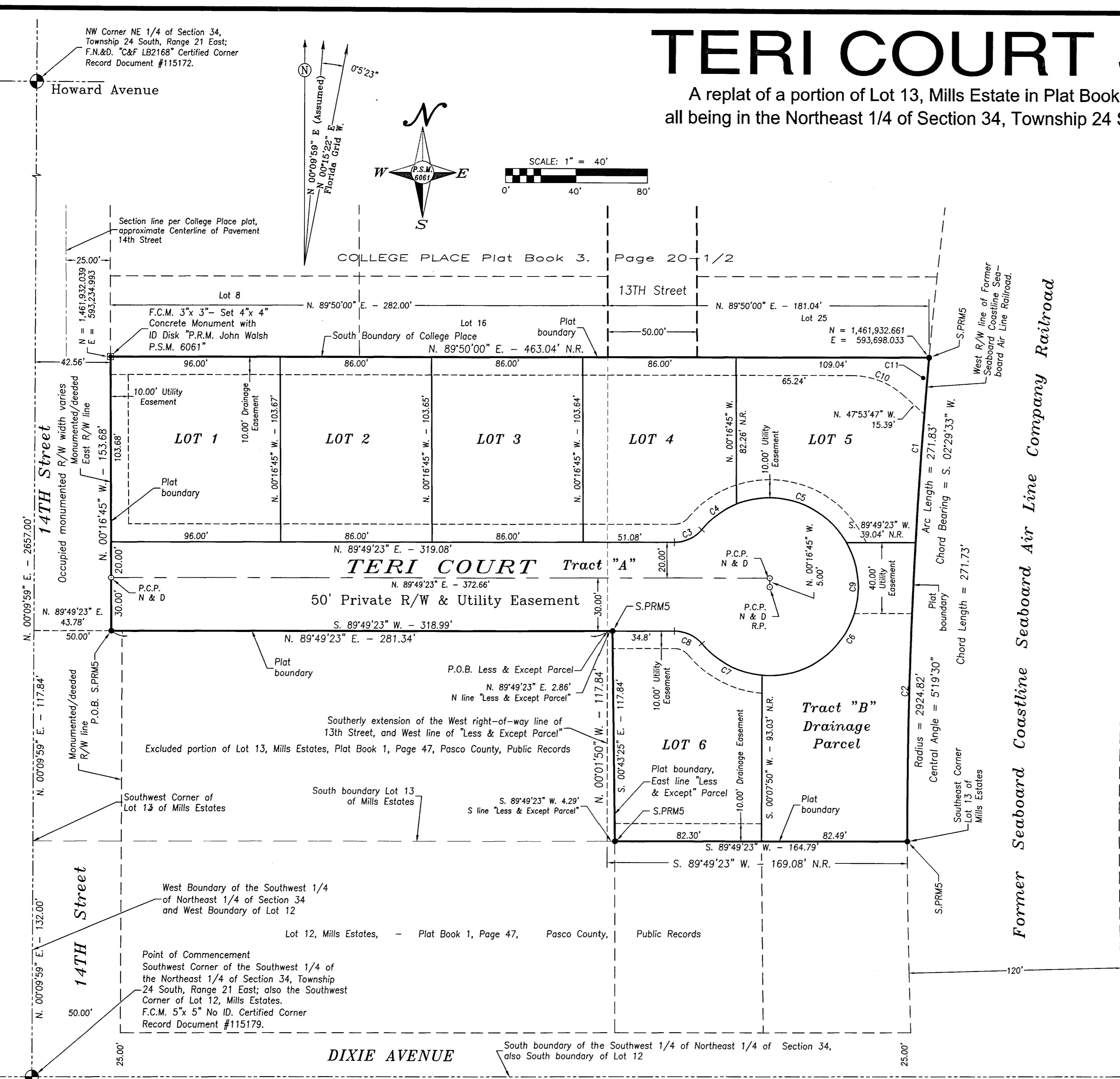
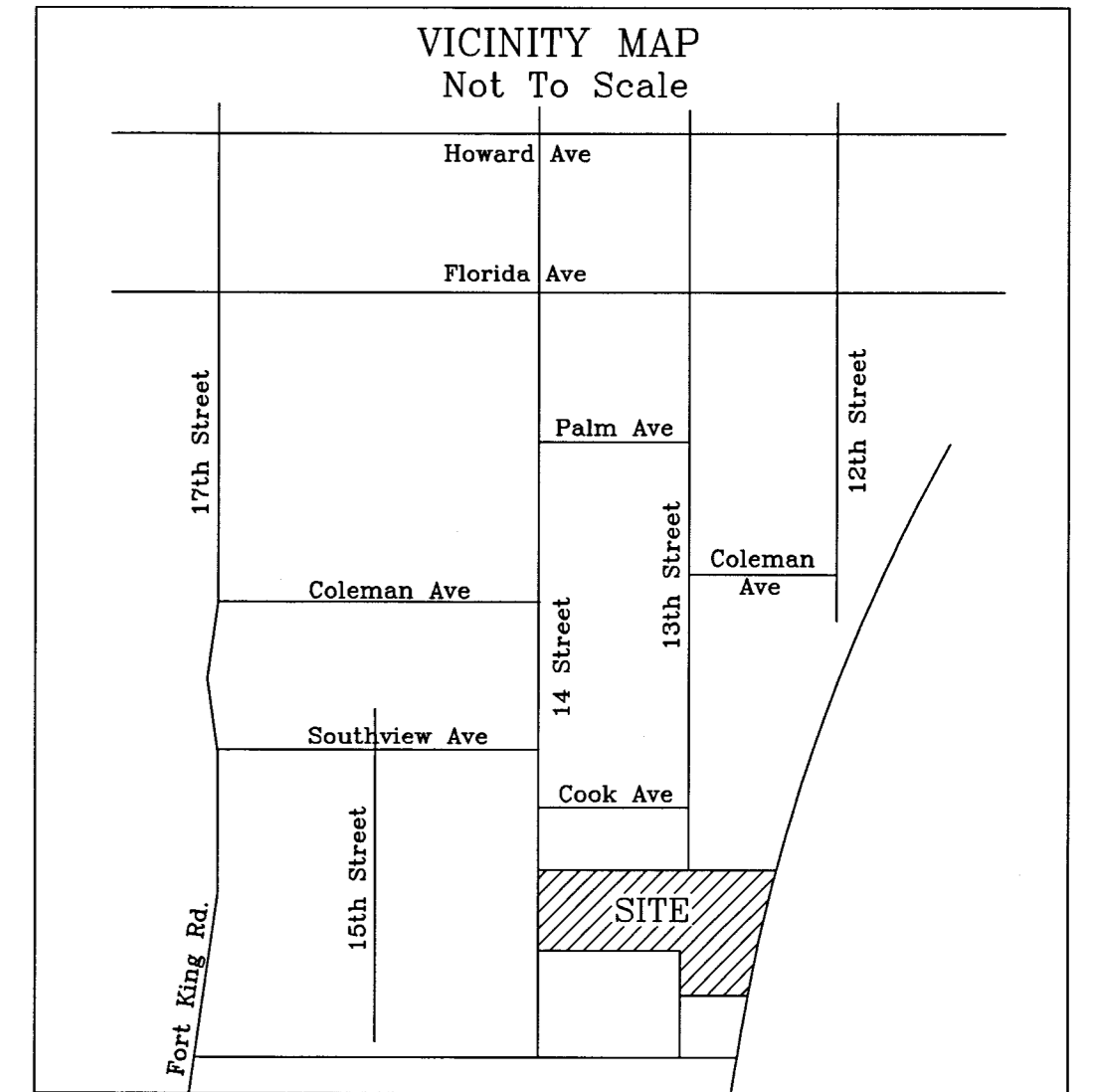


