

TRINITY LAKES
BEING A PARTIAL REPLAT OF THE LYON COMPANY'S SUBDIVISION, RECORDED IN
PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA,
LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST,
PASCO COUNTY, FLORIDA

DESCRIPTION:

A parcel of land lying within Section 27, Township 26 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of the Southwest 1/4 of said Section 27; thence S.00°18'13"W., along the East boundary thereof, a distance of 389.45 feet; thence N.89°41'47"W., a distance of 29.87 feet to the intersection of the South right-of-way line of State Road 54, per FDOT Work Program Item/Segment No. 256336 1 and the West right-of-way line of Gunn Highway, THE LYON COMPANY'S SUBDIVISION per the map or plat thereof recorded in Plat Book 2, Page 39 of the Public Records of Pasco County, Florida; thence S.00°18'13"W., along said West right-of-way line of Gunn Highway, a distance of 298.95 feet for a POINT OF BEGINNING; thence continue along said West right-of-way line the following two (2) courses: (1) S.00°18'28"W., a distance of 642.04 feet; (2) S.00°15'53"W., a distance of 161.69 feet; thence N.89°02'04"W., a distance of 298.33 feet to the centerline of Lemon Avenue of EILAND'S SUBDIVISION as per the map or plat thereof recorded in Plat Book 2, Page 65 and vacated in Official Records Book 10545, Page 911 of the Public Records of Pasco County, Florida; thence along said centerline, the following two (2) courses: (1) S.00°26'32"W., a distance of 159.77 feet; (2) S.00°22'11"W., a distance of 170.92 feet to the South boundary of Lot 6 and Lot 18, Block 3 of the aforementioned EILAND'S SUBDIVISION; thence N.89°02'47"W., along said South boundary of Lot 6 and Lot 18, Block 3, a distance of 298.38 feet to the East right-of-way line of Old Gunn Highway; thence along said East right-of-way line of Old Gunn Highway, the following four (4) courses: (1) N.00°17'07"E., a distance of 171.11 feet; (2) N.00°17'52"E., a distance of 321.26 feet; (3) N.80°56'11"W., a distance of 2.29 feet; (4) N.00°18'08"E., a distance of 858.87 feet to the northwest corner of Lot 3 Block C of the aforementioned THE LYON COMPANY'S SUBDIVISION; thence N.89°01'19"W., a distance of 60.00 feet to the Northeast corner of Lot 1, Block B of said THE LYON COMPANY'S SUBDIVISION; thence N.00°18'08"E., along the East boundary of said Lot 1, Block B, a distance of 6.76 feet to the aforementioned South right-of-way line of State Road 54; thence N.84°27'22"E., along said South right-of-way line, a distance of 433.19 feet; thence S.00°20'15"W., a distance of 275.69 feet; thence S.89°43'07"E., a distance of 228.79 feet to the POINT OF BEGINNING.

Containing 15.47 acres, more or less.

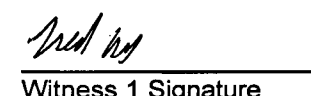
CERTIFICATE OF OWNERSHIP AND DEDICATION:

29:11 Trinity Lakes LLC, a Florida limited liability company and Jayan Elle LLC, a California limited liability company, authorized to do business in the State of Florida ("Owners") hereby state and declare that they are the fee simple owners of all lands referenced hereon as TRINITY LAKES, as described in the legal description which is a part of this plat, and make the following dedications:

- Owners hereby grant, convey and dedicate to Pasco County, Florida (the "County") "Tract RW 1" (additional right-of-way for State Road 54 [Public]) & "Tract RW 2" (additional right-of-way for Gunn Highway [Public]) 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.
- Owners hereby dedicate to the County, an easement for the purposes of drainage in the areas shown and depicted hereon as "Drainage Easement".
- Owners 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.
- Owners do 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 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.
- 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).
- Owners do further grant, convey and dedicate to Pasco County, Florida, a perpetual easement over all private ingress/egress or access easements and parking areas for any and all governmental purposes incidental thereto.
- Owners do further grant, convey and dedicate to the County, a non-ingress/egress easement along the lot line of Lots 2 and 3 bordering State Road 54.

MORTGAGEE - CONSENT TO DEDICATION:

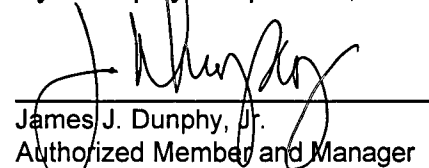
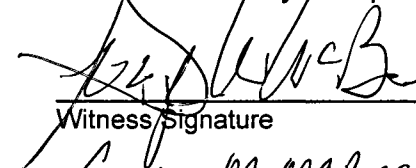
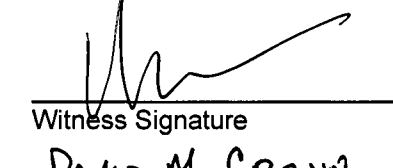
Studio Bank, as Mortgagee under a certain mortgage dated 09/07/2023, and recorded in Official Records Book 10883, Page 548, as affected by Partial Release dated 11/06/2024, recorded in Official Records Book 11112, Page 2532 and Official Records Book 11238, Page 2671 of the Public Records of Pasco County, Florida, hereby consents to and joins in the recording of the instrument and the dedications and conveyances shown hereon.


