

JESSAMINE ACRES
SECTION 11, TOWNSHIP 24 SOUTH, RANGE 20 EAST,
PASCO COUNTY, FLORIDA

PLAT BOOK 98 PAGE 20
SHEET 1 OF 2

DESCRIPTION:

A parcel of land lying within Section 11, 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 Southeast 1/4 of said Section 11; thence S.00°29'01"W. along the East boundary of said Southeast 1/4 of Section 11, a distance of 1,328.90 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 11; thence S.89°57'31"W. along the South boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 11, a distance of 15.54 feet to a point on the apparent Westerly maintained right-of-way line of Jessamine Road, for a POINT OF BEGINNING; thence continue S.89°57'31"W. along said South boundary, a distance of 1,317.32 feet to the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 11; thence N.00°20'22"E. along the West boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 11, a distance of 994.04 feet to the North boundary of the South 995 feet of the Northeast 1/4 of the Southeast 1/4 of said Section 11; thence N.89°55'38"E. along the North boundary of the South 995 feet of the Northeast 1/4 of the Southeast 1/4 of said Section 11, a distance of 1,315.32 feet to the aforementioned apparent Westerly maintained right-of-way of Jessamine Road; thence S.00°13'25"W., along said apparent Westerly maintained right-of-way, a distance 994.76 feet to the POINT OF BEGINNING. Containing 30.05 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Lazaro and Alysia Lorenzo (Husband and Wife) along with Richard and Amanda Delauter, individually and as Trustees of the Delauter Family Living Trust, dated January 4, 2022; hereafter collectively referred to as "Owners", hereby state and declare that they are the fee simple owners of all lands referred to as JESSAMINE ACRES, as described in the legal description which is a part of this plat, and hereby dedicate this plat for recording.

Owners grant, convey and dedicate to the perpetual use of the public and the County, a public Right-of-Way preservation area, for any and all governmental purposes incidental thereto and further does hereby reserve unto themselves, their respective heirs, successors, assigns or legal representatives, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvement, facilities, and appurtenances are assumed by the County.

Owners 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).

OWNER:

Richard and Amanda Delauter, Individually and as Trustees of THE DELAUTER FAMILY LIVING TRUST

Richard Delauter
Individually and as Trustee

Witness

Witness

Print Name

Print Name

Witness

Witness

Print Name

Print Name

ACKNOWLEDGEMENT:

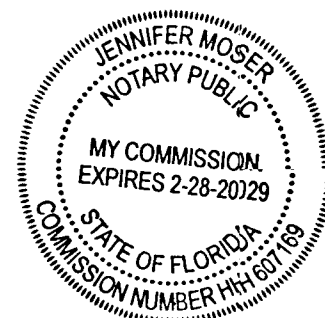
STATE OF FLORIDA)
COUNTY OF Pasco) ss:

I hereby certify on this 5th day of March, 2025, before me personally appeared by means of physical presence Richard Delauter and Amanda Delauter, individually and as Trustees of The Delauter Family Living Trust, known to me or has produced as identification, who has identified themselves as the people 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: 2-28-29

Notary Public, State of Florida at Large



OWNER:

Lazaro Lorenzo
Owner

Witness

Witness

Print Name

Print Name

Witness

Witness

Print Name

Print Name

ACKNOWLEDGEMENT:

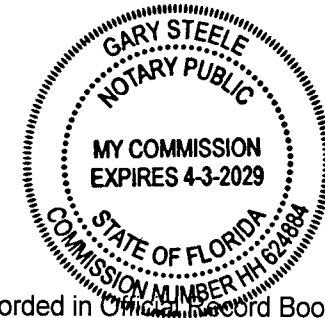
STATE OF FLORIDA)
COUNTY OF Pasco) ss:

I hereby certify on this 5th day of March, 2025, before me personally appeared by means of physical presence Lazaro Lorenzo and Alysia Lorenzo, Owners, known to me or has produced as identification, who has identified themselves as the people 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: 4/3/2029

Notary Public, State of Florida at Large



MORTGAGEE - CONSENT TO DEDICATION:

Six Feet Under LLC, as Mortgagee under a certain mortgage dated May 10, 2024, and recorded in Official Records Book 11017, Page 420, of the Public Records of Pasco County, Florida hereby consents to and joins in the recording of this instrument and the dedications and conveyances shown hereon.

