

STARKEY RANCH BLUEBERRY FARMS
LYING IN SECTIONS 29 AND 30, TOWNSHIP 26, SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

DESCRIPTION:
A PARCEL OF LAND LYING IN SECTIONS 29 AND 30, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, RUN THENCE ALONG THE EASTERLY BOUNDARY THEREOF, S.00°11'05"W, A DISTANCE OF 107.06 FEET; THENCE N.89°48'55"W, A DISTANCE OF 226.09 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND, AS RECORDED IN OFFICIAL RECORD BOOK 11132, PAGE 1098, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY, SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY, RESPECTIVELY, OF SAID OFFICIAL RECORD BOOK 11132, PAGE 1098 THE FOLLOWING THIRTY-SEVEN (37) COURSES: 1) S.28°00'00"E, A DISTANCE OF 478.69 FEET; 2) S.74°00'00"E, A DISTANCE OF 436.20 FEET; 3) S.00°12'20"W, A DISTANCE OF 680.00 FEET; 4) N.89°08'07"W, A DISTANCE OF 419.47 FEET; 5) N.89°00'37"W, A DISTANCE OF 2618.75 FEET; 6) N.89°00'59"W, A DISTANCE OF 797.24 FEET; 7) N.34°08'40"E, A DISTANCE OF 1060.71 FEET; 8) N.63°45'10"E, A DISTANCE OF 53.30 FEET; 9) N.51°14'17"E, A DISTANCE OF 52.60 FEET; 10) N.85°16'13"E, A DISTANCE OF 58.57 FEET; 11) N.87°48'46"E, A DISTANCE OF 44.03 FEET; 12) S.61°05'52"E, A DISTANCE OF 39.17 FEET; 13) N.42°46'46"E, A DISTANCE OF 63.83 FEET; 14) N.41°48'41"E, A DISTANCE OF 46.03 FEET; 15) N.45°22'14"E, A DISTANCE OF 25.00 FEET; 16) N.39°45'06"E, A DISTANCE OF 114.17 FEET; 17) N.44°07'58"E, A DISTANCE OF 90.84 FEET; 18) N.19°03'40"E, A DISTANCE OF 75.35 FEET; 19) S.55°51'20"E, A DISTANCE OF 142.19 FEET; 20) S.89°04'06"E, A DISTANCE OF 286.91 FEET; 21) S.16°40'26"W, A DISTANCE OF 23.25 FEET; 22) S.06°35'37"E, A DISTANCE OF 53.94 FEET; 23) S.08°01'30"W, A DISTANCE OF 36.74 FEET; 24) S.20°50'32"W, A DISTANCE OF 73.05 FEET; 25) S.44°36'56"W, A DISTANCE OF 43.87 FEET; 26) S.53°47'25"W, A DISTANCE OF 40.87 FEET; 27) S.68°52'02"W, A DISTANCE OF 39.69 FEET; 28) S.66°30'09"W, A DISTANCE OF 34.94 FEET; 29) N.88°21'58"W, A DISTANCE OF 57.38 FEET; 30) SOUTHWESTERLY, 19.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 21.74 FEET AND A CENTRAL ANGLE OF 50°19'37" (CHORD BEARING S.51°33'38"W, 18.49 FEET); 31) SOUTHERLY, 15.01 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 42.11 FEET AND A CENTRAL ANGLE OF 20°25'24" (CHORD BEARING S.08°28'30"W, 14.93 FEET); 32) S.00°57'15"W, A DISTANCE OF 22.31 FEET; 33) SOUTHERLY, 52.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 88.10 FEET AND A CENTRAL ANGLE OF 34°17'45" (CHORD BEARING S.18°06'07"W, 51.95 FEET); 34) SOUTHERLY, 30.41 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 56.90 FEET AND A CENTRAL ANGLE OF 30°37'34" (CHORD BEARING S.19°56'13"W, 30.05 FEET); 35) S.04°37'26"W, A DISTANCE OF 51.39 FEET; 36) SOUTHEASTERLY, 24.25 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.25 FEET AND A CENTRAL ANGLE OF 91°08'49" (CHORD BEARING S.44°33'32"E, 21.78 FEET); 37) S.89°11'09"E, A DISTANCE OF 511.87 FEET; THENCE NORTHEASTERLY, 39.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°59'30" (CHORD BEARING N.45°48'36"E, 35.35 FEET); THENCE N.00°48'51"E, A DISTANCE OF 413.03 FEET; THENCE NORTHWESTERLY, 39.55 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°38'19" (CHORD BEARING N.44°41'03"W, 35.55 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LAKE BRANCHE DRIVE, AS RECORDED IN OFFICIAL RECORD BOOK 10383, PAGE 1900, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, S.89°04'06"E, A DISTANCE OF 116.01 FEET; THENCE SOUTHWESTERLY, 38.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°58'49" (CHORD BEARING S.45°31'09"W, 35.04 FEET); THENCE S.00°48'51"W, A DISTANCE OF 413.03 FEET; THENCE SOUTHEASTERLY, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.44°11'09"E, 35.36 FEET) TO A POINT ON THE NORTHERLY BOUNDARY OF SAID OFFICIAL RECORD BOOK 11132, PAGE 1098; THENCE ALONG SAID NORTHERLY BOUNDARY, S.89°11'09"E, A DISTANCE OF 365.51 FEET; THENCE NORTHEASTERLY, 37.68 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°21'14" (CHORD BEARING N.47°36'51"E, 34.21 FEET); THENCE NORTHEASTERLY, 161.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 233.00 FEET AND A CENTRAL ANGLE OF 39°48'28" (CHORD BEARING N.26°03'01"E, 158.65 FEET); THENCE N.45°57'15"E, A DISTANCE OF 206.00 FEET; THENCE NORTHEASTERLY, 91.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 117.00 FEET AND A CENTRAL ANGLE OF 45°01'21" (CHORD BEARING N.23°28'34"E, 89.59 FEET); THENCE N.00°55'54"E, A DISTANCE OF 41.70 FEET; THENCE NORTHWESTERLY, 39.68 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°56'49" (CHORD BEARING N.44°32'03"W, 35.65 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID LAKE BLANCHE DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) S.89°04'06"E, A DISTANCE OF 630.22 FEET; 2) S.10°21'09"E, A DISTANCE OF 4.82 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID OFFICIAL RECORD BOOK 11132, PAGE 1098; THENCE ALONG SAID NORTHERLY BOUNDARY, S.89°04'06"E, A DISTANCE OF 73.90 FEET TO THE POINT OF BEGINNING. CONTAINING 78.692 ACRES, MORE OR LESS.

OWNER
WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: Kristina Lloyd (Division President), Kim Leamon, Alicia Baine (Witnesses)

CERTIFICATE OF ACCEPTANCE HOMEOWNERS ASSOCIATION
SOLETA AT STARKEY RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS PLAT AND ACCEPTS THE PROPOSED CONVEYANCES AND MAINTENANCE RESPONSIBILITIES HEREIN.

BY: Adam Bruneau (President), Kim Leamon, Alicia Baine (Witnesses)

OWNER ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF Hillsborough
I HEREBY CERTIFY ON THIS 9th DAY OF April, 2026 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE KRISTINA LLOYD, AS DIVISION PRESIDENT OF WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HERSELF 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.

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF Hillsborough
I HEREBY CERTIFY ON THIS 9th DAY OF April, 2026 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE ADAM BRUNEAU, AS PRESIDENT OF SOLETA AT STARKEY RANCH HOMEOWNERS ASSOCIATION, INC., 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 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: 2-27-2029 COMMISSION NUMBER: HH630167

Mary Margaret Shea
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Notary Seal: MARY MARGARET SHEA, Notary Public - State of Florida, Commission # HH 530167, My Comm. Expires Feb 27, 2029, Bonded through National Notary Assn.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
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CERTIFICATE OF OWNERSHIP AND DEDICATION
JEN TAMPA 14, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNERS"), HEREBY STATE AND DECLARE THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL LANDS REFERRED TO AS "STARKEY RANCH BLUEBERRY FARMS" AND AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

- 1. OWNERS HEREBY RESERVE FEE TITLE TO TRACT A-1 ((HOA) INGRESS-EGRESS EASEMENT, (PUBLIC) UTILITY EASEMENT, (HOA) DRAINAGE & ACCESS EASEMENT), TRACT A-2 ((HOA) INGRESS-EGRESS EASEMENT, (PUBLIC) UTILITY EASEMENT, (HOA) DRAINAGE & ACCESS EASEMENT), TRACT A-3 ((HOA) INGRESS-EGRESS EASEMENT, (PUBLIC) UTILITY EASEMENT, (HOA) DRAINAGE & ACCESS EASEMENT), TRACT B-1 ((HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA AND OPEN SPACE), TRACT B-2 ((HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA AND OPEN SPACE), TRACT B-3 ((HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA AND OPEN SPACE), TRACT B-4 ((HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA, OPEN SPACE AND PEDESTRIAN TRAIL), TRACT B-6 ((HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA AND OPEN SPACE), TRACT B-7 ((HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA AND OPEN SPACE), TRACT B-8 ((HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA AND OPEN SPACE), TRACT B-9 ((HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA AND OPEN SPACE), TRACT D-1 ((HOA) BUFFER AREA), TRACT D-2 ((HOA) BUFFER AREA), P-1 ((HOA) PARK, DRAINAGE, ACCESS EASEMENT AND LANDSCAPE AREA) AND TRACT P-2 ((HOA) PARK, DRAINAGE, ACCESS EASEMENT AND LANDSCAPE AREA), TRACT W-1 ((HOA) WETLAND CONSERVATION AREA), TRACT W-2 ((HOA) WETLAND CONSERVATION AREA), TRACT W-3 ((HOA) WETLAND CONSERVATION AREA) AND TRACT W-4 ((HOA) WETLAND CONSERVATION AREA), AS SHOWN AND DEPICTED HEREON TO SOLETA AT STARKEY RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, (THE "HOA" OR "ASSOCIATION"), SAID TRACTS SHALL BE MAINTAINED BY THE OWNERS FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.
2. THE OWNERS FURTHER DO:
A. GRANT, CONVEY AND DEDICATE TO PASCO COUNTY, FLORIDA (THE "COUNTY") A PERPETUAL EASEMENT FOR INGRESS-EGRESS OVER AND ACROSS TRACTS A-1, A-2, AND A-3 WHICH ARE SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.
B. 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.
C. GRANT TO THE HOA, ITS SUCCESSORS OR ASSIGNS, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS LANDSCAPE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND ACCESSING THE LANDSCAPING LYING THEREIN.
D. GRANT TO THE HOA, ITS SUCCESSORS OR ASSIGNS, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS (HOA) DRAINAGE AND ACCESS EASEMENTS FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING, AND ACCESSING THE STORM WATER DRAINAGE FACILITIES LYING THEREIN.
E. RESERVE UNTO THE HOA, 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 FS 177.085(1).
F. RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THIS PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF UNDERGROUND UTILITY CONDUITS AND RELATED FACILITIES TO ACCOMMODATE WHATEVER CABLES AND LINE THAT THE OWNERS ELECT TO INSTALL OR HAVE INSTALLED WITHIN SAID CONDUITS, INCLUDING, BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH FS 177.091(2).
G. GRANT, CONVEY, AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT TOGETHER WITH ANY NECESSARY EASEMENTS, AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR SUCCESSORS OR ASSIGNS, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL UTILITY IMPROVEMENTS, OF UTILITIES AND APPURTENANCES LYING WITHIN THE LANDS DEPICTED ON THIS PLAT UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID UTILITY IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE COUNTY.
3. THE OWNERS FURTHER DO HEREBY 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 THE GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNERS OR THE HOA FAIL 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. OWNERS HEREBY GRANT TO THE HOA ALL (HOA) SIDE YARD DRAINAGE/ACCESS EASEMENTS, AS SHOWN HEREON FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO.
5. THE OWNERS HEREBY GRANT, CONVEY AND DEDICATE TO THE COUNTY, TRACT Z-1 ((PUBLIC) PUMP STATION), AS SHOWN HEREON, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. OWNER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY EASEMENT ON OVER AND UNDER TRACT Z-1 FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT Z-1 UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.
6. OWNERS HEREBY GRANT TO THE RESIDENTS OF THE PROJECT TO THE SOUTH, IF CONSTRUCTED, FOR A PEDESTRIAN ACCESS EASEMENT OVER AND ACROSS THE CONSTRUCTED PEDESTRIAN PATH AND SIDEWALKS IN TRACTS A-1 AND B-4 AS SHOWN HEREON FOR PEDESTRIAN INGRESS AND EGRESS PURPOSES (WHICH MAY INCLUDE A MULTI-PURPOSE PATH/SIDEWALK).

OWNER
JEN TAMPA 14, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: Matthew O'Brien (Vice President), Kim Leamon, Alicia Baine (Witnesses)

OWNER ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF Hillsborough
I HEREBY CERTIFY ON THIS 9th DAY OF April, 2026 BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE MATTHEW O'BRIEN, AS VICE PRESIDENT OF JEN TAMPA 14, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER
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 14th DAY OF April, 2026

Alex W. Parnes
ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131
Notary Seal: ALEX W. PARNES, Notary Public - State of Florida, Commission # HH 530167, My Comm. Expires Feb 27, 2029, Bonded through National Notary Assn.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.
MY COMMISSION EXPIRES: 2-27-2029 COMMISSION NUMBER: HH630167

Mary Margaret Shea
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Notary Seal: MARY MARGARET SHEA, Notary Public - State of Florida, Commission # HH 530167, My Comm. Expires Feb 27, 2029, Bonded through National Notary Assn.

CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY:
THIS IS TO CERTIFY THAT ON THIS THE 29th DAY OF April, 2026, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE ADMINISTRATIVE OFFICER OF PASCO COUNTY, FLORIDA.

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

PROPERTY INFORMATION
STATE OF FLORIDA
COUNTY OF Hillsborough
WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, CHICAGO TITLE INSURANCE FILE NO. 12375954 WITH AN EFFECTIVE DATE OF MARCH 27, 2026, AND BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN JEN TAMPA 14, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN ON THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT, CHICAGO TITLE INSURANCE FILE NO. 12375954 WITH AN EFFECTIVE DATE OF MARCH 27, 2026.

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 6th DAY OF May, 2026 IN PLAT BOOK 101, PAGES 148-150.