Officer's Signature
Name
Seth Butler
Vice President
Title

Witness 1 Signature
Name
Noah Wessel

Witness 2 Signature
Name
Martha Rammel

OWNER

29:11 Trinity Lakes, LLC, a Florida Limited Liability Company
By: Dunphy Properties, LLC, a Florida limited liability company, its authorized member:


James J. Dunphy, Jr.
Authorized Member and Manager
Witness Signature

George M. McBee
Witness Name
Witness Signature

David M. Cronin
Witness Name

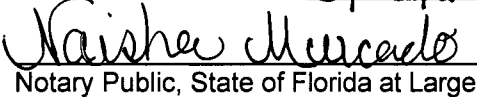
ACKNOWLEDGEMENT:

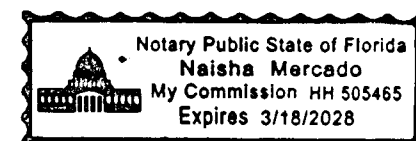
STATE OF FLORIDA)
COUNTY OF Hillsborough) ss:

I hereby certify on this 10th day of DECEMBER, 2025, before me personally appeared by means of physical presence James J. Dunphy, Jr., Authorized Member and Manager, [X] known to me or [] 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.

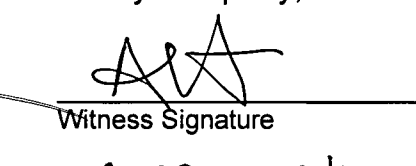
My commission expires: 3/18/2028 Commission Number: 505465


Naisha Mercado
Notary Public, State of Florida at Large



OWNER

Jayan Elle LLC, a California limited liability company, authorized to do business in the State of Florida:


Jeffrey Toews
Member
Witness Signature

Anna Trout
Witness Name
Witness Signature

Matthew Grots
Witness Name

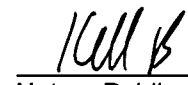
ACKNOWLEDGEMENT:

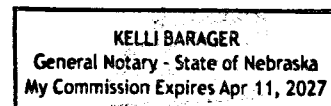
STATE OF Nebraska)
COUNTY OF Douglas) ss:

I hereby certify on this 24th day of November, 2025, before me personally appeared by means of physical presence Jeffrey Toews, Member, [X] known to me or [] has produced Nebraska driver's license identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and everally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Douglas County, Nebraska, the day and year aforesaid.

My commission expires: 04-11-2027 Commission Number: N/A


Kelli Barager
Notary Public, State of Nebraska at Large

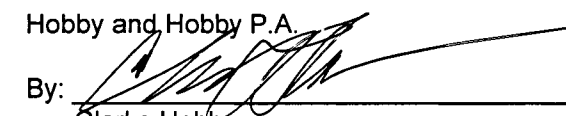


CERTIFICATE OF TITLE:

STATE OF FLORIDA)
COUNTY OF Hillsborough) ss:

I, Clarke Hobby of Hobby & Hobby, P.A., do hereby certify that the record title to the land as described and shown on this plat is vested in 29:11 Trinity Lakes, LLC, a Florida Limited Liability Company and Jayan Elle LLC, a California limited liability company. I certify that there are no liens and/or encumbrances of record against said property, except as shown on said plat. Additionally, I certify that there are no delinquent taxes, outstanding tax certificates, or omitted year's taxes outstanding on the land.

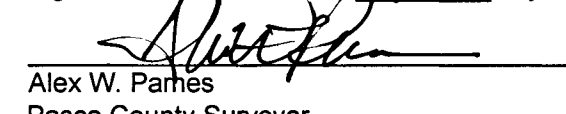
This the 10th day of December, 2025.

Hobby and Hobby P.A.
By: 
Clarke Hobby
Attorney, Hobby & Hobby P.A.
Bar #: 78948

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA:

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I have performed a limited review of this plat for conformity to Chapter 177 Part I, 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 20th day of December, 2025.


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

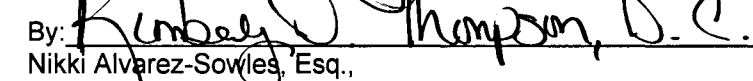
CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FLORIDA:

This is to certify that on this 5th day of December, 2025, the foregoing plat was approved to be recorded by the administrative officer of Pasco County, Florida.


David F. Allen, P.E.
Assistant County Administrator
Development Services

CERTIFICATE OF THE 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 10th day of December, 2025, in Plat Book 99, Page(s) 136-140.

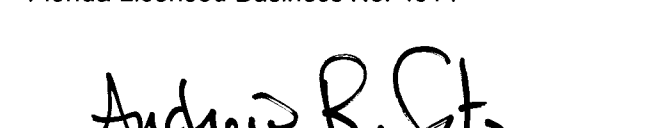
By: 
Nikki Alvarez-Soriano, Esq.
Pasco County Clerk and Comptroller

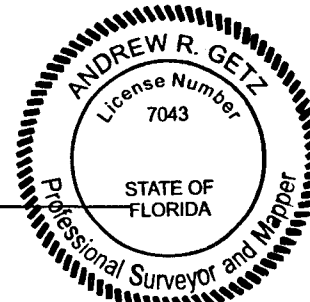
SURVEYOR'S CERTIFICATE:

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 13th day of June, 2025, 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 17th day of November, 2025.

