

CRIMSON ESTATES
SECTION 26, TOWNSHIP 24 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK 95 PAGE 12
SHEET 1 OF 2

DESCRIPTION:

A parcel of land lying within Section 26, Township 24 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:
For a POINT OF REFERENCE commence at the Northeast corner of the Northwest 1/4 of said Section 26; thence N. 89°56'29"W. along the North boundary thereof, a distance of 1,329.69 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 26; thence S. 00°07'57"E. along the East boundary thereof, a distance of 40.00 feet to a point of intersection with the South right-of-way line of Saint Joe Road (County Road 578) for a POINT OF BEGINNING; thence continue S. 00°07'57"E., a distance of 622.43 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 26; thence S. 89°59'30"W. along the South boundary thereof, a distance of 296.51 feet; thence S. 00°01'51"E., a distance of 151.50 feet; thence N. 89°59'30"E., a distance of 296.74 feet to a point on the East boundary of the West 1/2 of the Northwest 1/4 of said Section 26; thence S. 00°07'09"E. along said East boundary, a distance of 841.85 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 26; thence S. 89°51'51"W. along the South boundary thereof, a distance of 664.28 feet to the Southwest corner thereof; thence N. 00°10'02"W. along the West boundary of the East 1/2 of the West 1/2 of the Northwest 1/4 of said Section 26, a distance of 994.83 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 26; thence N. 00°08'32"W. along the West boundary of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 26, a distance of 623.20 feet to the aforementioned South right-of-way line of Saint Joe Road; thence S. 89°56'29"E. along said South right-of-way line, a distance of 664.86 feet to the POINT OF BEGINNING.
Containing 23.65 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

St. Joe Walk, Inc., a Florida Corporation, and Crimson Estates, LLC, a Florida Limited Liability Company (the "Owners") hereby states and declares that they are the fee simple owners of all lands referenced herein as CRIMSON ESTATES, as described in the legal description which is a part of this plat, and make the following dedications:

- Owner(s) hereby reserves fee title to "TRACT A" and "TRACT B" (containing drainage) and "TRACT C" (Containing Ingress-Egress, Drainage and Utility) as shown and depicted hereon for conveyance by separate instrument to the Crimson Estates Homeowners Association, Inc., a Florida corporation, its successors and/or assigns (the "Association"). Said Association shall be responsible for maintenance of all deeded tracts thereof and said tracts shall be for the benefit of the individual lot owners.
- Owner(s) further grant and convey to the Association, its successors or assigns, a perpetual easement over and across all lands shown hereon as Drainage Tracts, Drainage Easements for the purpose of maintaining, repairing, replacing, and accessing the stormwater drainage facilities lying therein. The Association shall operate and maintain the Drainage Facilities within the drainage easements as shown hereon and by execution of this plat, the Association accepts the grant of easement and agrees to maintain the drainage facilities therein.
- Owner(s) further grant, convey, and dedicate to Pasco County, Florida (the "County") a perpetual easement for ingress-egress over and across "Tract C" for (Ingress-egress, Utility and Drainage Tract) for any and all governmental purposes including (without limitation) fire and law enforcement and emergency medical services.
- Owner(s) hereby grant, convey and dedicate to the County "TRACT R" (additional right-of-way for Saint 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(s) 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 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(s) 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 Owner, or the Association fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- Owner(s) 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).

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the North Florida State Plane Coordinate System, FL-West Projection, with the North boundary of the Northwest 1/4 of Section 26, Township 24 South, Range 20 East, Pasco County, Florida having a grid bearing of N. 89°56'29"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.
- 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)
- Lands within this plat are subject to the following:
 - Oil, gas, mineral & other reservations as set forth in instrument recorded in O.R. Book 204, Page 500 of the Public Records of Pasco County, Florida.
 - Phosphate, metals, minerals and petroleum reservations recorded in Official Records Book 10299, Page 2119, Public Records of Pasco County, Florida.
 - Notice of Environmental Resource Permit recorded in O.R. Book 10541, Page 3208 of the Public Records of Pasco County, Florida.
 - Notice of Environmental Resource Permit recorded in O.R. Book 10834, Page 349 of the Public Records of Pasco County, Florida.
 - Declaration of Covenants and Restrictions of Crimson Estates recorded in Official Records Book 10863, Page 3689 Public Records of Pasco County, Florida.