Nikki Alvarez-Sowles, Esq.
NIKKI ALVAREZ-SOWLES, ESQ.
PASCO COUNTY CLERK & COMPTROLLER

THIS THE 9th DAY OF APRIL, 2026
CHICAGO TITLE INSURANCE COMPANY
Christopher Zeller
CHRISTOPHER ZELLER
AUTHORIZED SIGNATORY

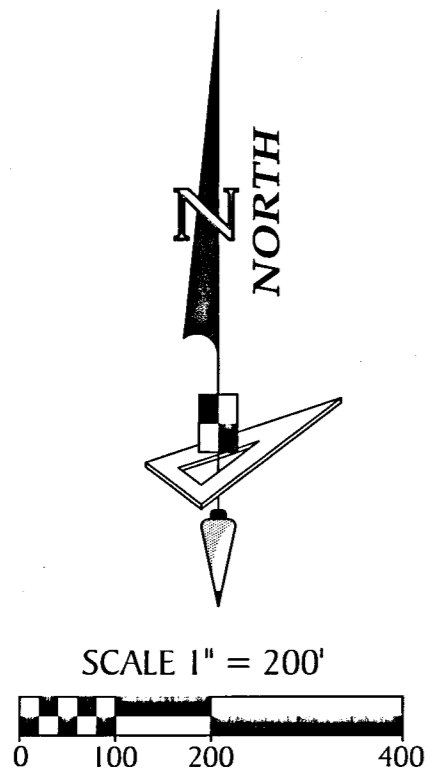
CERTIFICATE OF SURVEYOR
THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THIS 17TH DAY OF SEPTEMBER, 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 6th DAY OF APRIL, 2026

Charles M. Arnett
CHARLES M. ARNETT
Tampa, Florida 33619
www.geopointsurvey.com
Notary Seal: CHARLES M. ARNETT, Notary Public - State of Florida, Commission # HH 530167, My Comm. Expires Feb 27, 2029, Bonded through National Notary Assn.

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 THIS COUNTY.

STARKEY RANCH BLUEBERRY FARMS

LYING IN SECTIONS 29 AND 30, TOWNSHIP 26, SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



KEY SHEET
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

BASIS OF BEARINGS

The Easterly boundary of Section 30, Township 26 South, Range 17 East, Pasco County, Florida, having a Grid bearing of N.00°11'08"E. The Grid bearings as shown hereon refer to the State Plane Coordinate System (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

WETLAND CONSERVATION AREA NOTE:
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

Line Data Table

No.	Bearing	Length
L1	S00°11'05"W	107.06'
L2	S61°05'52"E	39.17'
L3	N42°46'46"E	63.83'
L4	N41°48'41"E	46.03'
L5	N45°22'14"E	25.00'
L6	N39°45'06"E	114.17'
L7	N44°07'58"E	90.84'
L8	N19°03'40"E	75.35'
L9	S55°51'20"E	142.19'
L10	S16°40'26"W	23.25'
L11	S06°35'37"E	53.94'
L12	S08°01'30"W	36.74'
L13	S20°50'32"W	73.05'
L14	S44°36'56"W	43.87'
L15	S53°47'25"W	40.87'
L16	S68°52'02"W	39.69'
L17	S66°30'09"W	34.94'
L18	N88°21'58"W	57.38'
L19	S00°57'15"W	22.31'
L20	S04°37'26"W	51.39'
L21	S89°04'06"E	116.01'
L22	S10°21'06"E	4.82'
L23	S89°04'06"E	73.90'

NOTE:
All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with facilities and services of an electric, telephone, gas, or other public utility. (FS177.091) In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with National Electrical Safety Code as adopted by the Florida Public Service Commission.

- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ⊕----- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - indicates (S.I.R.) Set Iron Rod 1/2" LB7768 with PRM cap
 - indicates (F.C.M.) Found Concrete Monument
 - indicates (P.C.P.) Permanent Control Point LB7768
 - REF----- Reference
 - indicates non-radial line
 - O/A----- Over All
 - D.A.E.----- Drainage & Access Easement
 - U.E.----- Utility Easement
 - Ⓢ----- Block Number

Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C1	21.74'	19.10'	50°19'37"	S51°35'38"W	18.49'
C2	42.11'	15.01'	20°25'24"	S08°28'30"W	14.93'
C3	88.10'	52.73'	34°17'45"	S18°06'07"W	51.95'
C4	56.90'	30.41'	30°37'34"	S19°56'13"W	30.05'
C5	15.29'	24.25'	91°08'49"	S44°33'32"E	21.78'
C6	25.00'	39.27'	89°59'30"	N45°48'36"E	35.39'
C7	25.00'	39.55'	90°38'19"	N44°41'03"W	35.55'

Curve Data Table

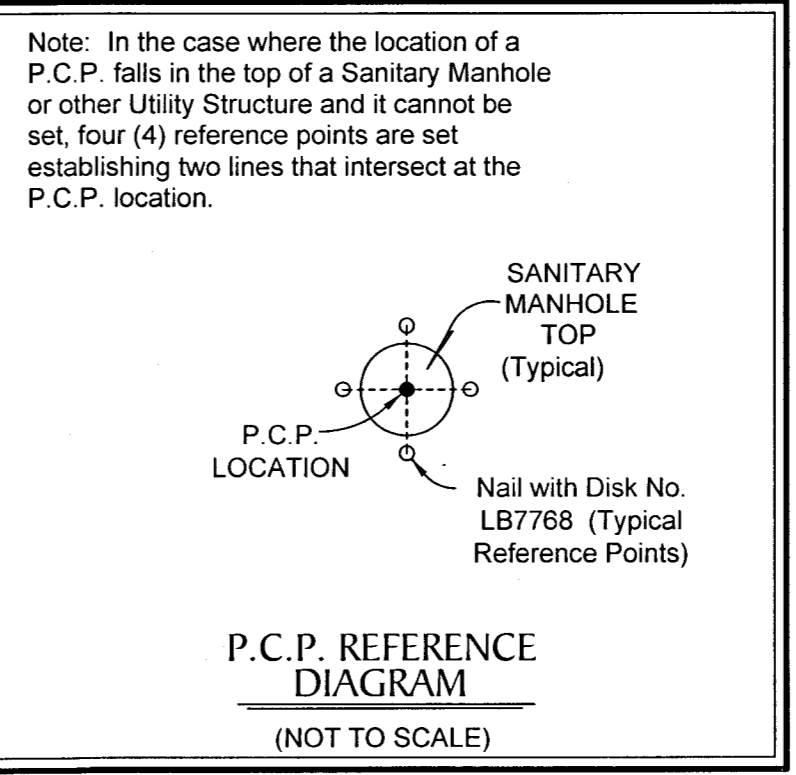
No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C8	25.00'	38.82'	88°58'49"	S45°31'09"W	35.04'
C9	25.00'	39.27'	90°00'00"	S44°11'09"E	35.38'
C10	25.00'	37.68'	86°21'14"	N47°36'51"E	34.21'
C11	233.00'	161.88'	39°48'28"	N26°03'01"E	158.65'
C12	117.00'	91.84'	45°01'21"	N23°26'34"E	89.59'
C13	25.00'	39.68'	90°56'49"	N44°32'03"W	35.65'

The coordinate values shown hereon are based on the National Geodetic Survey Control Points 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, control points used: "ODESSA RM 7" and "713 033"

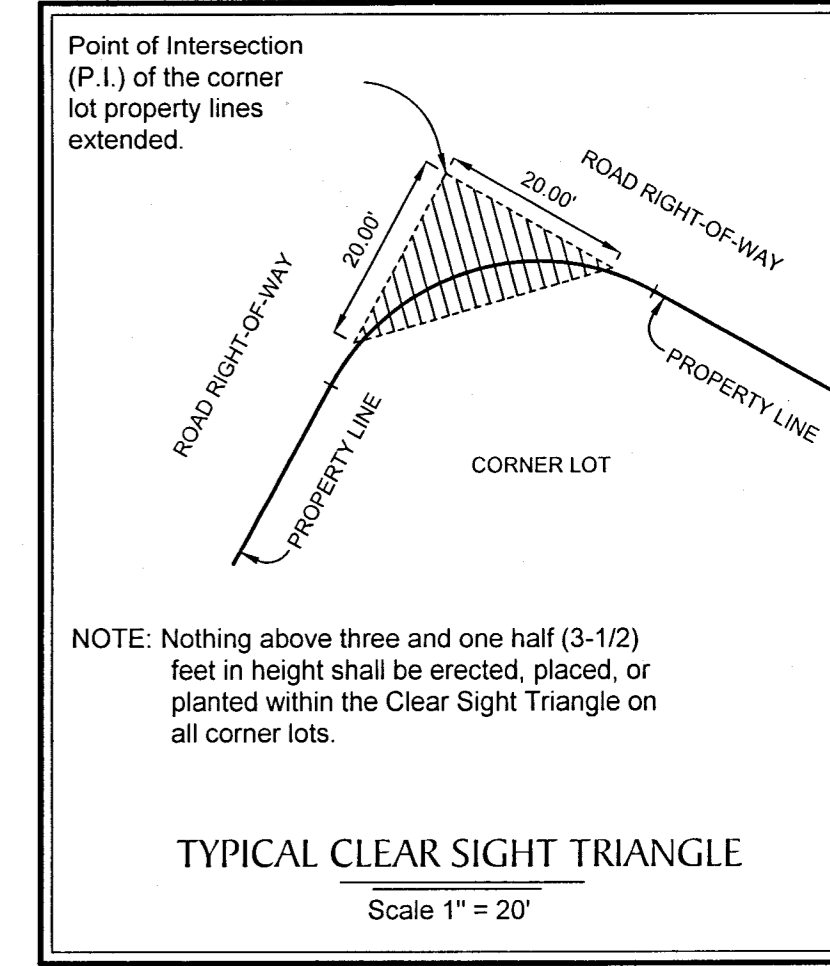
NOTE:
ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

NOTE: THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO PASCO COUNTY SURVEYING AND MAPPING ACCEPTED METHODS AND PROCEDURES FOR ESTABLISHMENT OF HORIZONTAL SURVEYING CONTROL, AND/OR APPROVED BY THE COUNTY SURVEYOR.



NOTE:
A 1/2" INCH DIAMETER IRON PIPE WITH CAP No. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9). UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

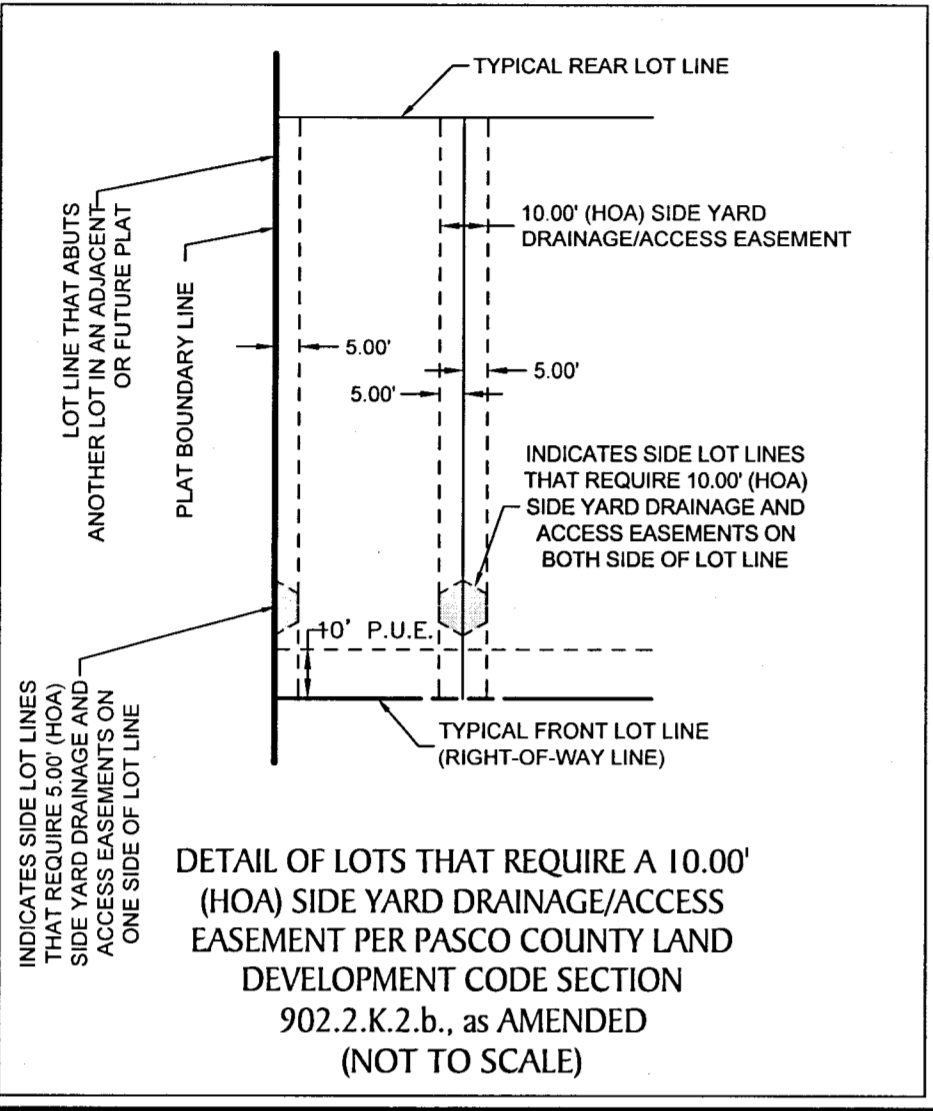
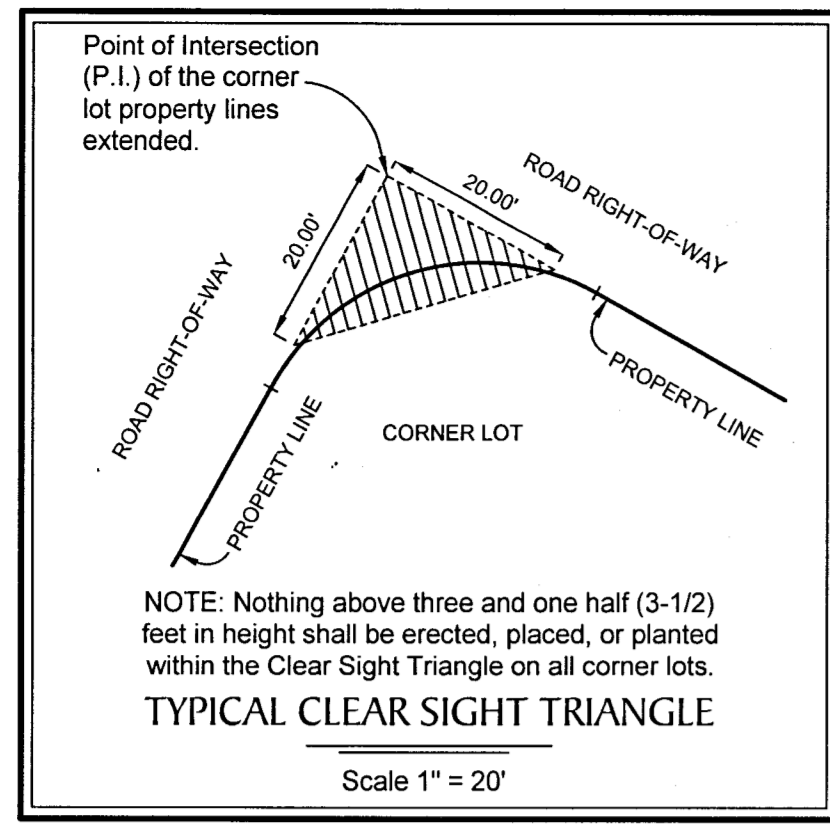
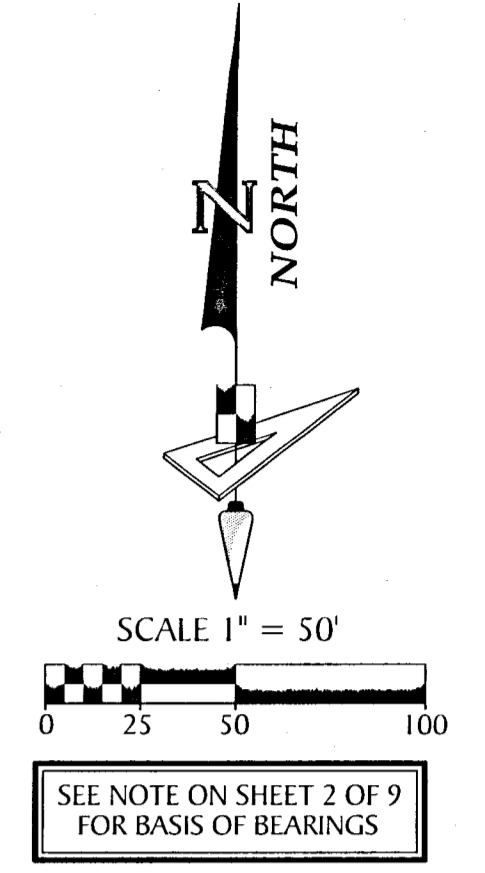