# TERI COURT SUBDIVISION

A replat of a portion of Lot 13, Mills Estate in Plat Book 1, Page 47, Public Records of Pasco County, Florida, all being in the Northeast 1/4 of Section 34, Township 24 South, Range 21 East, Dade City, Pasco County, Florida.



### LEGAL DESCRIPTION

A portion of Lot 13, Mills Estates, a subdivision, as shown on map recorded in Plat Book 1, page 47, Public Records of Pasco County, Florida, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 24 South, Range 21 East, and further described as follows:  
Commence at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 34, being also the Southwest corner of Lot 12 of said Mills Estates, thence along the Southwest 1/4 of the Northeast 1/4 of said Section 34, thence along the South boundary of said Lot 13 and the South boundary of the Southwest 1/4 of Northeast 1/4 of said Section 34, run N 89°49'23" E, 43.78 feet to a point on the East right-of-way line of 14th Street and the Point of Beginning; thence along said East right-of-way line run N 00°16'45" W, 153.68 feet to a point on the South Boundary of College Place, a subdivision, as shown on map recorded in Plat Book 3, Page 20 1/2, Public Records of Florida; thence along said subdivision boundary run N 89°50'00" E, 282.00 feet, to a point on the West right-of-way line of 13th Street; thence continue along said Subdivision Boundary N 89°50'00" E, 181.04 feet to a point on the West right-of-way line of the former Seaboard Coastline Seaboard Air Line Company Railroad right-of-way, as shown on right-of-way and track map No. V-2 - Fla. L-11, sheet 37 dated June 30, 1918, thence Southerly along said right-of-way line along a curve concave to the East with a central angle of 05°19'30", radius of 2924.82 feet, chord bearing S 02°29'33" W, 271.73 Feet, thence along the arc of said curve 271.83 feet to the Southeast Corner of said Lot 13, Mills Estates, thence along the South boundary of said Lot 13, run S 89°49'23" W, 169.08 feet to a point of intersection with the Southerly extension of the West right-of-way line of 13th Street; thence along said extension run N 00°01'50" W, 117.84 Feet; thence S 89°49'23" W, 281.34 feet to the Point of Beginning.  
Less And Except:  
A Portion of Lot 13, Mills Estates, A Subdivision, as shown on map recorded in Plat Book 1, Page 47, Public Records of Pasco County, Florida, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 24 South, Range 21 East, and further described as follows:  
Commence at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 34, being also the Southwest corner of Lot 12 of said Mills Estates; thence along the West boundary of said Southwest 1/4 of Northeast 1/4 and West boundary of said Lot 12, run N 00°09'59" E, 132.00 feet to the Southwest corner of Lot 13 of said Mills Estates; thence continue N 00°09'59" E, 117.84 feet; thence leaving said boundary and running parallel with the South boundary of said Lot 13 and the South boundary of the Southwest 1/4 of Northeast 1/4 of said Section 34, run N 89°49'23" E, 43.78 feet to a point on the East right-of-way line of 14th street; thence continue N 89°49'23" E, 281.34 feet to a point of intersection with the Southerly extension of the West right-of-way line of 13th Street for a Point of Beginning; thence continue N 89°49'23" E, 2.86 feet to an existing monumented property boundary; thence along said boundary S 00°43'25" E, 117.84 feet; thence leaving said boundary S 89°49'23" W, 4.29 feet to said southerly extension of the West right-of-way line of 13th Street; thence along said line N 00°01'50" W, 117.84 feet to the Point of Beginning.

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
Butterfield Investments, Inc., a Florida Limited Liability Company hereby states and declares that it is the fee simple owner of all lands reference to as Teri Court Subdivision, as described in the legal description which is part of the plat and makes the following dedications:  
Owner hereby reserves fee title to Tract "A" (Private Roadway & Utility Easement) and Tract "B" (Drainage parcel and Utility Easement) as shown hereon, for conveyance by owner via separate instrument to Teri Court, Homeowners Association ("H.O.A."), or its successors and assigns, by separate instrument subsequent to the recording of this plat. Tracts "A" & "B" shall be maintained by the owner for the purposes stated hereon until such conveyance occurs and shall be maintained by the H.O.A., for such purposes after such conveyance.  
Owner does further grant, convey and dedicate to the city of Dade City, an access/drainage and utility easement over Tracts "A" & "B"  
Owner further does hereby grant, convey, and dedicate to the City 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 on this plat. In the event the District fails to properly maintain any drainage easements/facilities preventing the free flow of water, the City shall have the reasonable right, but not obligation, to access and enter upon and drainage easement for the purpose of performing maintenance to ensure the free flow of water.  
Owner hereby reserves for themselves and their respective successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. Said Non-exclusive easement is of the installation, operation, and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications, and bulk telecommunication services to the extent consistent with Section 177.091(28) Florida Statutes.

