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BAYHEAD ESTATES

PLATTED SUBDIVISION WITH NO IMPROVEMENTS

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

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DESCRIPTION:

A portion of that parcel of land described in Warranty Deed recorded in Official Records Book 10354, Page 2536 of the Public Records of Pasco County, Florida, lying within Section 8, Township 24 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:
For a POINT OF BEGINNING commence at the Southwest corner of the Northeast 1/4 of said Section 8; thence N.00°18'36"W. along the East boundary thereof, a distance of 2,292.40 feet to the Southerly maintained right-of-way line of Bayhead Road; thence along said Southerly maintained right-of-way line the following seven (7) courses: (1) N.73°05'59"E., a distance of 150.41 feet to a point of curvature; (2) Easterly 225.48 feet along the arc of a curve to the left, said curve having a radius of 2,125.00 feet, a central angle of 06°04'47", and a chord bearing and distance of N.70°00'30"E., 225.38 feet; (3) N.66°57'29"E., a distance of 510.54 feet to a point of curvature; (4) Southeasterly 143.97 feet along the arc of a curve to the right, said curve having a radius of 85.00 feet, a central angle of 97°02'43", and a chord bearing and distance of S.64°36'45"E., 127.37 feet; (5) S.16°03'27"E., a distance of 1,182.39 feet to a point of curvature; (6) Southerly 152.60 feet along the arc of a curve to the right, said curve having a radius of 875.00 feet, a central angle of 09°59'33", and a chord bearing and distance of S.11°09'56"E., 152.41 feet; (7) S.06°03'24"E., a distance of 389.99 feet to the Northeast corner of the South 420 feet of the North 870 feet of the East 420 feet of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence S.89°52'35"W. along the North boundary thereof, a distance of 419.82 feet to the Northwest corner thereof; thence S.00°17'57"E. along the West boundary thereof, a distance of 420.13 feet to the Southwest corner thereof; thence N.89°49'00"E. along the South boundary thereof, a distance of 419.47 feet to the Southeast corner thereof; thence N.89°58'46"E. along the South boundary of the South 420 feet of the North 870 feet of the Southeast 1/4 of said Section 8, a distance of 177.65 feet to a point of intersection with the aforementioned Southerly maintained right-of-way line of Bayhead Road; thence along said Southerly maintained right-of-way line the following three (3) courses: (1) S.44°23'20"E., a distance of 507.98 feet to a point of curvature; (2) Easterly 337.91 feet along the arc of a curve to the left, said curve having a radius of 460.16 feet, a central angle of 42°04'26", and a chord bearing and distance of S.68°34'56"E., 330.37 feet; (3) S.89°40'18"E., a distance of 492.80 feet to a point of intersection with the East boundary of the Southeast 1/4 of said Section 8; thence S.00°18'00"E. along said East boundary, a distance of 1,367.89 feet; thence S.89°42'00"W., a distance of 284.99 feet; thence N.60°29'34"W., a distance of 332.24 feet; thence N.75°14'27"W., a distance of 562.03 feet; thence S.89°56'44"W., a distance of 1,544.27 feet to a point on the West boundary of the Southeast 1/4 of said Section 8; thence N.00°20'08"W. along said West boundary, a distance of 1,085.34 feet to the POINT OF BEGINNING.
Containing 140.45 acres, more or less.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the Wes boundary of the Northeast 1/4 of Section 8, Township 24 South, Range 20 East, Pasco County, Florida. Said line has a grid bearing of N.00°18'36"W.
- 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.
- A 4"x4" Concrete Monument (PRM) has been set at each corner of change in direction on the boundary of the lands being platted. An Iron Rod with cap inscribed with "DC JOHNSON LB 4514" or Parker-Kaylon nail with brass disk inscribed "LB 4514" 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)
- Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management (SWFWMD) Environmental Resource Permit, and/or Army Corp of Engineer (ACOE) Permit

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Owner hereby states and declares that they are the fee simple owner of all lands referred to as BAYHEAD ESTATES, as described in the legal description which is a part of this plat, and make the following dedications:

- Owner reserves 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).
- Owner does hereby grant, convey, and dedicate to the County, statutorily authorized public 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 licenses private utility companies. In the even the utility improvements are constructed within such Utility Easement area, it shall be their responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- Owner hereby grants, conveys, and dedicates to the perpetual use of the Public and the County all utility improvements and facilities lying within or upon the lands depicted on this Plat, together with any necessary easements, and further does hereby reserve unto themselves, their successors or assigns, the right to construct, operate, and maintain all utility improvements, or utility and appurtenances lying within the lands depicted on this Plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.

OWNER - BAYHEAD ESTATES I, LLC, a Florida limited liability company:

Kevin Steele
Manager - Bayhead Estates I, LLC
Witness Signature
Witness Name
Witness Signature
Witness Name

ACKNOWLEDGEMENT:

STATE OF FLORIDA

I hereby certify on this 14th day of May, 2024, before me personally appeared by means of physical presence Kevin Steele, Manager of BAYHEAD ESTATES I LLC, a Florida limited liability company, 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 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: 2-28-25 Commission Number: HH 0631615

Jennifer Moser
Notary Public, State of Florida at Large
JENNIFER MOSER
Commission # HH 0631615
Expires February 28, 2025
Renewed Three Budget History Services

CERTIFICATE OF TITLE:

I, Sheada Madani, of Johnson Pope Bokor Ruppels & Burns LLP, 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. In the event the plat does not contain a dedication, I hereby certify that the developer of the subdivision has 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 14th day of May, 2024.

Johnson Pope Bokor Ruppels & Burns, LLP

By: Sheada Madani
Sheada Madani

Bar No: 10567

REVIEW BY COUNTY 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 the 15th day of May, 2024

Alex W. Parnes, Pasco County Surveyor

Florida Professional Surveyor and Mapper, License No. 5131

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS:

This is to certify that on this the 21st day of May, 2024, 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

CLERK OF THE CIRCUIT COURT:

This is to certify that on this 21st day of May, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Nikki Alvares-Sowles, Esq.
Pasco County Clerk and Comptroller

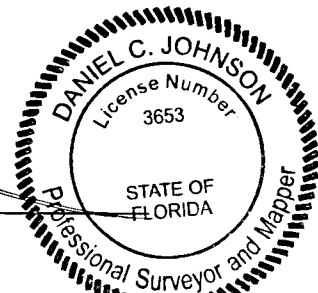
SURVEYOR'S CERTIFICATE:

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 13 day of May, 2024.

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

Daniel C. Johnson
Florida Professional Surveyor and Mapper No. 3653



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.

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