

DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTIONS 2 AND 3, TOWNSHIP 38 SOUTH, RANGE 25 EAST, DESOTO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE N.03°51'25"E. ALONG THE EAST BOUNDARY OF SAID SECTION 3, A DISTANCE OF 169.09 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SOUTHEAST BROWN ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY N.03°49'05"E., A DISTANCE OF 1,152.51 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N.89°44'32"W. ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 3, A DISTANCE OF 2,084.00 FEET TO THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SOUTHEAST HANSEL AVENUE; THENCE ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES; (1) N.03°31'35"E., A DISTANCE OF 282.22 FEET; (2) N.01°40'06"E., A DISTANCE OF 283.32 FEET; (3) N.03°04'50"E., A DISTANCE OF 226.52 FEET; (4) N.03°06'55"W., A DISTANCE OF 162.19 FEET; (5) N.09°13'42"W., A DISTANCE OF 155.72 FEET; (6) N.08°21'06"W., A DISTANCE OF 101.66 FEET; (7) N.07°59'22"W., A DISTANCE OF 116.25 FEET TO THE NORTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE S.89°58'06"E. ALONG SAID NORTH BOUNDARY, A DISTANCE OF 2,203.44 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N.04°04'09"E. ALONG THE AFORESAID EAST BOUNDARY OF SAID SECTION 3, A DISTANCE OF 68.09 FEET; THENCE S.89°57'30"E., A DISTANCE OF 1,299.51 FEET TO THE EAST BOUNDARY OF THE WEST 1/4 OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 25 EAST DESOTO COUNTY; THENCE S.04°31'35"W. ALONG SAID EAST BOUNDARY, A DISTANCE OF 2,536.81 FEET TO THE AFORESAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SOUTHEAST BROWN ROAD; THENCE S.89°09'45"W. ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 1,273.56 FEET TO THE POINT OF BEGINNING. CONTAINING 139.38 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA
COUNTY OF DESOTO

COZY CASA FL INC. (OWNER) CERTIFIES THAT IT IS THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THIS PLAT OF THOMAS AGRICULTURAL ESTATES, A SUBDIVISION LYING IN SECTIONS 2 AND 3 TOWNSHIP 38 SOUTH, RANGE 25 EAST, DESOTO COUNTY, FLORIDA AND HEREBY DEDICATES THE FOLLOWING TRACTS AND EASEMENTS.

- 1. OWNER HEREBY DEDICATES TO DESOTO COUNTY AN EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS IN THE AREAS SHOWN AND DEPICTED HEREON AS "INGRESS/EGRESS EASEMENT".
2. OWNER HEREBY GRANTS, CONVEYS AND DEDICATES 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.
3. OWNER(S) 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, OR THE ASSOCIATION 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.
4. OWNER FURTHER GRANTS, CONVEYS, AND DEDICATES TO THE COUNTY A PERPETUAL EASEMENT OVER AND ACROSS ALL STREET RIGHTS-OF-WAY WHICH ARE SHOWN AND DEPICTED HEREON AS "INGRESS/EGRESS EASEMENT" FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES.
5. OWNER(S) 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
COZY CASA FL INC.:

JORDAN DERISO PRESIDENT
WITNESS SIGNATURE WITNESS TITLE
WITNESS NAME WITNESS NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF) SS:

I HEREBY CERTIFY ON THIS ___ DAY OF ___, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE JORDAN DERISO, PRESIDENT, [] 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 ___ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
MY COMMISSION EXPIRES: ___ COMMISSION NUMBER: ___

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

THOMAS AGRICULTURAL ESTATES
SECTION 2 & 3, TOWNSHIP 38 SOUTH, RANGE 25 EAST,
DESOTO COUNTY, FLORIDA
PRELIMINARY PLAT

CERTIFICATE OF ACCEPTANCE FOR THE OWNERS ASSOCIATION

THOMAS AGRICULTURAL ESTATES, A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE PROPOSED CONVEYANCE AND MAINTENANCE RESPONSIBILITY AS SHOWN HEREON.

JC DERISO PRESIDENT
WITNESS WITNESS
PRINT NAME PRINT NAME

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DESOTO) SS:

I HEREBY CERTIFY ON THIS ___ DAY OF ___, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, JC DERISO AS PRESIDENT OF THOMAS AGRICULTURAL ESTATES A FLORIDA NOT-FOR-PROFIT CORPORATION, PERSONALLY 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 ACCEPTANCE 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 ___ COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
MY COMMISSION EXPIRES: ___ COMMISSION NO. ___

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF CONSENT TO PLAT AND DEDICATION BY MORTGAGE HOLDER, CONSENT TO DEDICATION:

FLYING STARFISH LLC., HOLDER OF MORTGAGE DATED MARCH 15, 2024 AND RECORDED IN INSTRUMENT NUMBER 2024414001054, PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA, DOES HEREBY RATIFY, APPROVE, CONFIRM AND CONSENT TO THIS PLAT AND THE DEDICATION CERTIFICATE THEREON. IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENT TO BE EXECUTED, THIS

___ DAY OF ___, 2024

CYNTHIA ROGERS, PRESIDENT

BY: _____

PRINTED NAME: _____

FIRST WITNESS: _____ SECOND WITNESS: _____

PRINTED NAME: _____ PRINTED NAME: _____

TITLE: _____ TITLE: _____

STATE OF FLORIDA
COUNTY OF DESOTO
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 2024

BY CYNTHIA ROGERS, PRESIDENT OF FLYING STARFISH
CYNTHIA ROGERS IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ___
AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

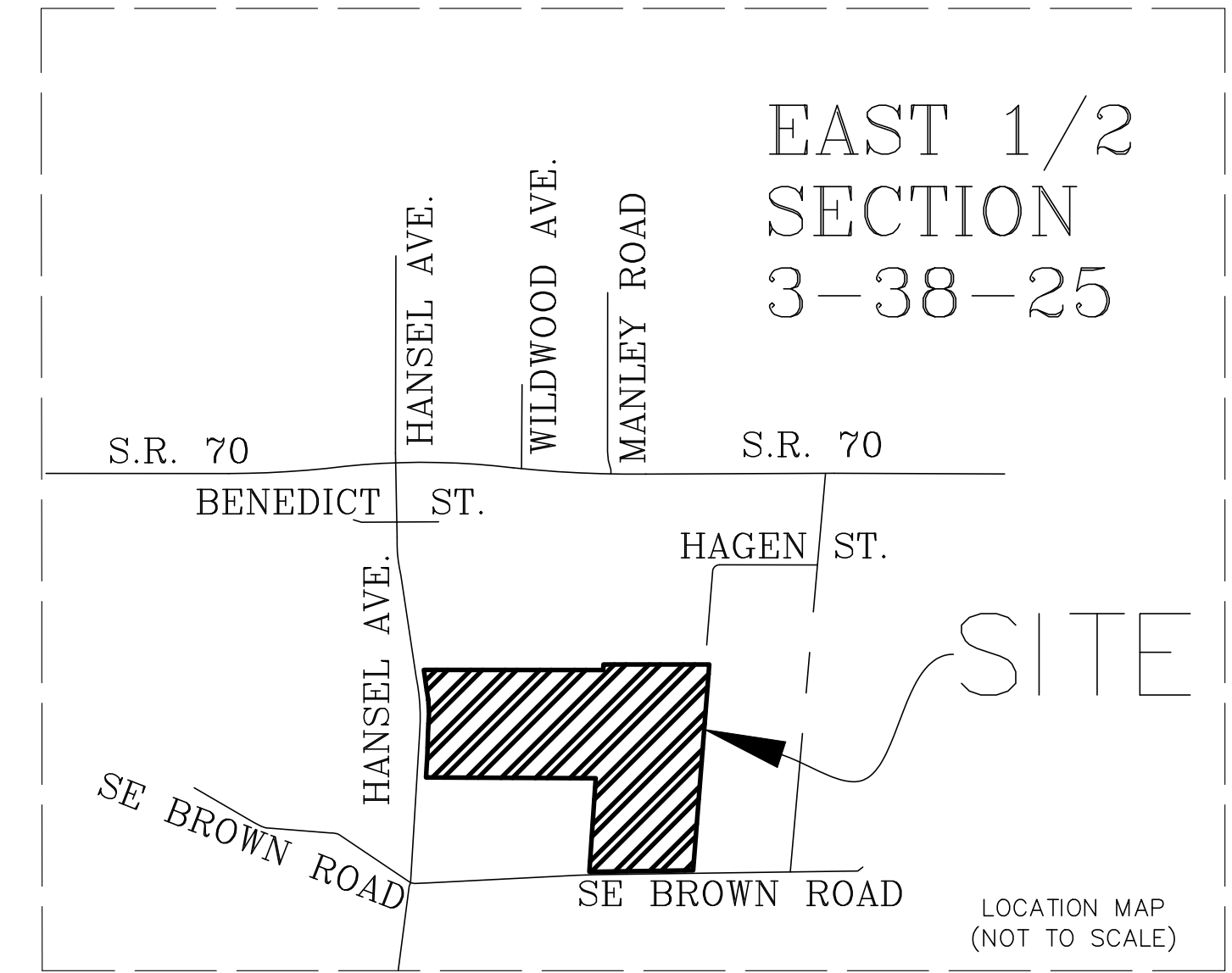
DEVELOPMENT DIRECTOR APPROVAL:

STATE OF FLORIDA
COUNTY OF DESOTO

THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE DEVELOPMENT DIRECTOR OF DESOTO COUNTY, FLORIDA, THIS ___ DAY OF ___, 2024.