By: Vicky Johnson
Vicky Johnson
Manager

Signature

Print Name

Signature

Print Name

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the East boundary line of the Southeast 1/4 of Section 11, Township 24 South, Range 20 East. Said line has a grid bearing of S.00°29'01"W.
- The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Pasco County Surveying and Mapping accepted methods and procedures for establishment of horizontal surveying control, and/or approved by the County Surveyor.
- 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.
- Lands within this plat are subject to right-of-way preservation setback and 25.00' landscape buffer as shown hereon, per Pasco County Land Development Code.
- TECO easement recorded in Official Records Book 10369, Page 1566 is shown and labeled hereon.

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 (Commitment for Title Insurance for the filing of a Subdivision Plat in Pasco County, Florida, ORNTIC commitment number 23104678) and, based on said report find that the title of the property is vested in Lazaro Lorenzo and Alysia Lorenzo, husband and wife, as to Parcel 1, and Richard Delauter and Amanda Delauter, husband and wife, Trustees of the Delauter Family Living Trust, as to Parcel 2, 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 Commitment for title insurance for the filing of a Subdivision Plat in Pasco County, Florida, ORNTIC commitment number 23104678.

This the 5 day of March, 2025.

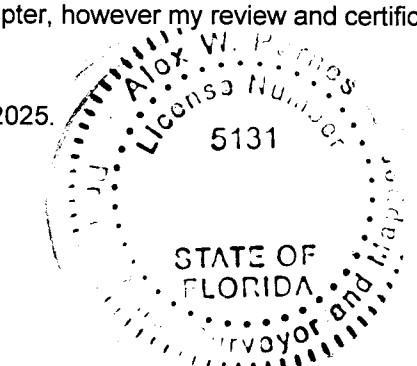
By: Jeanie Germain, President
Jeanie Germain
Authorized Signatory

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, 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 6th day of March, 2025.

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 25th day of March, 2025, in Plat Book 98, Page(s) 20-21 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:

I hereby certify that the foregoing plat has been filed in the Public Record of Pasco County, Florida on this 26th day of March, 2025, in Plat Book 98, Page(s) 20-21.

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

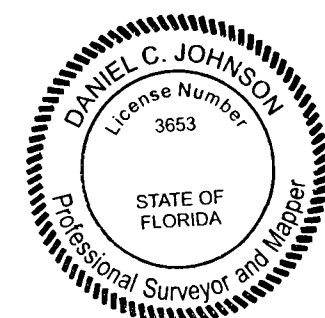
SURVEYOR'S CERTIFICATE:

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 Florida Statutes Chapter 177, Part I, and that Permanent Reference Monuments (P.R.M.'s) were set on the 19th day of November, 2023, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

Signed and Sealed this 3 day of MARCH, 2025.

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

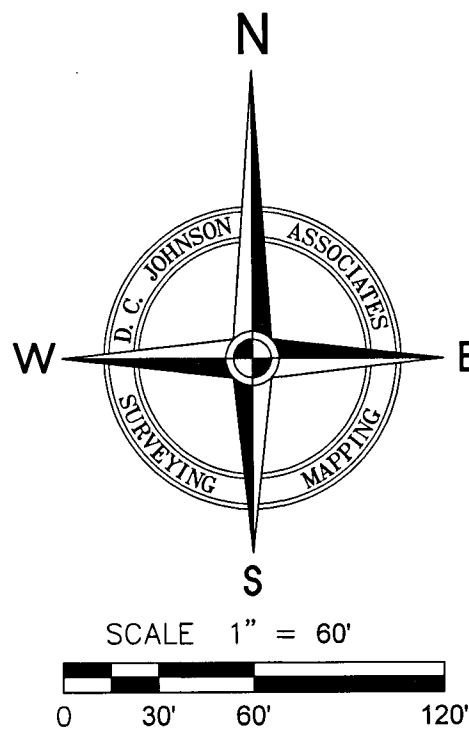
Daniel C. Johnson
Florida Professional Surveyor and Mapper No. 3653



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.

JESSAMINE ACRES

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



- LEGEND**
- (P) = PLAT MEASUREMENT
 - R/W = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORDS BOOK
 - P.G. = PAGE
 - = SET 4"x4" CM "LB 4514"
 - ⊙ = FOUND AXEL (SIZE & REGISTRATION NUMBER AS NOTED)
 - △ = FOUND RAILROAD SPIKE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°13'48" W	15.54'
L2	S 89°58'01" W	20.06'

