

LONG LAKE RANCH LOT 7, REPLAT
A REPLAT OF LOT 7, ACCORDING TO THE PLAT THEREOF, LONG LAKE RANCH PARCEL C, AS RECORDED
IN PLAT BOOK 93, PAGES 103 - 104, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA
LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.

95 143

DESCRIPTION: A replat of Lot 7 of LONG LAKE RANCH PARCEL C, according to the Plat thereof, recorded in Plat Book 93, Page 103, of the Public Records of Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 7, run thence along the Northerly, Easterly, Southerly, and Westerly boundary thereof the following nine (9) courses: 1) Northeasterly, 507.00 feet along the arc of a non-tangent curve to the left having a radius of 2989.46 feet and a central angle of 09°43'01" (chord bearing N.63°56'46" E., 506.39 feet); 2) S.35°36'05" E., a distance of 106.97 feet; 3) S.54°23'55" W., a distance of 50.00 feet; 4) S.33°26'00" E., a distance of 370.38 feet; 5) S.70°15'00" W., a distance of 329.97 feet; 6) N.19°45'00" W., a distance of 35.50 feet; 7) S.70°15'00" W., a distance of 109.75 feet; 8) Westerly, 118.52 feet along the arc of a tangent curve to the right having a radius of 525.00 feet and a central angle of 12°56'03" (chord bearing S.76°43'01" W., 118.26 feet); 9) N.22°01'58" W., a distance of 372.30 feet to the POINT OF BEGINNING.

Containing 5.065 acres, more or less.

OWNER: Roy Nicholas Geraci III

By: Roy Nicholas Geraci III

Name: Roy Nicholas Geraci III

Witness: Kelly Dobsha
Print Name: Kelly Dobsha

Witness: Catherine Backer
Print Name: Catherine Backer

ACKNOWLEDGMENT:

STATE OF FLORIDA

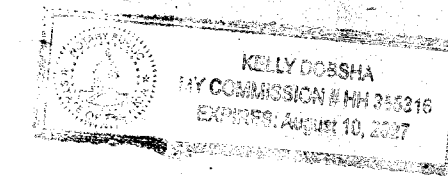
COUNTY OF Hillsborough

I hereby certify on this 16th day of August, 2024 before me personally appeared Roy Nicholas Geraci, III, known to me or who 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 Hillsborough County, Florida, the day and year aforesaid.

Kelly Dobsha
Notary Public, State of Florida at Large
(Printed Name of Notary)
Kelly Dobsha

My commission expires: 8-10-27
Commission Number: H#385516



OWNER: Louis Geraci, LLLP, a Florida limited liability limited partnership
N. Geraci & Co., Inc., a Florida corporation
Its General Partner

By: Peter A. Geraci

Name: Peter A. Geraci

Title: President

Witness: Kelly Dobsha
Print Name: Kelly Dobsha

Witness: Catherine Backer
Print Name: Catherine Backer

ACKNOWLEDGMENT:

STATE OF FLORIDA

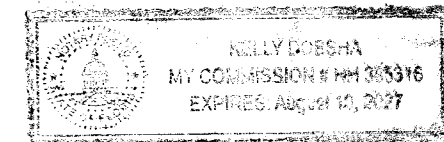
COUNTY OF Hillsborough

I hereby certify on this 16th day of August, 2024 before me personally appeared Peter A. Geraci, as President of N. Geraci & Co., Inc., as the General Partner of Louis Geraci, LLLP, a Florida limited liability limited partnership, known to me or who 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 Hillsborough County, Florida, the day and year aforesaid.

Kelly Dobsha
Notary Public, State of Florida at Large
(Printed Name of Notary)
Kelly Dobsha

My commission expires: 8-10-27
Commission Number: H#385516



PROPERTY INFORMATION

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

We, Old Republic 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, ORNTIC File No. 23125941 and based on said report find that the title of the property is vested in Louis Geraci, LLLP and Roy Nicholas Geraci III, 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, ORNTIC File No. 23125941.

THIS THE 16th DAY OF August, 2024.

Old Republic National Title Insurance Company

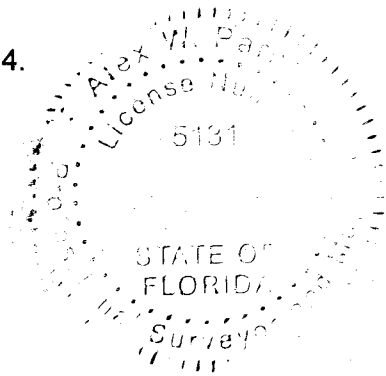
BY: Nicholas Peters Sergio Osorio

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 19th 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.

