

JC GROVES SUBDIVISION

A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 IN
SECTION 29, TOWNSHIP 24 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA

PLAT BOOK 99
PAGE 59

SHEET ONE OF TWO

DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE N 89°59'55" E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4, 1322.61 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4; THENCE S 00°15'43" W, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4, 907.18 FEET, TO A POINT LYING 420.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF NORTHEAST CORNER; THENCE N 89°59'36" W, PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4, 210.00 FEET; THENCE S 00°15'43" W, 420.00 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4; THENCE N 89°59'36" W, ALONG SAID SOUTH LINE, 1110.89 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4; THENCE N 00°10'45" E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4, 1326.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING 38.24 ± ACRES

OWNER:
JOE COLLURA GROVES, INC.

Christopher J. Collura
CHRISTOPHER J. COLLURA: PRESIDENT

Nancy Rice Jeanie Germain
WITNESS WITNESS
Nancy Rice Jeanie Germain
PRINTED NAME PRINTED NAME

ACKNOWLEDGMENT:
STATE OF FLORIDA)

) SS:
COUNTY OF PASCO)

I HEREBY CERTIFY ON THIS 24 DAY OF July, 2025, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, CHRISTOPHER J. COLLURA, AS PRESIDENT OF JOE COLLURA GROVES, INC., KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF TO ME AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS 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: 4-28-2028
Nancy Rice
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

COMMISSION NUMBER: HH521441



PROPERTY INFORMATION:

PREMIUM TITLE, INC., A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAS COMPLETED A PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, ORNTIC FILE NO. 24-029 AND BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTIES IS VESTED IN JOE COLLURA GROVES, 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 SAID PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, ORNTIC FILE NO. 24-029.

THIS THE 24 DAY OF July, 2025.

PREMIUM TITLE, INC.
Jeanie Germain
JEANIE GERMAIN PRESIDENT & LICENSED TITLE AGENT

CERTIFICATE OF OWNERSHIP AND DEDICATION:

JOE COLLURA GROVES, INC., A FLORIDA CORPORATION (OWNER) HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL THE LANDS REFERRED TO AS 'JC GROVES SUBDIVISION', AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

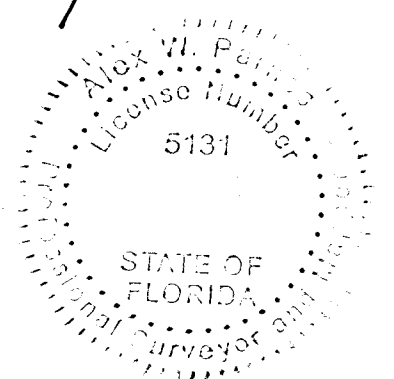
- OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO PASCO COUNTY, FLORIDA (THE "COUNTY"), ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR RUFFING ROAD AS SHOWN AND DEPICTED HEREON FOR ANY AND ALL PURPOSES INCIDENTAL THERETO AND SHALL ALSO BE CONVEYED BY SEPARATE INSTRUMENT TO THE COUNTY, SUBSEQUENT TO THE RECORDING OF THIS PLAT.

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR & 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 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 28th DAY OF July, 2025.

Alex W. Farnes
ALEX W. FARNES
PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5131
STATE OF FLORIDA



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

THIS IS TO CERTIFY THAT ON THIS 15th DAY OF August, 2025 THE FORGOING PLAT WAS APPROVED TO BE RECORDED BY THE ADMINISTRATIVE OFFICER OF PASCO COUNTY, FLORIDA.

David F. Allen
DAVID F. ALLEN, P.E.
ASSISTANT COUNTY ADMINISTRATOR
DEVELOPMENT SERVICES

CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FORGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS 21st DAY OF August, 2025, IN PLAT BOOK 99, PAGE(S) 59-60.

Gregory S. Alvarez-Sowles
GREGORY S. ALVAREZ-SOWLES, ESQ., CLERK & 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 CHAPTER 177, FLORIDA STATUTES, PART 1, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THIS 1ST DAY OF JANUARY, 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 22 DAY OF JULY, 2025.

SIMMONS, BEALL & TREBOUR, LLC
PROFESSIONAL LAND SURVEYORS & MAPPERS
Maurice W. Beall
MAURICE W. BEALL
FLORIDA PROFESSIONAL LAND SURVEYOR NO. LS4281
CERTIFICATE OF AUTHORIZATION NO. LB8382

