

CROSSINGS AT SUNLAKE
SECTION 8, TOWNSHIP 25 SOUTH, RANGE 18 EAST
PASCO COUNTY, FLORIDA

DESCRIPTION: A parcel of land lying within Section 8, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of the Northwest 1/4 of said Section 8; thence N.89°40'37"W., along the North boundary of the Northwest 1/4 of said Section 8, a distance of 380.01 feet for a POINT OF BEGINNING; thence continue along said North boundary, N.89°40'37"W., a distance of 447.76 feet to the East boundary of that parcel of land described in Official Records Book 9276, Page 631 of the Public Records of Pasco County, Florida; thence continue along said North boundary, N.89°42'47"W., a distance of 497.39 feet to the West boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 8; thence along said West boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 8, the following two (2) courses: (1) S.00°05'19"E., a distance of 459.17 feet; (2) S.00°05'19"E., a distance of 1026.81 to the Northerly right-of-way line of State Road 52 as described in Official Records Book 9570, Page 1824 of the Public Records of Pasco County, Florida; thence S.67°18'39"E., along said Northerly right-of-way line, a distance of 539.87 feet to the aforementioned East boundary; thence N.00°06'06"W., along said East boundary, a distance of 917.64 feet; thence N.67°55'33"E., a distance of 481.05 feet; thence N.00°03'25"E., a distance of 590.78 feet to the POINT OF BEGINNING.

Containing 25.15 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

State Road 52 Industrial, L.L.C., a Florida Limited Liability Company (Owner) hereby state and declare that it is the fee simple owners of all lands referred to as CROSSINGS AT SUNLAKE, as described in the legal description which is a part of this plat, and make the following dedications:

Owner hereby reserves fee title to Tracts A and C (Drainage Tract), Tracts B & D (Wetland Conservation Tracts), Tract E (Wetland Conservation Tracts), Tract F (Ingress-Egress and Drainage Easement (Private) and Utility Easement Tract), and Tract LS (Private Lift Station Tract) as shown and depicted hereon for conveyance by Owner by separate instrument to The Crossings at Sunlake Property Owners Association, Inc. (the "Association"), subsequent to the recording of this plat. Tracts A and C (Stormwater Tract), Tracts B & D (Wetland Conservation Tracts), Tract E (Wetland Conservation Tracts), Tract F (Ingress-Egress and Drainage Easement (Private) and Utility Easement), and Tract LS (Private Lift Station Tract) shall be maintained by the Association for such purposes after such conveyance.

Owner grants, conveys and dedicates a utility easement lying within Lot 3 for the benefit of Pasco County for potable water facilities and all governmental purposes thereto.

Owner grants, conveys and dedicates to the County, a perpetual non-exclusive easement for ingress and egress over and across the parking areas that may exist on the lots shown hereon, for any and all governmental purposes incidental thereto.

Owner further does hereby grant, convey, and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement across the front of all lots and within Tract "F" 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.

Owner reserves unto itself, their successors and assigns, the title to any lands or improvements dedicated to the public or to the County, if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with s.s. 177.085(1).

Owner grants, conveys, warrants and dedicates to the County a Non-Exclusive Flow-Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner fails to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.

Owner hereby grants, conveys and dedicates to the County a perpetual ingress-egress easement over and across TRACT F for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.

OWNER

State Road 52 Industrial, L.L.C., a Florida Limited Liability Company

Joseph Christian LaFace
Manager

Witness

Witness

Lori P. Katzman
Print Name

Michelle Burg
Print Name

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) ss:

I hereby certify on this 18th day of March, 2024, before me personally appeared by means of physical presence, Joseph Christian LaFace, Manager of State Road 52 Industrial, L.L.C., 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 his 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.