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


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.

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LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST,
PASCO COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°15'53" W	161.69'
L2	S 00°26'32" W	159.77'
L3	S 00°22'11" W	170.92'
L4	N 00°17'07" E	171.11'
L5	N 80°56'11" W	2.29'
L6	N 89°01'19" W	60.00'
L7	N 00°18'08" E	6.76'

TRACT TABLE	
TRACT RW 1	ADDITIONAL RIGHT-OF-WAY FOR STATE ROAD 54 (PUBLIC)
TRACT RW 2	ADDITIONAL RIGHT-OF-WAY FOR GUNN HIGHWAY (PUBLIC)

SURVEYOR'S NOTES:

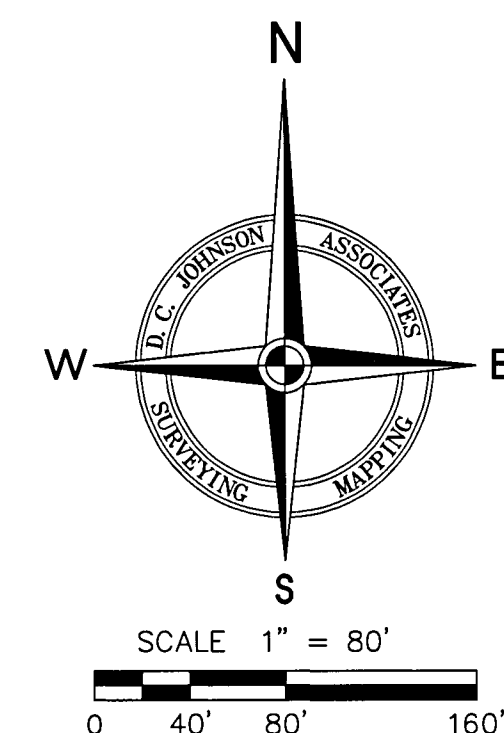
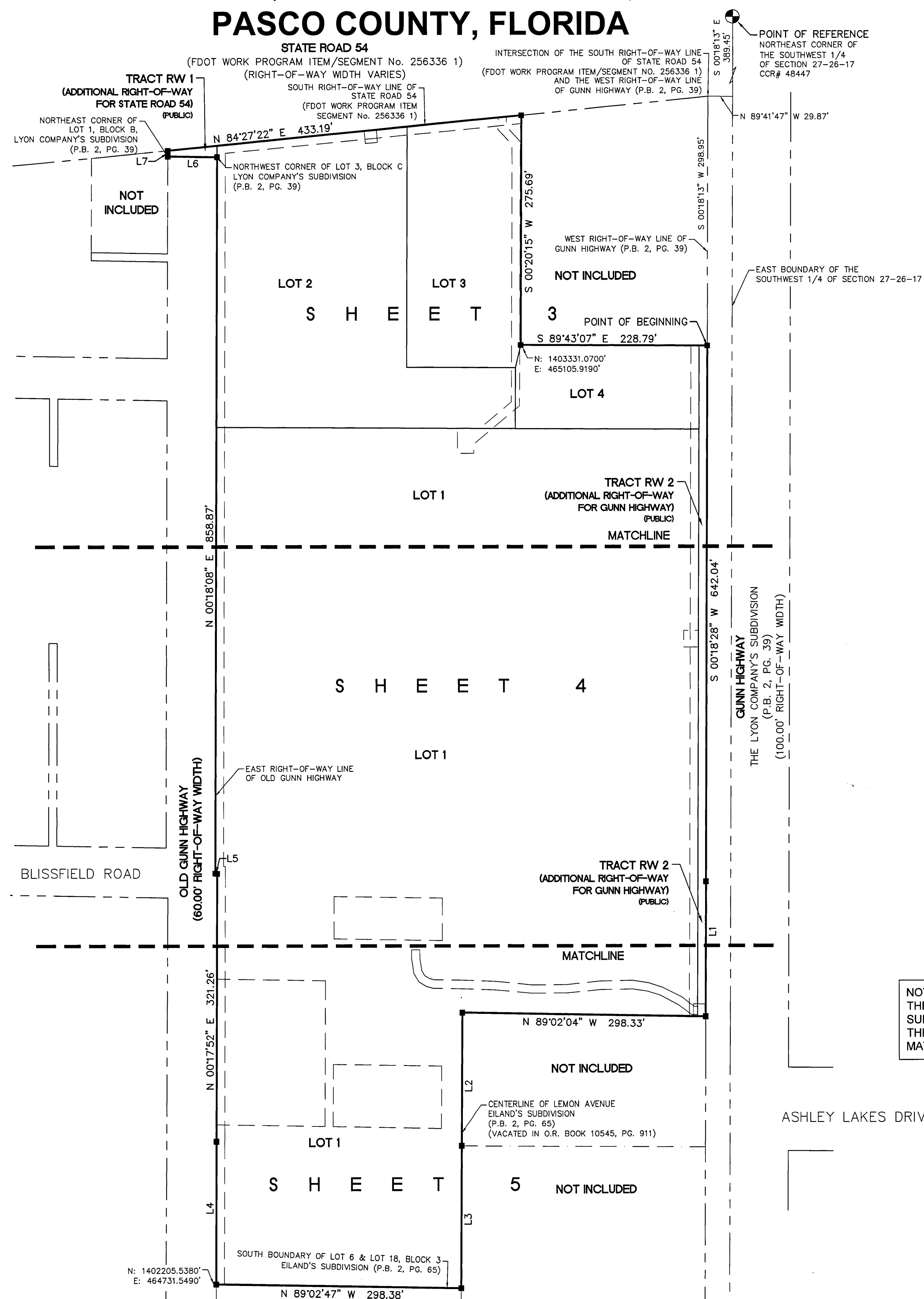
- Bearings shown hereon are based on the North Florida State Plane Coordinate System, FL-West Projection, with the East boundary of the Southwest 1/4 of Section 27, Township 26 South, Range 17 East, having a grid bearing of S.00°18'13"E.
- The coordinate values shown hereon are based on the Pasco County 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:
 - Easements & Encumbrances
 - Matters of plat for the Lyon Company's Subdivision as recorded in Plat Book 2, Page 39, as affected by Resolution No. 80-15 recorded in O.R. Book 1037, Page 1700, and recorded in O.R. Book 1047, Pg. 1331, and as affected by resolution no. 82-133, recorded in O.R. Book 1202, Pg. 328 of the Public Records of Pasco County, Florida, have been shown hereon, to the extent they affect the subject property.