**CERTIFICATE OF APPROVAL BY THE GOVERNING BODY**  
This is to certify that on this 14 day of November, 2023, the foregoing plat was approved to be recorded by the City Commissioners of Dade City, Florida.

**CERTIFICATE OF THE CLERK OF CIRCUIT COURT**  
I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this 17 day of November, 2023, in Plat Book 93, Page 631 64.

**REVIEW OF PLAT BY REGISTERED SURVEYOR**  
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 9th day of NOVEMBER, 2023.

**ACKNOWLEDGMENT**  
State of Florida }  
County of Pasco } SS:  
I hereby certify on this 19 day of October, 2023, before me personally appeared by means of physical presence Wayne C. Butterfield, as President of BUTTERFIELD INVESTMENTS, INC., a Florida Limited Liability Company, known to me to be ( ) or who has produced FLD as identification, who has identified himself as, the person described in and who executed the foregoing 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.

**ACKNOWLEDGMENT**  
State of Florida }  
County of Pasco } SS:  
I hereby certify on this 19 day of October, 2023, before me personally appeared by means of physical presence Wayne C. Butterfield, as President of Teri Court Homeowner Association, Inc., a Florida not-for-profit corporation, known to me to be, or ( ) who has produced as identification, who has identified himself as, the person described in and who executed the foregoing Certification of Acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.  
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CURVE NO.	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2924.82'	2°02'07"	103.90'	S. 04°08'14" W.	103.89'
C2	2924.82'	3°17'23"	167.93'	S. 01°28'29" W.	167.90'
C3	20.00'	49°59'41"	17.45'	S. 64°49'32" W.	16.90'
C4	50.00'	27°59'12"	24.42'	S. 53°49'18" W.	24.18'
C5	50.00'	82°00'29"	71.57'	N. 71°10'51" W.	65.61'
C6	50.00'	125°02'36"	109.12'	N. 32°20'41" E.	88.72'
C7	50.00'	44°57'05"	39.23'	S. 62°39'28" E.	38.23'
C8	20.00'	49°59'41"	17.45'	S. 65°10'46" E.	16.90'
C9	50.00'	27°59'23"	24.43'	S. 00°10'37" E.	64.29'
C10	44.00'	42°16'13"	32.46'	S. 69°01'54" E.	31.73'
C11	2924.82'	0°37'31"	31.91'	N. 04°50'33" E.	31.91'

- LEGEND**
- F.C.M. = Found Concrete Monument
  - P.C.P. = Permanent Control Point
  - P.O.B. = Point of Beginning
  - P.O.C. = Point of Commence
  - P.O.L. = Point on line
  - P.R.M. = Permanent Reference Monument
  - R/W = Right of Way
  - N.R. = Non Radial
  - RNG = Range
  - SEC = Section
  - S.P.R.M5 = Set 5/8" Iron Rod with aluminum cap stamped "P.R.M., John Walsh P.S.M. 6061"
  - N&D = Set Nail & Disk, stamped "P.C.P. P.S.M. 6061"
  - R.P. = Radius Point
  - C# = Curve number for curve table
  - C1 = Curve data applies to Lot 5 Boundary
  - C11 = Curve data applies to Easement along R/W
  - NW = Northing (State plane coordinate)
  - E = Easting (State plane coordinate)
  - = Break line (line not to scale)
  - = Section corner

- NOTES:**
- Bearings shown hereon are based on the North line of the Subject parcel also being the South line of College Place recorded in Plat Book 3, page 20-1/2 of the public Records of Pasco County, Florida, being N 89°50'00" E, assumed datum. Florida Grid West bearing based on Certified Corner Records, State Plane Coordinates shown on those record referenced.
  - An Iron Rod with cap inscribed with "Walsh PSM 6061" 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 177.091(9).
  - All platted utility easements shall be also considered to be easements for the construction, installation, maintenance, and operation of cable television services; provided however no such construction, maintenance and operation of cable services shall interfere with facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This shall not apply to those private easements granted or obtained by particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the Nation Electrical Safety code as adopted by the Florida Public Service Commission.
  - Florida State Plane Coordinates shown hereon are derived from the Certified Corner Records referenced and are listed as determined by GPS (Zone 9902), per CCR Doc. #115179, dated 11/20/2020. The grid W bearing shown hereon are based on the inverse of the coordinates provided from the above CCR doc. and Doc. 115172. These points have been located by a field traverse.