Ronald S. 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 143 - 144

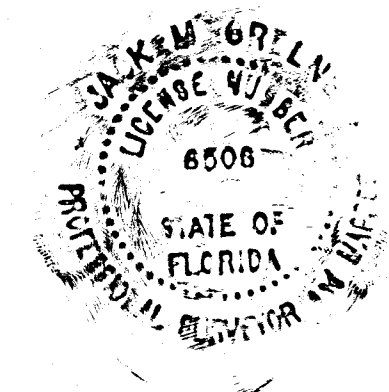
Nikki Alvarez-Sowles
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk and Comptroller

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 16th day of August, 2024.

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



GeoPoint
Surveying, Inc.

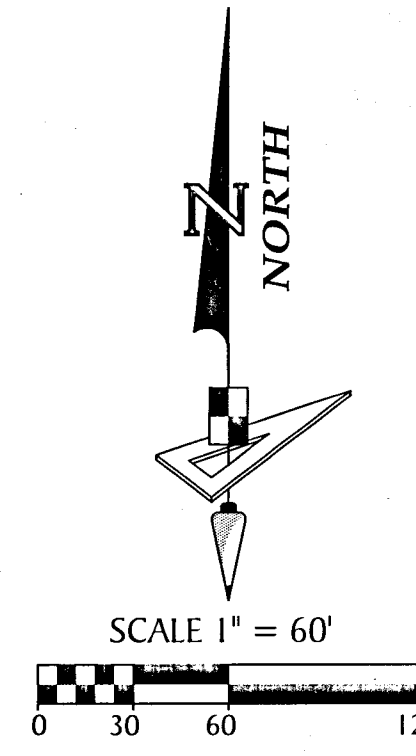
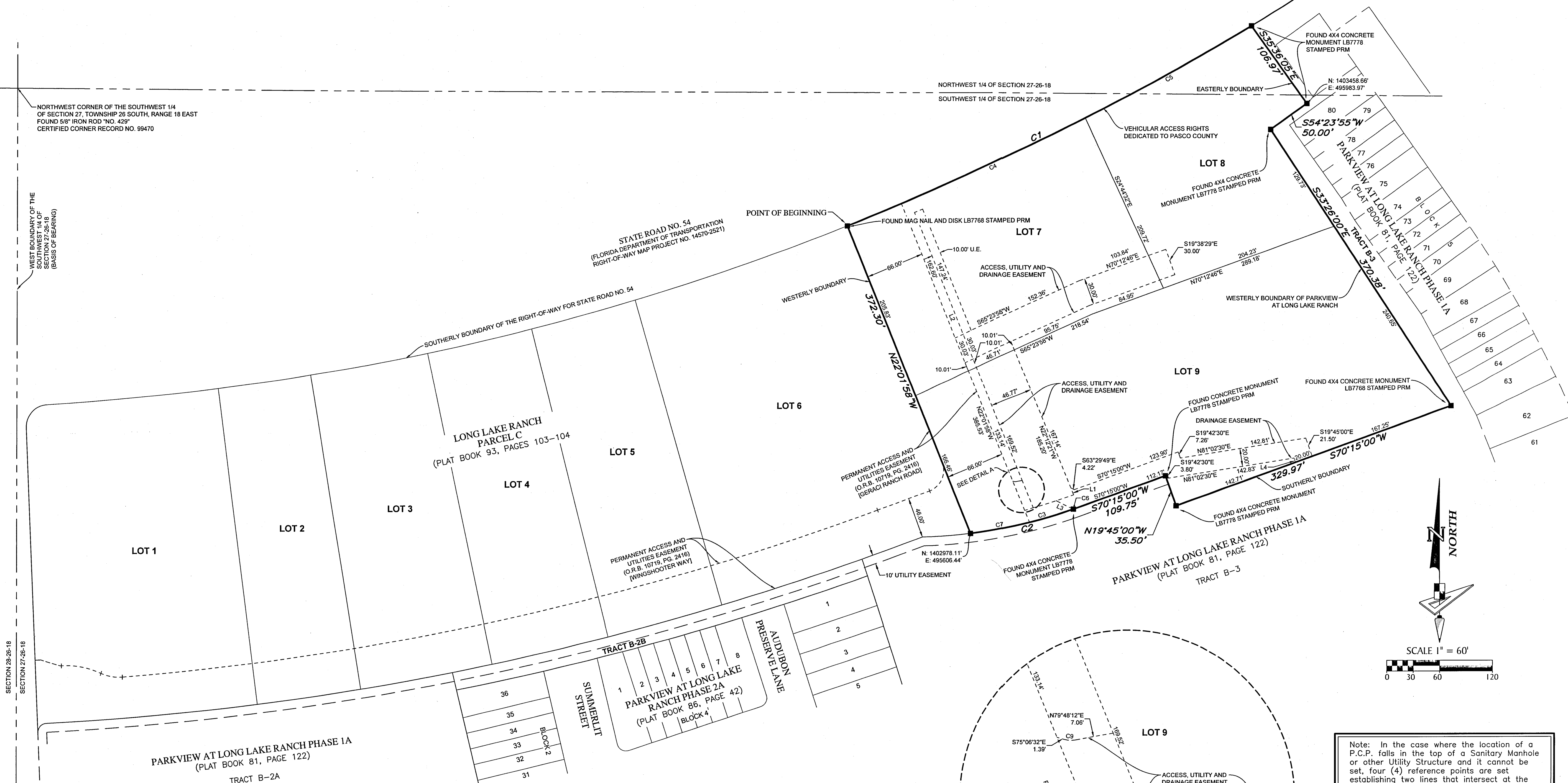
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