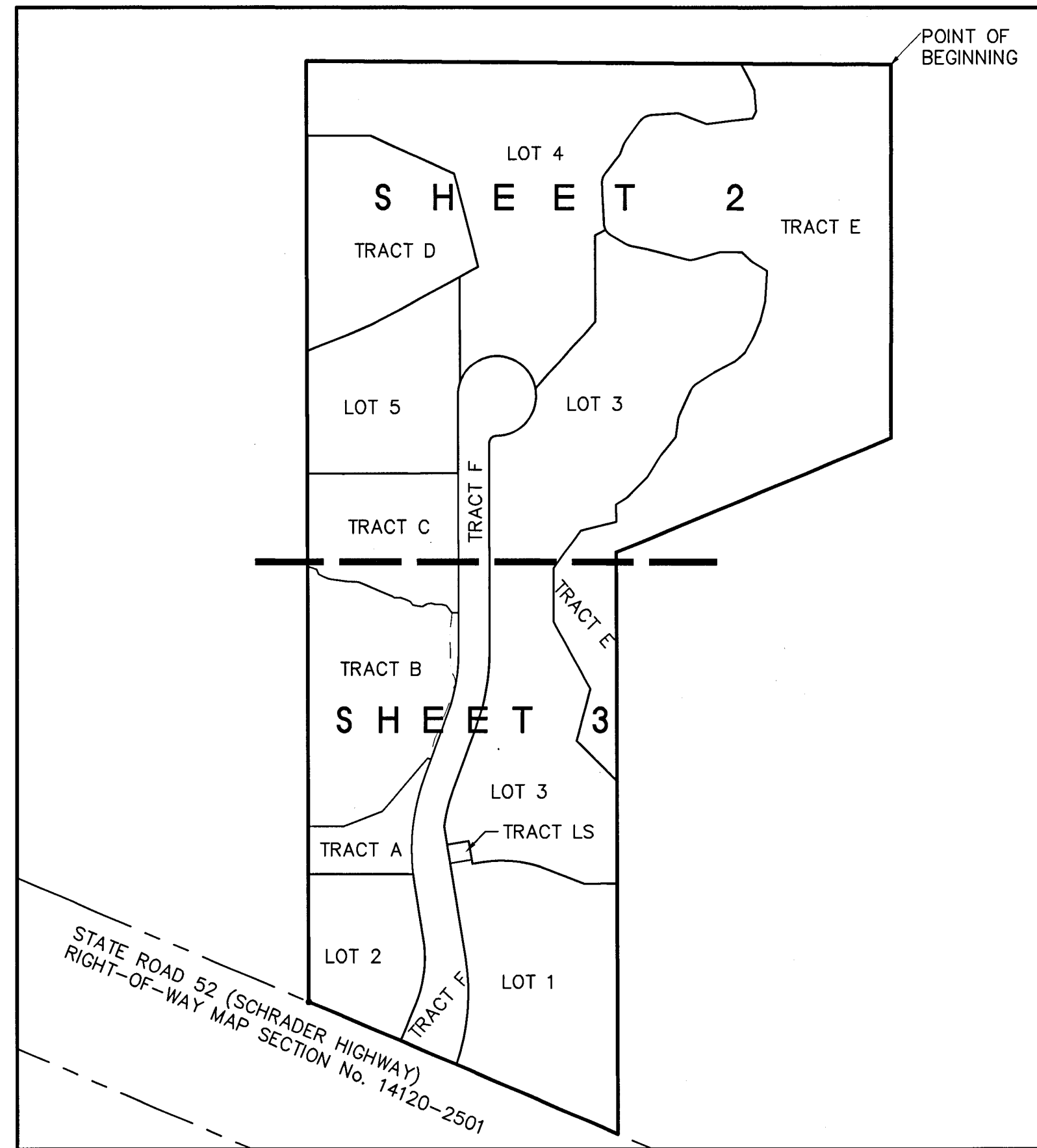
My commission expires: 6-22-2028

Notary Public, State of Florida at Large

Lori P. Katzman
Print Name



HH 496037
Commission Number



KEY MAP (NOT TO SCALE)

CERTIFICATE OF ACCEPTANCE FOR THE OWNERS ASSOCIATION

The Crossings at Sunlake Property Owners Association, Inc., a Florida not-for-profit corporation, hereby accepts the proposed conveyance and maintenance responsibility as shown hereon.

Richard Sacchi
President

Witness

Lauran Willoughby
Print Name

Witness

Lori P. Katzman
Print Name

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) ss:

I hereby certify on this 14th day of March, 2024, before me personally appeared by means of physical presence, Richard Sacchi, as President, of The Crossings at Sunlake Property Owners Association, Inc., a Florida not for profit corporation, (X), personally known to me or () who has produced as identification, who has identified himself as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at Hillsborough County, Florida, the day and year aforesaid.

