



Vicinity Map
(Not to Scale)

SURVEYOR'S NOTES

- The Boundary Survey as shown hereon, was made with benefit of abstract of Title. The undersigned and Terminus Surveying LLC, makes no guarantees or representations regarding easements, claims of Boundary line disputes, agreements, reservations or any other similar matters which may appear in the public records of the local county courthouse.
- This Boundary Survey was prepared for the exclusive use and benefit of the parties listed hereon. 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.
- Additions or deletions to survey map or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This Boundary Survey does not depict ownership. The purpose of this Boundary Survey is to establish the perimeter 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 by no means represent a determination on whether properties will or will not flood. The Land within the Boundaries of this Boundary may or may not be subject to flooding. 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.
- All measurements are in feet and tenths, 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
ASTURIAN PARKWAY
ODESSA, FLORIDA 33556
Surveyor's Certification

CERTIFIED TO:
— QUATRO DEVELOPMENT, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 16, 17, 18 of Table A thereof.

THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICES AS SET FORTH 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. Mooney
MICHAEL P. MOONEY

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

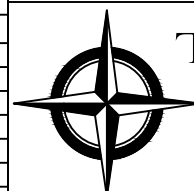
CERTIFICATE OF AUTHORIZATION (LB #8207)

Notes Corresponding to Schedule B-11

- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- 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., HEREINAFTER KNOWN AS PEF, 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 ON THE PLAT OF ASTORIA 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; FALLS OFF PROPERTY**
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF ASTORIA PHASE 5, RECORDED IN PLAT BOOK 86, PAGE 29, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (AS TO EASEMENT) **DOES NOT AFFECT; FALLS OFF PROPERTY**
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ASTORIA RESIDENTIAL LOTS RECORDED IN OFFICIAL RECORDS BOOK 9464, PAGE 2592, AMENDED IN OFFICIAL RECORDS BOOK 9190, PAGE 1361, AS MAY BE SUBSEQUENTLY AMENDED. **DOES NOT AFFECT; FALLS OFF PROPERTY**
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, AS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ASTORIA RECORDED IN OFFICIAL RECORDS BOOK 9164, PAGE 3014, AMENDED IN OFFICIAL RECORDS BOOK 9190, PAGE 1366, AS MAY BE SUBSEQUENTLY AMENDED. **DOES NOT AFFECT; FALLS 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; FALLS OFF PROPERTY**
- CRITICAL LINKAGE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9120, PAGE 2036. (AS TO EASEMENT) **DOES NOT AFFECT; FALLS OFF PROPERTY**
- NON-EXCLUSIVE CONSTRUCTION AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9148, PAGE 3576. (AS TO EASEMENT) **DOES NOT AFFECT; FALLS 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 ASTORIA WEST COMMERCIAL DISTRICT RECORDED DECEMBER 16, 2021 IN OFFICIAL RECORDS BOOK 10508, PAGE 3801 AND FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 10838, 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 3834 AS MORE PARTICULARLY DESCRIBED ON EXHIBIT A HEREIN. **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
- Declaration 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

ALTA/NSPS LAND TITLE SURVEY

PREPARED BY:



TERMINUS
SURVEYING
LLC.

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2752 Jason Street
Tampa, Florida 33619
(813) 681-4481
www.TerminusSurveying.com
FrontDesk@Terminus.com

