

LEGAL DESCRIPTION:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8960, PAGE 421, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF TRACT "X", ASTURIA PHASE 1A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 70, PAGES 142 THROUGH 147, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE RUN SOUTH 68°52'01" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "X", A DISTANCE OF 158.77 FEET TO THE WESTERN MOST CORNER OF TRACT "A" OF SAID ASTURIA PHASE 1A, SAID POINT BEING A POINT ON A 90.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 55°14'02" EAST AND A CHORD LENGTH OF 42.43 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF TRACT "X" RUN ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID TRACT "A" THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: 1) THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°15'58", AN ARC DISTANCE OF 42.83 FEET TO A POINT OF TANGENCY; 2) THENCE RUN SOUTH 68°52'01" EAST, A DISTANCE OF 306.00 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE SOUTH 68°52'01" EAST, A DISTANCE OF 65.04 FEET; 4) THENCE RUN SOUTH 52°45'57" EAST, A DISTANCE OF 28.77 FEET; 5) THENCE RUN SOUTH 65°10'24" EAST, A DISTANCE OF 64.16 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 22°01'12" EAST AND A CHORD LENGTH OF 34.20 FEET; 6) THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°18'22", AN ARC DISTANCE OF 37.66 FEET TO A POINT OF TANGENCY; 7) THENCE RUN SOUTH 21°07'59" WEST, A DISTANCE OF 550.45 FEET; 8) THENCE RUN NORTH 68°52'01" WEST, A DISTANCE OF 38.00 FEET; 9) THENCE RUN SOUTH 21°07'59" WEST, A DISTANCE OF 50.62 FEET TO A POINT ON A 2664.51 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°10'38" WEST AND A CHORD LENGTH OF 100.43 FEET; 10) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°09'35", AN ARC DISTANCE OF 100.44 FEET TO THE END OF SAID CURVE; 11) THENCE RUN SOUTH 14°45'10" WEST, A DISTANCE OF 30.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, WORK PROGRAM/SEGMENT 256337 1), SAID POINT BEING A POINT ON A 2634.51 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 78°32'41" WEST AND A CHORD LENGTH OF 304.50 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°37'34", AN ARC DISTANCE OF 304.67 FEET TO A POINT OF TANGENCY; 2) THENCE RUN NORTH 81°51'28" WEST, A DISTANCE OF 357.46 FEET, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 08°07'22" EAST, A DISTANCE OF 40.65 FEET TO A POINT OF CURVATURE OF A 100.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 28°36'15" EAST AND A CHORD LENGTH OF 69.98 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°57'45", AN ARC DISTANCE OF 71.49 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 49°05'07" EAST, A DISTANCE OF 217.30 FEET TO A POINT ON A 110.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 43°37'21" EAST AND A CHORD LENGTH OF 20.06 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°27'51", AN ARC DISTANCE OF 20.09 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 38°23'26" EAST, A DISTANCE OF 365.79 FEET; THENCE RUN SOUTH 68°52'01" EAST, A DISTANCE OF 385.05 FEET; THENCE RUN NORTH 21°07'59" EAST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 9.376 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

SR 54 LAND ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; 2021 ASTURIA ODESSA PARCEL 2 LLC, A FLORIDA LIMITED LIABILITY COMPANY; NOVELLE SUNCOAST REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; BC ODESSA LLC, A FLORIDA LIMITED LIABILITY COMPANY; QUATTRO ODESSA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; ASTURIA WEST COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND FRED LAWSON ASTURIA, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNERS"), HEREBY STATE AND DECLARE THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL LANDS AS REFERENCED TO AS ASTURIA PHASE 7, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