My commission expires: 6-22-2028

Notary Public, State of Florida at Large

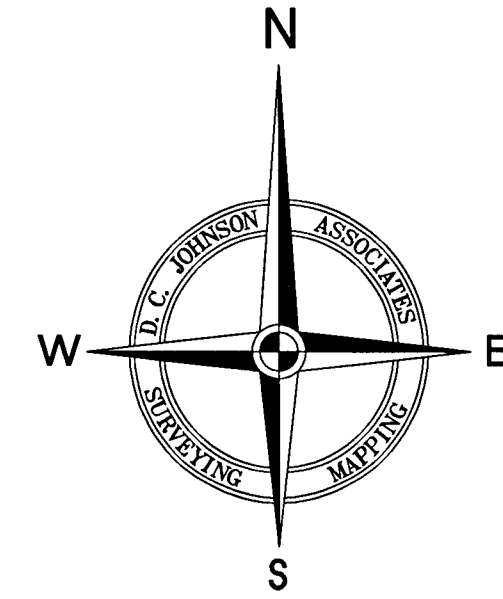
HH 496037
Commission Number



NOTES:

- Bearings shown hereon are based on the North boundary of Section 8, Township 25 South, Range 18 East, Pasco County, Florida. Said line has a grid bearing of N.89°40'37"W.
- The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network 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.
- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding.
- All platted utility easements will provide that such easements will also be non-exclusive 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 will interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- A 5/8" capped Iron Rod inscribed "D.C. JOHNSON LB 4514" shall be set at each lot corner, point of intersection and changes of direction of lines within the subdivision as required by Chapter 177 of the Florida Statutes within the time allotted in s. 177.091 (9).
- WREC utility easements recorded in Official Records Book 10794, Page 1147 affect the subject property and are shown hereon.
- Declaration of easements and Restrictive Covenants recorded in Official Records book 10882, Page 183, is blanket over the subject property. Elements that are protractible are shown hereon.

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 PASCO COUNTY, FLORIDA.



CERTIFICATE OF TITLE

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) ss:

I, Christopher W. Brewer, of Gardner Brewer Hudson, P.A., 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. I hereby certify that the developers of the platted subdivision have 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 13th day of March, 2024.

Gardner Brewer Hudson, P.A.

Christopher W. Brewer
Bar #148652

REVIEW OF PLAT BY REGISTERED SURVEYOR, 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 20th day of March, 2024.

Alex W. Parnes
Pasco County Surveyor
Florida Professional Surveyor and Mapper, License No. 5131
State of Florida

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

This is to certify that on this 20th day of March, 2024 the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

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 the 27th day of March, 2024 in Plat Book 93, Page(s) 145-147.

Nikkie Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller

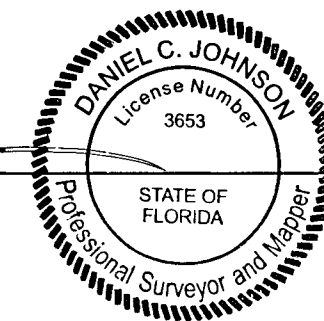
SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Land Surveyor, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part 1.

Signed and Sealed this 7th day of MARCH, 2024.