 - Matters of plat for Eiland's Subdivision as recorded in Plat Book 2, Page 65, as affected by Resolution No. 82-133 recorded in O.R. Book 1202, Page 328, and as affected by Resolution No. 82-39 recorded in O.R. Book 1169, Page 816 and Resolution No. 22-062 recorded in O.R. Book 15045, Page 911, of the Public Records of Pasco County, Florida have been shown hereon, to the extent they affect the subject property.
 - Lot 3 Access Road is covered in the ECCR's for Trinity Lakes recorded in O.R. Book 10602, Page 3898, together with First Amendment in O.R. Book 10875, Page 1631, of the Public Records of Pasco County, Florida. Access Road will be via interior improvements lying within Lot 1.
 - Easements Covenants, Conditions and Restrictions recorded in O.R. Book 10602, Page 3898, together with First Amendment in O.R. Book 10875, Page 1631, of the Public Records of Pasco County, Florida is blanket over the subject property and is not shown hereon.
 - Declaration of Easements and Restrictions and Short Form Lease recorded in O.R. Book 11161, Page 2463, together with O.R. Book 11161, Page 2473 is blanket over the subject property and therefore is not shown hereon.
 - Utility Easement recorded in O.R. Book 11112, Page 2519, of the Public Records of Pasco County, Florida affects the subject property and is shown hereon.
 - Perpetual Easement to the State of Florida Department of Transportation recorded in O.R. Book 11236, Page 2669, of the Public Records of Pasco County, Florida is shown hereon.
 - Utility Easement to Pasco County recorded in O.R. Book 11244, Page 2810, of the Public Records of Pasco County, Florida affects the subject property and is shown hereon.
 - Easement to Duke Energy Florida, LLC recorded in O.R. Book 11067, Page 3088, of the Public Records of Pasco County, Florida affects the subject property and is shown hereon.

