

ONE PASCO CENTER PHASE 2 REPLAT
A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

95 141

DESCRIPTION:

A portion of Lot 19, of ONE PASCO CENTER PHASE 2, according to the plat thereof as recorded in Plat Book 39, Pages 55 and 56, of the Public Records of Pasco County, Florida, and being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 19, run thence along the East boundary thereof, S.00°27'02"W., a distance of 367.25 feet, to a point on the Northerly right-of-way line of STATE ROAD No. 52, as recorded in Official Records Book 6644, Page 1054, of the Public Records of Pasco County, Florida; thence along said Northerly right-of-way line, Westerly, 285.11 feet along the arc of a non-tangent curve to the left having a radius of 5698.65 feet and a central angle of 02°52'00" (chord bearing N.85°29'21"W., 285.08 feet), to a point on the Westerly boundary of said Lot 19; thence along said Westerly boundary, the following three (3) courses: 1) Northwestery, 60.49 feet along the arc of a non-tangent curve to the right having a radius of 50.00 feet and a central angle of 69°19'10" (chord bearing N.32°13'52"W., 56.87 feet); 2) N.02°25'43"E., a distance of 251.08 feet; 3) Northeastery, 76.81 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 88°01'21" (chord bearing N.46°26'23"E., 69.48 feet), to a point on the North boundary of said Lot 19; thence along said North boundary, S.89°32'58"E., a distance of 256.43 feet to the **POINT OF BEGINNING**.

Containing 2.513 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Jett Florida Realty, LLC, a South Carolina Limited Liability Company (the "Owner"), authorized to do business in Florida hereby state and declare that they are the fee simple owners of all lands referred to as "One Pasco Center Phase 2 Replat" and as described in the legal description, which is part of this plat, and makes the following dedications:

- Owner hereby grants, conveys, and dedicates to Pasco County, Florida (the "County") statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement across the Utility Easement, as shown hereon, for telephone, electric, cable television, water, reclaimed, street lights and fire protection 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, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.
- Owner further hereby grants, conveys, and dedicates to Pasco County, Florida (the "County") a perpetual easement for ingress and egress over and across the Access Easement, as shown hereon, for any and all governmental purposes including (without limitation) fire, law enforcement, and emergency medical services.
- Owner hereby grants, conveys and dedicates to the County, a non-ingress/egress easement along the lot line adjacent to State Road 52 of Lots 19A and 19B.

OWNER: Jett Florida Realty, LLC, a South Carolina Limited Liability Company
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

By: Allen M. Wood
Name: Allen M. Wood
Allen M. Wood
Chief Financial Officer

Witness: Donald E. Wilks
Print Name: Donald E. Wilks

Witness: Alice E. Trauche
Print Name: Alice E. Trauche

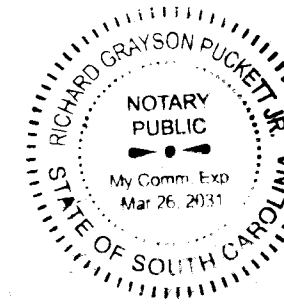
ACKNOWLEDGMENT:

STATE OF FLORIDA SOUTH CAROLINA)
COUNTY OF CHARLESTON) SS:

I hereby certify on this 7th day of August, 2024, before me personally appeared Allen M. Wood, as Chief Financial Officer of Jett Florida Realty, LLC, a South Carolina Limited Liability Company, known to me or who has produced driver's license 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 Hillsborough County, Florida, the day and year aforesaid.
Charleston South Carolina

Richard Grayson Puckett
Notary Public, State of Florida at Large
South Carolina
(Printed Name of Notary)
Grayson Puckett



My commission expires: 3/28/31

Commission Number:

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION: FIRST HORIZON BANK

Lands being platted herein are, as of the date of platting, encumbered by that certain Construction Mortgage, Security Agreement, Absolute Assignment of Leases and Rents, Financing Statement, and Fixture Filing from Jett Florida Realty, LLC, a South Carolina Limited Liability Company to First Horizon Bank, recorded March 3, 2022, in Official Records Book 10562, Page 3142, Public Records of Pasco County, Florida, and a separate Joinder and Consent to Plat of First Horizon Bank is being recorded in the Public Records of Pasco County, Florida, concurrent with the recordation of this Plat.

PROPERTY INFORMATION

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH } SS

We, Fidelity National Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a Property Information Report for the Filing of a Subdivision Plat, Order No. 11598587 and based on said report find that the title of the property is vested in Jett Florida Realty, LLC, a South Carolina Limited Liability Company, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown on the Property Information Report for the Filing of a Subdivision Plat, Order No. 11598587.

THIS THE 8th DAY OF AUGUST, 2024.