D.C. Johnson & Associates, Inc.
Florida Licensed Business No. 4514

Daniel C. Johnson
Florida Professional Land Surveyor No. 3653



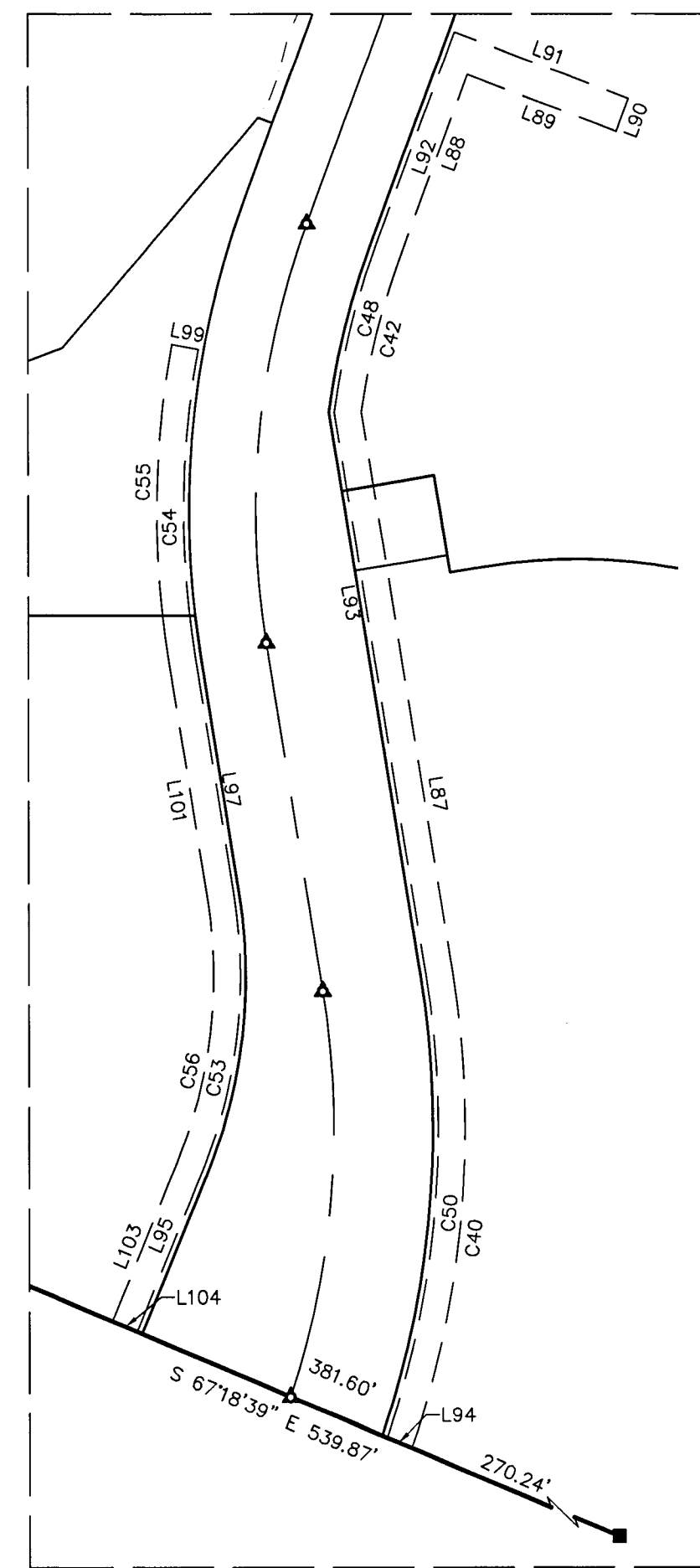
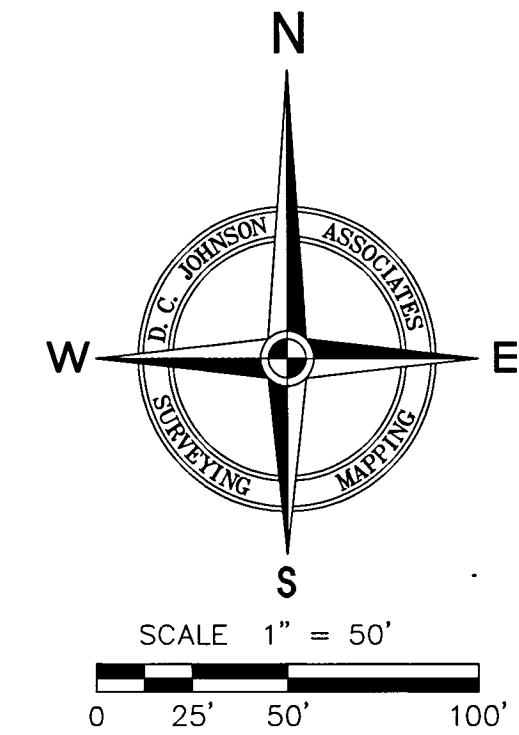
PLAT BOOK 93 PAGE 146
SHEET 2 OF 3