Legal Description

PER TITLE COMMITMENT ISSUED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: OCTOBER 31, 2023 @ 8:00 AM.
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 ASTORIA 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 36.46 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A 110.00 FOOT RADIUS, A CENTRAL ANGLE OF 10°27'51", 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 NON-TANGENCY; THENCE RUN SOUTH 49°05'07" WEST, A DISTANCE OF 0.28 FEET TO A POINT ON THE SOUTHERLY LINE OF A PROPOSED ROAD TRACT; THENCE RUN SOUTH 68°51'58" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 191.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 68°51'58" EAST, A DISTANCE OF 48.31 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A 150.00 FOOT RADIUS, A CENTRAL ANGLE OF 12°54'34", A CHORD BEARING OF SOUTH 72°19'14" EAST 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 WIDTH PUBLIC RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENTATION MAP, WORK PROGRAM ITEM/SEGMENT 256337 1 AND A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A 2634.51 FOOT RADIUS, A CENTRAL ANGLE OF 0°05'04"; A CHORD BEARING OF NORTH 80°18'55" WEST AND A CHORD LENGTH OF 141.81 FEET; THENCE RUN WESTERLY ALONG SAID NORTHERLY 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 08°08'23" EAST, A DISTANCE OF 227.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE CERTAIN NON EXCLUSIVE EASEMENT RIGHTS AS CREATED BY THAT 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 ASTORIA 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 ASTORIA 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 POINT OF BEGINNING; THENCE RUN SOUTH 68°51'58" EAST, A DISTANCE OF 225.15 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A 110.00 FOOT RADIUS, A CENTRAL ANGLE OF 12°54'34", A CHORD BEARING OF SOUTH 72°19'14" EAST AND A CHORD LENGTH OF 33.73 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 33.80 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 81°46'31" EAST, A DISTANCE OF 96.18 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A 2634.51 FOOT RADIUS, A CENTRAL ANGLE OF 0°05'04"; A CHORD BEARING OF NORTH 81°37'51" WEST AND A CHORD LENGTH OF 64.96 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 65.85 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 65°25'06" EAST, A DISTANCE OF 26.80 FEET; THENCE RUN NORTH 65°24'58" EAST, A DISTANCE OF 31.91 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A 255.00 FOOT RADIUS, A CENTRAL ANGLE OF 45°43'00", A CHORD BEARING OF NORTH 88°16'28" EAST AND A CHORD LENGTH OF 198.11 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 203.47 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 68°52'02" EAST, A DISTANCE OF 43.96 FEET TO A POINT ON THE WESTERLY LINE OF TRACT ASTORIA PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGES 142 THROUGH 147 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN SOUTH 21°07'59" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 35.00 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN NORTH 68°52'02" WEST, A DISTANCE OF 43.96 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A 220.00 FOOT RADIUS, A CENTRAL ANGLE OF 42°43'00", A CHORD BEARING OF SOUTH 88°16'28" WEST AND A CHORD LENGTH OF 170.92 FEET; THENCE RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 175.54 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 65°24'58" WEST, A DISTANCE OF 31.91 FEET; THENCE RUN SOUTH 65°25'06" WEST, A DISTANCE OF 26.74 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A 150.00 FOOT RADIUS, A CENTRAL ANGLE OF 32°04'31", A CHORD BEARING OF SOUTH 81°37'51" WEST AND A CHORD LENGTH OF 94.72 FEET; THENCE RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 85.89 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 81°46'31" WEST, A DISTANCE OF 96.23 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A 150.00 FOOT RADIUS, A CENTRAL ANGLE OF 12°54'34", A CHORD BEARING OF NORTH 72°19'14" WEST AND A CHORD LENGTH OF 33.73 FEET; THENCE RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 33.80 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 88°51'58" WEST, A DISTANCE OF 237.99 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A 110.00 FOOT RADIUS, A CENTRAL ANGLE OF 10°36'47", A CHORD BEARING OF NORTH 43°41'49" EAST AND A CHORD LENGTH OF 20.35 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 20.38 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 38°23'26" EAST, A DISTANCE OF 16.98 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENT RIGHT(S) AS CREATED BY THAT CERTAIN DECLARATION OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 10508, PAGE 3854, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, OVER THE FOLLOWING DESCRIBED REAL PROPERTY:

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:

BEGIN AT THE MOST SOUTHERLY CORNER OF ASTORIA 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 36.46 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A 110.00 FOOT RADIUS, A CENTRAL ANGLE OF 10°41'42", A CHORD BEARING OF SOUTH 43°44'16" WEST AND A CHORD LENGTH OF 20.50 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 20.53 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 49°05'07" WEST, A DISTANCE OF 216.86 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A 100.00 FOOT RADIUS, A CENTRAL ANGLE OF 40°57'45", A CHORD BEARING OF SOUTH 28°36'15" WEST AND A CHORD LENGTH OF 69.98 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 71.49 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 08°50'22" WEST, A DISTANCE OF 40.65 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENTATION MAP, WORK PROGRAM ITEM/SEGMENT 256337 1; THENCE RUN NORTH 81°51'28" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 142.59 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 08°02'27" EAST, A DISTANCE OF 11.81 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A 85.00 FOOT RADIUS, A CENTRAL ANGLE OF 52°16'35", A CHORD BEARING OF NORTH 34°15'40" EAST AND A CHORD LENGTH OF 74.89 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 77.35 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 60°23'57" EAST, A DISTANCE OF 17.75 FEET; THENCE RUN SOUTH 72°37'38" EAST, A DISTANCE OF 13.68 FEET; THENCE RUN NORTH 60°23'57" EAST, A DISTANCE OF 87.63 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A 60.00 FOOT RADIUS, A CENTRAL ANGLE OF 11°18'50", A CHORD BEARING OF NORTH 54°44'32" EAST AND A CHORD LENGTH OF 11.83 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 11.85 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 49°05'07" EAST, A DISTANCE OF 202.94 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A 60.00 FOOT RADIUS, A CENTRAL ANGLE OF 10°41'42", A CHORD BEARING OF NORTH 43°44'16" EAST AND A CHORD LENGTH OF 11.18 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 11.20 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 38°23'26" EAST, A DISTANCE OF 36.46 FEET TO THE SOUTHEAST CORNER OF TRACT "A" OF AFORESAID ASTORIA PHASE 5, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PORTICO STREET, A 50.00 FOOT PRIVATE RIGHT-OF-WAY PER SAID ASTORIA PHASE 5; THENCE RUN SOUTH 51°36'34" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

LAND AREA: ±0.76 Acres OR ±33015.68 S.F. (as per survey)

STRIPPED PARKING
NONE AT TIME OF
SURVEY

General Notes

- There is indirect access to the subject property via a road parcel per ORB 10508, PG 2877, a private right of way.
- The address of the site is NO PHYSICAL ADDRESS AT TIME OF SURVEY, ODESSA, FLORIDA 33556.
- The location of utilities shown on the survey are from observed evidence or above ground appurtenances only.
- At the time of this survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
- At the time of this survey there was no evidence of any changes in the street right-of-way lines, either completed or proposed.
- At the time of this survey there was no observable evidence that the subject property is being used as a solid waste dump, sump, or as a sanitary landfill.
- At the time of this survey there was no observable evidence of cemeteries on the subject property observed in the field.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.

- During the process of providing match line sheets some overlapping is unavoidable in order to keep the survey legible.
- Nothing in this survey is intended to express an opinion regarding ownership or title.

- Survey is certified for this real estate transaction only and not for future purchases or real estate transactions other than those related to sale or transfer of the note either by purchase or operation of law to the successors and/or assigns as identified in the certification.

- The surveyor did not abstract the subject tract. This survey is based on legal descriptions supplied by the title company. Easements, building setback lines, etc. shown are as identified in the title commitment supplied by FIDELITY NATIONAL TITLE under File No. 5699-574 dated OCTOBER 31, 2023 at 08:00 AM.

- The described property forms a mathematically closed figures and are contiguous with the adjoining public right-of-way and/or adjoining parcels with no overlaps, gaps or gores.

- The findings and opinions of Terminus Surveying, LLC reflected hereon are privileged, confidential and intended for the use of the individual or entity for whom this work was prepared, it is understood that the use of, reliance on, or reproduction of some, in whole or in part, by others without the express written consent of Terminus Surveying, LLC is prohibited and without warranty, express or implied. Terminus Surveying, LLC shall be held harmless against damages or expenses resulting from such unauthorized use, reliance or reproduction. COPYRIGHT 2023. ALL RIGHTS RESERVED.