**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 16th day of October, 2023.  
John Walsh, P.S.M.  
Florida Professional Surveyor and Mapper No. 6061  
5303 10th Street, Zephyrhills, FL 33542

**NOTICE:**  
This plat, as recorded in its graphic form, is as recorded in its graphic form. The official description of the subdivided lands depicted herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.  
There may be recorded on this plat that are not recorded on this plat that may be found in the public records of this county.

### PROPERTY INFORMATION

State of Florida }  
County of Pasco } SS:  
We, Larkin & Larkin Title Services, LLC, 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, Attorneys' Title Fund Services, LLC, File Number 1380636 and, based on said report find that the title of the property is vested in Butterfield Investments, Inc., that the current taxes for 2022 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.  
This 19 Day of October, 2023

Butterfield Investments, Inc., a Florida Limited Liability Company hereby states and declares that it is the fee simple owner of all lands reference to as Teri Court Subdivision, as described in the legal description which is part of the plat and makes the following dedications:  
Owner hereby reserves fee title to Tract "A" (Private Roadway & Utility Easement) and Tract "B" (Drainage parcel and Utility Easement) as shown hereon, for conveyance by owner via separate instrument to Teri Court, Homeowners Association ("H.O.A."), or its successors and assigns, by separate instrument subsequent to the recording of this plat. Tracts "A" & "B" shall be maintained by the owner for the purposes stated hereon until such conveyance occurs and shall be maintained by the H.O.A., for such purposes after such conveyance.  
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**CERTIFICATE OF THE CLERK OF CIRCUIT COURT**  
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**REVIEW OF PLAT BY REGISTERED SURVEYOR**  
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 9th day of NOVEMBER, 2023.