DESOTO COUNTY DEVELOPMENT DIRECTOR

PRINT NAME



CERTIFICATE OF APPROVAL OF COUNTY CLERK:

I HEREBY CERTIFY THAT THIS PLAT OF THOMAS AGRICULTURAL ESTATES HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT ___ THIS ___ DAY OF ___, 2024 A.D. AND WAS DULY RECORDED

IN PLAT BOOK ___ PAGES ___ OF THE PUBLIC RECORDS OF DESOTO COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT IN AND FOR DESOTO COUNTY
NADIA K. DAUGHTREY, CFC,

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS:

IT IS CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF DESOTO COUNTY, FLORIDA THIS ___ DAY OF ___, 2024 A.D.

APPROVED:

COUNTY ATTORNEY CHAIRMAN BOARD OF COUNTY COMMISSIONERS

DEPUTY COUNTY ENGINEER

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR:

KNOW ALL MEN THESE PRESENT, THAT I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY DESOTO COUNTY, HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND THE DEVELOPMENT CODE OF DESOTO COUNTY, FLORIDA.

DATE _____

RUSSELL HYATT, P.S.M.
INTERIM COUNTY SURVEYOR, DESOTO COUNTY, FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER NO. LS 5303
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL LAND SURVEYOR, 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. LAST DATE OF FIELD SURVEY 4/05/2024

SIGNED AND SEALED THIS ___ DAY OF ___, 2024.

D.C. JOHNSON & ASSOCIATES, INC.
FLORIDA LICENSED BUSINESS NO. 4514

DANIEL C. JOHNSON
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 3653



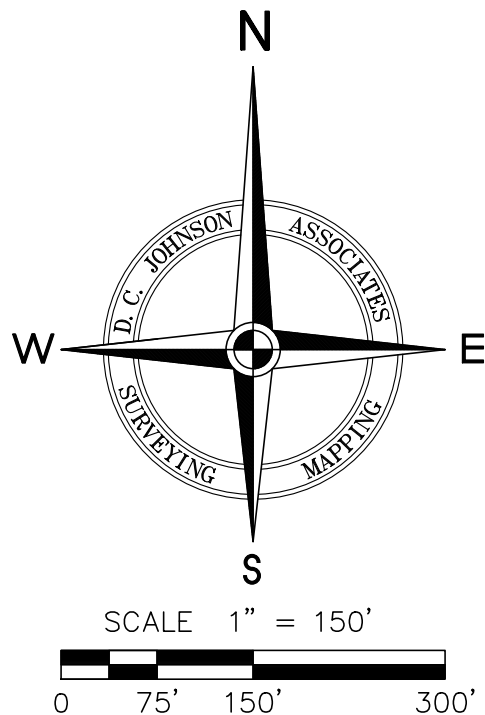
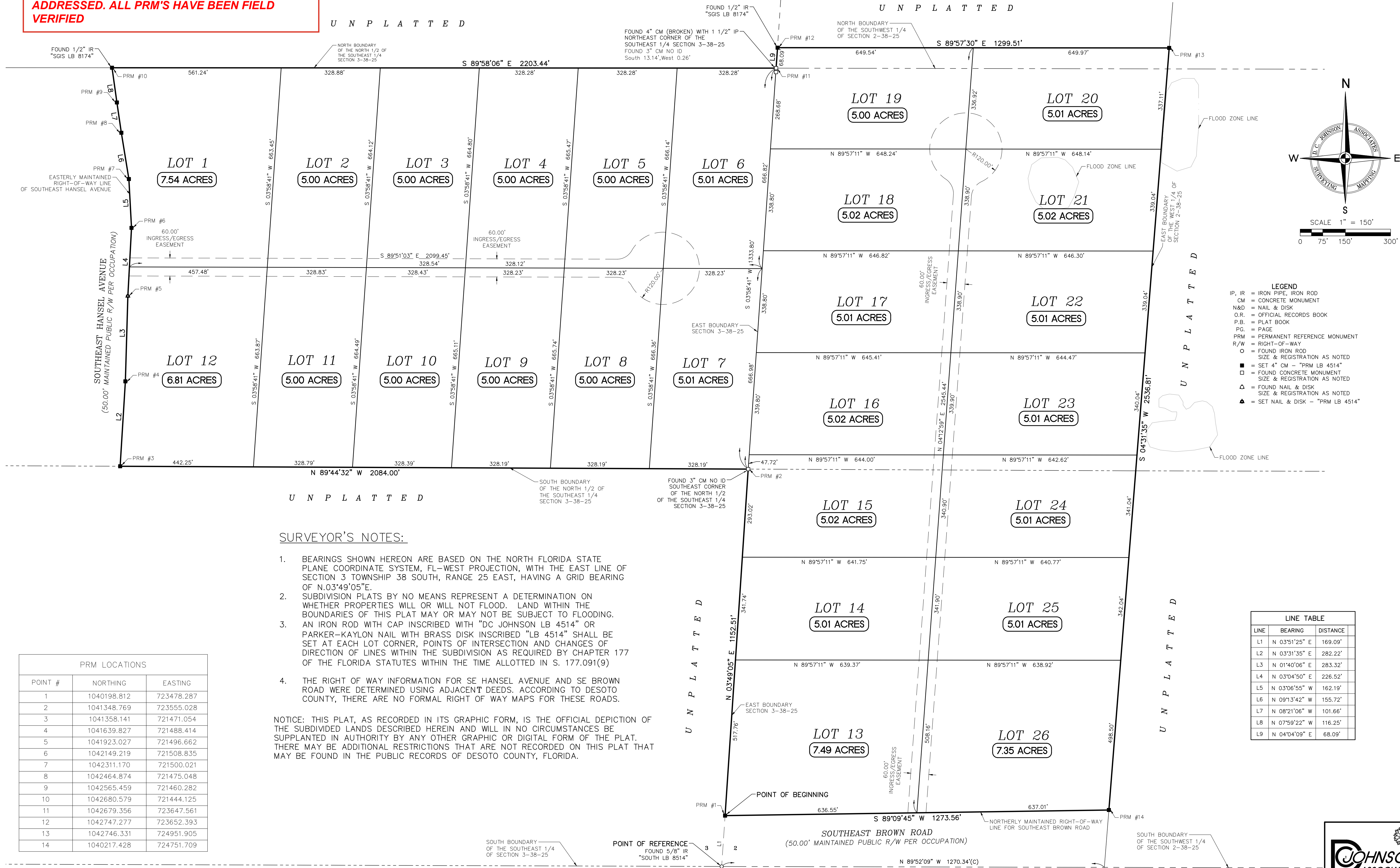
APPROVED
By R.Hyatt at 3:00 pm, November 05, 2024