NOTE REGARDING TIIF DEEDS (EXCEPTION 3):

No state road right-of-way exists or did exist within 100' of the lands affected by TIIF deeds referenced in Schedule B-II at the time of their recording, therefore it is the opinion of the undersigned that the State of Florida has no claim to reservation of easements that affect the subject property.

Reservations in favor of the State of Florida set forth in Trustees of the Internal Improvement Fund (TIIF) of the State of Florida recorded in Deed Book 130, Pg 237 affect the subject property, and have been shown hereon (area affected includes 0.16 acres, more or less).

Reservations in favor of the State of Florida set forth in Trustees of the Internal Improvement Fund (TIIF) of the State of Florida recorded in Deed Book 130, Pg 310 affect the subject property, and have been shown hereon (area affected collectively includes 0.76 acres, more or less).

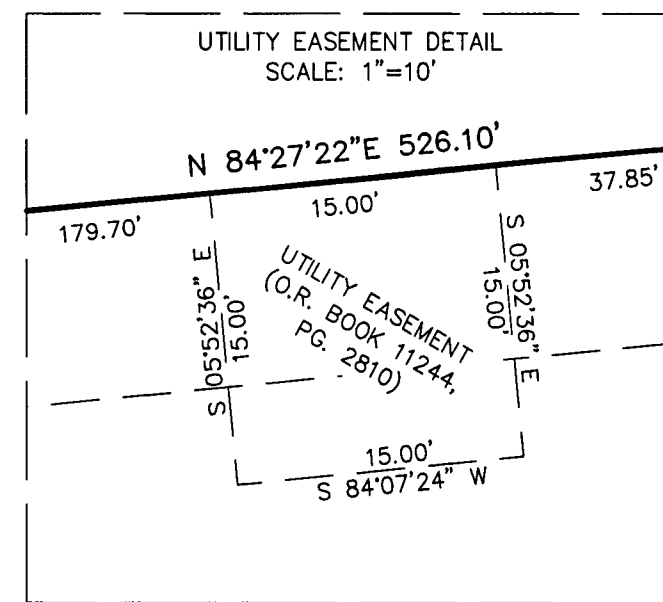


LEGEND
CM = CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
■ = SET 4"x4" CM "LB 4514"