- ASTURIA WEST COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC. (THE "ASSOCIATION" OR "POA") RETAINS TRACT A (INGRESS/EGRESS, DRAINAGE & UTILITY) DEPICTED HEREON. OWNERS HEREBY GRANT, CONVEY, AND DEDICATE TO PASCO COUNTY (THE "COUNTY") A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS-EGRESS OVER AND ACROSS TRACT A FOR ANY AND ALL GOVERNMENTAL PURPOSES. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF, PURSUANT TO DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 10508, PAGE 3801 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- OWNERS 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 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.
- OWNERS HEREBY RESERVE FOR THEMSELVES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS SHOWN HEREON. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF COMMUNICATION LINES INCLUDING BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH SECTION 177.091(28), FLORIDA STATUTES.
- OWNERS DO HEREBY FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY, A PERPETUAL EASEMENT OVER ALL PRIVATE ACCESS EASEMENTS AND PARKING AREAS FOR ANY AND ALL GOVERNMENTAL PURPOSES INCIDENTAL THERETO.
- OWNERS 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 GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE EASEMENTS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE OWNERS 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.
- OWNERS FURTHER DO HEREBY GRANT, CONVEY, AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL PUBLIC UTILITY IMPROVEMENTS, FACILITIES AND APPURTENANCES, TOGETHER WITH ANY NECESSARY EASEMENTS, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DO HEREBY RESERVE UNTO THEMSELVES, THEIR SUCCESSORS OR ASSIGNS, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL UTILITY IMPROVEMENTS OR 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.
- SR 54 LAND ASSOCIATES, LLC, RETAINS TRACT B (NEIGHBORHOOD PARK) FOR THE USE AND BENEFIT OF THE ADJACENT MULTIFAMILY PARCEL (APPROVED PASCO COUNTY PROJECT NO. PDD23-0072). THE OPERATION AND MAINTENANCE AGREEMENT, EFFECTIVE AUGUST 11, 2023, FOR THE MAINTENANCE OF TRACT B IS RECORDED IN OFFICIAL RECORDS BOOK 10870, PAGE 1639 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

OWNER: SR 54 LAND ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

BY: HINES INTERESTS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP
ITS: MANAGING MEMBER

Sam Gardner
LANE GARDNER,
SENIOR MANAGING DIRECTOR

Myah Taylor
WITNESS
MYAH TAYLOR
PRINTED NAME

Kyle Rose
WITNESS
KYLE ROSE
PRINTED NAME

ACKNOWLEDGMENT

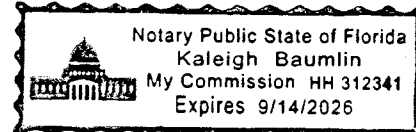
STATE OF FLORIDA)
JSS:
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 16 DAY OF October, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, LANE GARDNER, SENIOR MANAGING DIRECTOR OF HINES INTERESTS LIMITED PARTNERSHIP, AS THE MANAGING MEMBER OF SR 54 LAND ASSOCIATES, LLC, 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.

WITNESS MY HAND AND SEAL AT Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 9/14/2026 COMMISSION NUMBER: HH312341

K. Beal
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



OWNER: ASTURIA WEST COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION

BY: Sam Gardner
LANE GARDNER PRESIDENT

Myah Taylor
WITNESS
MYAH TAYLOR
PRINTED NAME

Kyle Rose
WITNESS
KYLE ROSE
PRINTED NAME

ACKNOWLEDGMENT

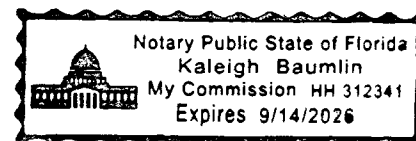
STATE OF FLORIDA)
JSS:
COUNTY OF Hillsborough

I HEREBY CERTIFY ON THIS 16 DAY OF October, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, LANE GARDNER, PRESIDENT OF ASTURIA WEST COMMERCIAL PROPERTY OWNERS 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 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.