Fidelity National Title Insurance Company

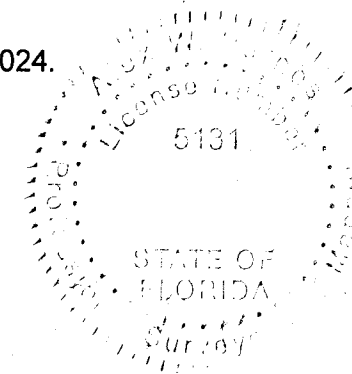
By: Charles L. Ferguson
Charles L. Ferguson
Senior Commercial Examiner

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 14th day of August, 2024.

Alex W. Parnes
Alex W. Parnes, Pasco County Surveyor
Florida Professional Surveyor and Mapper No. 5131



BOARD OF COUNTY COMMISSIONERS:

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

Richard 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 this 22nd day of August, 2024 in Plat Book 95, Pages 141-142.

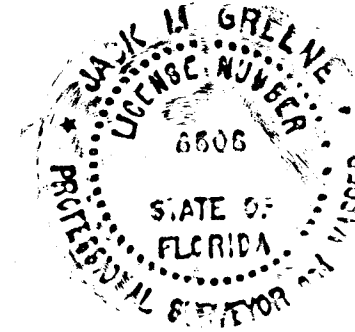
Nikki Alvarez-Sowles
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk and Comptroller

CERTIFICATE OF SURVEYOR

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 Florida Statutes, Chapter 177, Part 1.

Signed and Sealed this 2nd day of August, 2024.

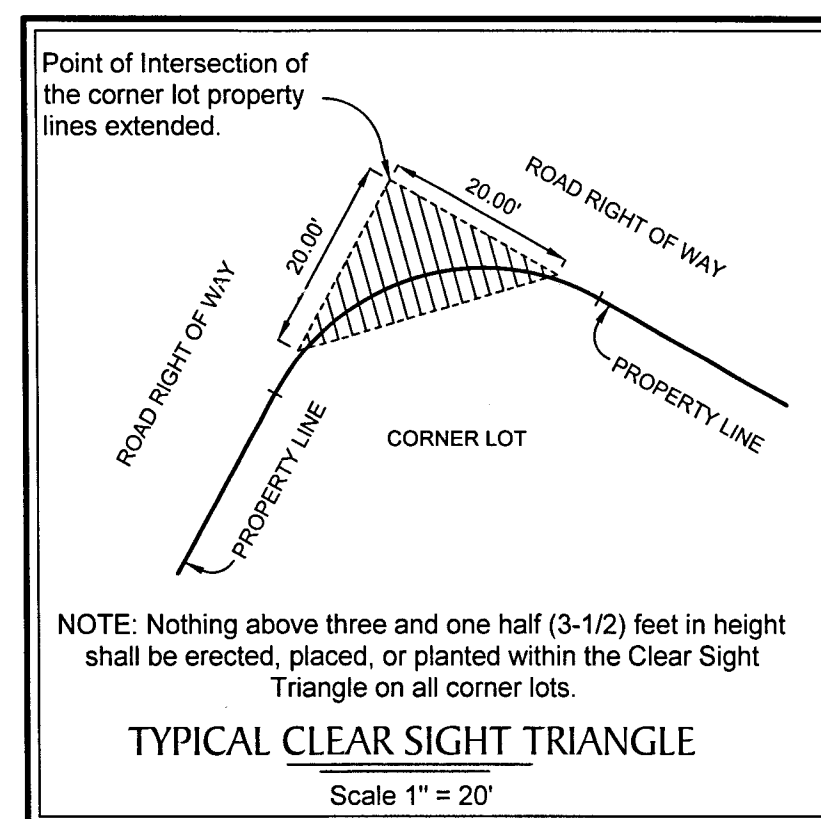
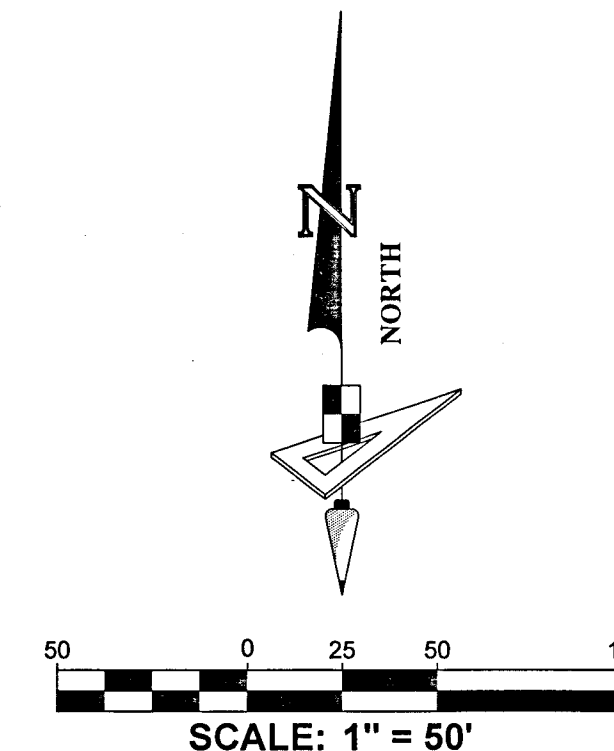
Jack M. Greene
Jack M. Greene
Professional Land Surveyor No. LS6506
Certificate of Authorization No. LB7768



