



Victinity Map
(Not to Scale)

SURVEYOR'S NOTES

- The Boundary Survey as shown herein, was made with benefit of abstract of Title. The undersigned and Terminus Surveying LLC, makes no guarantees or representations regarding easements, claims or boundary line disputes, agreements, reservations or any other similar matter which may appear in the public records of the local county or otherwise.
- The Boundary Survey was prepared for the exclusive use and benefit of the parties listed herein. Liability to third parties may not be transferred or assigned. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- Any Boundary Survey does not establish the boundaries of the land or lands described in the legal description as shown on this Boundary Survey. The purpose of this Boundary Survey is to establish the true outer Boundary lines of the land or lands described in the legal description as shown on this Boundary Survey and is not to establish ownership.
- Boundary Surveys as represented do not represent a determination on whether properties will or will not be flooded. The local County/City Building Department has information regarding flooding and restrictions on development.
- No underground foundations, installations or improvements have been located except as shown.
- There are no visible encroachments other than shown.
- Ownership of fences were not verified at time of survey.
- Other property boundaries are not surveyed and are shown as reference only unless otherwise noted.
- Mean high water line was not determined at time of survey. (only applicable when abutting bodies of water)

Encroachments

A - NONE AT TIME OF SURVEY

*SURVEYORS ARE NOT RESPONSIBLE FOR DETERMINING OWNERSHIP OF FENCES AND/OR OTHER PHYSICAL MAN-MADE OBJECTS/STRUCTURES ON OR NEAR BOUNDARY LINES.

ALTA/NSPS Land Title Survey

Project Name

ASTURIA PARKWAY
ODESSA, FLORIDA 33556

Surveyor's Certification

CERTIFIED TO:

- QUATTRO DEVELOPMENT, LLC

This is to certify that this map or plat and the survey as shown were made in accordance with the 2002 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 11(A), 13, 14, 15, 17, 18 of Table A thereof.

THIS SURVEY WAS MADE UNDER MY SUPERVISION AND COMPLIES WITH THE STANDARDS AND PRACTICES FORTH COMING IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

THE FIELD WORK WAS COMPLETED ON: 12/5/2023

DATE OF PLAT OR MAP: 12/11/2023


MICHAEL P. MOORE
Professional Surveyor & Mapper #3930
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL SEAL OF A FLORIDA SURVEYOR & MAPPER.

CERTIFICATE OF AUTHORIZATION (LB #8203)

Notes Corresponding to Schedule B-II

- NOT A SURVEY MATTER
- EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS SET OUT IN INSTRUMENT RECORDED IN DEED BOOK 175, PAGE 124, TOGETHER WITH PARTIAL RELEASE OF EASEMENT AND RESERVATION OF EASEMENTS IN FAVOR OF FLORIDA POWER CORPORATION D/B/A PROGRESS ENERGY FLORIDA, INC., HERINAFTER KNOWN AS PE, AS SET OUT IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 7080, PAGE 1428, PLOTTED AS SHOWN HEREON
- NOT A SURVEY MATTER
- NON-EXCLUSIVE ACCESS EASEMENT AGREEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 10339, PAGE 2047, PLOTTED; AS SHOWN HEREON
- TERMS AND CONDITIONS OF THAT CERTAIN DRAINAGE EASEMENT AS SET FORTH BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 10435, PAGE 2877, BLANKET IN NATURE
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED IN THE PLAT OF ASTURIA PHASE 1A, RECORDED IN PLAT BOOK 70, PAGE 142 THROUGH 147, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, (AS TO EASEMENT) DOES NOT AFFECT; FAILS OFF PROPERTY
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN THE PLAT OF ASTURIA PHASE 5, RECORDED IN PLAT BOOK 86, PAGE 29, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (AS TO EASEMENT) DOES NOT AFFECT; FAILS OFF PROPERTY
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ASTURIA RECORDED IN OFFICIAL RECORDS BOOK 9164, PAGE 3614, AMENDED IN OFFICIAL RECORDS BOOK 9190, PAGE 3864, MAY BE SUBSEQUENTLY AMENDED. DOES NOT AFFECT; FAILS OFF PROPERTY
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- DECLARATION OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9047, PAGE 3428, (AS TO EASEMENT) DOES NOT AFFECT; FAILS OFF PROPERTY
- CRITICAL LINKAGE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9120, PAGE 2036, (AS TO EASEMENT) DOES NOT AFFECT; FAILS OFF PROPERTY
- NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9148, PAGE 3576, (AS TO EASEMENT) DOES NOT AFFECT; FAILS OFF PROPERTY
- RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE ASTURIA WEST COMMERCIAL DISTRICT RECORDED DECEMBER 16, 2021 IN OFFICIAL RECORDS BOOK 10508, PAGE 3801 AND FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 10833, PAGE 3342, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. PLOTTED; AS SHOWN HEREON
- EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF CAPTION PROPERTY RECORDED DECEMBER 16, 2021 IN OFFICIAL RECORDS BOOK 10508, PAGE 3801 AS MORE PARTICULARLY DESCRIBED ON EXHIBIT A HEREOF. PLOTTED; AS SHOWN HEREON
- COVENANTS, RESTRICTIONS, EASEMENTS, RESERVATIONS, CONDITIONS, LIMITATIONS AND OTHER MATTERS AS SET OUT IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10508, PAGE 3858, BLANKET IN NATURE
- Assignment of Development Rights recorded in Official Records Book 10508, Page 3876, as Amended in Official Records Book 1981 page 1678, BLANKET IN NATURE
- Memorandum of Agreement recorded in Official Records Book 10508, Page 3887, BLANKET IN NATURE
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- Description of Use Restrictions as recorded in Official Records Book 10846, Page 219, BLANKET IN NATURE
- Landscape Buffer Agreement recorded in Official Records Book 10854, Page 2673, BLANKET IN NATURE
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER

**SECTION 26 - TOWNSHIP 26 SOUTH - RANGE 17 EAST
PASCO COUNTY - FLORIDA**

Legal Description

PER TITLE COMMITMENT ISSUED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: OCTOBER 31, 2023 @ 8:00 A.M.
COMMITMENT # 11123147
FILE # 5699-574

LOT 2

A PORTION LAND LYING WITHIN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF ASTURIA PHASE 5, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 86, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE RUN SOUTHERLY ALONG SAID CURVE TO THE NORTHWEST, HAVING A 110.00 FOOT RADUS, A CENTRAL ANGLE OF 102°25'1", A CHORD BEARING OF SOUTH 43°37'21" WEST AND A CHORD LENGTH OF 20.06 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 20.09 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 0.28 FEET TO A POINT ON THE SOUTHERLY LINE OF A PRIVATE ROAD, TRACTOR, THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 19.60 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 68°19'58" EAST, A DISTANCE OF 46.31 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A 150.00 FOOT RADUS, A CENTRAL ANGLE OF 124°45'1" WEST AND A CHORD LENGTH OF 33.73 FEET; 2) THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 33.80 FEET TO A POINT OF TANGENCY; 3) THENCE RUN SOUTH 81°46'31" EAST, A DISTANCE OF 79.69 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN SOUTH 11°27'19" WEST, A DISTANCE OF 216.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54, A VARIABLE WITH PUBLIC MONUMENTATION MAP, WORK PROGRAM ITEM/SEGMENT 256337 1 AND A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A 263.45 FOOT RADUS, A CENTRAL ANGLE OF 03°05'04", A CHORD BEARING OF NORTH 80°18'55" WEST AND A CHORD LENGTH OF 150.00 FEET; THENCE RUN WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND CURVE AN ARC DISTANCE OF 141.83 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 81°51'28" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.01 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 080823° EAST, A DISTANCE OF 227.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE CERTAIN NON EXCLUSIVE EASEMENT RIGHTS AS CREATED BY CERTAIN DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 10435, PAGE 2877, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH THOSE CERTAIN NON EXCLUSIVE EASEMENT RIGHTS AS CREATED BY COVENANTS AND RESTRICTIONS FOR THE ASTURIA WEST COMMERCIAL DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 10508, PAGE 3801, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, INCLUDING ACCESS OVER AND ACROSS THE FOLLOWING ROAD TRACT.

TOGETHER WITH THE COMMERCIAL PARCEL DECLARATION TO BE RECORDED

LEGAL DESCRIPTION (ROAD TRACT)

A PORTION LAND LYING WITHIN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF ASTURIA PHASE 5, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 86, PAGES 29 THROUGH 31, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE RUN SOUTH 38°23'26" WEST, A DISTANCE OF 19.48 FEET TO THE NORTHERLY LINE OF A PRIVATE ROAD, TRACTOR, THENCE RUN SOUTHERLY ALONG SAID CURVE, CONCAVE TO THE NORTH, HAVING A 115.00 FOOT RADUS, A CENTRAL ANGLE OF 124°34'1" WEST AND A CHORD LENGTH OF 21.86 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 25.91 FEET TO A POINT OF TANGENCY; THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 19.48 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 25.91 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 19.48 FEET TO THE POINT OF BEGINNING.

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TOGETHER WITH THE COMMERCIAL PARCEL DECLARATION TO BE RECORDED

LEGAL DESCRIPTION (INGRESS-EGRESS EASEMENT)

A PORTION LAND LYING WITHIN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LEGAL DESCRIPTION (PORTICO STREET)

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SECTION 26 - TOWNSHIP 26 SOUTH - RANGE 17 EAST
PASCO COUNTY - FLORIDA

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTHERLY
RIGHT-WAY-LINE OF STATE ROAD 54, HAVING A GRID BEARING OF N80° 21' 28"W THE
GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE
SYSTEM, NORTH AMERICAN DATUM, 1983 ADJUSTED 2013 (FLORIDA WEST ZONE)

FCM 5"X5" LB8498; PRM
NORTHEASTERLY CORNER OF
ASTURIA PHASE 5
PB 86, PG 29