MY COMMISSION EXPIRES: 9/14/2026 COMMISSION NUMBER: HH312341

K. Be
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



ASTURIA PHASE 7

A PORTION OF SECTION 26, TOWNSHIP 26 SOUTH,
RANGE 17 EAST, PASCO COUNTY, FLORIDA

OWNER: 2021 ASTURIA ODESSA PARCEL 2 LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: P. Shields Ferber, Jr.
P. SHIELDS FERBER, JR. MANAGER

Jeff Zito
WITNESS
JEFF ZITO
PRINTED NAME

Robert Dolezal
WITNESS
ROBERT DOLEZAL
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA)

JSS:
COUNTY OF PALM BEACH

I HEREBY CERTIFY ON THIS 17 DAY OF OCTOBER, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, P. SHIELDS FERBER, JR., MANAGER OF 2021 ASTURIA ODESSA PARCEL 2 LLC, 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.

WITNESS MY HAND AND SEAL AT PALM BEACH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 09/06/2025

COMMISSION NUMBER: HH172531

Beth Hauser
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

LANDS BEING PLATTED HEREIN ARE AS OF THE DATE OF PLATTING, ENCUMBERED BY THAT CERTAIN MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT AND ASSIGNMENT OF RENTS RECORDED DECEMBER 16, 2021 IN OFFICIAL RECORDS BOOK 10508, PAGE 3932, AND MODIFICATION OF MORTGAGE AND ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 10937, PAGE 3414 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, IN FAVOR OF HANCOCK WHITNEY BANK, A MISSISSIPPI STATE CHARTERED BANK, AND A SEPARATE JOINDER AND CONSENT FROM HANCOCK WHITNEY BANK, IN THE PUBLIC RECORDS OF PASCO COUNTY, CONCURRENT WITH THE RECORDED OF THIS PLAT.

OWNER: BC ODESSA LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Robert R. Blackerby
ROBERT R. BLACKERBY MANAGER

Robert E. Blackerby
WITNESS
ROBERT E. BLACKERBY
PRINTED NAME

Gary Walkley
WITNESS
GARY WALKLEY
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA)

JSS:
COUNTY OF Orange

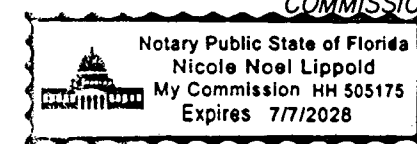
I HEREBY CERTIFY ON THIS 15 DAY OF October, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, ROBERT R. BLACKERBY, MANAGER OF BC ODESSA LLC, KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL AT Orange COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 7/7/28

COMMISSION NUMBER: HH 505175

Nicole Noel Lippold
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

LANDS BEING PLATTED HEREIN ARE AS OF THE DATE OF PLATTING, ENCUMBERED BY THAT CERTAIN MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, AND SECURITY AGREEMENT RECORDED JANUARY 08, 2024 IN OFFICIAL RECORDS BOOK 10939, PAGE 3508, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, IN FAVOR OF TIKOVA SMA I, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND A SEPARATE JOINDER AND CONSENT FROM TIKOVA SMA I, LLC, IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, CONCURRENT WITH THE RECORDED OF THIS PLAT.

OWNER: NOVELLE SUNCOAST REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Richard Ferrelli CEO
RICHARD FERRELLI CHIEF EXECUTIVE OFFICER

Barwine C. Larson
WITNESS
BARWINE C. LARSON
PRINTED NAME

Jacob Frazier
WITNESS
JACOB FRAZIER
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA)

JSS:
COUNTY OF Pinellas

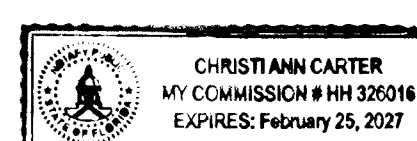
I HEREBY CERTIFY ON THIS 16 DAY OF OCTOBER, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, RICHARD FERRELLI, CHIEF EXECUTIVE OFFICER OF NOVELLE SUNCOAST REALTY, LLC, KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED 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.

