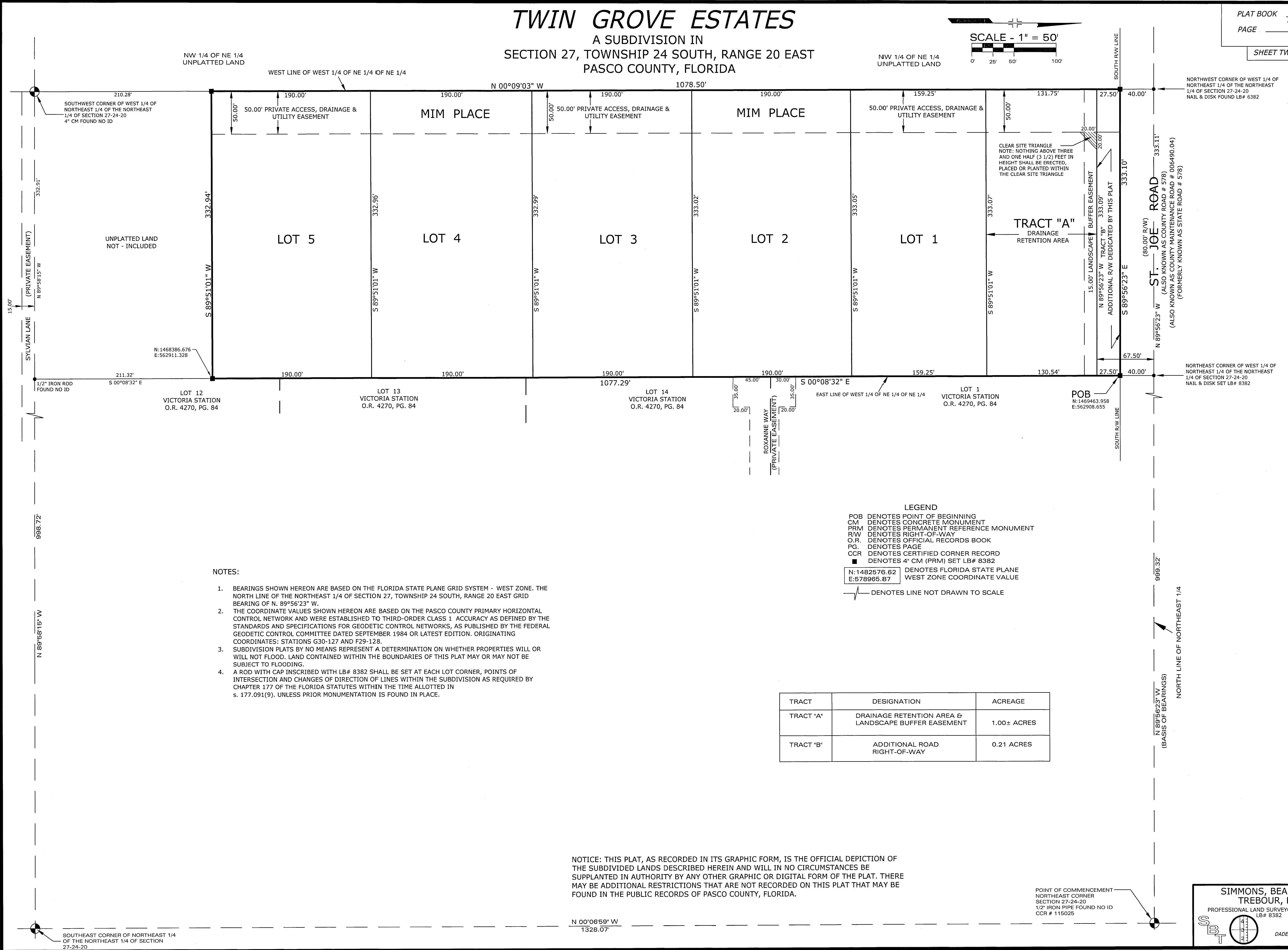
A SUBDIVISION IN
SECTION 27, TOWNSHIP 24 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK 93

PAGE 37

SHEET TWO OF TWO

SCALE - 1" = 50'



NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE GRID SYSTEM - WEST ZONE. THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 24 SOUTH, RANGE 20 EAST GRID BEARING OF N. 89°56'23" 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. ORIGINATING COORDINATES: STATIONS G30-127 AND F29-128.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING.
- A ROD WITH CAP INSCRIBED WITH LB# 8382 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). UNLESS PRIOR MONUMENTATION IS FOUND IN PLACE.

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.

LEGEND

- POB DENOTES POINT OF BEGINNING
CM DENOTES CONCRETE MONUMENT
PRM DENOTES PERMANENT REFERENCE MONUMENT
R/W DENOTES RIGHT-OF-WAY
O.R. DENOTES OFFICIAL RECORDS BOOK
PG. DENOTES PAGE
CCR DENOTES CERTIFIED CORNER RECORD
■ DENOTES 4" CM (PRM) SET LB# 8382
N:1482576.62 E:578965.87 DENOTES FLORIDA STATE PLANE WEST ZONE COORDINATE VALUE
— DENOTES LINE NOT DRAWN TO SCALE

SIMMONS, BEALL AND
TREBOUR, LLC
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