TRACT DESIGNATION TABLE

TRACT	USAGE	SQFT.
A-1	(HOA) INGRESS-EGRESS EASEMENT, (PUBLIC) UTILITY EASEMENT, (HOA) DRAINAGE & ACCESS EASEMENT	376,450
A-2	(HOA) INGRESS-EGRESS EASEMENT, (PUBLIC) UTILITY EASEMENT, (HOA) DRAINAGE & ACCESS EASEMENT	10,371
A-3	(HOA) INGRESS-EGRESS EASEMENT, (PUBLIC) UTILITY EASEMENT, (HOA) DRAINAGE & ACCESS EASEMENT	10,388
B-1	(HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA AND OPEN SPACE	258,756
B-2	(HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA AND OPEN SPACE	99,850
B-3	(HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA AND OPEN SPACE	21,061
B-4	(HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA, OPEN SPACE AND PEDESTRIAN TRAIL	205,500
B-6	(HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA AND OPEN SPACE	18,897
B-7	(HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA AND OPEN SPACE	91,791
B-8	(HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA AND OPEN SPACE	155,241
B-9	(HOA) DRAINAGE, ACCESS EASEMENT, LANDSCAPE AREA AND OPEN SPACE	32,867
D-1	(HOA) BUFFER AREA	15,195
D-2	(HOA) BUFFER AREA	13,623
P-1	(HOA) PARK, DRAINAGE, ACCESS EASEMENT AND LANDSCAPE AREA	20,153
P-2	(HOA) PARK, DRAINAGE, ACCESS EASEMENT AND LANDSCAPE AREA	26,936
W-1	(HOA) WETLAND CONSERVATION AREA	645,693
W-2	(HOA) WETLAND CONSERVATION AREA	116,664
W-3	(HOA) WETLAND CONSERVATION AREA	60,529
W-4	(HOA) WETLAND CONSERVATION AREA	527,404
Z-1	(PUBLIC) PUMP STATION	3,087

STARKEY RANCH BLUEBERRY FARMS

LYING IN SECTIONS 29 AND 30, TOWNSHIP 26, SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

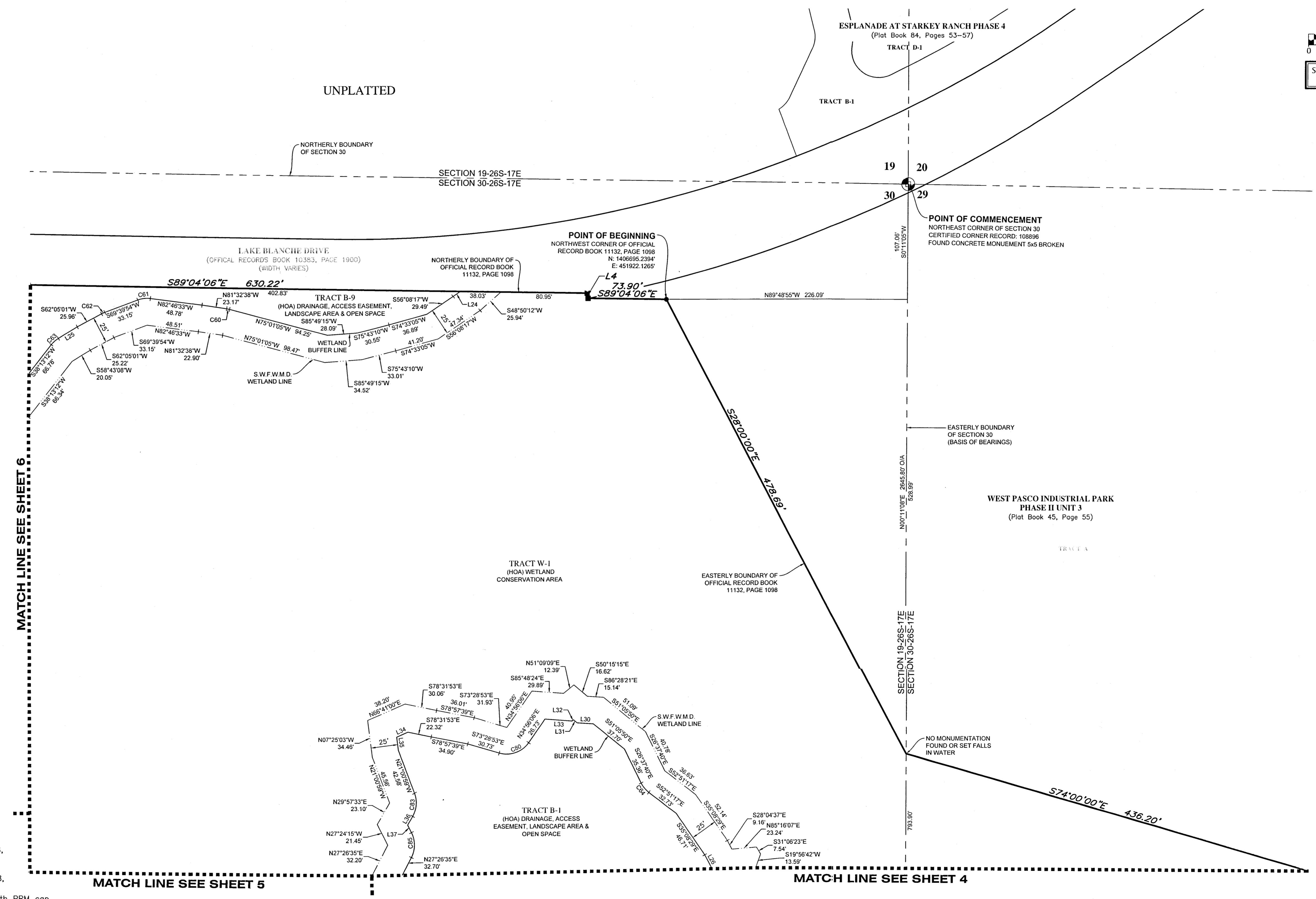


No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C60	25.00'	2.85'	6°31'34"	N78°16'51"W	2.85'
C61	25.00'	12.02'	27°33'33"	S83°26'40"W	11.91'
C62	25.00'	3.31'	7°34'53"	S65°52'27"W	3.31'
C63	25.00'	8.94'	20°29'56"	S48°28'10"W	8.90'
C64	25.00'	11.44'	26°13'37"	S39°44'29"E	11.34'
C80	25.00'	31.23'	71°35'00"	N70°43'37"E	29.24'
C83	25.00'	22.24'	50°58'32"	N04°28'17"E	21.52'
C85	25.00'	23.93'	54°50'49"	N00°01'10"E	23.03'

No.	Bearing	Length
L4	S10°21'06"E	4.82'
L24	N56°08'17"E	8.29'
L25	S58°43'08"W	20.79'
L26	S28°04'37"E	24.06'
L30	S86°28'21"E	15.35'
L31	S50°15'15"E	4.33'
L32	N51°09'09"E	1.78'
L33	S85°48'24"E	25.53'
L34	N66°41'00"E	11.50'
L35	N07°25'03"W	12.61'
L36	N29°57'33"E	9.42'
L37	N27°24'15"W	7.77'

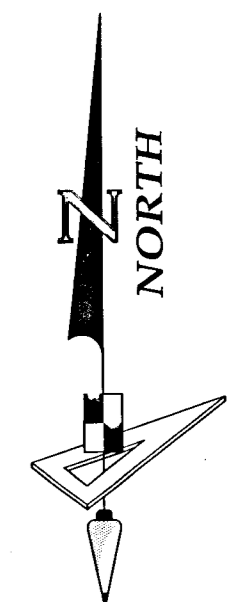
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

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 - ⊕ indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - indicates (S.I.R.) Set Iron Rod 1/2" LB7768 with PRM cap
 - indicates (F.C.M.) Found Concrete Monument
 - ⊙ indicates (P.C.P.) Permanent Control Point LB7768
 - REF ----- Reference
 - NR ----- indicates non-radial line
 - O/A ----- Over All
 - D.A.E. ----- Drainage & Access Easement
 - U.E. ----- Utility Easement
 - Ⓢ ----- Block Number



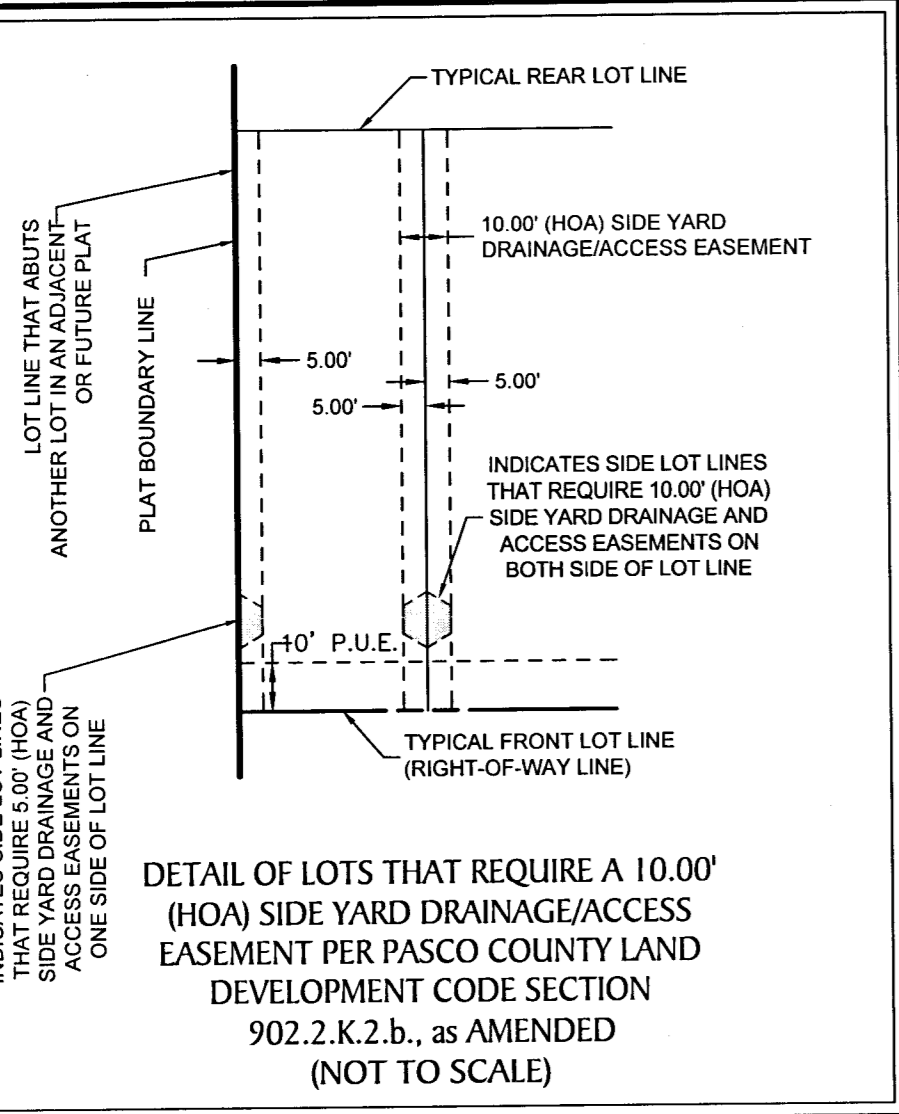
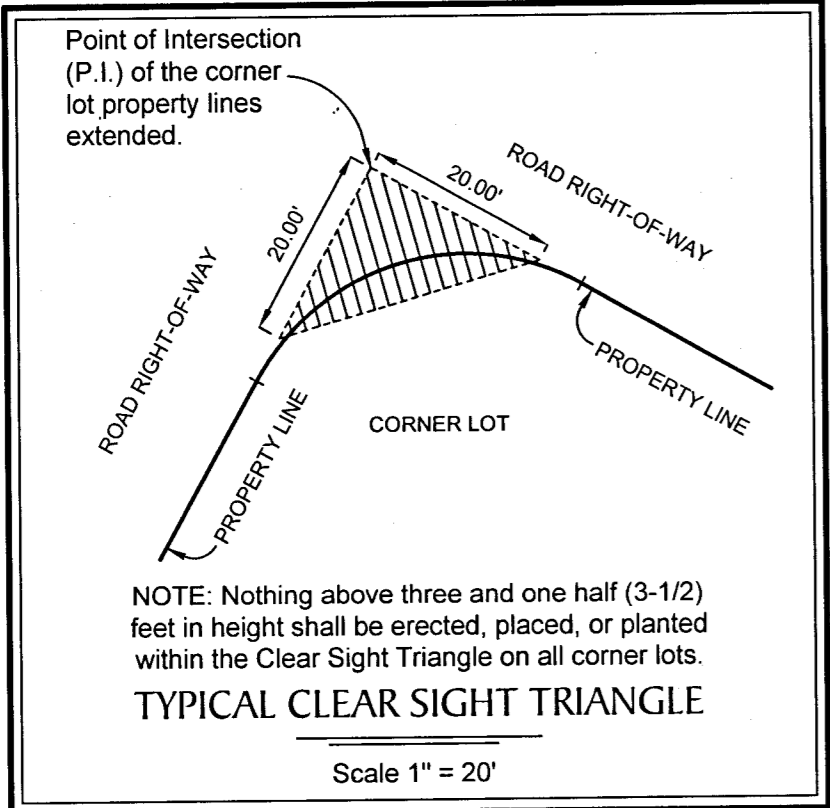
STARKEY RANCH BLUEBERRY FARMS