OWNER:

ST. JOE WALK, INC., A FLORIDA CORPORATION

Terrence Schrader
President

Megan Sumner
Witness Signature

Lee Chatham
Witness Signature

Megan Sumner
Witness Name

Lee Chatham
Witness Name

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF Pasco) ss:

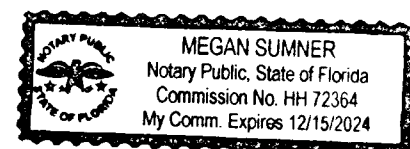
I hereby certify on this 11th day of June, 2024, before me personally appeared by means of physical presence Terrence Schrader, President of St. Joe Walk, Inc., known to me or has produced Known as identification, who has identified himself as the person described in and who executed the foregoing certificate 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: 12/15/2024

Commission Number: HH 72364

Megan Sumner
Notary Public, State of Florida at Large



OWNER:

CRIMSON ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY:

Kriston Kent
Manager

Leslie H. Auvil
Witness Signature

Andrew Walters
Witness Signature

Leslie H. Auvil
Witness Name

Andrew Walters
Witness Name

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF Pasco) ss:

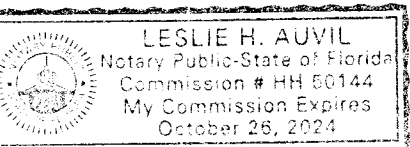
I hereby certify on this 11th day of June, 2024, before me personally appeared by means of physical presence Kriston Kent, Manager of Crimson Estates, LLC, known to me or has produced Known as identification, who has identified himself as the person described in and who executed the foregoing certificate 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: 10/26/2024

Commission Number: HH 50144

Leslie H. Auvil
Notary Public, State of Florida at Large



CERTIFICATE OF ACCEPTANCE OF OWNERS ASSOCIATION:

CRIMSON ESTATES HOMEOWNERS ASSOCIATION

Crimson Estates Homeowners Association hereby accepts the proposed conveyances and maintenance responsibilities as shown hereon.

By: Kriston Kent
Kriston Kent
Director

Leslie H. Auvil
Witness Signature

Andrew Walters
Witness Signature

Leslie H. Auvil
Witness Name

Andrew Walters
Witness Name

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF Pasco) ss:

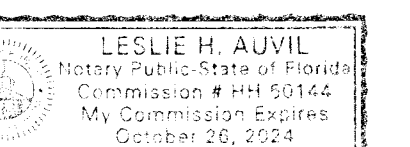
I hereby certify on this 11th day of June, 2024, before me personally appeared by means of physical presence Kriston Kent, Secretary of Crimson Estates Homeowners Association, Inc., known to me or has produced Known as identification, who has identified himself as the person described in and who executed 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: 10/26/2024

Commission Number: HH 50144

Leslie H. Auvil
Notary Public, State of Florida at Large



PROPERTY INFORMATION:

STATE OF FLORIDA)
COUNTY OF PASCO) ss:

We, Meridian Title Company, 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. 1353927-A1) and, based on said report find that the title of the property is vested in Crimson Estates, LLC and St. Joe Walk, 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. 1353927-A1.

This the 11th day of June, 2024.

Meridian Title Company, Inc.

By: Jon L. Auvil
Jon L. Auvil
President

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 11th day of June, 2024.