WITNESS MY HAND AND SEAL AT Pinellas COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 02/25/2027

COMMISSION NUMBER: HH 324016

Christann Carter
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



OWNER: QUATTRO ODESSA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Robert Walters
ROBERT WALTERS AUTHORIZED MEMBER

Krett Dahman
WITNESS
KRETT DAHMAN
PRINTED NAME

Michael Liveos
WITNESS
MICHAEL LIVEOS
PRINTED NAME

ACKNOWLEDGMENT

STATE OF ILLINOIS)

JSS:
COUNTY OF DuPage

I HEREBY CERTIFY ON THIS 10 DAY OF OCTOBER, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, ROBERT WALTERS, AUTHORIZED MEMBER OF QUATTRO ODESSA, LLC, 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.

WITNESS MY HAND AND SEAL AT DuPage COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 9/23/25

COMMISSION NUMBER: 791837

Michael Haigh
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



OWNER: FRED LAWSON ASTURIA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Matthew Abdoney
MATTHEW ABDONEY MANAGER

Barbie Titus
WITNESS
BARBIE TITUS
PRINTED NAME

Maddeline Caraway
WITNESS
MADDELINE CARAWAY
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA)

JSS:
COUNTY OF Pasco

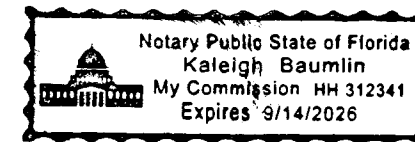
I HEREBY CERTIFY ON THIS 16 DAY OF October, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, MATTHEW ABDONEY, MANAGER OF FRED LAWSON ASTURIA, LLC, KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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.

WITNESS MY HAND AND SEAL AT Pasco COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 9/14/2026

COMMISSION NUMBER: HH312341

K. Beal
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



CERTIFICATE ACCEPTANCE

ASTURIA WEST COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION ASTURIA WEST COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE CONVEYANCE AND MAINTENANCE RESPONSIBILITIES AS SHOWN HEREON.

BY: Lane Gardner
LANE GARDNER PRESIDENT

Gilbert Wong
WITNESS
GILBERT WONG
PRINTED NAME

April Day-Wolf
WITNESS
APRIL DAY-WOLF
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA)

JSS:
COUNTY OF Duval

I HEREBY CERTIFY ON THIS 7 DAY OF October, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE, LANE GARDNER, PRESIDENT OF ASTURIA WEST COMMERCIAL PROPERTY OWNERS 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 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 Duval COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: June 4, 2026

COMMISSION NUMBER: HH241046

Kellie M. Hines
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



PROPERTY INFORMATION:

STATE OF FLORIDA)

JSS:
COUNTY OF)

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY REPORT FOR THE FILING OF A SUBDIVISION PLAT, FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 10833674) AND, BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN SR 54 LAND ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; 2021 ASTURIA ODESSA PARCEL 2 LLC, A FLORIDA LIMITED LIABILITY COMPANY; NOVELLE SUNCOAST REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY; BC ODESSA LLC, A FLORIDA LIMITED LIABILITY COMPANY; QUATTRO ODESSA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; ASTURIA WEST COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION; AND FRED LAWSON ASTURIA, LLC, A FLORIDA 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, FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 10833674.

THIS 9 DAY OF October, 2024.

Wayne Spencer
WAYNE SPENCER, AUTHORIZED SIGNATORY

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 I, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 5 DAY OF November, 2024.

Alex W. Parnes
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 16 DAY OF October, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

Paul E. Akley
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 16 DAY OF October, 2024, IN PLAT BOOK 97, PAGES 36 THROUGH 81.

Nikki Alvarez-Jewles, Esq.
NIKKI ALVAREZ-JEWLES, 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 CHAPTER 177, FLORIDA STATUTES, PART I.

SIGNED AND SEALED THIS 20 DAY OF OCTOBER, 2024.