LYING IN SECTIONS 29 AND 30, TOWNSHIP 26, SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



SCALE 1" = 50'
0 25 50 100

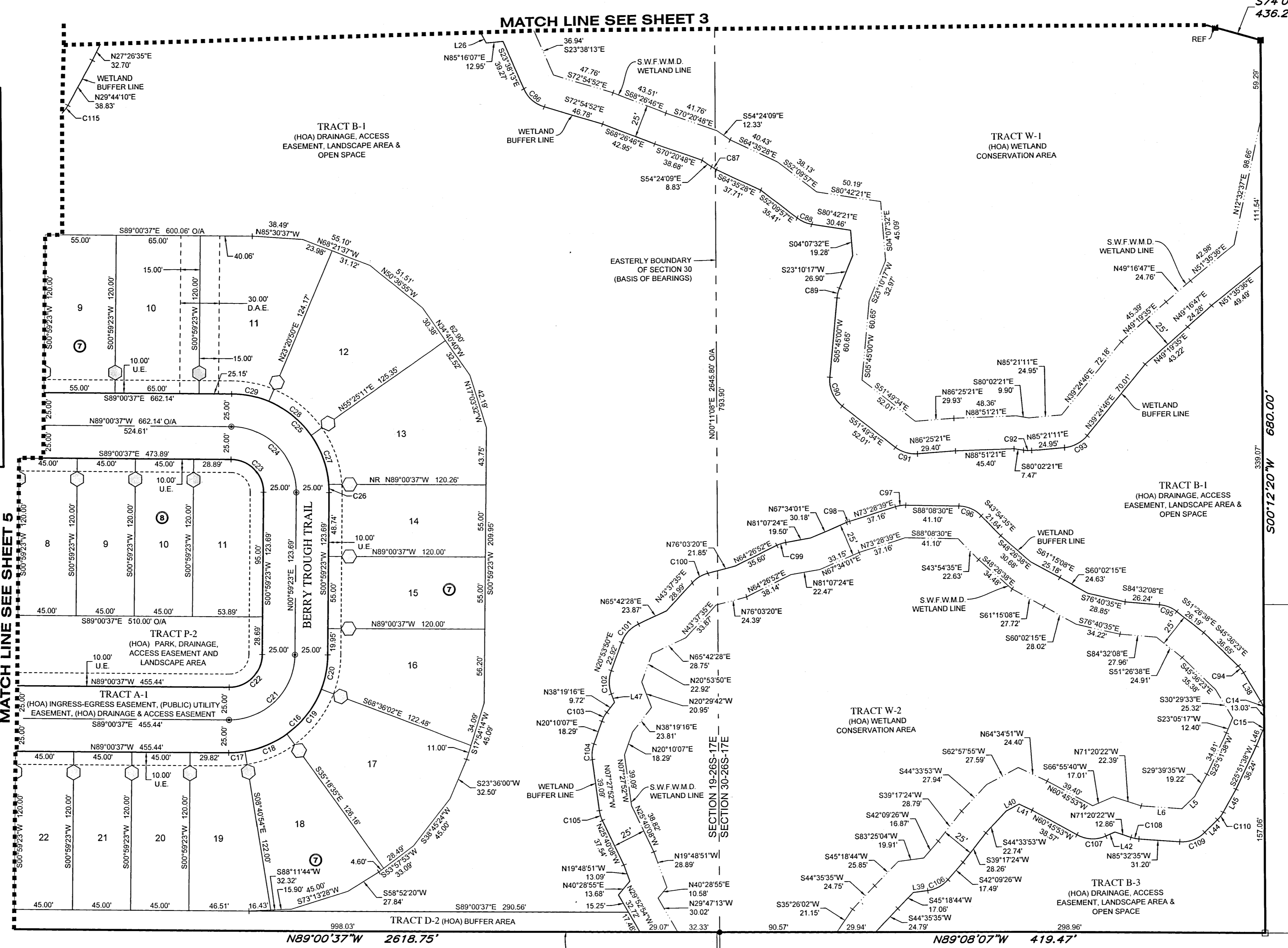
SEE NOTE ON SHEET 2 OF 9 FOR BASIS OF BEARINGS



No.	Bearing	Length
L5	S46°25'26"W	13.57
L6	N85°32'35"W	31.20
L26	S28°04'37"E	24.06
L38	S30°29'33"E	25.32
L39	S83°25'04"W	11.28
L40	S62°57'55"W	11.22
L41	N64°34'51"W	11.25
L42	S66°55'40"W	7.48
L44	S46°25'26"W	13.57
L45	S29°39'35"W	20.05
L46	S23°05'17"W	13.00
L47	N20°29'42"W	6.85

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 - NR indicates indicates non-radial line
 - O/A indicates Over All
 - D.A.E. indicates Drainage & Access Easement
 - U.E. indicates Utility Easement
 - 39 indicates Block Number

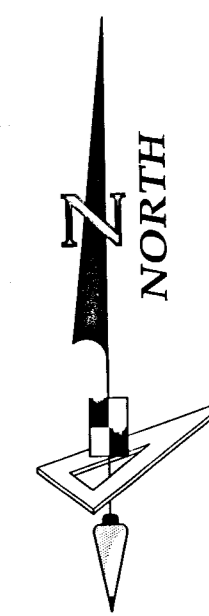


No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C14	25.00	6.80	15°35'13"	N22°41'57"W	6.78
C15	25.00	3.39	7°46'17"	N19°12'09"E	3.39
C16	75.00	117.81	90°00'00"	N45°59'23"E	106.07
C17	75.00	12.66	9°40'17"	N86°09'15"E	12.64
C18	75.00	34.88	26°37'41"	N88°00'15"E	34.54
C19	75.00	43.58	33°17'27"	N38°02'41"E	42.97
C20	75.00	26.72	20°24'34"	N11°11'40"E	26.57
C21	50.00	78.54	90°00'00"	N45°59'23"E	70.71
C22	25.00	39.27	90°00'00"	N45°59'23"E	35.36
C23	25.00	39.27	90°00'00"	N44°00'37"W	35.36
C24	50.00	78.54	90°00'00"	N44°00'37"W	70.71
C25	75.00	117.81	90°00'00"	N44°00'37"W	106.07
C26	75.00	6.27	4°47'29"	N01°24'21"W	6.27
C27	75.00	40.29	30°46'43"	N19°11'27"W	39.81
C28	75.00	41.98	32°04'21"	N50°36'59"W	41.44
C29	75.00	29.27	22°21'27"	N77°49'53"W	29.08
C86	25.00	21.50	49°16'38"	S48°16'32"E	20.84
C87	25.00	4.45	10°11'19"	S59°29'49"E	4.44
C88	25.00	12.45	28°32'25"	S66°26'09"E	12.32
C89	25.00	7.60	17°25'18"	S14°27'39"W	7.57
C90	25.00	25.12	57°34'34"	S23°02'17"E	24.08
C91	25.00	18.22	41°45'04"	S72°42'06"E	17.82
C92	25.00	6.37	14°36'28"	S87°20'35"E	6.36
C93	25.00	20.05	45°56'25"	N82°22'58"E	19.51
C94	25.00	6.59	15°06'50"	N38°02'58"W	6.58
C95	25.00	14.44	33°05'30"	N67°59'23"W	14.24
C96	25.00	19.30	44°13'55"	N66°01'33"W	18.82
C97	25.00	8.02	18°22'51"	S82°40'04"W	7.99
C98	25.00	2.58	5°54'38"	S70°31'20"W	2.58
C99	25.00	7.28	16°40'32"	S72°47'08"W	7.25
C100	25.00	14.15	32°29'45"	S59°50'28"W	13.96
C101	25.00	19.55	44°48'38"	S43°18'09"W	19.06
C102	25.00	18.06	41°23'32"	S00°12'04"W	17.67
C103	25.00	7.92	18°09'09"	S29°14'42"W	7.89
C104	25.00	12.06	27°37'59"	S06°21'08"W	11.94
C105	25.00	7.94	18°12'16"	S16°34'00"E	7.91
C106	25.00	18.00	41°15'38"	N62°47'15"E	17.62
C107	25.00	22.82	52°18'27"	S86°55'07"E	22.04
C108	25.00	6.20	14°12'12"	S78°26'28"E	6.18
C109	25.00	20.96	48°02'00"	N70°26'26"E	20.35
C110	25.00	7.31	16°45'51"	N38°02'30"E	7.29
C115	25.00	7.49	17°09'31"	N38°18'55"E	7.46

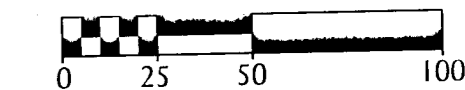
WEST PASCO INDUSTRIAL PARK
PHASE III
(Plat Book 45, Pages 58-60)

STARKEY RANCH BLUEBERRY FARMS

LYING IN SECTIONS 29 AND 30, TOWNSHIP 26, SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



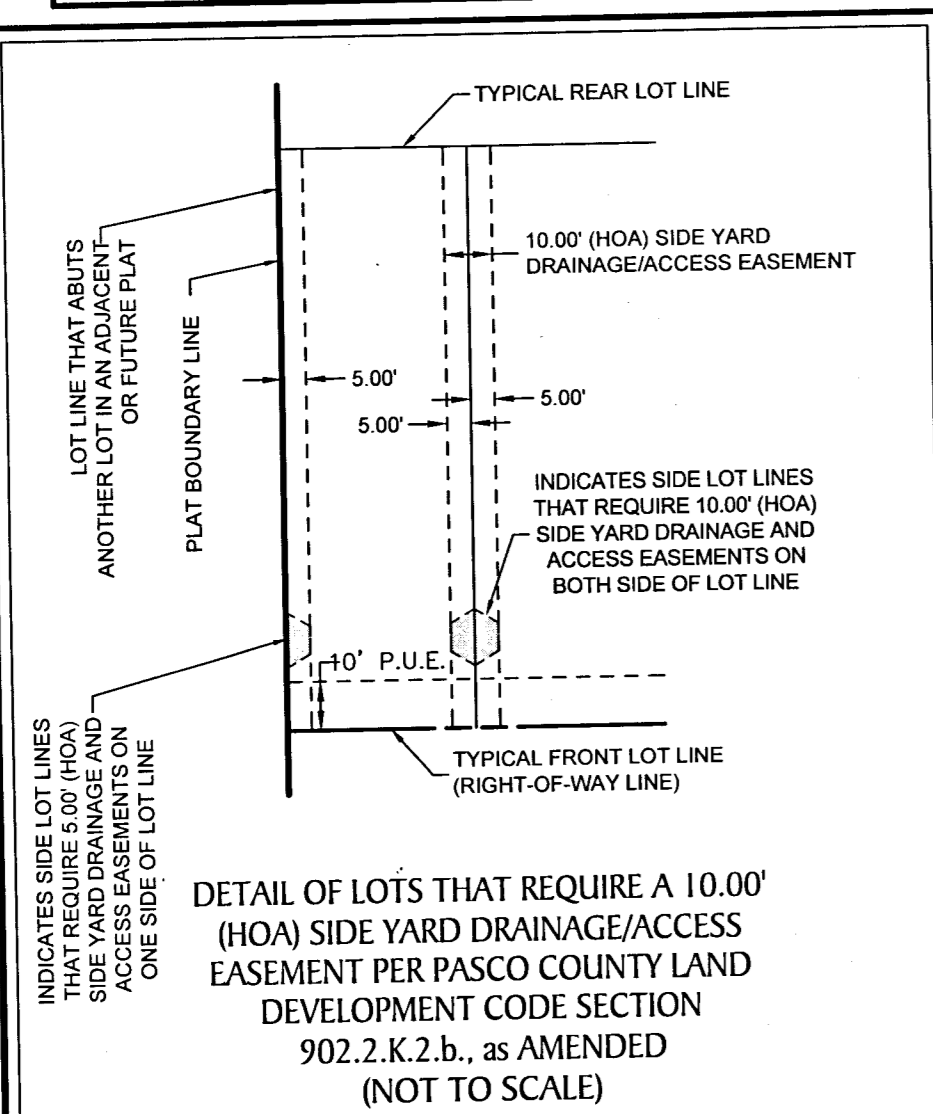
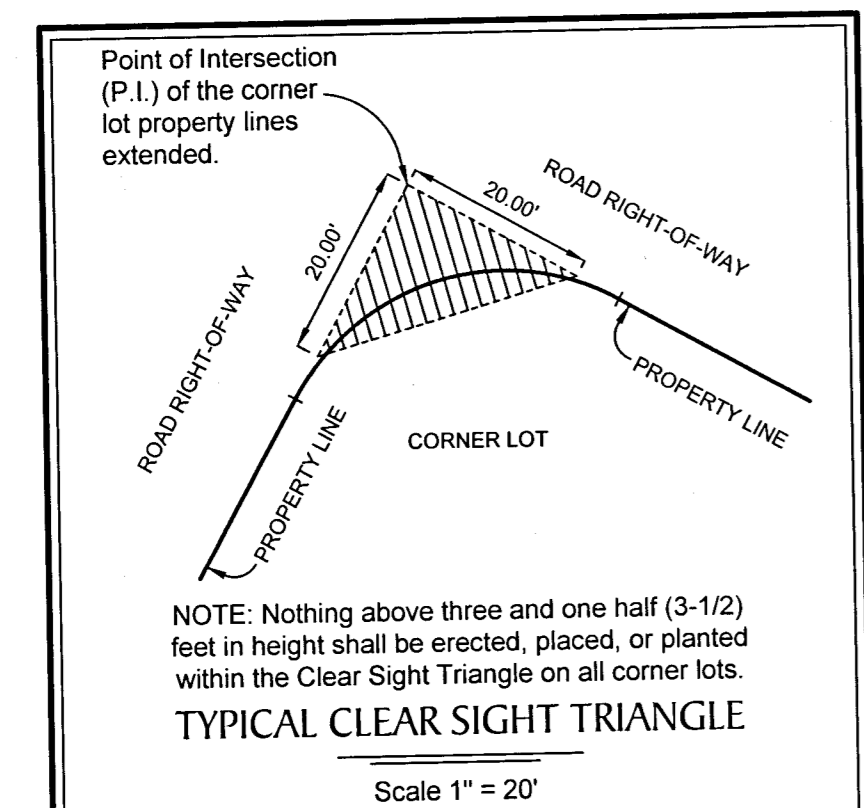
SCALE 1" = 50'