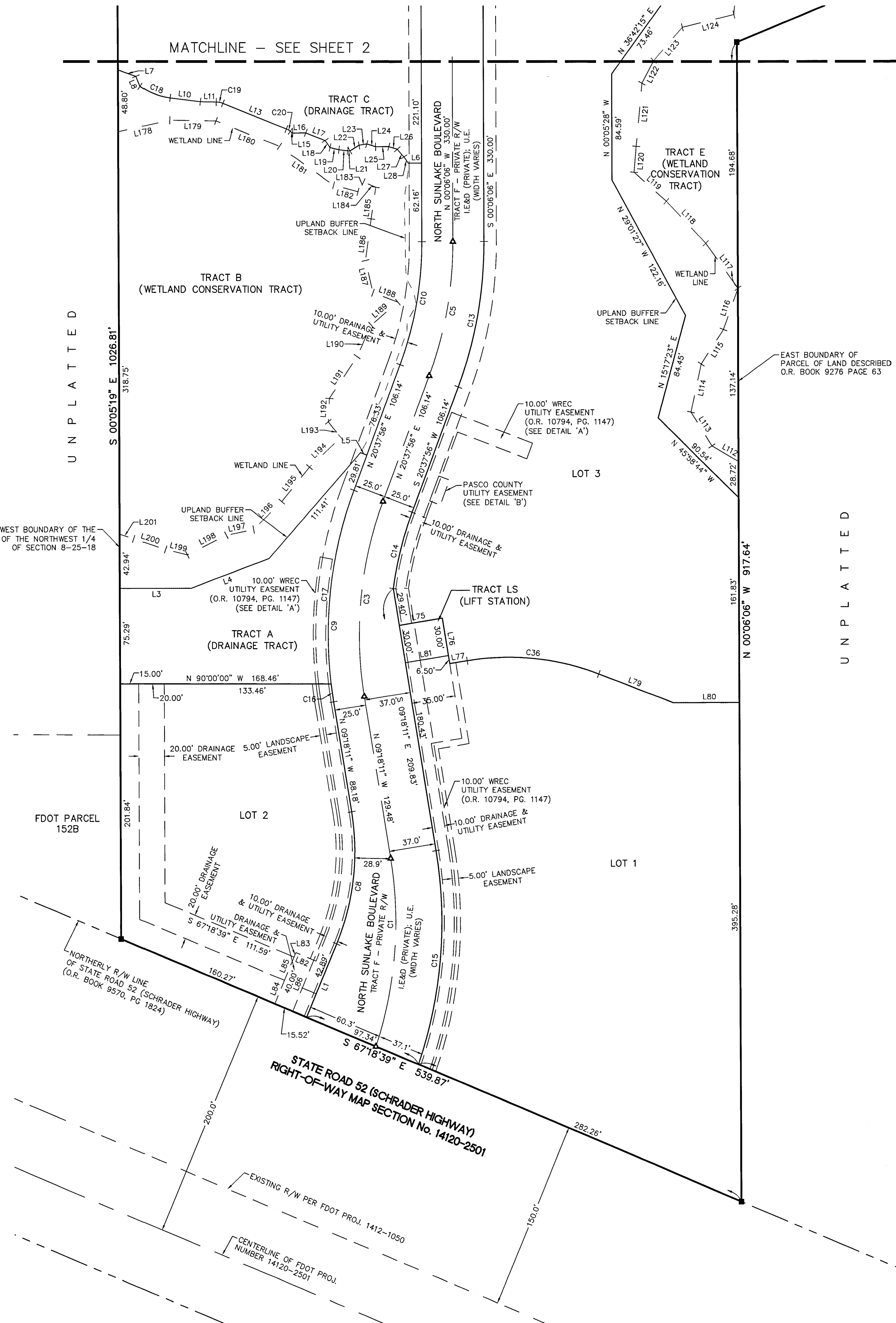
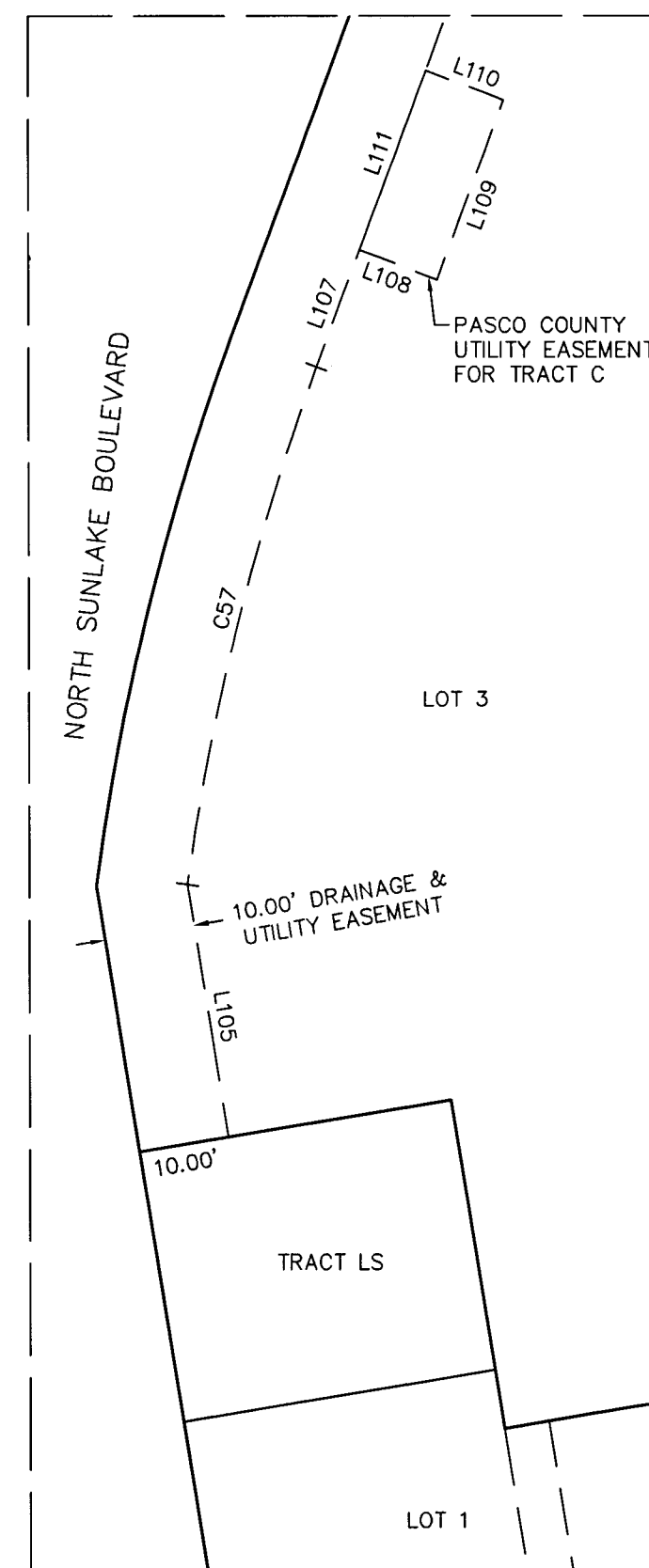
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PASCO COUNTY, FLORIDA