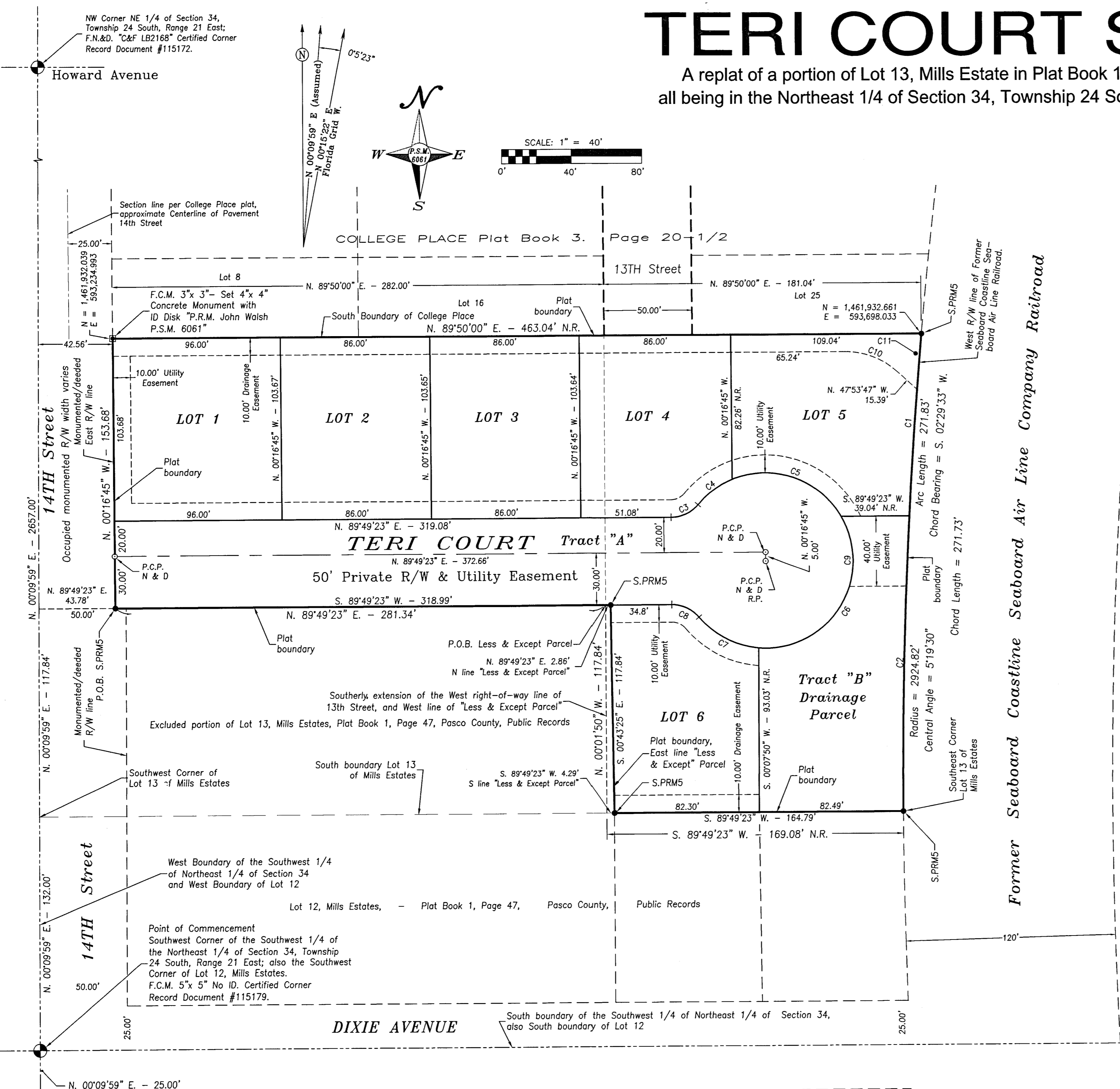
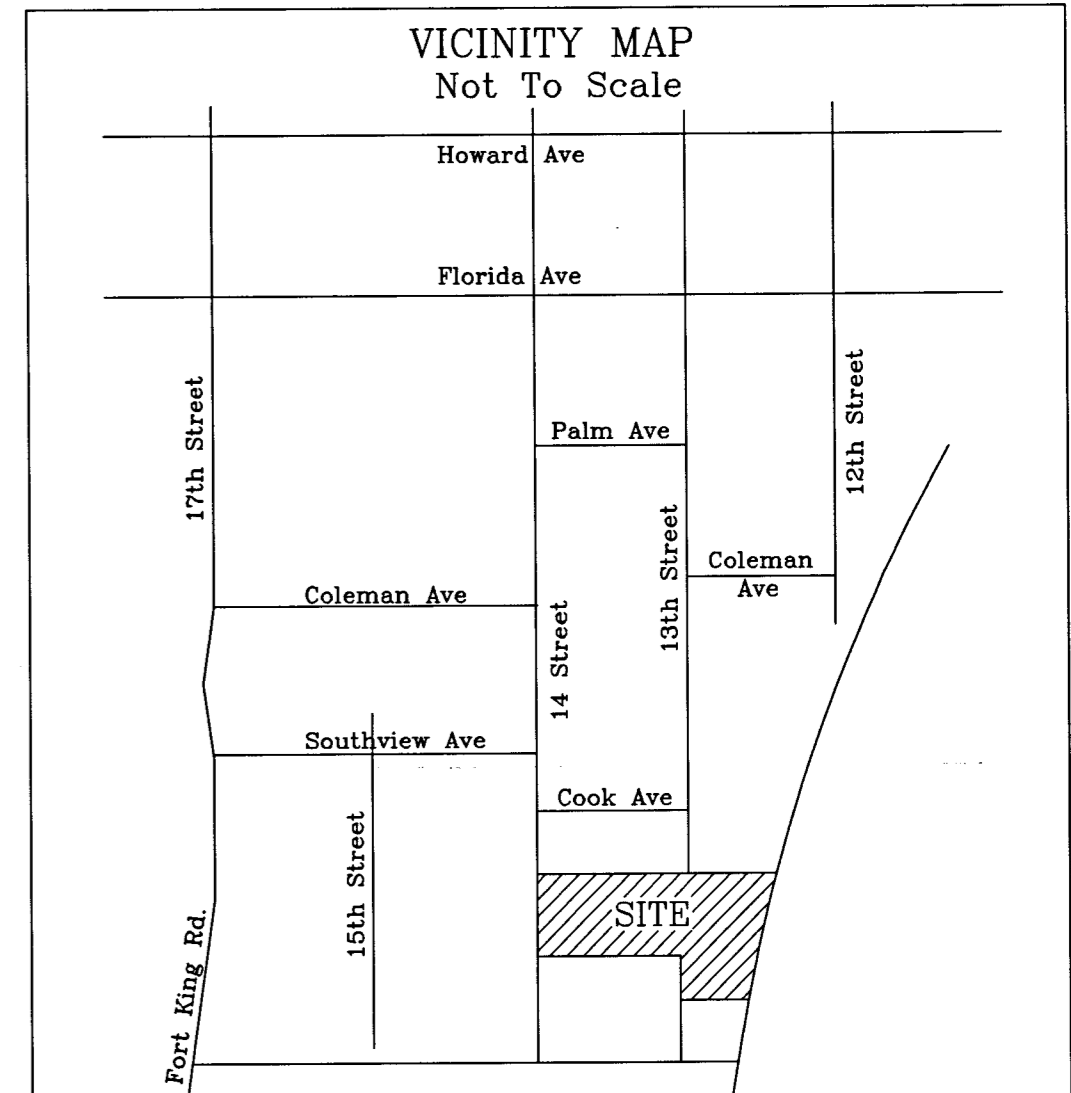
**ACKNOWLEDGMENT**  
State of Florida }  
County of Pasco } SS:  
I hereby certify on this 19 day of October, 2023, before me personally appeared by means of physical presence Wayne C. Butterfield, as President of BUTTERFIELD INVESTMENTS, INC., a Florida Limited Liability Company, known to me to be ( ) or who has produced FLD as identification, who has identified himself as, the person described in and who executed the foregoing 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.