SEE NOTE ON SHEET 2 OF 9 FOR BASIS OF BEARINGS

Curve Data Table

No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C30	25.00	42.07	96°25'08"	S42°49'10"W	37.28
C31	25.00	35.57	81°30'58"	S48°15'08"E	32.64
C32	50.00	71.14	81°30'58"	S48°15'08"E	65.29
C33	75.00	106.70	81°30'58"	S48°15'08"E	97.93
C34	75.00	18.04	13°46'53"	S82°07'10"E	18.00
C35	75.00	34.86	26°37'44"	S61°54'51"E	34.54
C36	75.00	41.98	32°04'21"	S32°33'49"E	41.44
C37	75.00	11.82	9°02'00"	S12°00'38"E	11.81
C38	100.00	14.73	8°26'14"	S03°16'32"E	14.71
C42	100.00	11.60	5°19'01"	S04°50'08"E	11.60
C40	25.00	37.89	86°49'59"	N45°35'37"W	34.36
C41	75.00	45.07	34°26'05"	S71°47'35"E	44.40
C42	100.00	60.10	34°26'05"	S71°47'35"E	59.20
C43	125.00	75.12	34°26'05"	S71°47'35"E	74.00
C44	125.00	58.47	26°48'06"	S79°36'34"E	57.94
C45	125.00	16.65	7°37'58"	S88°23'31"E	16.64
C46	25.00	39.27	90°00'00"	S80°25'28"W	35.36
C47	85.00	82.43	55°33'55"	N63°12'25"E	79.24
C48	85.00	13.34	6°59'35"	N39°55'15"E	13.33
C49	85.00	43.39	29°14'49"	N59°02'27"E	42.92
C50	85.00	25.70	17°19'32"	N82°19'37"E	25.61
C51	60.00	58.19	55°33'55"	N63°12'25"E	55.93
C52	35.00	33.94	55°33'55"	N63°12'25"E	32.63
C53	25.00	39.19	89°49'28"	S44°05'52"E	35.30
C54	25.00	39.27	90°00'00"	S45°48'51"W	35.36
C55	25.00	39.27	90°00'00"	N44°11'09"W	35.36
C56	35.00	21.14	34°36'37"	N18°07'09"E	20.82
C57	60.00	36.24	34°36'37"	N18°07'09"E	35.70
C58	85.00	51.35	34°36'37"	N18°07'09"E	50.57
C59	25.00	39.27	90°00'00"	S09°34'32"E	35.36
C116	25.00	12.13	27°48'15"	N15°39'45"E	12.01
C118	25.00	7.17	16°25'53"	N06°27'19"W	7.14
C119	25.00	12.16	27°51'34"	N02°54'44"E	12.04
C120	25.00	10.90	24°58'12"	N03°43'30"W	10.81
C121	25.00	8.37	19°11'30"	N06°27'19"W	8.33
C122	25.00	3.06	7°01'24"	S46°46'22"W	3.06
C123	25.00	5.71	13°05'45"	S36°42'48"W	5.70
C124	25.00	4.12	9°26'41"	S54°42'09"W	4.12
C125	25.00	3.31	7°35'23"	N77°20'22"E	3.31
C126	25.00	15.97	36°35'22"	N69°33'25"E	15.70
C127	25.00	3.27	7°29'36"	S86°33'45"E	3.27
C128	25.00	18.16	41°37'25"	S83°58'05"E	17.76
C129	25.00	4.62	10°35'48"	S74°48'39"E	4.62
C130	25.00	8.68	19°53'09"	N80°19'16"E	8.63
C131	95.00	12.02	7°14'56"	S07°10'01"W	12.01
C132	25.00	2.05	4°14'42"	S21°07'16"W	2.05
C168	25.00	2.32	5°18'49"	N66°04'14"E	2.32

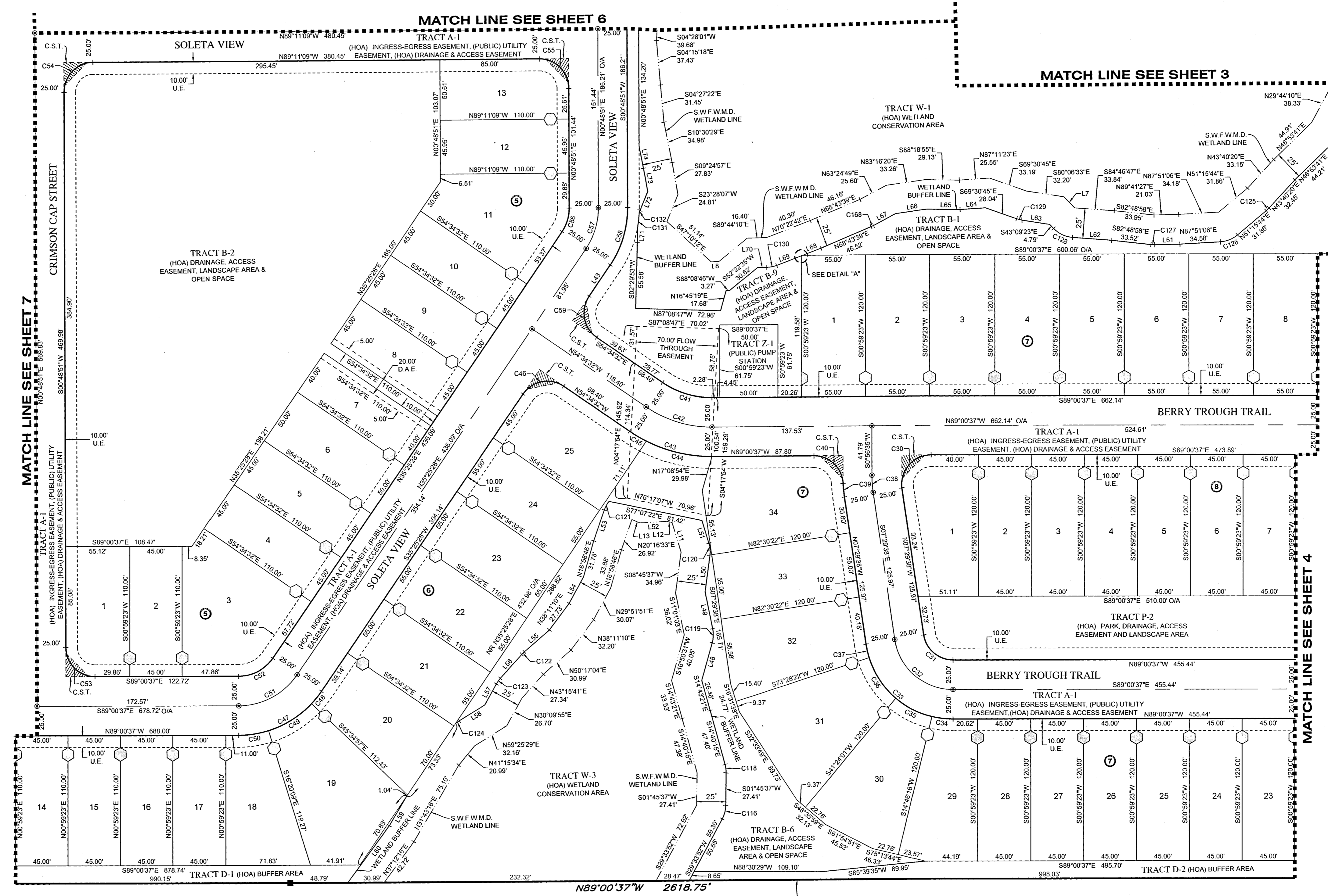


Line Data Table

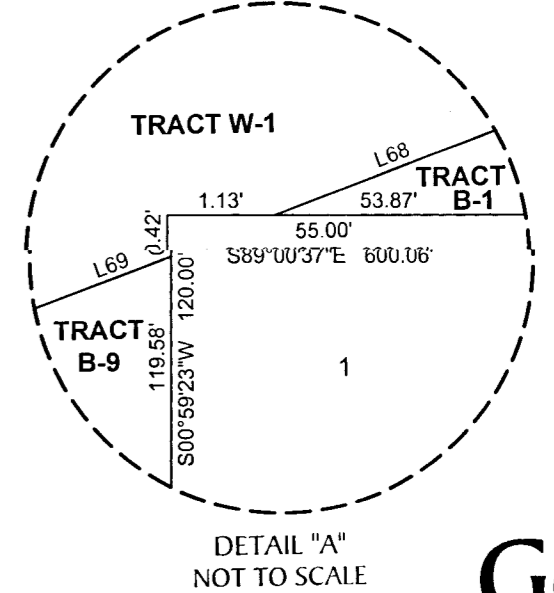
No.	Bearing	Length
L7	S43°09'23"E	13.15
L8	N88°08'46"E	6.75
L11	S16°12'36"E	26.22
L12	S76°21'43"E	4.66
L13	S65°38'33"E	7.60
L43	S35°25'28"W	31.95
L48	S16°50'31"W	32.99
L49	S11°01'03"E	31.66
L50	S08°45'37"W	30.61
L51	S16°12'36"E	20.13
L52	N87°52'42"E	22.93
L53	N20°16'33"E	27.64
L54	N29°51'51"E	25.42
L55	N50°17'04"E	28.34
L56	N43°15'41"E	27.34
L57	N30°09'55"E	20.17
L58	N59°25'29"E	25.64
L59	N31°43'16"E	29.26
L60	N37°12'16"E	59.83
L61	N89°41'27"E	21.43
L62	S84°46'47"E	33.41
L63	S80°06'33"E	23.84
L64	N87°11'23"E	21.37
L65	S88°18'55"E	28.27
L66	N83°16'20"E	27.05
L67	N63°24'49"E	21.22
L68	N70°22'42"E	16.75
L69	N70°22'42"E	22.71
L70	S89°44'10"E	7.82
L71	S02°12'56"W	13.28
L72	S23°28'07"W	17.44
L73	S09°24'57"E	20.22
L74	S10°30'29"E	18.99

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 - --- indicates (F.C.M.) Found Concrete Monument
 - --- indicates (P.C.P.) Permanent Control Point LB7768
 - REF --- Reference
 - NR --- indicates non-radial line
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 - D.A.E. --- Drainage & Access Easement
 - U.E. --- Utility Easement
 - 39 --- Block Number

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UNPLATTED



GeoPoint

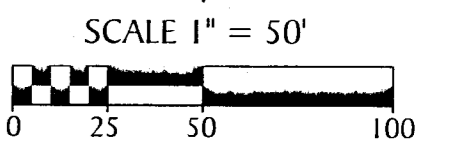
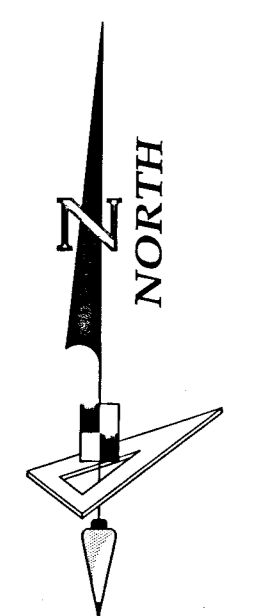
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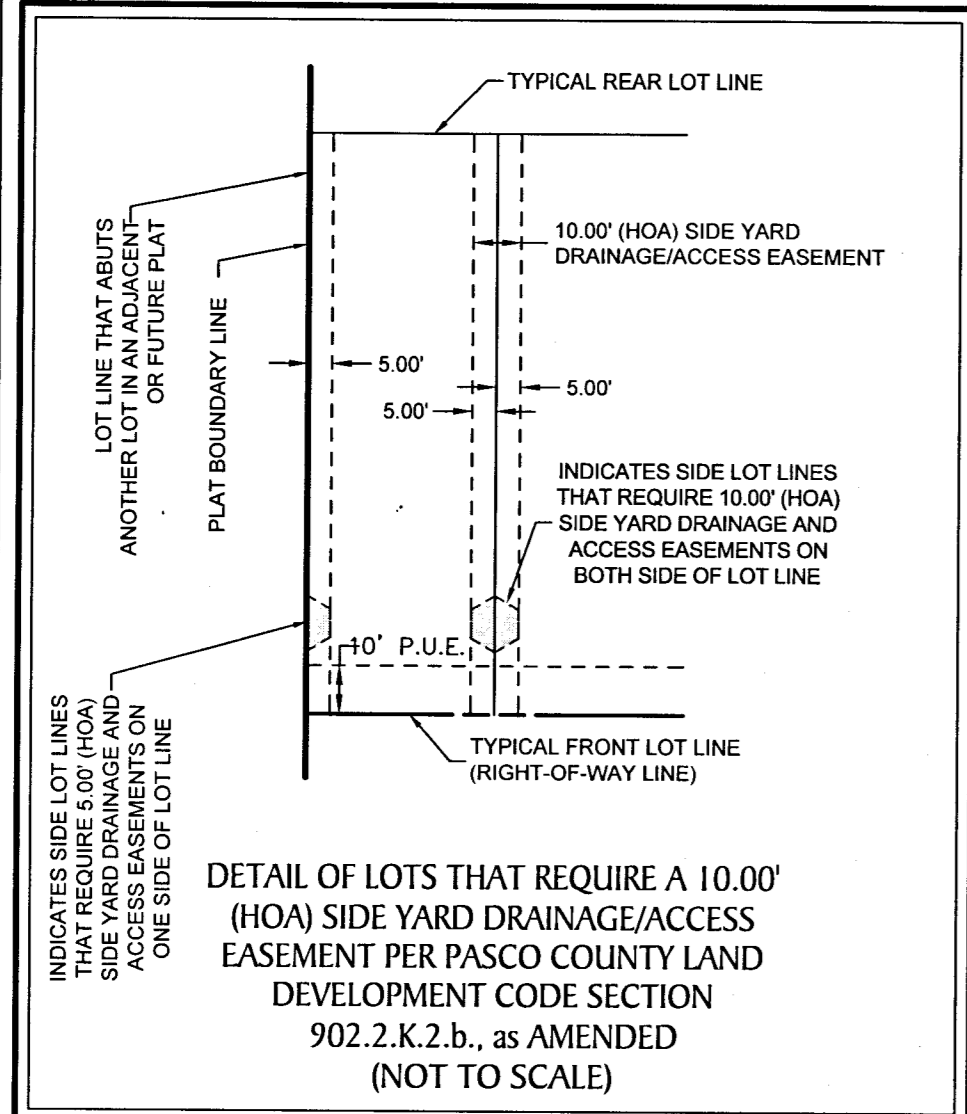
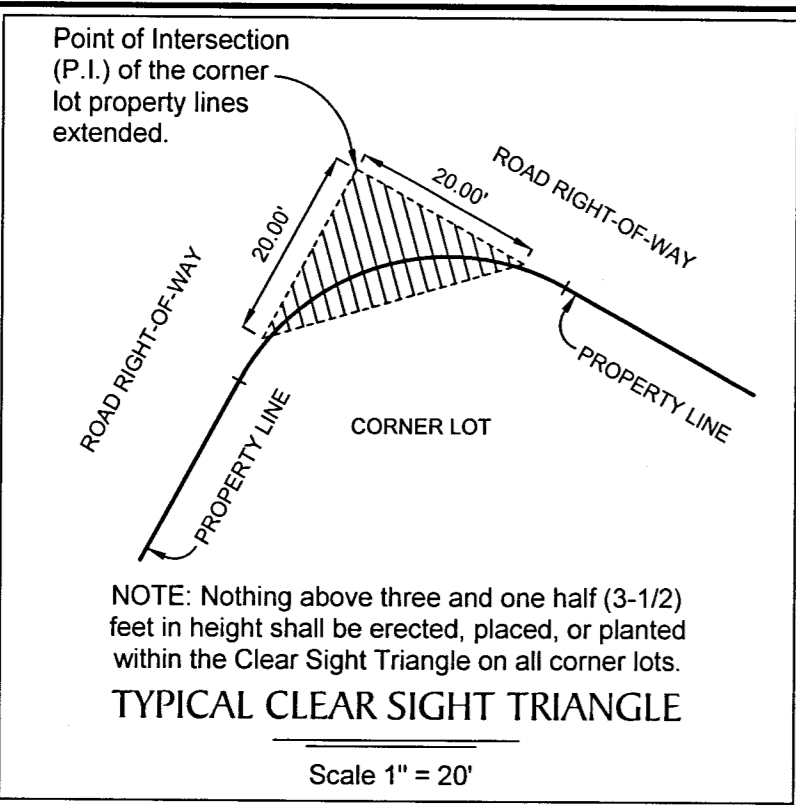
SHEET 5 OF 9 SHEETS