- The property described hereon is the same as the property described in FIDELITY NATIONAL TITLE UNDER FILE NO. 5699-574 DATED OCTOBER 31, 2023 AT 08:00 AM and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.

FLOOD NOTE:

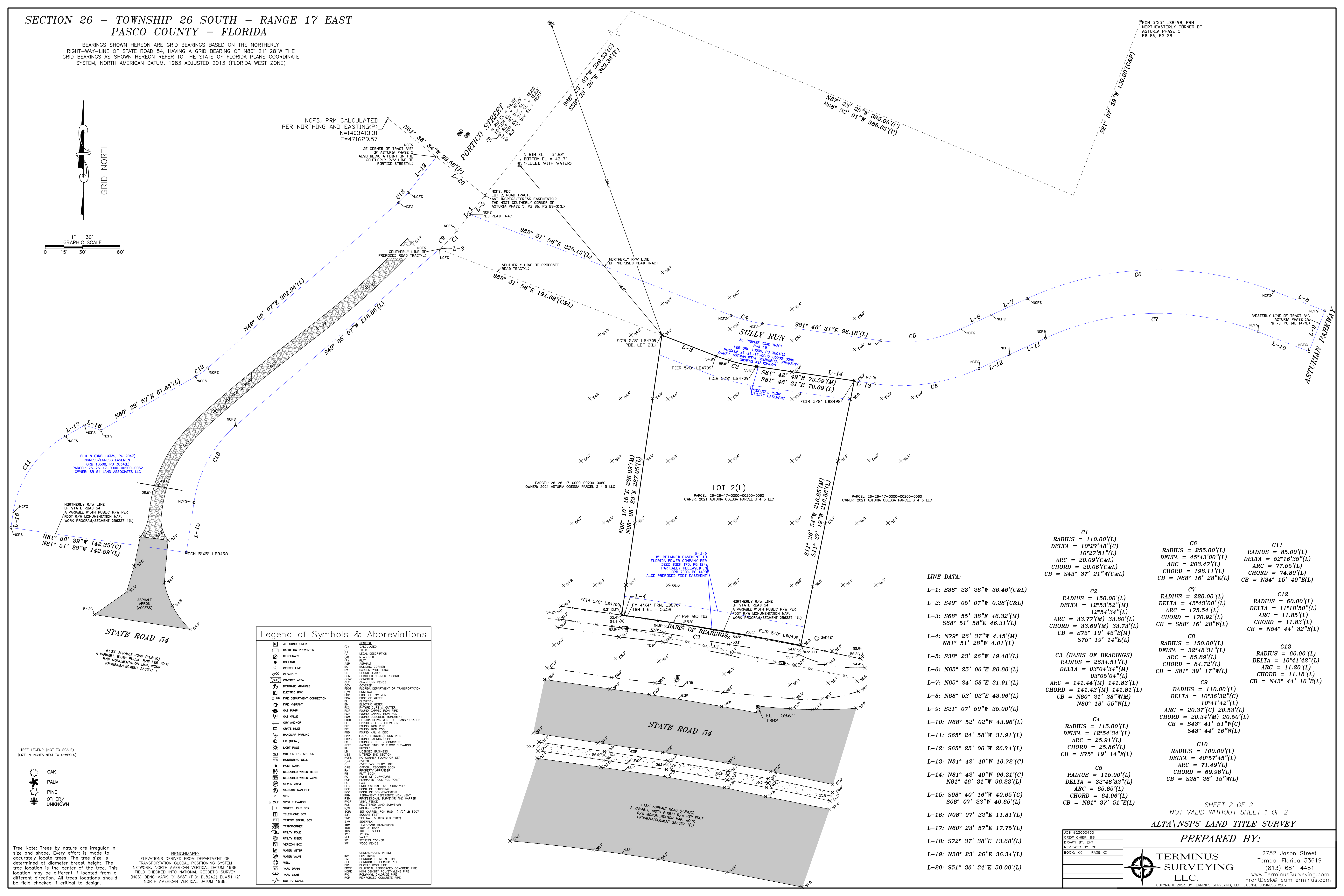
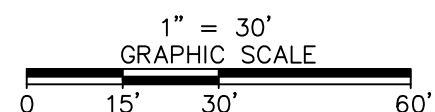
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120230, WHICH BEARS AN EFFECTIVE DATE OF 09/26/2014 AND IS NOT IN A SPECIAL FLOOD ZONE AREA, FLOOD MAP 12101C0380F.