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Line Data Table		
No.	Bearing	Length
L1	N00°21'44"E	7.75'
L2	S89°38'16"E	16.05'

Curve Data Table				
NO.	RADIUS	ARC	DELTA	BEARING
C1	5698.65'	285.11'	2°52'00"	N85°29'21"W
C2	50.00'	60.49'	69°19'10"	N32°13'52"W
C3	50.00'	76.81'	88°01'21"	N46°26'23"E
C4	5698.65'	168.12'	1°41'25"	N84°54'03"W
C5	5698.65'	116.99'	1°10'35"	N86°20'03"W
C8	10.00'	15.70'	89°57'05"	S45°20'17"W
C9	15.00'	23.58'	90°04'26"	S44°40'29"E
C10	10.00'	15.69'	89°54'47"	N45°19'33"E
C11	3.00'	4.72'	90°03'20"	N44°39'30"W
C12	25.00'	39.23'	89°54'44"	N45°19'34"E
C13	39.00'	18.90'	27°45'47"	S75°50'10"E
C14	15.00'	7.25'	27°40'59"	N75°47'46"W
C15	8.00'	12.57'	90°02'55"	S44°39'43"E
C16	8.00'	21.36'	152°59'52"	N07°16'07"E

LEGEND:

- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- + indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- (NR) indicates non-radial line
- O.R. indicates Official Record Book
- C.S.T. indicates Clear Sight Triangle
- PG. indicates Page
- SF indicates Square Feet
- ± indicates More or Less

