

AVALON PARK WEST - NORTH PHASE 8
LYING IN SECTIONS 11 AND 12, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.
93 105

LEGAL DESCRIPTION:

A parcel of land lying in Sections 11 and 12, Township 26 South, Range 20 East, Pasco County, Florida and being more particularly as described as follows:

COMMENCE at the Westerlymost corner of Lot 12, Block 3, according to the plat of AVALON PARK WEST - NORTH PHASES 1A AND 1B, as recorded in Plat Book 84, Pages 96 through 109 inclusive, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along the Southwesterly boundary of said Lot 12, Block 3, S.39°18'00"E., 128.51 feet to the Southerlymost corner of said Lot 12, Block 3; thence along the Southwesterly boundary of TRACT "B-4A", according to said plat of AVALON PARK WEST - NORTH PHASES 1A AND 1B, S.49°00'31"E., 20.00 feet to a point on a curve on the Westerly boundary of the right-of-way for RIVER GLEN BOULEVARD, as recorded in Official Records Book 8437, Page 357, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the right-of-way for RIVER GLEN BOULEVARD, Southwesterly, 261.85 feet along the arc of a curve to the right having a radius of 3340.00 feet and a central angle of 04°29'31" (chord bearing S.43°14'15"W., 261.79 feet) to a point of compound curvature on the Easterly boundary of TRACT "A-1A" (THISTLE FIELD COURT), according to said plat of AVALON PARK WEST - NORTH PHASES 1A AND 1B; thence along said Easterly boundary of TRACT "A-1A", the following four (4) courses: 1) Westerly, 42.04 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 96°20'21" (chord bearing N.86°20'49"W., 37.26 feet) to a point of compound curvature; 2) Northwesterly, 129.56 feet along the arc of a curve to the right having a radius of 775.00 feet and a central angle of 09°34'43" (chord bearing N.33°23'17"W., 129.41 feet) to a point of compound curvature; 3) Northerly, 102.25 feet along the arc of a curve to the right having a radius of 275.00 feet and a central angle of 21°18'12" (chord bearing N.17°56'50"W., 101.66 feet) to a point of compound curvature; 4) Northeasterly, 33.26 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 95°17'44" (chord bearing N.40°21'08"E., 29.56 feet) to a point of tangency; thence along the Southerly boundary of TRACT "A-1A" (OXFORD GRAY ROAD), according to said plat of AVALON PARK WEST - NORTH PHASES 1A AND 1B, the following two (2) courses: 1) N.88°00'00"E., 8.92 feet to a point of curvature; 2) Easterly, 211.58 feet along the arc of a curve to the left having a radius of 325.00 feet and a central angle of 37°18'00" (chord bearing N.69°21'00"E., 207.86 feet) to the **POINT OF BEGINNING**.

Containing 1.252 acres, more or less.

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation authorized to do business in the State of Florida

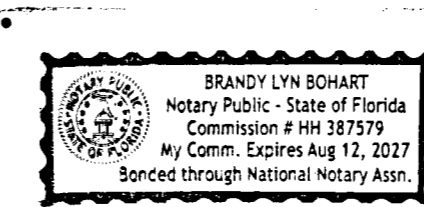
By: [Signature] John Garrity, Vice President - Investments & Development
Witness: [Signature] Mary E. Moulton
Witness: [Signature] Josh Tepper

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough
I hereby certify on this 4th day of January, 2024, before me personally appeared by means of physical presence, John Garrity, Vice President - Investments & Development of FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation, known to me as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be 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.

[Signature]
Notary Public, State of Florida at Large
[Signature]
(Printed Name of Notary)

My Commission expires: 8-12-2027
Commission Number: HH 387579



CERTIFICATE OF TITLE

STATE OF FLORIDA }
COUNTY OF _____ } SS:

I, Brian M. Jones, of Shutts & Bowen LLP, do hereby certify that the record title to the land as described and shown on this plat is in the name of the person, persons, corporation, or entity executing the dedication as shown on the plat. In the event the plat does not contain a dedication, I hereby certify that the developer of the platted subdivision has record title to the land. I certify that there are no liens and/or encumbrances of record against said property, except as shown on said plat. Additionally, I certify that there are no delinquent taxes, outstanding tax certificates, or omitted year's taxes outstanding on the land.

This the 5 day of January, 2024.