Tyler P. Tracz
TYLER P. TRACZ
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER NO. 15692
CLYMER FARNER BARLEY SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB8498
4450 NE 83RD ROAD, WILDWOOD FLORIDA 34785

CFB
CLYMER FARNER BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352) 748-3128 LB8498

ASTURIA PHASE 7

A PORTION OF SECTION 26, TOWNSHIP 26 SOUTH,
RANGE 17 EAST, PASCO COUNTY, FLORIDA

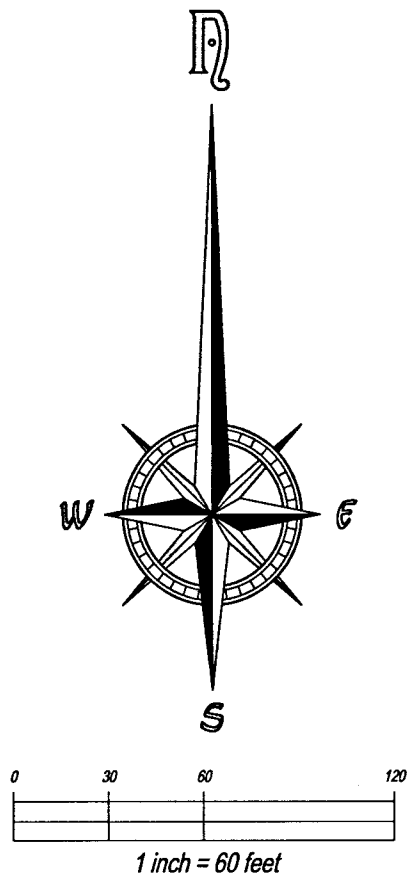
PLAT BOOK **97** PAGE **31**

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.

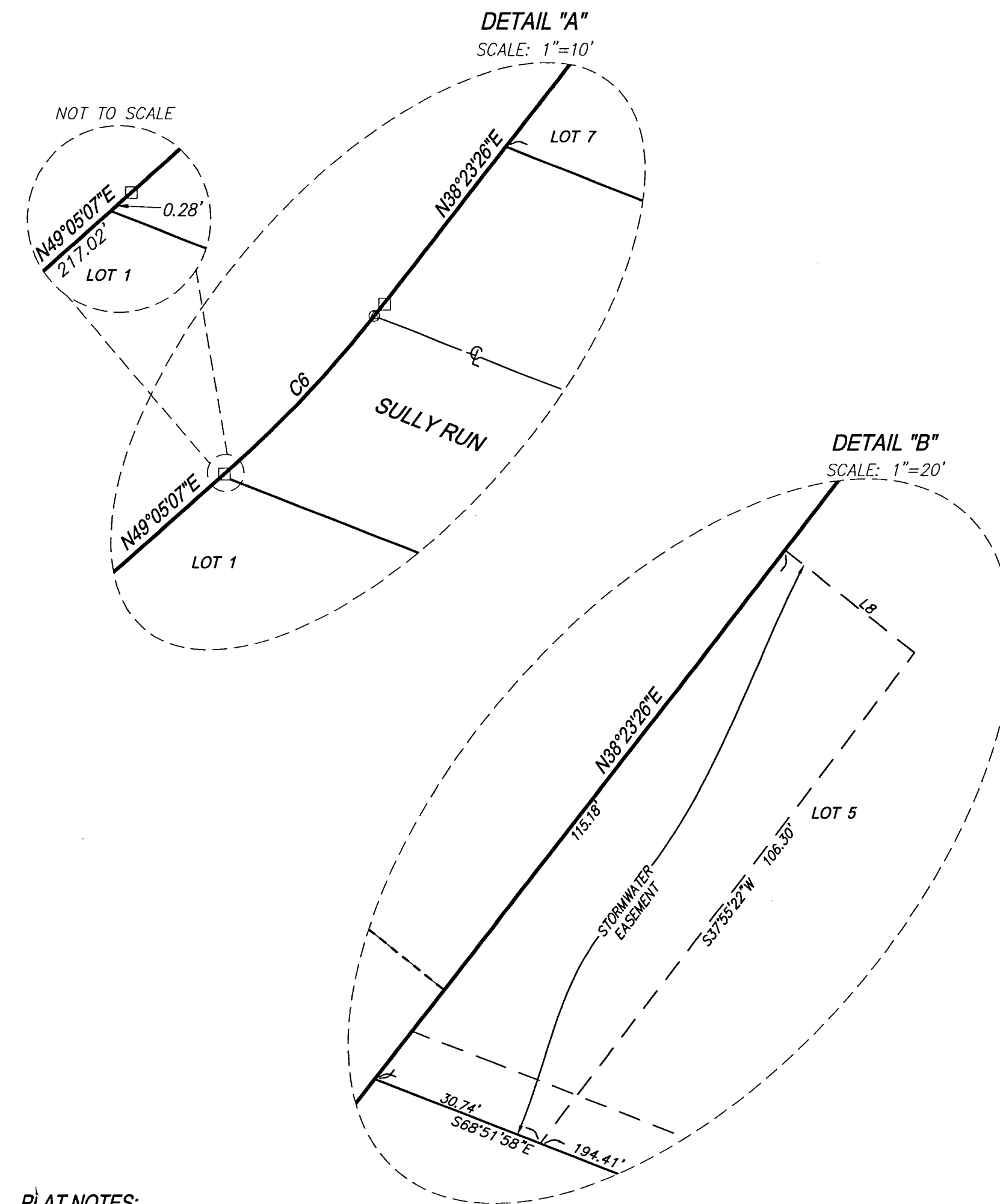
NOTICE:

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.



LINE TABLE			CURVE TABLE					
LINE TAG	BEARING	DISTANCE	CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	N68°52'01"W	38.00'	C1	90.00'	27°15'58"	42.83'	S55°14'02"E	42.43'
L2	S21°07'59"W	50.62'	C2	25.00'	86°18'22"	37.66'	S22°01'12"E	34.20'
L3	S14°45'10"W	30.01'	C3	2664.51'	2°09'35"	100.44'	N74°10'38"W	100.43'
L4	N08°07'22"E	40.65'	C4	2634.51'	6°37'34"	304.67'	N78°32'41"W	304.50'
L5	N65°25'06"E	26.77'	C5	100.00'	40°57'45"	71.49'	N28°36'15"E	69.98'
L6	N65°24'58"E	31.91'	C6	110.00'	10°27'51"	20.09'	N43°37'21"E	20.06'
L7	S68°52'02"E	43.96'	C7	132.50'	12°54'34"	29.85'	S75°19'14"E	29.79'
L8	S52°04'38"E	28.49'	C8	132.50'	32°48'32"	75.87'	N81°38'38"E	74.84'
L9	N68°51'58"W	225.15'	C9	237.50'	45°43'00"	189.50'	N88°16'28"E	184.52'
L10	N81°46'31"W	96.18'	C10	110.00'	9°45'44"	18.74'	N43°58'25"E	18.72'
L11	S65°25'06"W	26.80'	C11	110.00'	0°42'07"	1.35'	N38°44'29"E	1.35'
L12	S65°24'58"W	31.91'	C12	150.00'	12°54'34"	33.80'	S75°19'14"E	33.73'
L13	N68°52'02"W	43.96'	C13	150.00'	32°48'31"	85.89'	N81°39'17"E	84.72'
L14	S68°52'02"E	43.96'	C14	220.00'	45°43'00"	175.54'	S88°16'28"W	170.92'
L15	N65°24'58"E	31.91'	C15	255.00'	31°51'28"	141.79'	N84°47'46"W	139.97'
L16	N65°25'06"E	26.74'	C16	255.00'	13°51'31"	61.68'	S72°20'44"W	61.53'
L17	S81°46'31"E	16.55'	C17	115.00'	32°48'32"	65.85'	N81°37'51"E	64.96'
L18	S81°46'31"E	79.69'	C18	115.00'	5°20'49"	10.73'	S79°06'07"E	10.73'
L19	S68°51'58"E	46.31'	C19	115.00'	7°33'45"	15.18'	S72°38'50"E	15.17'
L20	S68°51'58"E	191.68'	C20	2634.51'	3°05'04"	141.83'	N80°18'55"W	141.81'
			C21	2634.51'	3°32'29"	162.84'	N77°00'08"W	162.82'