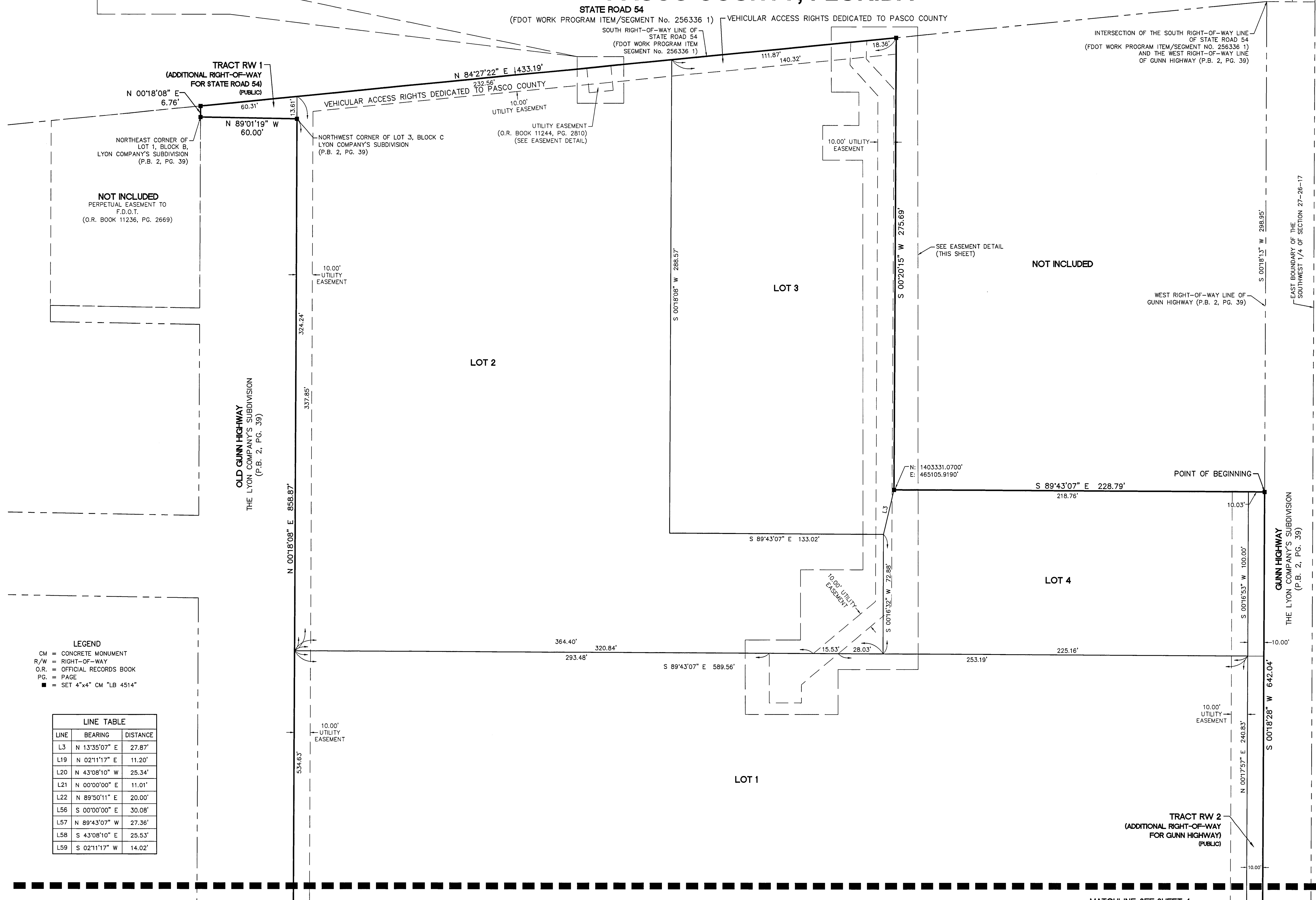
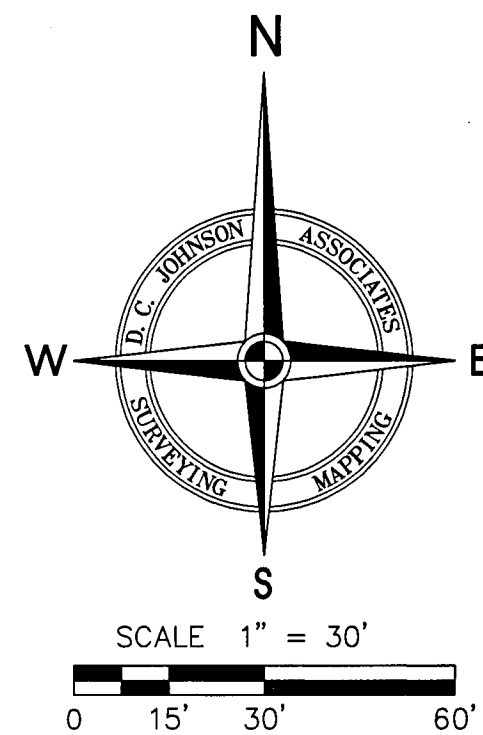
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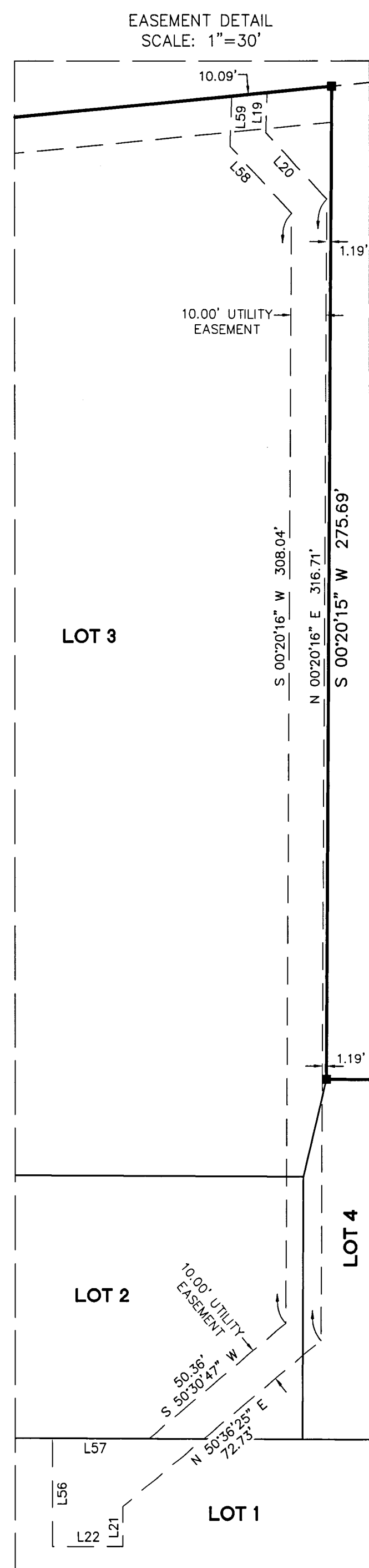