SHUTTS & BOWEN LLP

By: [Signature]
Brian M. Jones, Partner
Number: 714739

CERTIFICATE OF ACCEPTANCE

of NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

The dedication to New River Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, was accepted at an open meeting of New River Community Development District by their Board of Supervisors this 3rd day of January, 2024, and hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

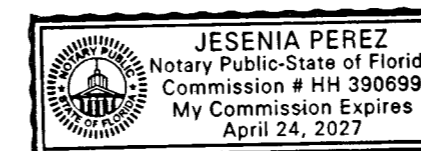
By: [Signature] Jeff Smith, Chairman
Witness: [Signature] Jordan Alexander
Witness: [Signature] David S. Lione

ACKNOWLEDGEMENT: State of Florida, County of Pasco
I hereby certify on this 3rd day of January, 2024, before me personally appeared by means of physical presence, Jeff Smith, as Chairman of New River Community Development District, known to me as the person described in and who executed the foregoing certificate of acceptance 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 Pasco County, Florida, the day and year aforesaid.

[Signature]
Notary Public, State of Florida at Large
[Signature]
(Printed Name of Notary)

My Commission expires: April 24, 2027
Commission Number: HH 390699

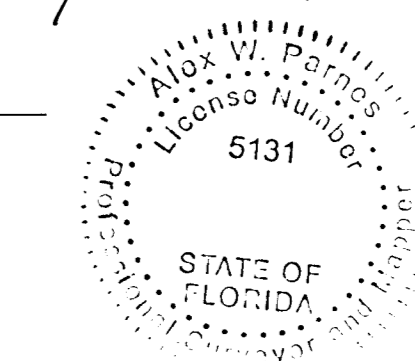


REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professionally Licensed Surveyor and Mapper designee under my direction and supervision, 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 10th day of January, 2024.

[Signature]
Alex W. Parnes, Pasco County Surveyor
Florida Professional Surveyor and Mapper No. 5131



CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this the 23rd day of January, 2024, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

[Signature]
Chairman of the Board of County Commissioners

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the 24th day of January, 2024, in Plat Book 93, Page(s) 105-107.

By: [Signature]
Nikki Alvarez-Sowles, Esq.,
Pasco County Clerk & Comptroller

SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part I, and that Permanent Reference Monuments (P.R.M.'s) were set on the 8th day of June, 2023, 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 21st day of December, 2023.

AMERRITT, INC.
3010 W. Azele Street, Suite 150
Tampa, Florida 33609

[Signature]
Arthur W. Merritt
Professional Land Surveyor No. LS4498
Certificate of Authorization No. LB7778



AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
Job No. AMB-FSG-AP-010
File: P:\Avalon Park - DR Hortu\WAP\Plat\AVALON WAP-014-01

AVALON PARK WEST - NORTH PHASE 8
 LYING IN SECTIONS 11 AND 12, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

The coordinate values shown hereon are based on the Pasco County Primary Horizontal control Network and were established to Third Order Class 1 accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition.

Originating Coordinates: Stations "T31 122" and "STANLEY"

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "B-4A"	(HOA) LANDSCAPE AREA/OPEN SPACE	0.630 Ac.±

NOTE:

A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, 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.

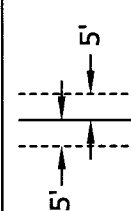
NOTICE:

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.

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 the facilities and services of an electric, telephone, gas, or other public utility. 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 not 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 the National Electrical Safety Code as adopted by the Florida Public Service Commission.

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')