NOTE:
ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

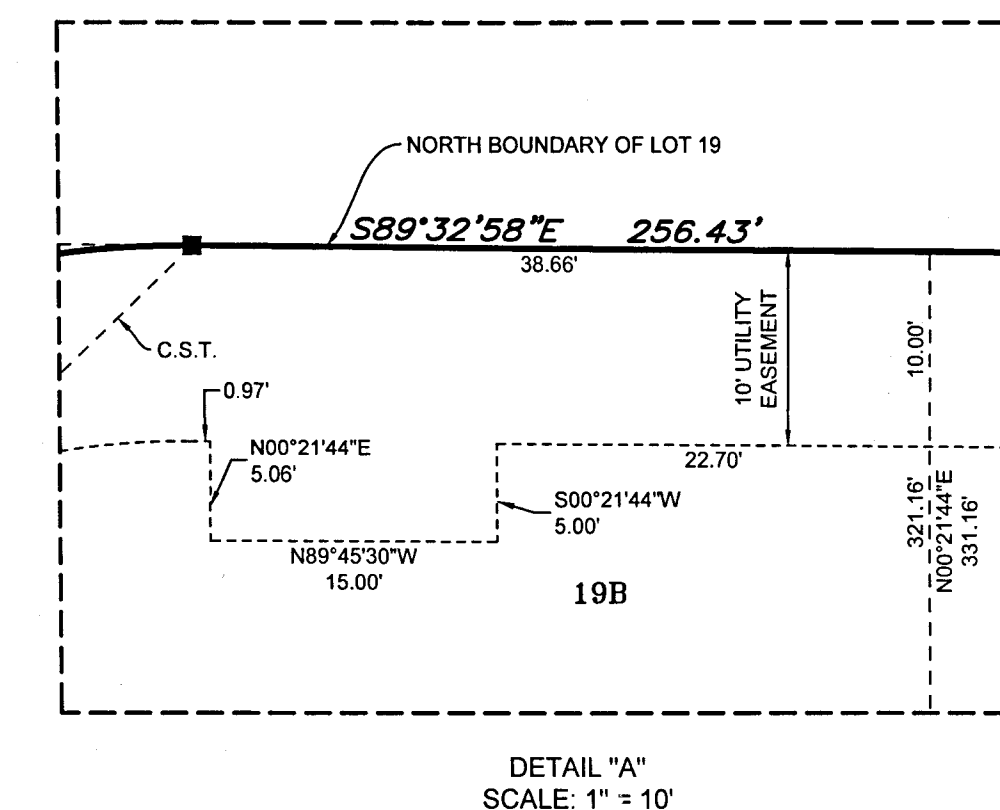
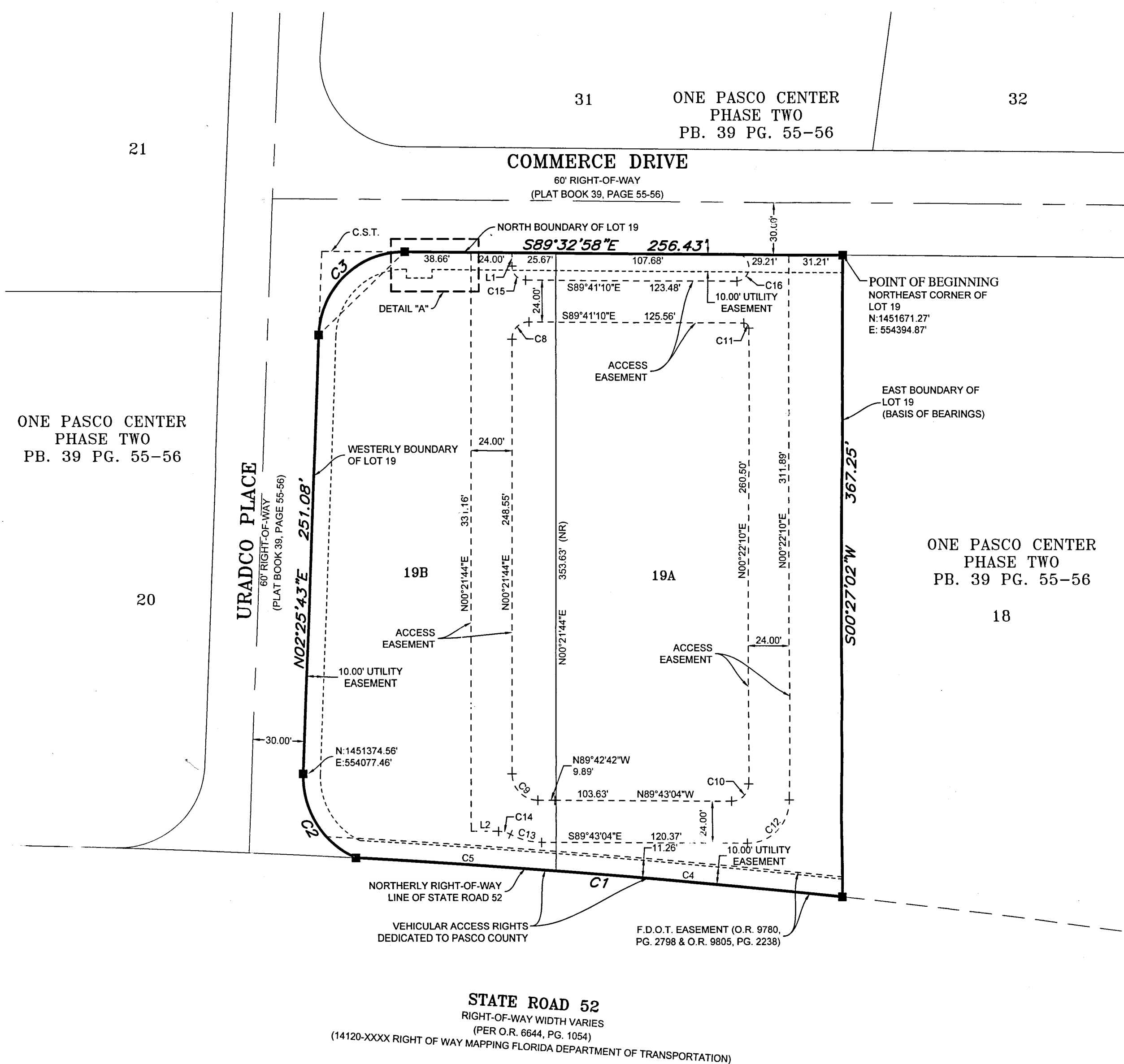
The coordinate values shown hereon are based on the National Geodetic Survey Control Point and were established to Third Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition. "N30 123"

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.

NOTE:
A 1/2 INCH DIAMETER IRON PIPE WITH CAP No. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

BASIS OF BEARINGS

The East boundary of Lot 19 of ONE PASCO CENTER PHASE 2, according to the Plat thereof, as recorded in Plat Book 39, Page 55 - 56 of the Public Records of Pasco County, Florida, has a Grid bearing of S.00°27'02"W. The Grid bearings as shown hereon refer to the State Plane Coordinate System (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.



NOTE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television 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 section shall apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with National Electrical Safety Code as adopted by the Florida Public Service Commission.