POINT OF REFERENCE
NORTHEAST CORNER OF
THE SOUTHWEST 1/4
OF SECTION 27-26-17



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LINE TABLE		
LINE	BEARING	DISTANCE
L3	N 13°35'07" E	27.87'
L19	N 02°11'17" E	11.20'
L20	N 43°08'10" W	25.34'
L21	N 00°00'00" E	11.01'
L22	N 89°50'11" E	20.00'
L56	S 00°00'00" E	30.08'
L57	N 89°43'07" W	27.36'
L58	S 43°08'10" E	25.53'
L59	S 02°11'17" W	14.02'

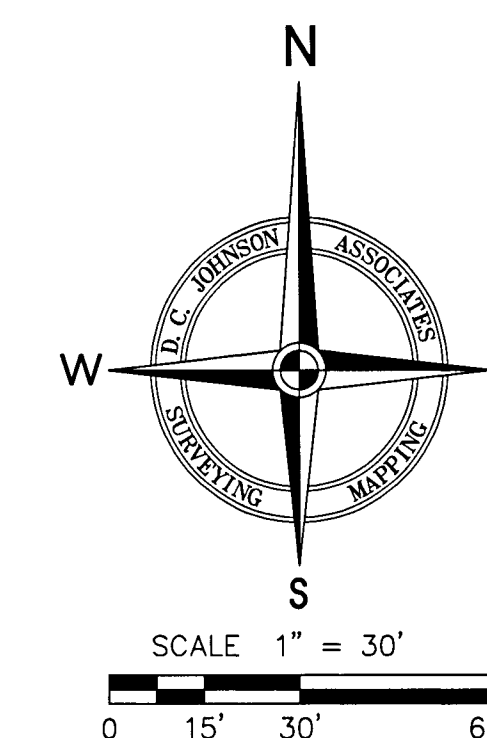


MATCHLINE-SEE SHEET 4

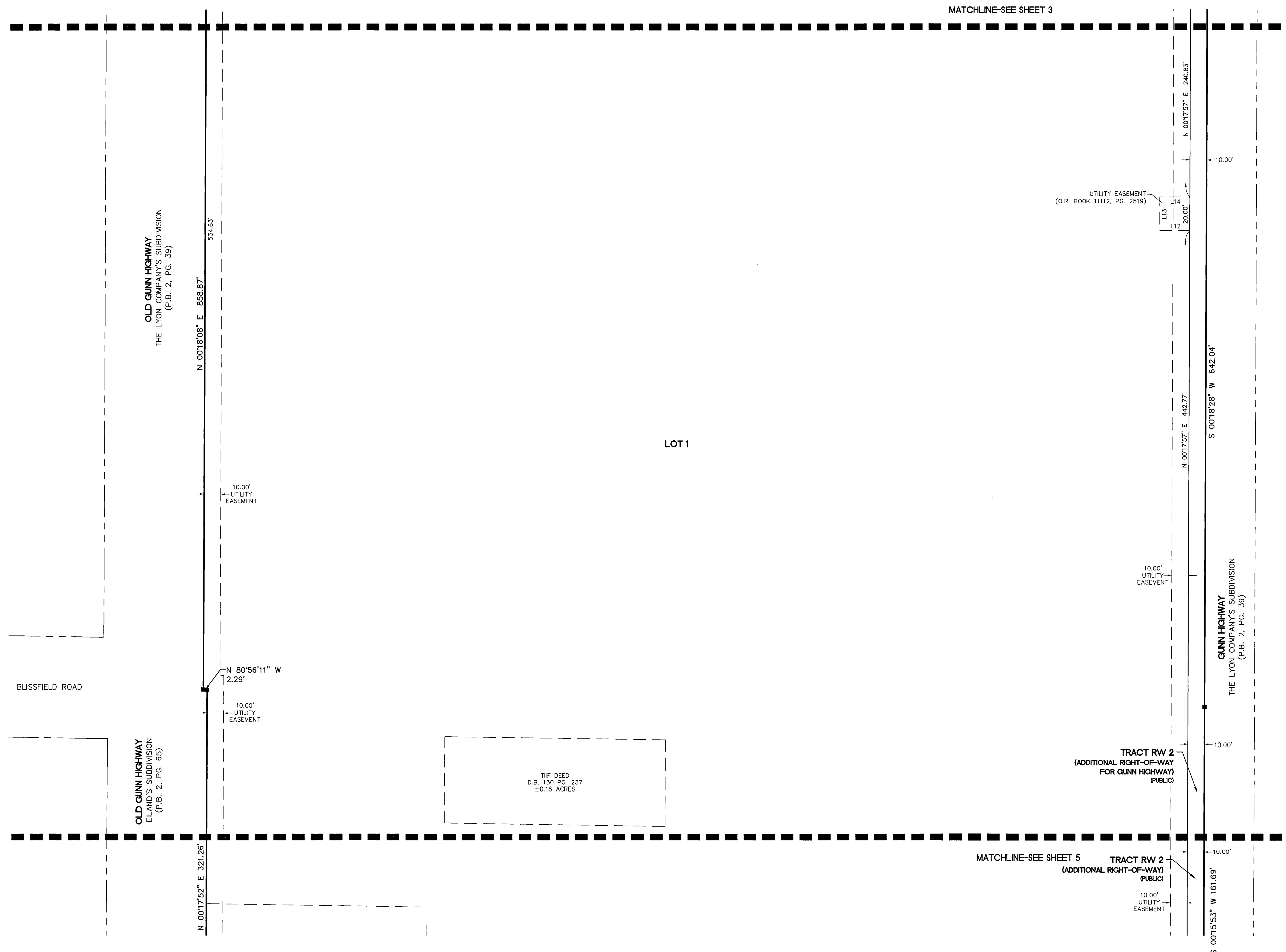
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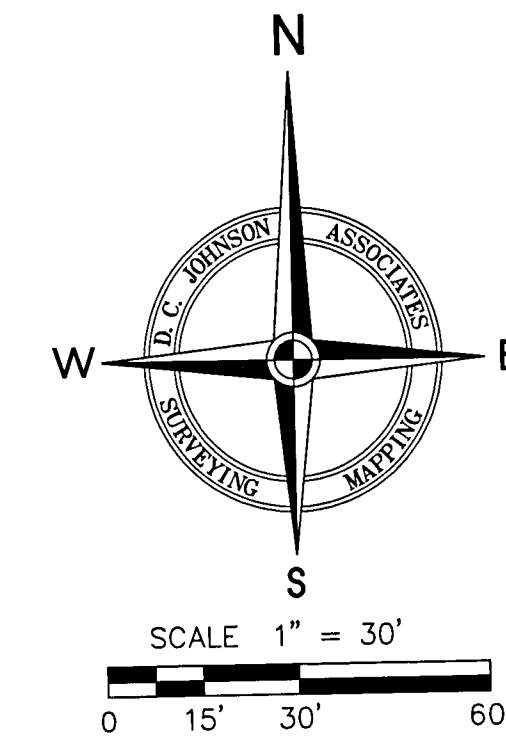