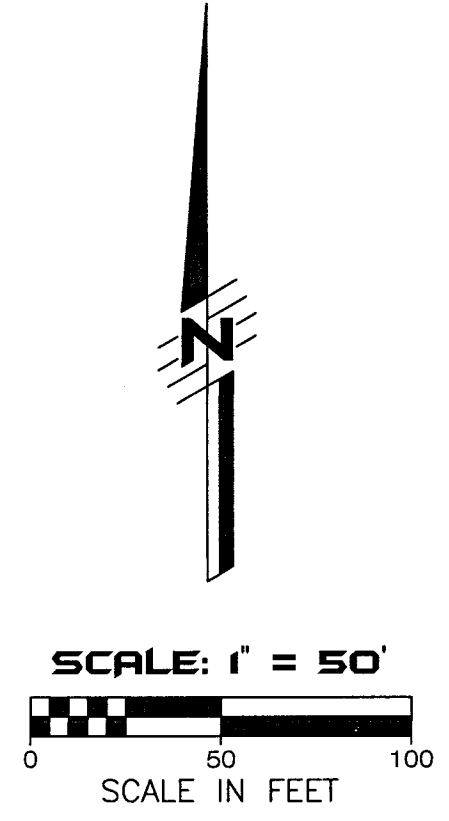
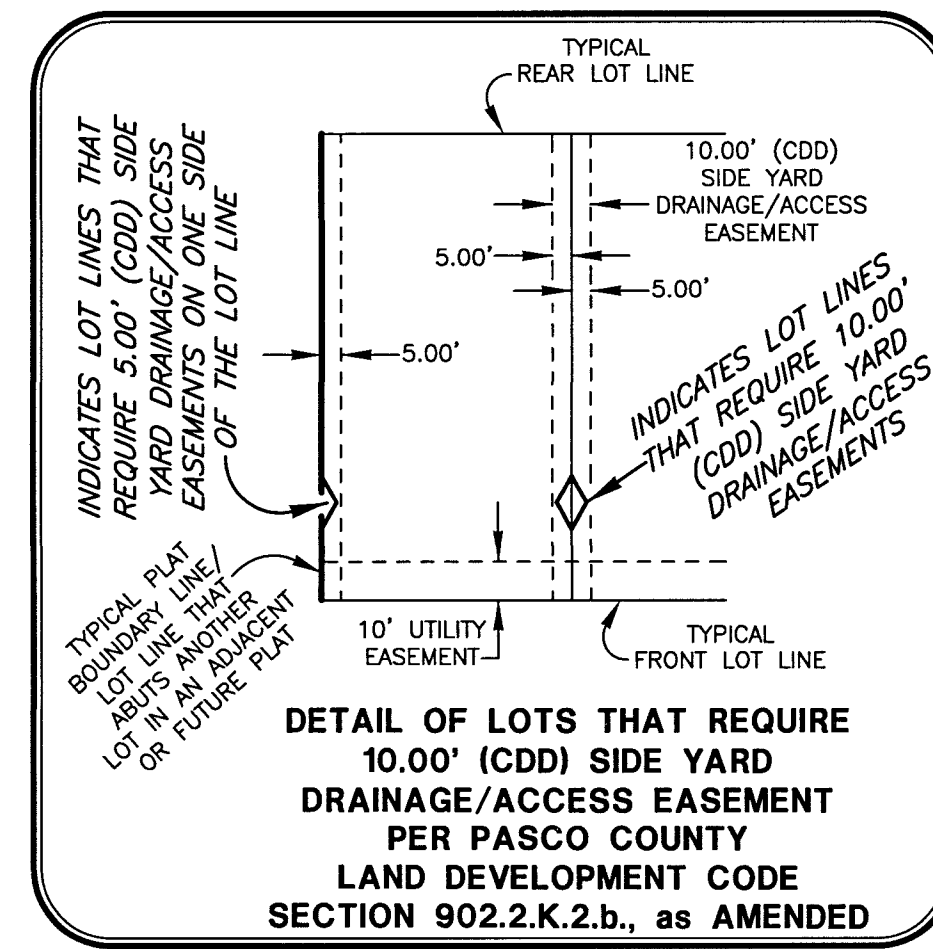
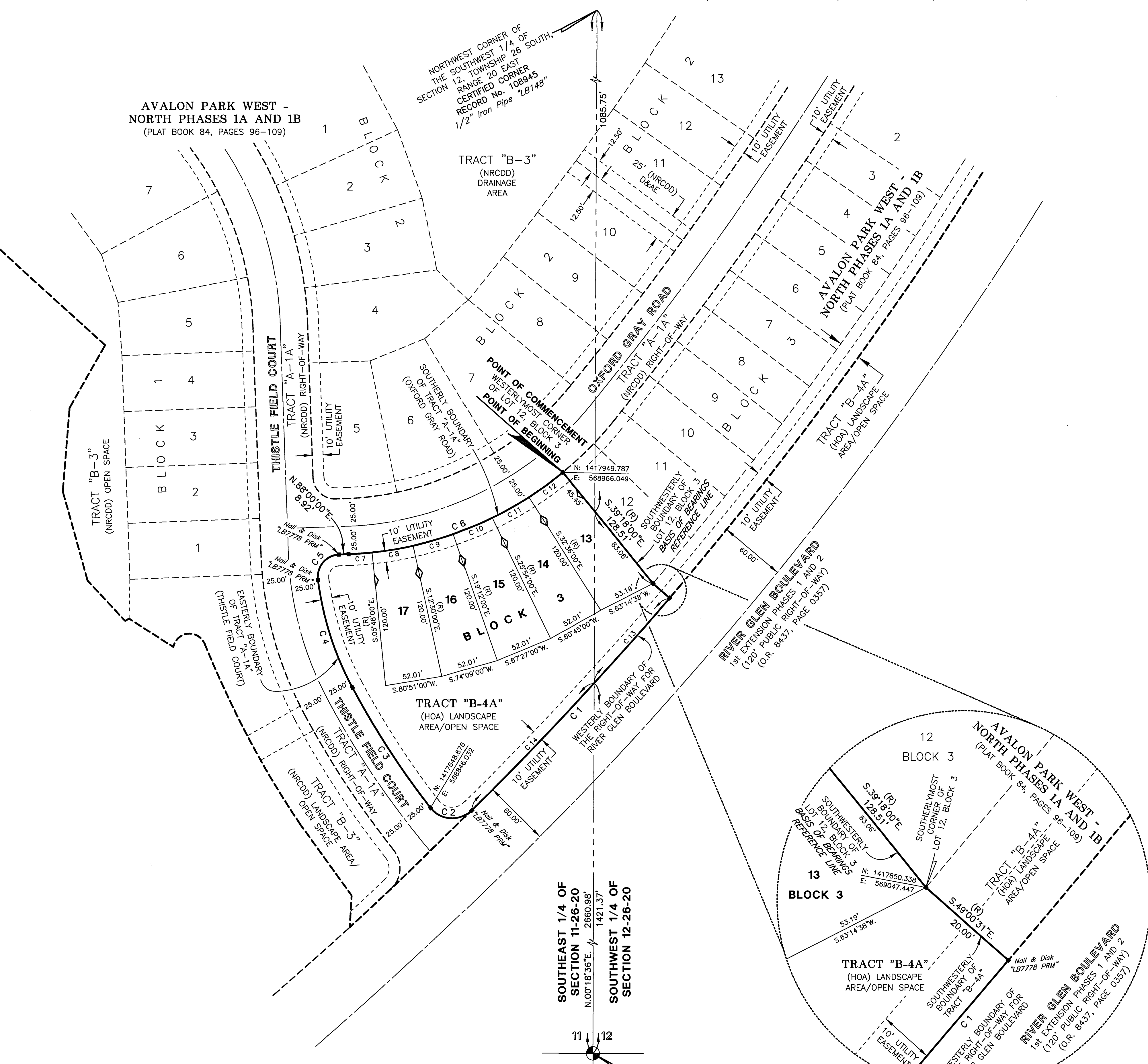
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LYING IN SECTIONS 11 AND 12, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