TRACT TABLE		
TRACT	USE	ACREAGE
A	INGRESS/EGRESS, DRAINAGE & UTILITY	0.58
B	NEIGHBORHOOD PARK	2.14

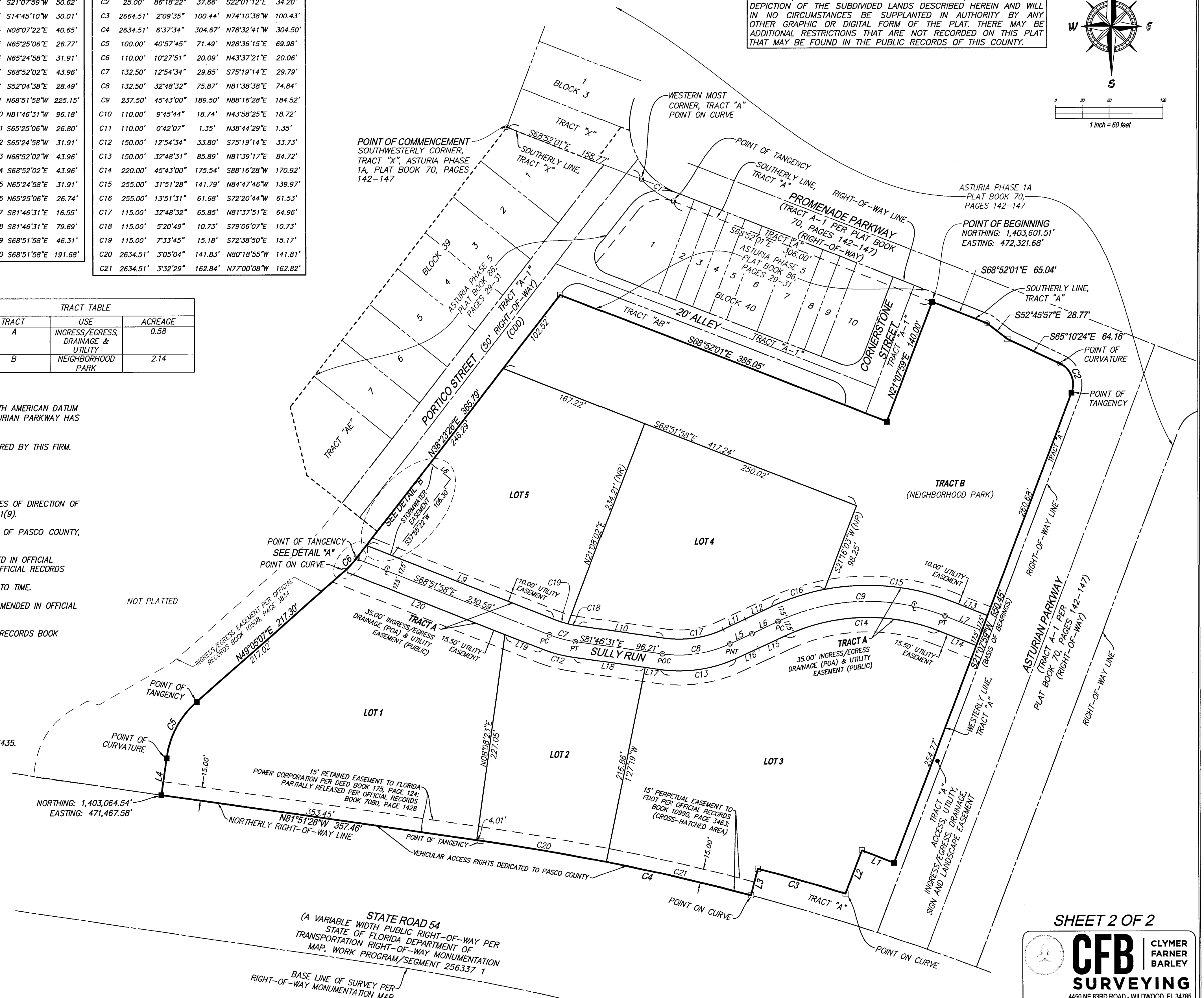


PLAT NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SURVEY, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ASTURIAN PARKWAY HAS A BEARING OF NORTH 21°07'59" EAST.
- THIS IS NOT A BOUNDARY SURVEY. THE SURVEY MEASUREMENTS DEPICTED HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY THIS FIRM.
- DISTANCES AND COORDINATES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- LINE SHOWN HEREON AS INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS "(NR)".
- A 5/8" ROD AND CAP INSCRIBED WITH "LB 8498" SHALL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE ALLOTTED TIME IN S.177.091(9).
- PROPERTY SHOWN HEREON IS ENCUMBERED BY THE FOLLOWING DOCUMENTS OF RECORD, RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA:
 - DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8251, PAGE 528, AMENDMENTS OR MODIFICATIONS RECORDED IN OFFICIAL RECORDS BOOK 9282, PAGE 1677, OFFICIAL RECORDS BOOK 9597, PAGE 2171, OFFICIAL RECORDS BOOK 9597, PAGE 2176, OFFICIAL RECORDS BOOK 10007, PAGE 1761 AND OFFICIAL RECORDS BOOK 10081, PAGE 3039
 - DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 10508, PAGE 3801, AS MAY BE AMENDED FROM TIME TO TIME.
 - USE RESTRICTIONS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10508, PAGE 3852.
 - USE RESTRICTIONS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10508, PAGE 3858 AND AMENDED IN OFFICIAL RECORDS BOOK 10918, PAGE 1772.
 - ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 10508, PAGE 3871.
 - ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 10508, PAGE 3876 AND AMENDED IN OFFICIAL RECORDS BOOK 10918, PAGE 1768.
 - MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10508, PAGE 3882.
 - MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10508, PAGE 3897.
 - POST-CLOSING PLAT JOINER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10509, PAGE 1.
 - DECLARATION OF USE RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 10846, PAGE 219.
 - LANDSCAPE BUFFER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10854, PAGE 2673.
 - USE RESTRICTIONS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10857, PAGE 2287.
 - ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 10857, PAGE 2294.
 - MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10857, PAGE 2300.
 - ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 10934, PAGE 1878.
 - MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10934, PAGE 1882.
 - DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10939, PAGE 3435.
 - ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 10939, PAGE 3472.
 - ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 10939, PAGE 3493.
 - POST CLOSING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 10939, PAGE 3493.

LEGEND

CDD = COMMUNITY DEVELOPMENT DISTRICT
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
■ = SET 4"x4" CONCRETE MONUMENT (LB 8498 PRM)
□ = FOUND 4"x4" CONCRETE MONUMENT (LB 6707)
● = SET NAIL AND DISC (LB 8498 PCP)
○ = FOUND 5/8" REBAR AND CAP (LB 6707)
UE = UTILITY EASEMENT
POA = PROPERTY OWNERS ASSOCIATION
PC = POINT OF CURVATURE
PC = POINT ON CURVE
PT = POINT OF TANGENCY
PNT = POINT OF NON-TANGENCY
(NR) = NON-RADIAL
R/W = RIGHT-OF-WAY



SHEET 2 OF 2

CFB SURVEYING
CLYMER FARNER BARLEY
4450 NE 83RD ROAD - WILLOWOOD, FL 34785
(352) 748-3126 LB8498