THOMAS AGRICULTURAL ESTATES

SECTION 2 & 3, TOWNSHIP 38 SOUTH, RANGE 25 EAST, DESOTO COUNTY, FLORIDA

PRELIMINARY PLAT

**ALL COMMENTS FROM THE REVIEW HAVE BEEN
ADDRESSED. ALL PRM'S HAVE BEEN FIELD
VERIFIED**



- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
 - CM = CONCRETE MONUMENT
 - N&D = NAIL & DISK
 - O.R. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - PRM = PERMANENT REFERENCE MONUMENT
 - R/W = RIGHT-OF-WAY
 - = FOUND IRON ROD
 - (with size) = SET 4" CM - "PRM LB 4514" SIZE & REGISTRATION AS NOTED
 - (with size) = FOUND CONCRETE MONUMENT SIZE & REGISTRATION AS NOTED
 - △ (with size) = FOUND NAIL & DISK SIZE & REGISTRATION AS NOTED
 - ▲ (with size) = SET NAIL & DISK - "PRM LB 4514"

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH FLORIDA STATE PLANE COORDINATE SYSTEM, FL-WEST PROJECTION, WITH THE EAST LINE OF SECTION 3 TOWNSHIP 38 SOUTH, RANGE 25 EAST, HAVING A GRID BEARING OF N.03°49'05"E.
2. 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.
3. 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)
4. THE RIGHT OF WAY INFORMATION FOR SE HANSEL AVENUE AND SE BROWN ROAD WERE DETERMINED USING ADJACENT DEEDS. ACCORDING TO DESOTO COUNTY, THERE ARE NO FORMAL RIGHT OF WAY MAPS FOR THESE ROADS.

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 DESOTO COUNTY, FLORIDA.

PRM LOCATIONS		
POINT #	NORTHING	EASTING
1	1040198.812	723478.287
2	1041348.769	723555.028
3	1041358.141	721471.054
4	1041639.827	721488.414
5	1041923.027	721496.662
6	1042149.219	721508.835
7	1042311.170	721500.021
8	1042464.874	721475.048
9	1042565.459	721460.282
10	1042680.579	721444.125
11	1042679.356	723647.561
12	1042747.277	723652.393
13	1042746.331	724951.905
14	1040217.428	724751.709

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°51'25" E	169.09'
L2	N 03°31'35" E	282.22'
L3	N 01°40'06" E	283.32'
L4	N 03°04'50" E	226.52'
L5	N 03°06'55" W	162.19'
L6	N 09°13'42" W	155.72'
L7	N 08°21'06" W	101.66'
L8	N 07°59'22" W	116.25'
L9	N 04°04'09" E	68.09'