STARKEY RANCH BLUEBERRY FARMS

LYING IN SECTIONS 29 AND 30, TOWNSHIP 26, SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



SEE NOTE ON SHEET 2 OF 9 FOR BASIS OF BEARINGS

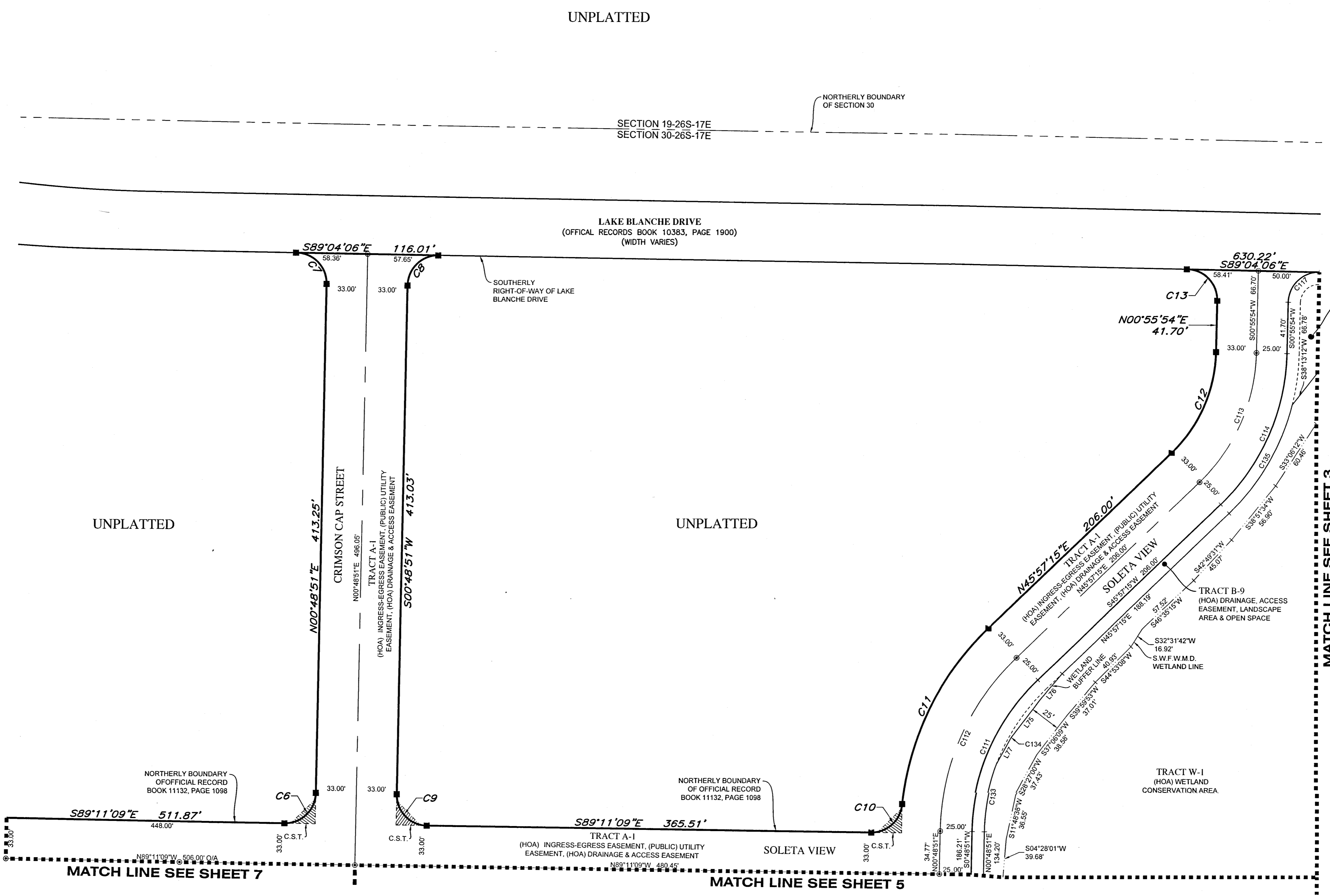


No.	Bearing	Length
L75	S37°06'09"W	39.21'
L76	S39°59'53"W	25.48'
L77	S28°27'00"W	22.85'

No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C6	25.00'	39.27'	89°59'30"	N45°48'36"E	35.35'
C7	25.00'	39.55'	90°38'19"	N44°41'03"W	35.55'
C8	25.00'	38.82'	88°58'49"	S45°31'09"W	35.04'
C9	25.00'	39.27'	90°00'00"	S44°11'09"E	35.36'
C10	25.00'	37.68'	86°21'14"	N47°36'51"E	34.21'
C11	233.00'	161.88'	39°48'28"	N26°03'01"E	158.65'
C12	117.00'	91.94'	45°01'21"	N23°26'34"E	89.59'
C13	25.00'	39.68'	90°56'49"	N44°32'03"W	35.65'
C111	175.00'	137.87'	45°08'24"	S23°23'03"W	134.33'
C112	200.00'	157.57'	45°08'24"	S23°23'03"W	153.52'
C113	150.00'	117.87'	45°01'21"	N23°26'34"E	114.86'
C114	175.00'	137.51'	45°01'21"	N23°26'34"E	134.00'
C117	25.00'	39.27'	90°00'00"	S45°55'54"W	35.36'
C133	165.00'	55.79'	19°22'16"	S10°29'59"W	55.52'
C134	25.00'	3.78'	8°39'08"	S32°46'35"W	3.77'
C135	185.00'	103.31'	31°59'42"	N29°57'24"E	101.97'

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 - indicates (F.C.M.) Found Concrete Monument
 - ⦿ indicates (P.C.P.) Permanent Control Point LB7768
 - REF ----- Reference
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 - U.E. ----- Utility Easement
 - 39 ----- Block Number



MATCH LINE SEE SHEET 3

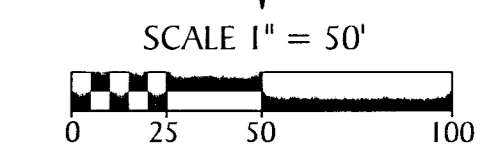
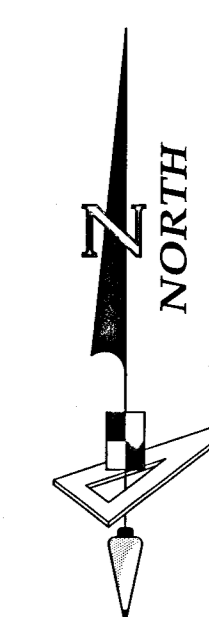
MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 5



STARKEY RANCH BLUEBERRY FARMS

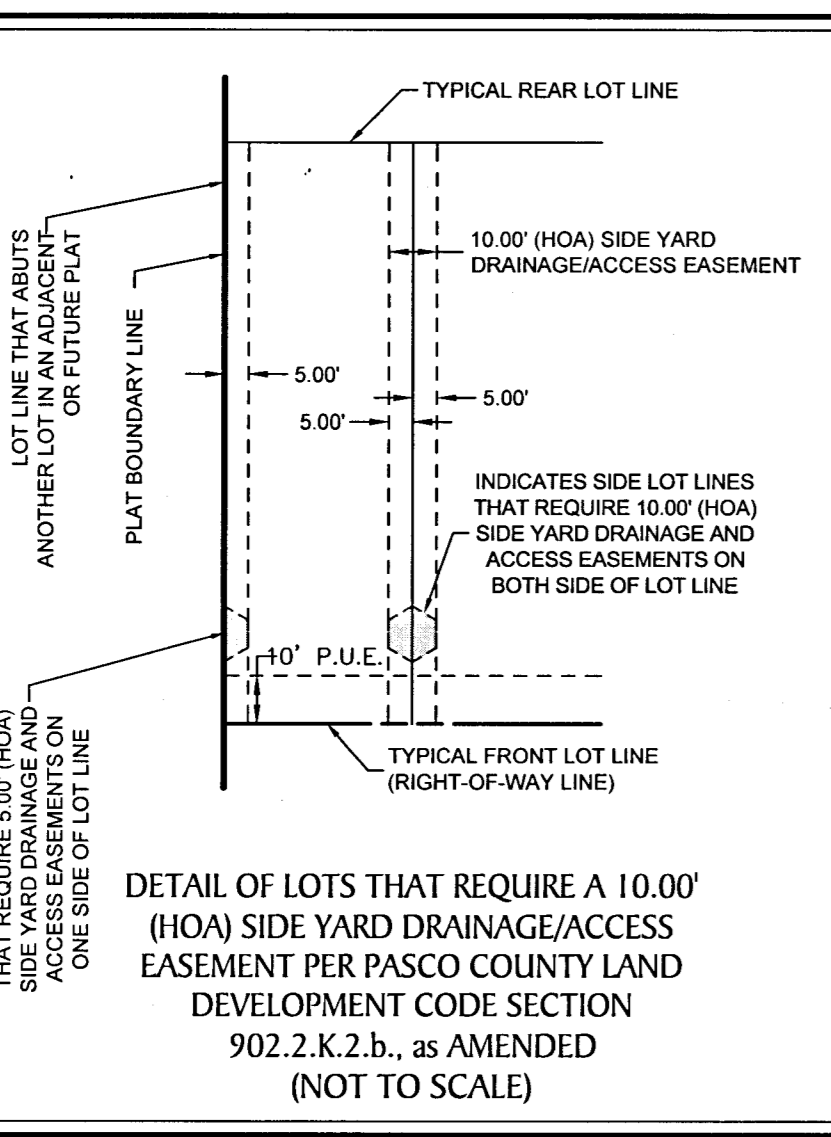
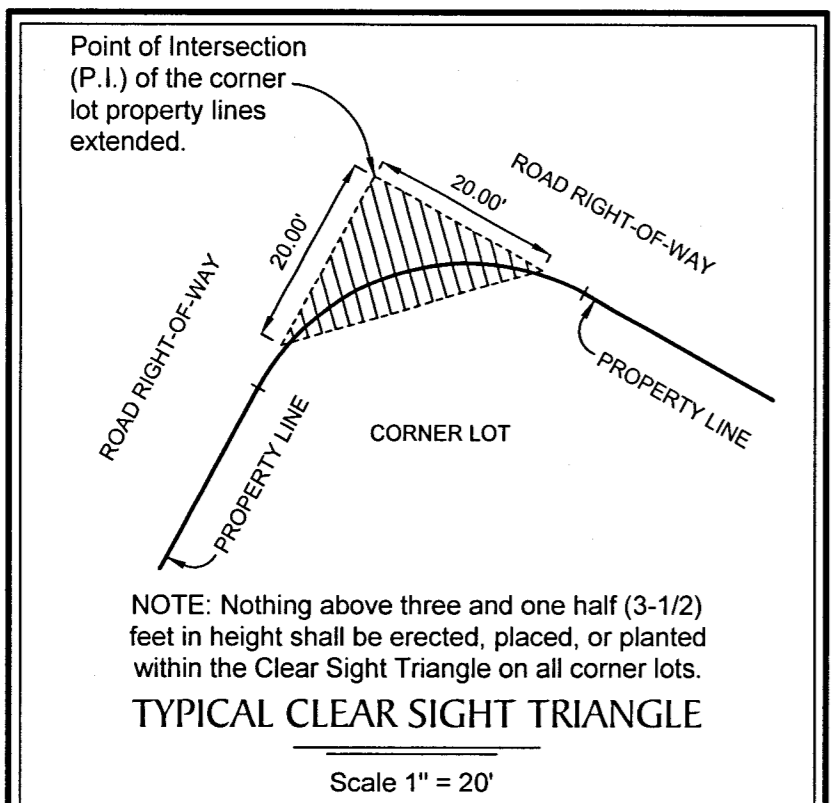
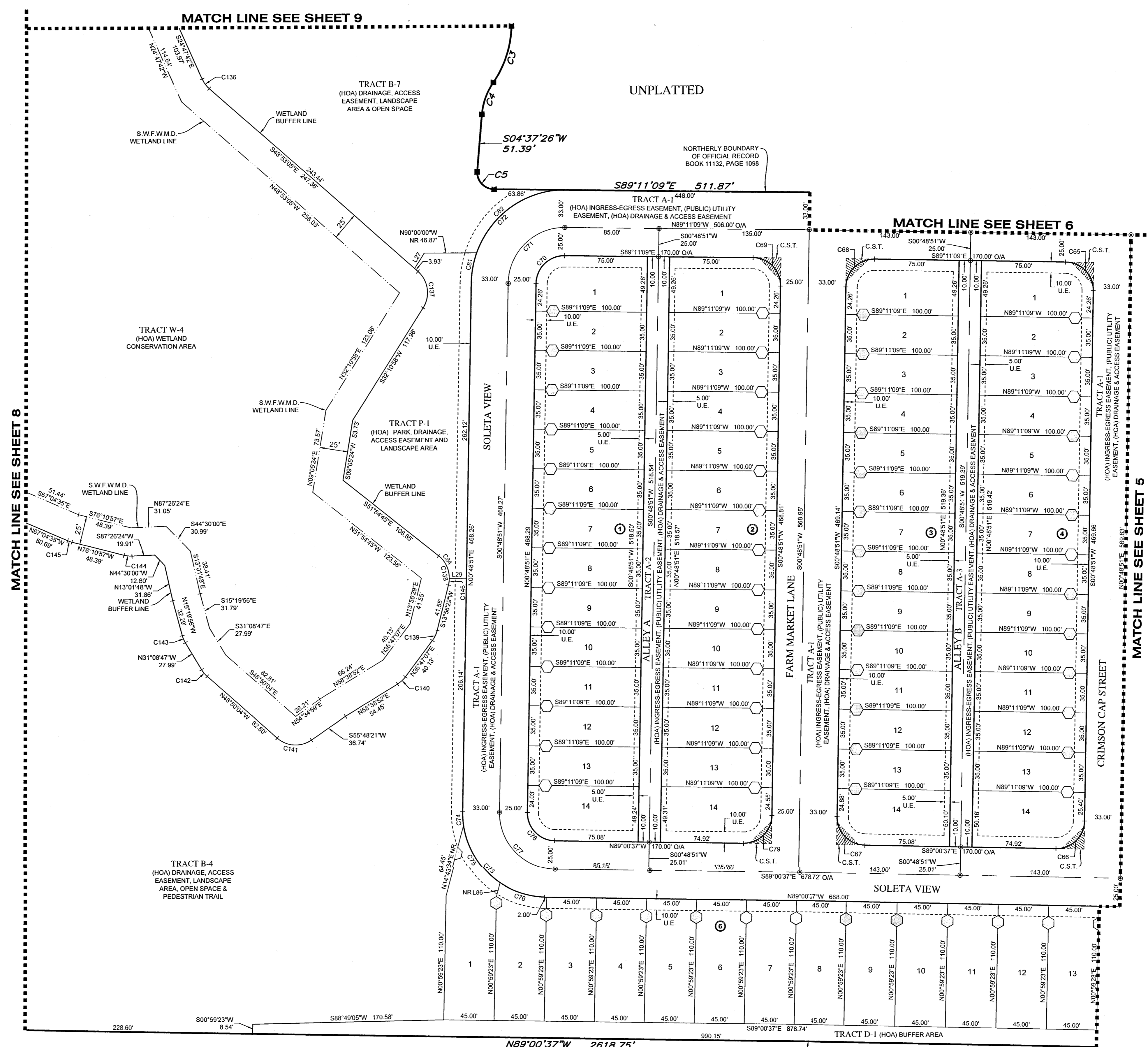
LYING IN SECTIONS 29 AND 30, TOWNSHIP 26, SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