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SHEET 3 OF 3

LEGEND
IP, IR = IRON PIPE, IRON ROD
CM = CONCRETE MONUMENT
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
LEAD = INGRESS/EGRESS & DRAINAGE
U.E. = UTILITY EASEMENT
R/W = RIGHT-OF-WAY
□ = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
■ = SET 4"x4" CM "LB 4514"
▲ = SET NAIL & DISK "LB 4514"



WEST BOUNDARY OF THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 8-25-18



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 22°41'16" E	62.89'
L3	S 89°54'29" W	56.71'
L4	S 69°13'09" W	66.69'
L5	N 69°22'04" W	5.50'
L6	N 89°53'54" E	10.76'
L7	S 71°03'48" E	15.34'
L8	S 22°07'44" E	8.58'
L10	S 82°45'19" E	24.36'
L11	S 89°07'28" E	12.64'
L13	S 68°13'05" E	54.62'
L15	S 54°23'32" E	2.28'
L16	N 89°30'27" E	10.50'
L17	S 68°13'05" E	16.67'
L18	S 34°44'20" E	6.85'
L19	S 76°55'33" E	7.37'
L20	S 83°32'33" E	7.02'
L21	S 87°34'43" E	1.85'
L22	N 59°40'27" E	8.51'
L23	N 80°57'38" E	6.27'
L24	S 73°17'14" E	7.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	N 89°41'43" E	10.70'
L26	S 73°50'57" E	7.11'
L27	S 40°13'50" E	8.18'
L28	S 34°27'29" E	6.10'
L75	N 80°41'49" E	35.00'
L76	S 69°22'04" E	36.50'
L77	N 80°41'49" E	14.32'
L79	S 69°22'04" E	64.13'
L80	N 89°53'54" E	53.83'
L81	S 80°41'49" W	35.00'
L82	N 67°18'44" W	17.51'
L83	S 22°41'50" W	3.83'
L84	S 22°41'50" W	20.00'
L85	S 22°41'50" W	20.00'
L86	S 22°41'16" W	43.83'
L87	S 09°18'11" E	208.01'
L88	S 20°37'56" W	72.34'
L89	N 69°22'04" W	59.46'
L90	S 20°37'56" W	13.00'
L91	S 69°22'04" E	69.46'