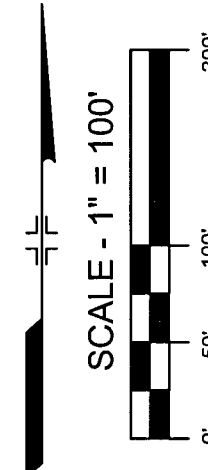
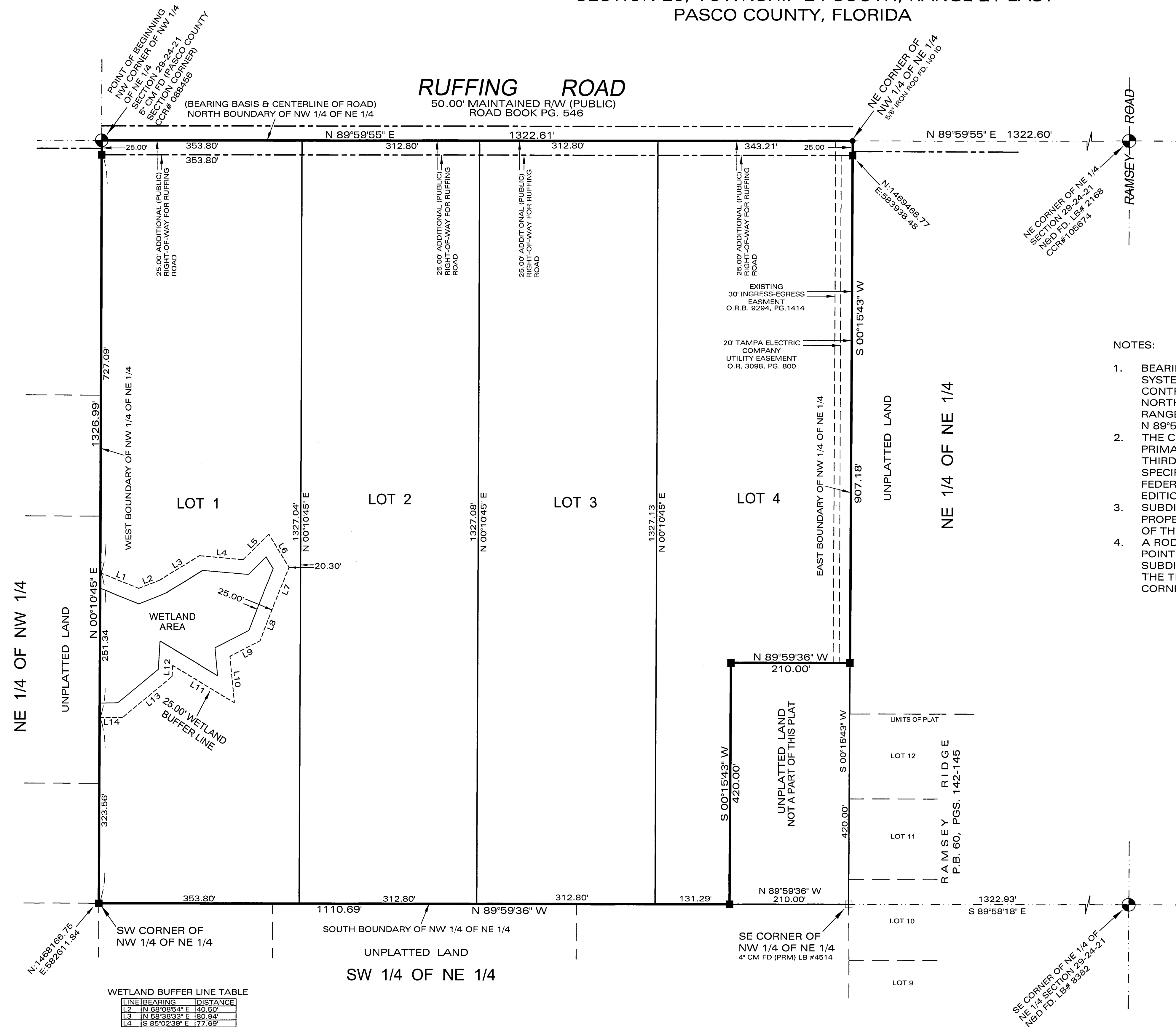
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SIMMONS, BEALL AND
TREBOUR, LLC
PROFESSIONAL LAND SURVEYORS & MAPPERS
P.O. BOX 1297
36738 C.R. 62
DADE CITY, FLORIDA 33526
(352) 567-0048

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SECTION 29, TOWNSHIP 24 SOUTH, RANGE 21 EAST
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PLAT BOOK 99
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SHEET TWO OF TWO



NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE GRID SYSTEM - WEST ZONE AS MEASURED FROM THE NATIONAL GEODETIC SURVEY CONTROL STATION F36-157 AND G37-158 WITH THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA HAVING A GRID BEARING OF N 89°59'55" E.
- THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO THIRD-ORDER CLASS 1 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. ORIGINATING COORDINATES: NGS STATION F36-157 AND G37-158.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING.
- A ROD WITH CAP INSCRIBED WITH LB# 8382 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), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

PLAT LEGEND

PRM DENOTES PERMANENT REFERENCE MONUMENT (4")
CM DENOTES CONCRETE MONUMENT
4" CM (PRM) SET LB# 8382
4" CM (PRM) FD LB# 4514
LB# DENOTES LICENSE BUSINESS NUMBER
R/W DENOTES RIGHT-OF-WAY
N&D DENOTES NAIL & DISK
FD DENOTES FOUND
CCR DENOTES CERTIFIED CORNER REPORT
O.R.B. DENOTES OFFICIAL RECORDS BOOK
PG. DENOTES PAGE

N:1485454.50 DENOTES FLORIDA STATE PLANE
E: 566721.94 COORDINATE VALUE (WEST ZONE)

— DENOTES LINE NOT DRAWN TO SCALE

WETLAND BUFFER LINE TABLE

LINE	BEARING	DISTANCE
L2	N 89°08'34" E	140.50'
L3	N 58°38'33" E	80.94'
L4	S 85°02'39" E	77.89'
L5	N 45°26'15" E	83.82'
L6	S 31°44'22" E	68.39'
L7	S 22°22'34" W	69.48'
L8	S 11°21'53" W	69.58'
L9	S 53°15'24" W	59.42'
L10	S 05°37'23" E	80.55'
L11	N 59°29'25" W	128.51'
L12	S 03°32'15" W	19.07'
L13	S 50°48'24" W	111.51'
L14	S 68°46'24" W	41.14'
L1	S 68°08'49" E	173.27'

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.

SIMMONS, BEALL AND
TREBOUR, LLC

PROFESSIONAL LAND SURVEYORS & MAPPERS
LB# 8382

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