**ACKNOWLEDGMENT**  
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# TERI COURT SUBDIVISION

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### CERTIFICATE OF OWNERSHIP AND DEDICATION:

Butterfield Investments, Inc., a Florida Limited Liability Company hereby states and declares that it is the fee simple owner of all lands referred to as Teri Court Subdivision, as described in the legal description which is part of the plat and makes the following dedications:

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Owner hereby reserves for themselves and their respective successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. Said Non-exclusive easement is of the installation, operation, and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications, and bulk telecommunication services to the extent consistent with Section 177.091(28) Florida Statutes.

OWNER: BUTTERFIELD INVESTMENTS, INC.

Wayne C. Butterfield  
Wayne C. Butterfield, President  
Sheila K. Hughes  
Margarita Posay  
Witness (signature) (PRINTED NAME)

### ACKNOWLEDGMENT

State of Florida }  
County of Pasco } SS:  
I hereby certify on this 19 day of October, 2023, before me personally appeared by means of physical presence Wayne C. Butterfield, as President of BUTTERFIELD INVESTMENTS, INC., a Florida Limited Liability

Company, known to me to be ( ) or who has produced FLDL as identification, who has identified himself as, the person described in and who executed the foregoing 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: August 17, 2024

Denise Stock  
Notary Public, State of Florida at Large

### CERTIFICATE OF ACCEPTANCE

Certificate of Acceptance of the Homeowners Association TERI COURT HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, who hereby accept the conveyance and maintenance responsibility as shown hereon.

Wayne C. Butterfield  
Sheila K. Hughes  
Margarita Posay  
President Witness Witness

### PROPERTY INFORMATION

State of Florida }  
County of Pasco } SS:  
We, Larkin & Larkin Title Services, LLC, 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, Attorneys' Title Fund Services, LLC, File Number 1380636 and, based on said report find that the title of the property is vested in Butterfield Investments, Inc., that the current taxes for 2022 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,

This 19 Day of October, 2023

Larkin & Larkin Title Services, LLC, a FL limited liability company

By: Josephine Lee Larkin, Member Manager

### CERTIFICATE OF APPROVAL BY THE GOVERNING BODY

This is to certify that on this 14 day of November, 2023, the foregoing plat was approved to be recorded by the City Commissioners of Dade City, Florida.