Alex W. Parnes
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 11th day of June, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Donald S. Oakley
Chairman of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT:

This is to certify that on this 11th day of June, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida. PB 95, Pages 12-13

Heather Brimes, P.C.
Nikki Alvarez-Sowles, Esq., Pasco County Clerk and Comptroller

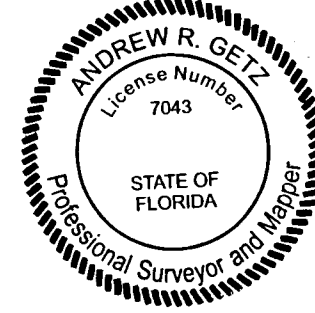
SURVEYOR'S CERTIFICATE:

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 11th day of June, 2024.

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

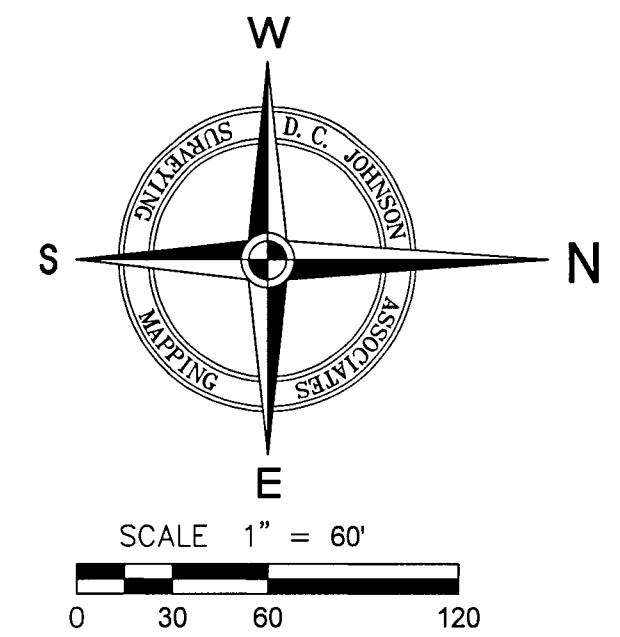
Andrew R. Getz
Andrew R. Getz
Florida Professional Surveyor and Mapper No. 7043



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.

CRIMSON ESTATES

SECTION 26, TOWNSHIP 24 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°07'57" E	40.00'
L2	S 00°06'32" E	17.00'
L3	N 00°07'57" W	17.00'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	20.18'	15.00'	77°04'19"	S 38°30'19" W	18.69'
C2	375.95'	75.00'	287°12'19"	S 66°33'41" E	89.01'
C3	114.50'	75.00'	87°28'25"	S 33°18'15" W	103.70'
C4	91.60'	75.00'	69°58'33"	S 45°25'14" E	86.01'
C5	131.80'	75.00'	100°41'29"	N 49°14'45" E	115.49'
C6	38.05'	75.00'	29°03'52"	N 15°37'55" W	37.64'

TRACT TABLE		
TRACT A	H.O.A. - DRAINAGE TRACT	0.56 ACRES
TRACT B	H.O.A. - DRAINAGE TRACT	2.01 ACRES
TRACT C	H.O.A. - INGRESS-EGRESS, DRAINAGE & UTILITY EASEMENT	2.51 ACRES
TRACT R	PUBLIC RIGHT-OF-WAY DEDICATED PER THIS PLAT	0.26 ACRES

- LEGEND
- IP, IR = IRON PIPE, IRON ROD
 - O.R. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - R/W = RIGHT-OF-WAY
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.C.P. = PERMANENT CONTROL POINT
 - CCR = CERTIFIED CORNER RECORD
 - H.O.A. = HOMEOWNERS ASSOCIATION
 - = SET 4"x4" CM "P.R.M. LB 4514"
 - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
 - △ = FOUND RAILROAD SPIKE
 - ⊙ = FOUND IP (SIZE & REGISTRATION NUMBER AS NOTED)

POINT OF REFERENCE
NORTHEAST CORNER OF THE
NORTHWEST 1/4 OF SECTION 26-24-20
FOUND RAILROAD SPIKE
CCR # 91447