LINE TABLE		
LINE	BEARING	DISTANCE
L12	S 89°42'03" E	18.00
L13	S 00°17'57" W	20.00
L14	N 89°42'03" W	18.00

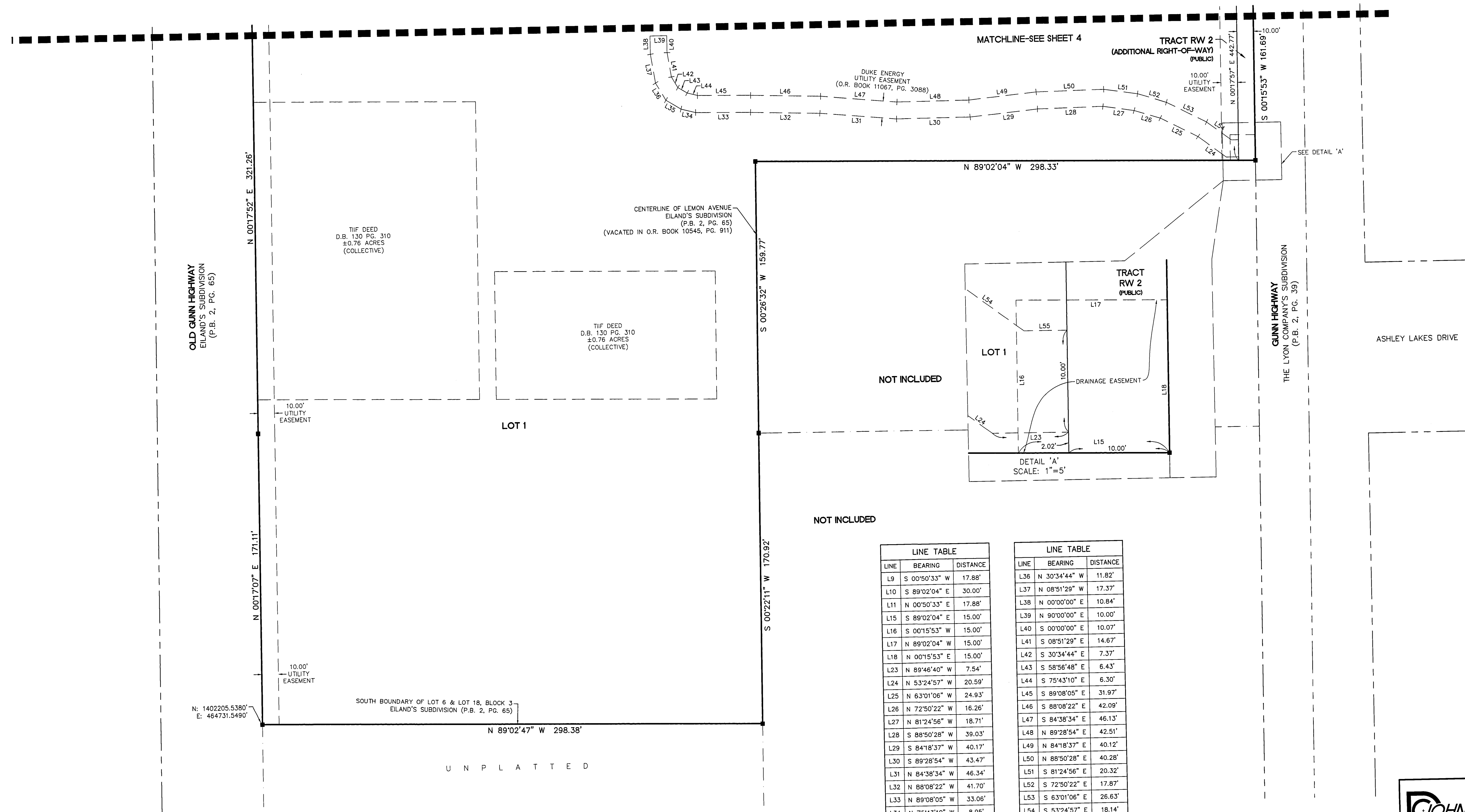


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■ = SET 4"x4" CM "LB 4514"



NOT INCLUDED

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S 00°50'33" W	17.88'
L10	S 89°02'04" E	30.00'
L11	N 00°50'33" E	17.88'
L15	S 89°02'04" E	15.00'
L16	S 00°15'53" W	15.00'
L17	N 89°02'04" W	15.00'
L18	N 00°15'53" E	15.00'
L23	N 89°46'40" W	7.54'
L24	N 53°24'57" W	20.59'
L25	N 63°01'06" W	24.93'
L26	N 72°50'22" W	16.26'
L27	N 81°24'56" W	18.71'
L28	S 88°50'28" W	39.03'
L29	S 84°18'37" W	40.17'
L30	S 89°28'54" W	43.47'
L31	N 84°38'34" W	46.34'
L32	N 88°08'22" W	41.70'
L33	N 89°08'05" W	33.06'
L34	N 75°43'10" W	8.95'
L35	N 58°56'48" W	10.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L36	N 30°34'44" W	11.82'
L37	N 08°51'29" W	17.37'
L38	N 00°00'00" E	10.84'
L39	N 90°00'00" E	10.00'
L40	S 00°00'00" E	10.07'
L41	S 08°51'29" E	14.67'
L42	S 30°34'44" E	7.37'
L43	S 58°56'48" E	6.43'
L44	S 75°43'10" E	6.30'
L45	S 89°08'05" E	31.97'
L46	S 88°08'22" E	42.09'
L47	S 84°38'34" E	46.13'
L48	N 89°28'54" E	42.51'
L49	N 84°18'37" E	40.12'
L50	N 88°50'28" E	40.28'
L51	S 81°24'56" E	20.32'
L52	S 72°50'22" E	17.67'
L53	S 63°01'06" E	26.63'
L54	S 53°24'57" E	18.14'
L55	S 89°46'40" E	4.27'