LINE TABLE		
LINE	BEARING	DISTANCE
L92	N 20°37'56" E	85.34'
L93	N 09°18'11" W	209.53'
L94	N 67°18'39" W	10.02'
L95	S 22°41'16" W	62.89'
L97	S 09°18'11" E	88.18'
L99	S 79°25'48" E	10.00'
L101	N 09°18'11" W	88.18'
L103	N 22°41'16" E	62.89'
L104	N 67°18'39" W	10.00'
L105	S 09°18'11" E	27.89'
L107	N 20°37'56" E	13.60'
L108	N 69°22'04" W	9.19'
L109	S 20°37'56" W	21.00'
L110	S 69°22'04" E	9.19'
L111	N 20°37'56" E	21.00'
L112	S 60°42'13" E	24.68'
L113	S 32°15'01" E	31.69'
L114	S 12°18'41" W	39.02'
L115	S 33°29'56" W	32.84'
L116	S 19°47'30" W	34.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L117	S 36°12'54" E	44.06'
L118	S 43°55'30" E	45.92'
L119	S 48°38'37" E	34.80'
L120	S 04°49'17" W	20.79'
L121	S 05°20'53" W	50.42'
L122	S 28°22'43" W	20.16'
L123	S 41°49'34" W	35.01'
L124	S 76°23'59" W	43.08'
L178	S 77°22'35" W	41.84'
L179	N 89°07'28" W	36.95'
L180	N 68°13'05" W	54.62'
L181	N 54°23'32" W	53.25'
L182	N 75°19'06" W	20.26'
L183	S 30°05'49" W	8.90'
L184	N 66°58'21" W	10.75'
L185	N 06°37'08" E	25.13'
L186	N 08°01'37" E	33.22'
L187	N 13°19'40" W	26.11'
L188	N 69°41'53" W	21.35'
L189	N 49°48'21" E	28.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L190	N 24°14'22" E	27.60'
L191	N 34°00'18" E	39.90'
L192	N 02°48'21" E	18.65'
L193	N 38°58'45" W	15.85'
L194	N 47°14'37" E	34.25'
L195	N 39°08'55" E	35.28'
L196	N 45°32'09" E	31.52'
L197	N 78°04'53" E	22.35'
L198	N 63°29'06" E	34.78'
L199	S 76°08'23" E	17.89'
L200	S 71°41'06" E	11.98'

CURVE TABLE				
CURVE	ARC	RADIUS	CHORD BEARING	DISTANCE
C1	151.11'	309.00'	28°01'10" N 04°42'24" E	149.61'
C3	156.74'	300.00'	29°56'07" N 05°39'52" E	154.96'
C5	108.56'	300.00'	20°44'02" N 10°15'55" E	107.97'
C8	106.64'	191.00'	31°59'27" N 06°41'32" E	105.26'
C9	169.80'	325.00'	29°56'07" N 05°39'52" E	167.88'
C10	99.52'	275.00'	20°44'02" N 10°15'55" E	98.97'
C13	117.61'	325.00'	20°44'02" S 10°15'55" W	116.97'
C14	62.14'	275.00'	12°56'49" S 14°09'31" W	62.01'
C15	171.77'	346.00'	28°26'42" S 04°55'09" W	170.02'
C16	14.21'	325.00'	2°30'18" S 08°03'02" E	14.21'
C17	155.59'	325.00'	27°25'49" N 06°55'01" E	154.11'
C18	25.45'	53.00'	27°30'37" S 06°00'01" E	25.20'
C19	5.47'	15.00'	20°54'23" S 78°40'17" E	5.44'
C20	3.62'	15.00'	13°49'33" S 61°18'19" E	3.61'
C36	107.63'	206.00'	29°56'07" S 84°20'08" E	106.41'
C40	178.48'	358.00'	28°33'50" S 04°58'44" W	176.63'
C42	57.66'	263.00'	12°33'39" S 14°21'07" W	57.54'
C48	61.39'	273.00'	12°53'03" N 14°11'24" E	61.26'
C50	172.89'	348.00'	28°27'55" N 04°55'46" E	171.12'
C53	105.53'	189.00'	31°59'27" S 06°41'32" W	104.16'
C54	97.96'	327.00'	17°09'52" S 01°59'16" W	97.59'
C55	100.96'	337.00'	17°09'52" N 01°59'16" E	100.58'
C56	99.94'	179.00'	31°59'27" N 06°41'32" E	98.65'
C57	58.40'	265.00'	12°37'37" N 14°19'07" E	58.28'