SHEET 1 OF 2 SHEETS

LONG LAKE RANCH LOT 7, REPLAT
A REPLAT OF LOT 7, ACCORDING TO THE PLAT THEREOF, LONG LAKE RANCH PARCEL C, AS RECORDED
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PLAT BOOK 93 PAGE NO. 144

GRAND PARKVIEW BOULEVARD
(PER PLAT BOOK 81, PAGE 122)

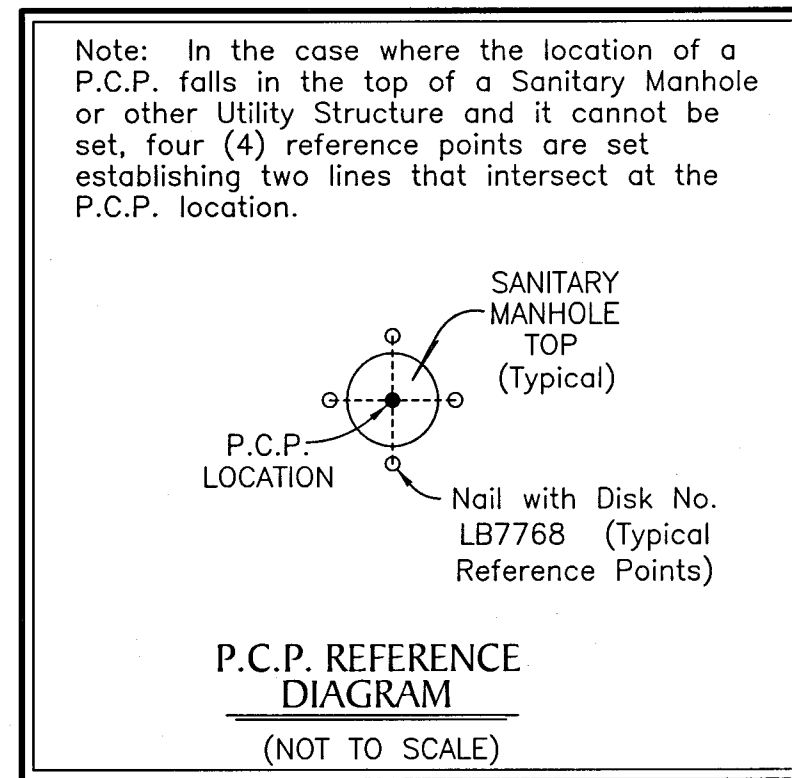
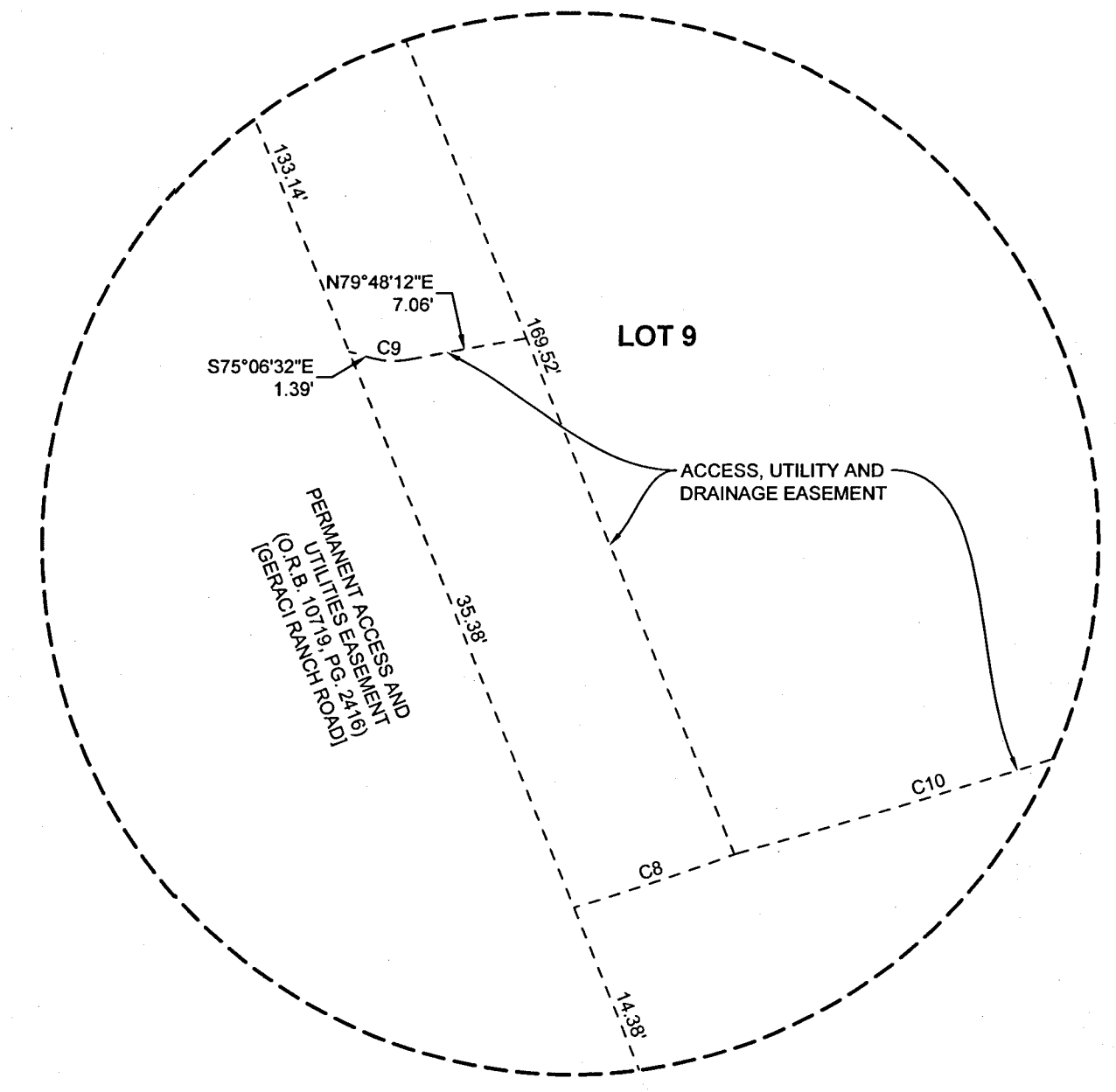


NOTE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall 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.

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

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 22°12'21\"E	8.05'
L2	N 22°01'58\"W	324.05'
L3	S 63°29'49\"E	21.07'
L4	S 19°45'00\"W	4.95'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	2989.46'	9°43'01\"	507.00'	506.39'	N 63°56'46\"E
C2	525.00'	12°56'03\"	118.52'	118.26'	S 76°43'01\"W
C3	525.00'	5°32'57\"	50.85'	50.83'	N 73°03'11\"E
C4	2989.46'	4°21'43\"	227.58'	227.53'	N 65°21'31\"E
C5	2989.46'	4°05'25\"	213.41'	213.37'	N 61°07'58\"E
C6	525.12'	0°01'42\"	0.26'	0.26'	N 70°15'51\"E
C7	525.00'	7°21'23\"	67.41'	67.36'	N 79°30'21\"E
C8	187.74'	3°03'33\"	10.02'	10.02'	N 71°49'16\"E
C9	5.00'	25°05'16\"	2.19'	2.17'	S 87°39'10\"E
C10	591.89'	4°34'53\"	47.33'	47.32'	N 72°09'30\"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
U.E. - Utility Easement
F.D.O.T. - Florida Department of Transportation

The coordinate values shown hereon are based on the National Geodetic Survey Control Points 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. \"INSPECT\" and \"SKIPPER RESET\"

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 WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, HAS A GRID BEARING OF S.00°09'25\"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM (NAD 83-1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.