AVALON PARK WEST - NORTH PHASES 1A AND 1B
(PLAT BOOK 84, PAGES 96-109)

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 20 EAST CERTIFIED CORNER RECORD No. 108945 1/2" Iron Pipe "LB148"

TRACT "B-3" (NRCCD) DRAINAGE AREA



BASIS OF BEARINGS

The Southwesterly boundary of Lot 12, Block 3, according to the plat of AVALON PARK WEST - NORTH PHASES 1A AND 1B, as recorded in Plat Book 84, Pages 96 through 109 inclusive, of the Public Records of Pasco County, Florida, has a Grid bearing of S.39°18'00"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	3340.00	04°29'31"	261.85	261.79	S.43°14'15"W.
2	25.00	96°20'21"	42.04	37.26	N.86°20'49"W.
3	775.00	09°34'43"	129.56	129.41	N.33°23'17"W.
4	275.00	21°18'12"	102.25	101.66	N.17°58'50"W.
5	20.00	95°17'44"	33.26	29.56	N.40°21'08"E.
6	325.00	37°18'00"	211.58	207.86	N.69°21'00"E.
7	325.00	03°48'00"	21.55	21.55	N.86°06'00"E.
8	325.00	06°42'00"	38.00	37.98	N.80°51'00"E.
9	325.00	06°42'00"	38.00	37.98	N.74°09'00"E.
10	325.00	06°42'00"	38.00	37.98	N.67°27'00"E.
11	325.00	06°42'00"	38.00	37.98	N.60°45'00"E.
12	325.00	06°42'00"	38.00	37.98	N.54°03'00"E.
13	3340.00	01°45'41"	102.69	102.68	S.41°52'20"W.
14	3340.00	02°43'50"	159.17	159.15	S.44°07'06"W.

- LEGEND**
- Symbol \blacksquare indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol \square indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - (RB) indicates reference bearing
 - O.R. - Official Records Book
 - (NRCCD) - New River Community Development District
 - (APWCDD) - Avalon Park West Community Development District
 - (HOA) - Avalon Park West Homeowners' Association, Inc.
 - (CDD) - (NRCCD) or (APWCDD) as appropriate.
 - D&AE - Drainage and Access Easement

SOUTHEAST 1/4 OF SECTION 11-26-20 N.00°18'36"E. 2660.98'
SOUTHWEST 1/4 OF SECTION 12-26-20 1421.37'

SOUTHWEST CORNER OF SECTION 12-26-20 CERTIFIED CORNER RECORD No. 102712 1/2" IRON PIPE WITH M.L.T.E.D. CAP