James D. Shive, Mayor

### CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County,

Florida on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, in Plat Book \_\_\_\_\_

Nikhil Akhaz-Sowles, Esq.  
Pasco County Clerk & Comptroller

### REVIEW OF PLAT BY REGISTERED SURVEYOR

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professionally licensed Surveyor and Mapper designed 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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Professional Surveyor & Mapper

Florida Professional Surveyor and Mapper No. \_\_\_\_\_

### ACKNOWLEDGMENT

State of Florida }  
County of Pasco } SS:  
I hereby certify on this 19 day of October, 2023, before me personally appeared by means of physical presence Wayne C. Butterfield, as President of Butterfield Investments, Inc.,

Inc., a Florida not-for-profit corporation, known to me to be, or ( ) who has produced FLDL as identification, who has identified himself as, the person described in and who executed the foregoing Certification 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 Pasco County, Florida, the day and year aforesaid.

My commission expires: August 17, 2024

Denise Stock  
Notary Public, State of Florida at Large

F.C.M. 4" x 4" P.R.M. - Tara Woods, Subdivision, recorded in Plat Book 5, Page 132, Pasco County Public Records.

CURVE NO.	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2924.82'	2'02"07"	103.90'	S. 04°08'14" W.	103.89'
C2	2924.82'	3'17"23"	167.93'	S. 01°28'29" W.	167.90'
C3	20.00'	49°59'41"	17.45'	S. 64°49'32" W.	16.90'
C4	50.00'	27°59'12"	24.42'	S. 53°49'18" W.	24.18'
C5	50.00'	82°00'29"	71.57'	N. 71°10'51" W.	65.61'
C6	50.00'	125°02'36"	109.12'	N. 32°20'41" E.	88.72'
C7	50.00'	44°57'05"	39.23'	S. 62°39'28" E.	36.23'
C8	20.00'	49°59'41"	17.45'	S. 65°10'46" E.	16.90'
C9	50.00'	27°59'23"	24.43'	S. 00°10'37" E.	64.29'
C10	44.00'	42°16'13"	32.46'	S. 69°01'54" E.	31.73'
C11	2924.82'	0°37'31"	31.91'	N. 04°50'33" E.	31.91'

- F.C.M. = Found Concrete Monument
- P.C.P. = Permanent Control Point
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commence
- P.O.L. = Point on Line
- P.R.M. = Permanent Reference Monument
- R/W = Right of Way
- N.R. = Non Radial
- RNG = Range
- SEC = Section
- S.P.R.M.S. = Set 5/8" Iron Rod with aluminum cap stamped "P.R.M. John Walsh P.S.M. 6061"
- N&D = Set Nail & Disk, stamped "P.C.P. P.S.M. 6061"
- R.P. = Radius Point
- CH = Curve number for curve table
- C1 = Curve data applies to lot 5 boundary
- C11 = Curve data applies to Easement along R/W
- = = Northing (State plane coordinate)
- E = Easting (State plane coordinate)
- = Break line (line not to scale)
- Section corner

### NOTES:

- Bearings shown hereon are based on the North line of the Subject parcel also being the South line of College Place recorded in Plat Book 3, page 20-1/2 of the public Records of Pasco County, Florida, being N 89°50'00" E, assumed datum. Florida Grid West bearing based on Certified Corner Records, State Plane Coordinates shown on those record referenced.
- An Iron Rod with cap inscribed with "Walsh PSM 6061" shall be set at each 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 177.091(9).
- All platted utility easements shall be also considered to be easements for the construction, installation, maintenance, and operation of cable television services; provided however no such construction, maintenance and operation of cable services shall interfere with facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This shall not apply to those private easements granted or obtained by particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the Nation Electrical Safety code as adopted by the Florida Public Service Commission.
- Florida State Plane Coordinates shown hereon are derived from the Certified Corner Records referenced and are listed as determined by GPS (Zone 0902), per CCR Doc. #115179, dated 11/20/2020. The grid W bearing shown hereon are based on the inverse of the coordinates provided from the above CCR doc. and Doc. 115172. These points have been located by a field traverse.

### 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 this county.

### 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 1.

Signed and Sealed this 18th day of October, 2023.

John Walsh, P.S.M.  
Florida Professional Surveyor and Mapper No. 6061  
5303 10th Street, Zephyrhills, FL 33542

