

AMBERLEA ESTATES
SECTION 11, TOWNSHIP 24 SOUTH, RANGE 20 EAST,
PASCO COUNTY, FLORIDA

DESCRIPTION:

For a POINT OF REFERENCE, Commence at the Southeast corner of the Southwest 1/4 of Section 11, Township 24 South, Range 20 East, Pasco County, Florida, thence run N.00°12'24"E. along the East boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 11, a distance of 10.87 feet to the Northerly maintained right-of-way line of Amberlea Road for a POINT OF BEGINNING; continue thence N.00°12'24"E. along said East boundary, a distance of 1,323.01 feet to the North boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 11, thence S.89°39'42"W., along said North boundary, a distance of 1,328.11 feet to the West boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 11, thence S.00°12'14"W., along said West boundary, a distance of 1,311.11 feet to the Northerly maintained right-of-way line of Amberlea Road, thence S.89°49'30"E., a distance of 1,327.99 feet to the POINT OF BEGINNING.
Containing 40.15 acres more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

James Groves and Ranch Inc., a Florida Corporation (the "Owner"), hereby states and declares that it is the fee simple owner of all lands referenced hereon as Amberlea Estates, as described in the legal description which is a part of this plat and makes 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 further does hereby grant, convey, and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Right-of-Way & Utility Easement 10.0 feet in width 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 "Right-of-Way & 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 reserves unto itself, 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:

JAMES GROVES AND RANCH, INC.

Linda J. Beecham
Linda J. Beecham
Vice President

David Beecham
Witness

David Beecham
Print Name

Dan Hudson
Witness

Dan Hudson
Print Name

ACKNOWLEDGMENT

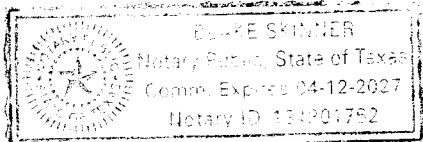
STATE OF FLORIDA)
COUNTY OF PASCO) ss:

I hereby certify on this 8th day of June, 2024, before me personally appeared, by means of physical presence, Linda J. Beecham, who has identified herself as the person described in and who executed the foregoing certificate of ownership and 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 Texas County, Florida, the day and year aforesaid.

My commission expires: 04-12-2027 Commission Number: 134301762

Blaine B. Brown
Notary Public, State of Florida at Large
TEXAS



PROPERTY INFORMATION:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

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. 23096012) and, based on said report find that the title of the property is vested in James Groves and Ranch, Inc., 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 for the Filing of A Subdivision Plat in Pasco County, Florida, FATIC File No. 23096012.

This 7 Day of June, 2024

Premium Title Inc.

By Jeanie Germain
Jeanie Germain
President

NOTES:

- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the East boundary of the Southwest 1/4 of Section 11, Township 24 South, Range 20 East having a grid bearing of S.00°12'24"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 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).
- 35.00 foot easement per O.R. 3847 PG 267 does not affect or benefit the subject property.

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.

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 12th day of June, 2024.

Alex W. Parnes
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 18 day of June, 2024 the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Ronald E. Oakley
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

19 day of June, 2024 in Plat Book 95, Page(s) 10 and 11

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

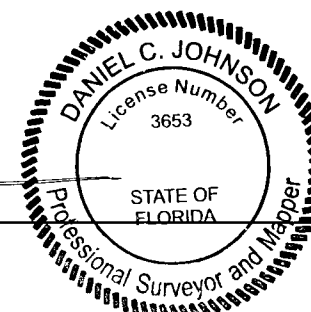
SURVEYOR'S CERTIFICATE:

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 7th day of JUNE, 2024.

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

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



PLAT BOOK **95** PAGE **11**
SHEET 2 OF 2

IP, IR = IRON PIPE, IRON ROD
R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
○ = FOUND IR (SIZE & REGISTRATION
NUMBER AS NOTED)
● = SET 5/8" IR "DC JOHNSON LB 4514"
◎ = FOUND IP (SIZE & REGISTRATION
NUMBER AS NOTED)
■ = SET 4"x4" CM "PRM 4514"
◼ = SECTION CORNER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°49'30" E	29.92'
L2	S 89°49'30" E	30.16'
L3	N 05°34'33" W	134.62'
L4	N 05°34'33" W	126.72'
L5	N 24°02'55" W	113.26'
L6	N 25°33'38" W	39.46'
L7	S 00°12'14" W	161.64'

D **JOHNSON**
ASSOCIATES
SURVEYING AND MAPPING
11911 South Curley Street
San Antonio, Florida 33576
(352) 588-2768 Fax: (352) 588-2713