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)

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)



GRID NORTH



C1
RADIUS = 110.00'(L)
DELTA = 10°27'48"(C)
10°27'51"(L)
ARC = 20.09'(C&L)
CHORD = 20.06'(C&L)
CB = S43° 37' 21"W(C&L)

C6
RADIUS = 255.00'(L)
DELTA = 45°43'00"(L)
ARC = 203.47'(L)
CHORD = 198.11'(L)
CB = N88° 16' 28"E(L)

C11
RADIUS = 85.00'(L)
DELTA = 52°16'35"(L)
ARC = 77.55'(L)
CHORD = 74.89'(L)
CB = N34° 15' 40"E(L)

C2
RADIUS = 150.00'(L)
DELTA = 12°53'52"(M)
12°54'34"(L)
ARC = 33.77'(M) 33.80'(L)
CHORD = 33.69'(M) 33.73'(L)
CB = S75° 19' 45"E(M)
S75° 19' 14"E(L)

C7
RADIUS = 220.00'(L)
DELTA = 45°43'00"(L)
ARC = 175.54'(L)
CHORD = 170.92'(L)
CB = S88° 16' 28"W(L)

C12
RADIUS = 60.00'(L)
DELTA = 11°18'50"(L)
ARC = 11.85'(L)
CHORD = 11.83'(L)
CB = N54° 44' 32"E(L)

C3 (BASIS OF BEARINGS)
 RADIUS = 2634.51'(L)
 DELTA = 03°04'34"(M)
 03°05'04"(L)
 ARC = 141.44'(M) 141.83'(L)
 CHORD = 141.42'(M) 141.81'(L)
 CB = N80° 21' 28"W(M)
 N80° 18' 55"W(L)

C8
RADIUS = 150.00'(L)
DELTA = 32°48'31"(L)
ARC = 85.89'(L)
CHORD = 84.72'(L)
CB = S81° 39' 17"W(L)

C13
RADIUS = 60.00'(L)
DELTA = 10°41'42"(L)
ARC = 11.20'(L)
CHORD = 11.18'(L)
CB = N43° 44' 16"E(L)

C4
RADIUS = 115.00'(L)
DELTA = 12°54'34"(L)
ARC = 25.91'(L)
CHORD = 25.86'(L)
CB = S75° 19' 14"E(L)

C9
RADIUS = 110.00'
DELTA = 10°36'32"
10°41'42"
ARC = 20.37'(C) 20.3
CHORD = 20.34'(M) 20.3

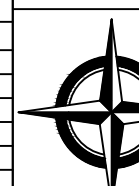
C5
RADIUS = 115.00'(L)
DELTA = 32°48'32"(L)
ARC = 65.85'(L)
CHORD = 64.96'(L)
CB = N81° 37' 51"E(L)

C10
RADIUS = 100.00'
DELTA = 40°57'45"
ARC = 71.49'(L)
CHORD = 69.98'(L)
CB = S28° 26' 15" W

SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1 OF 2

ALTA\NSPS LAND TITLE SURVEY

PREPARED BY:



TERMINUS
SURVEYING
LLC.

2752 Jason Street
Tampa, Florida 33611
(813) 681-4481
www.TerminusSurveying.com
FrontDesk@TeamTerminus.com

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