SEE NOTE ON SHEET 2 OF 9 FOR BASIS OF BEARINGS

No.	Bearing	Length
L27	N32°10'58"E	16.12'
L29	S89°11'09"E	15.35'
L86	N14°43'34"E	12.72'

No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C3	88.10'	52.73'	34°17'45"	S18°06'07"W	51.95'
C4	56.90'	30.41'	30°37'34"	S19°56'13"W	30.05'
C5	15.25'	24.25'	91°08'48"	S44°33'32"E	21.78'
C65	25.00'	39.27'	90°00'00"	N44°11'09"W	35.36'
C66	25.00'	39.33'	90°08'52"	N45°54'58"E	35.40'
C67	25.00'	39.18'	89°47'45"	S44°06'43"E	35.29'
C68	25.00'	39.27'	90°00'00"	S45°48'51"W	35.36'
C69	25.00'	39.27'	90°00'00"	N44°11'09"W	35.36'
C70	25.00'	39.27'	90°00'00"	S45°48'51"W	35.36'
C71	50.00'	78.54'	90°00'00"	S45°48'51"W	70.71'
C72	83.00'	130.38'	90°00'00"	S45°48'51"W	117.38'
C73	75.00'	116.31'	88°51'05"	S43°36'41"E	105.00'
C74	75.00'	122.11'	9°19'29"	S03°50'53"E	12.19'
C75	75.00'	61.69'	47°07'34"	S32°04'25"E	59.96'
C76	75.00'	42.41'	32°24'03"	S71°50'13"E	41.85'
C77	50.00'	78.39'	89°49'28"	S44°05'53"E	70.60'
C78	25.00'	39.18'	89°47'45"	S44°06'43"E	35.29'
C79	25.00'	39.33'	90°08'52"	N45°54'58"E	35.40'
C81	83.00'	27.12'	18°43'10"	S10°10'26"W	27.00'
C82	83.00'	103.28'	71°16'50"	S55°10'26"W	96.73'
C84	25.00'	23.01'	52°43'30"	N25°32'57"W	22.20'
C136	25.00'	10.51'	24°05'23"	S36°50'23"E	10.43'
C137	25.00'	35.37'	81°04'02"	N08°21'03"W	32.49'
C138	25.00'	28.73'	65°51'13"	N18°59'08"W	27.18'
C139	25.00'	9.97'	22°50'39"	N25°21'48"E	9.90'
C140	25.00'	9.54'	21°51'45"	N47°43'00"E	9.48'
C141	25.00'	32.88'	75°21'34"	S86°30'51"E	30.56'
C142	25.00'	7.72'	17°41'18"	S39°59'28"E	7.69'
C143	25.00'	6.90'	15°48'50"	S23°14'22"E	6.88'
C144	25.00'	7.15'	16°22'39"	S84°22'17"E	7.12'
C145	25.00'	3.97'	9°06'22"	S71°37'48"E	3.97'
C146	25.00'	5.73'	13°07'37"	N07°22'40"E	5.72'



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 - indicates (F.C.M.) Found Concrete Monument
 - ⦿ indicates (P.C.P.) Permanent Control Point LB7768
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 - O/A ----- Over All
 - D.A.E. ----- Drainage & Access Easement
 - U.E. ----- Utility Easement
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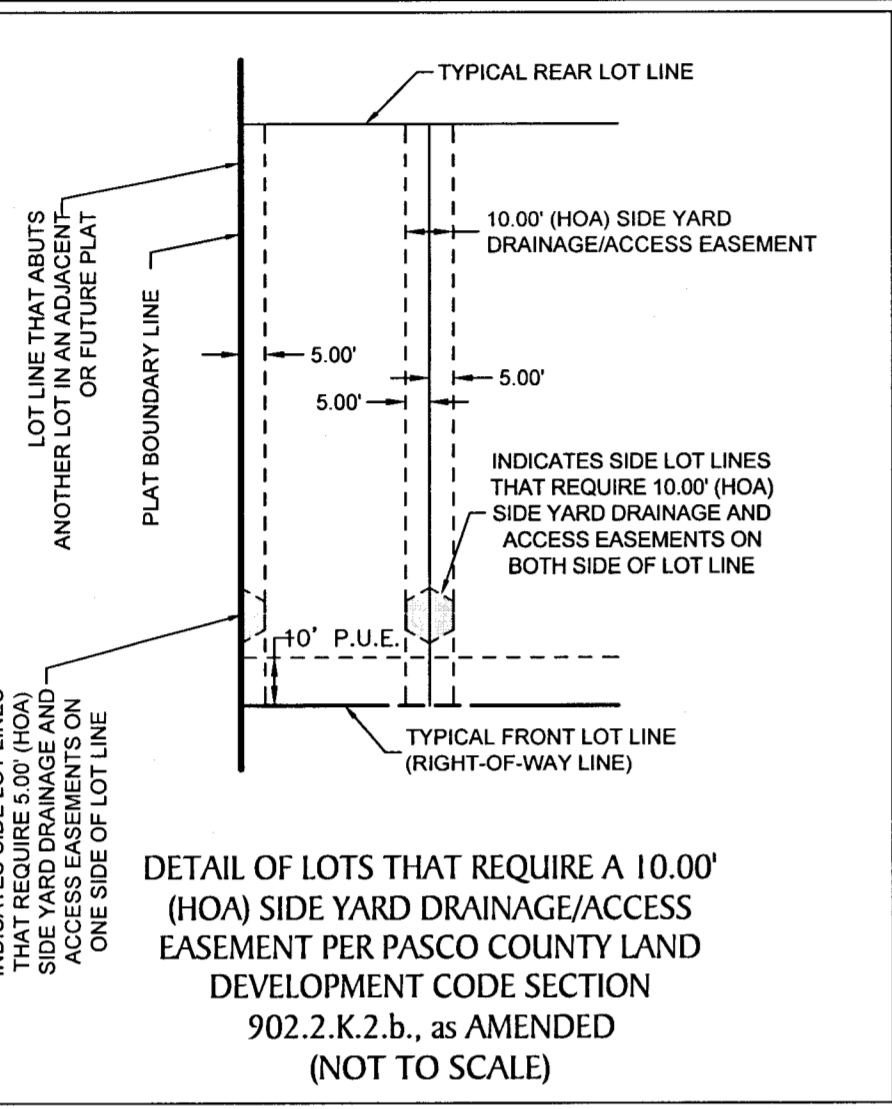
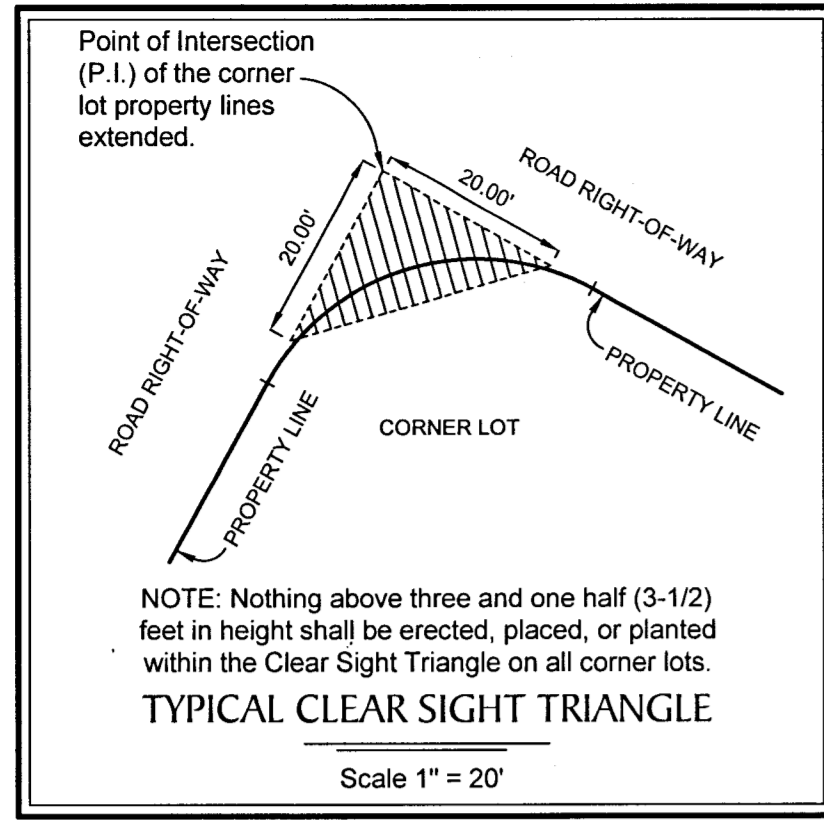
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Tampa, Florida 33619
www.geopointsurvey.com

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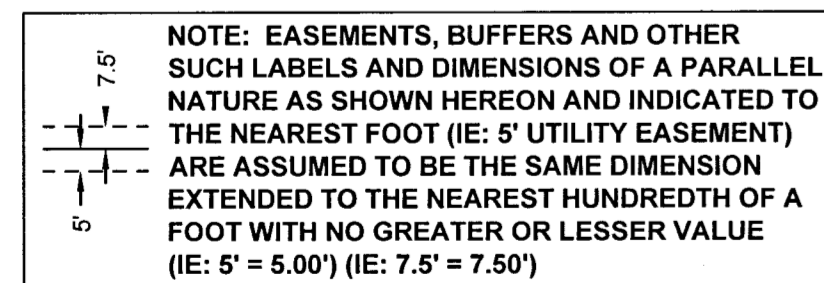
SHEET 7 OF 9 SHEETS

STARKEY RANCH BLUEBERRY FARMS

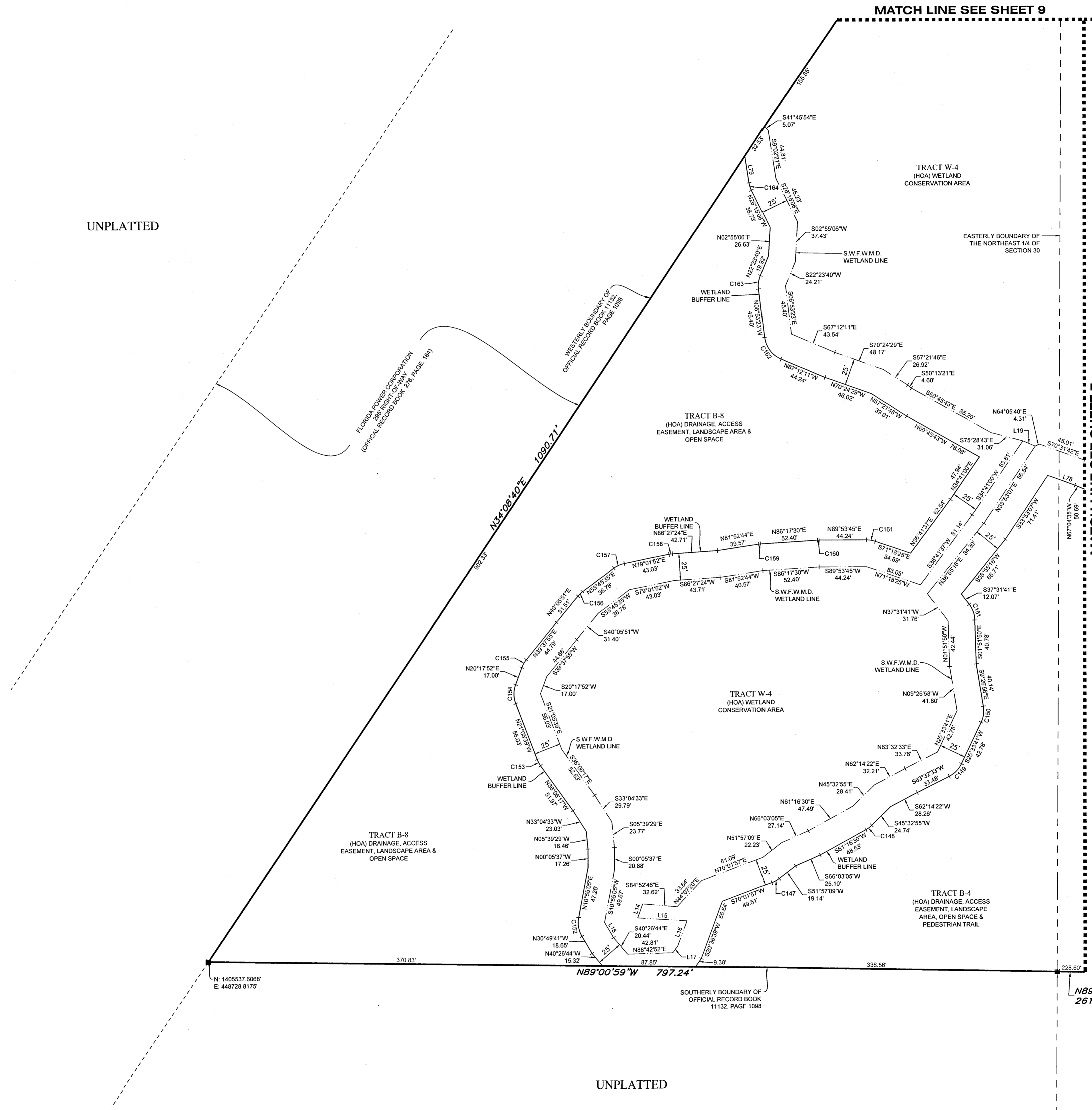
LYING IN SECTIONS 29 AND 30, TOWNSHIP 26, SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



Curve Data Table				
No.	Radius	Arc	Central Angle	Chord Distance
C147	25.00'	7.89'	18°04'49"	N60°59'33"E 7.86'
C148	25.00'	6.86'	15°43'35"	N53°24'42"E 6.84'
C149	25.00'	16.57'	37°58'53"	N44°33'07"E 16.27'
C150	25.00'	15.28'	35°00'39"	N08°03'21"E 15.04'
C151	25.00'	15.56'	35°39'50"	N19°41'45"W 15.31'
C152	25.00'	18.22'	41°44'46"	S09°57'18"E 17.81'
C153	25.00'	6.55'	15°00'38"	S28°35'58"E 6.53'
C154	25.00'	18.06'	41°23'31"	S00°23'53"E 17.67'
C155	25.00'	8.44'	19°20'03"	S29°57'53"W 8.40'
C156	25.00'	5.96'	13°39'44"	S48°55'43"W 5.95'
C157	25.00'	11.03'	25°16'17"	S66°23'44"W 10.94'
C158	25.00'	3.24'	7°25'31"	S82°44'38"W 3.24'
C159	25.00'	1.93'	4°24'46"	S84°05'07"W 1.92'
C160	25.00'	1.57'	3°36'15"	S88°05'38"W 1.57'
C161	25.00'	8.20'	18°47'50"	N80°42'20"W 8.17'
C162	25.00'	26.32'	60°18'49"	S37°02'47"E 25.12'
C163	25.00'	12.78'	29°17'03"	S07°49'09"W 12.64'
C164	25.00'	7.51'	17°12'47"	S17°38'44"E 7.48'



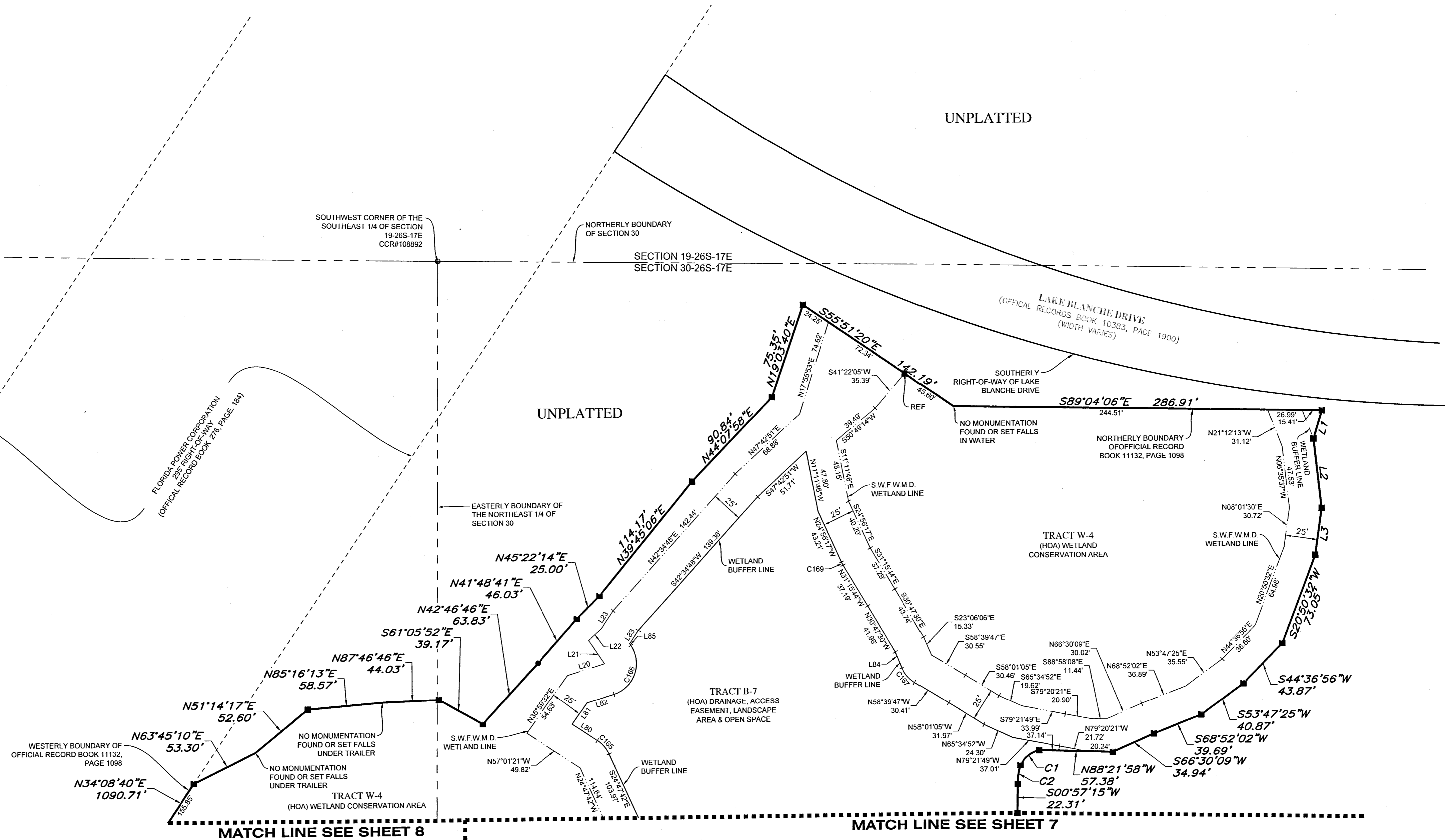
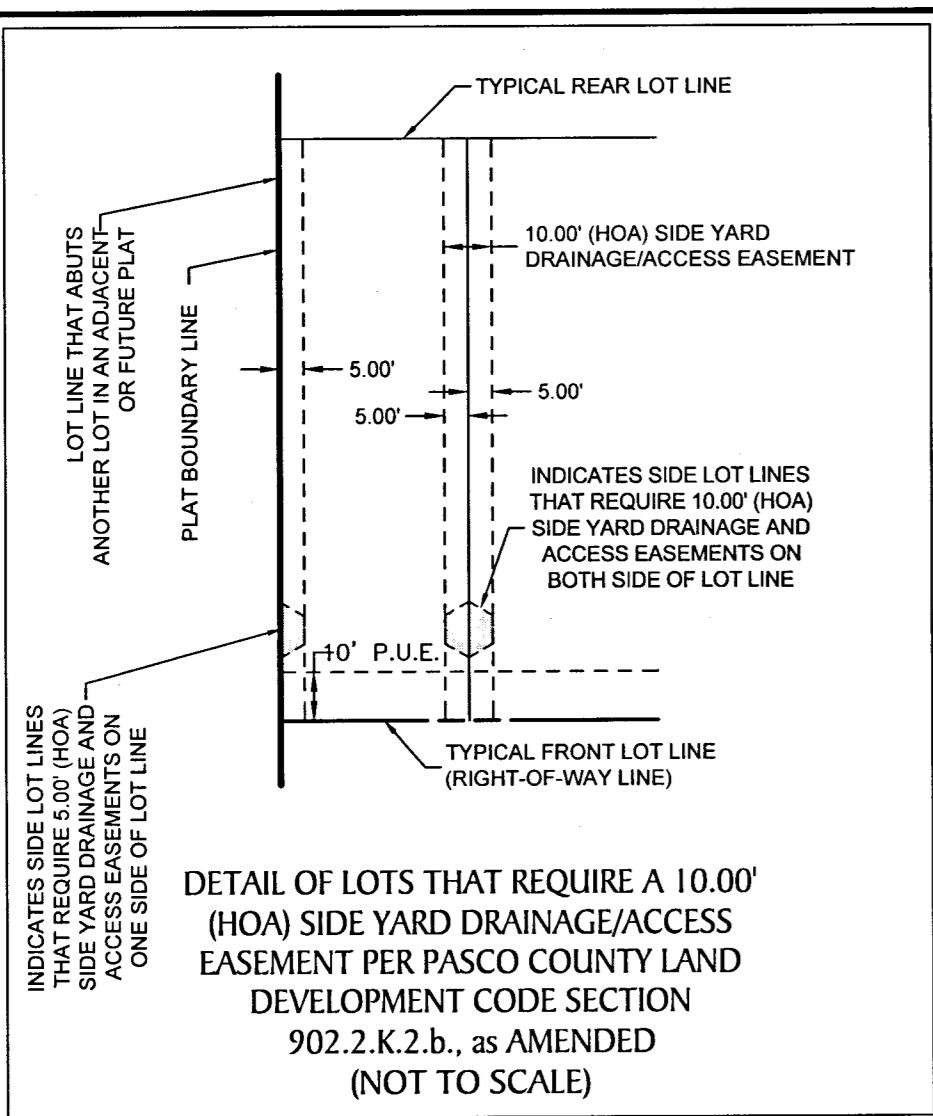
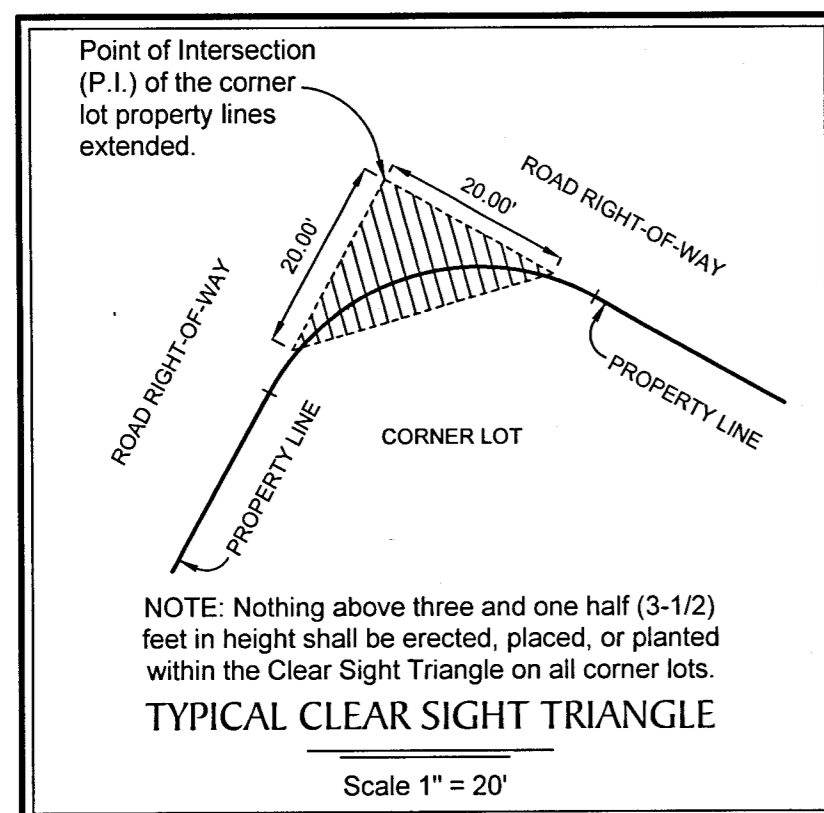
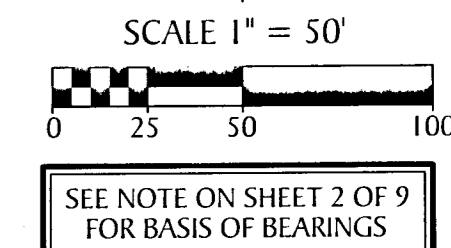
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Line Data Table		
No.	Bearing	Length
L14	N19°45'15"E	13.75'
L15	N86°06'31"W	46.68'
L16	N20°36'39"E	24.77'
L17	N36°19'14"E	7.93'
L18	S30°49'41"E	16.55'
L19	S66°48'29"E	12.56'
L78	N70°31'42"W	27.11'
L79	N09°02'21"W	25.35'

STARKEY RANCH BLUEBERRY FARMS

LYING IN SECTIONS 29 AND 30, TOWNSHIP 26, SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



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No.	Bearing	Length
L1	S16°40'26"W	23.25'
L2	S08°35'37"E	53.94'
L3	S08°01'30"W	36.74'
L20	N72°49'52"E	30.48'
L21	N34°07'54"W	22.03'
L22	N47°48'07"E	13.43'
L23	N33°37'28"E	16.70'
L80	S57°01'21"E	23.47'
L81	S35°59'32"W	19.96'
L82	S72°49'52"W	22.15'
L83	S33°37'28"W	12.32'
L84	N23°06'06"W	13.65'
L85	S34°07'54"E	1.70'

No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C1	21.74'	19.10'	50°19'37"	S51°35'38"W	18.49'
C2	42.11'	15.01'	20°25'24"	S08°28'30"W	14.93'
C165	25.00'	14.06'	32°13'39"	N40°54'31"W	13.88'
C166	25.00'	46.67'	108°57'46"	N19°20'59"E	40.18'
C167	25.00'	15.52'	35°33'41"	S40°52'56"E	15.27'
C169	25.00'	2.76'	6°19'27"	S28°06'01"E	2.76'