

SUNLAKE COMMERCIAL CENTER
SECTION 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST,
PASCO COUNTY, FLORIDA

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SHEET 1 OF 3

DESCRIPTION:

A parcel of land lying within Section 28, Township 26 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:
For a POINT OF REFERENCE commence at the Southeast corner of said Section 28; thence N.89°39'42"W., along the South line of said Section 28, a distance of 1,321.58 feet to the West right-of-way line of Sunlake Boulevard per Official Records Book 8119, Page 114, recorded in the Public Records of Pasco County, Florida; thence N.00°22'56"E., along said West right-of-way line, a distance of 1,980.41 feet for a POINT OF BEGINNING; thence continue along said West right-of-way line of Sunlake Boulevard, the following two (2) courses: (1) N.00°22'56"E., a distance of 450.49 feet to a non-tangent point of curvature; (2) Northwestly 66.67 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet, a central angle of 76°23'59", and a chord bearing and distance of N.38°01'55"W., 61.84 feet to the South right-of-way line of State Road 54 per Right-of-way map State Project Number 14570-2521; thence along said Southerly right-of-way line, N.75°57'55"W., a distance of 812.71 feet; thence S.14°02'05"W., a distance of 327.50 feet; thence S.75°57'55"E., a distance of 541.51 feet; thence S.00°22'47"W., a distance of 244.71 feet; thence S.89°37'06"E., a distance of 379.25 feet to the aforementioned West right-of-way line of Sunlake Boulevard also being the POINT OF BEGINNING.

Containing 8.43 acres, more or less.

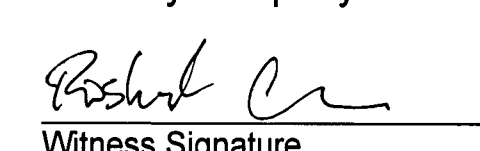
CERTIFICATE OF OWNERSHIP AND DEDICATION:

AX-WDG LOL, LLC, a Florida limited liability company, and LUTZ MCBEAR POOH LLC, a Foreign limited liability company, authorized to do business in the State of Florida (the "Owners"), hereby state and declare that they are the fee simple owners of all lands referenced hereon as SUNLAKE COMMERCIAL CENTER, as described in the legal description which is a part of this plat, and make the following dedications:

- Owner(s) do hereby grant, convey and dedicate to Pasco County (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.
- Owner(s) further 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 Association 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(s) reserve unto themselves, its 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. 177.085(1).
- Owner(s) hereby grant to the Sunlake Business Center Property Owners Association (the "POA" or "Association") the Cross Access Easement, as shown hereon for maintenance and other purposes incidental thereto.
- Owner(s) hereby grant to the Association, all landscape buffers (POA), Wall Easements (POA) and Drainage Easements (POA), as shown hereon for maintenance and other purposes incidental thereto.
- Owner(s) do 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.
- Owner(s) do further grant, convey and dedicate to the County, a non-ingress/egress easement of vehicular access rights along the frontage of Lots 2-7.

OWNER

AX-WDG LOL, LLC, a Florida limited liability company:

 Kevin Frazier Authorized Member	 Witness Signature Roshanak Craven Witness Name	 Witness Signature Thomas A. Wolfe Witness Name
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ACKNOWLEDGEMENT:

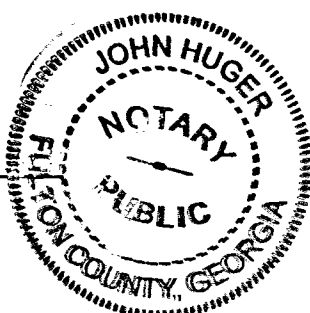
STATE OF Georgia) ss:
COUNTY OF Fulton)

I hereby certify on this 4th day of September, 2025, before me personally appeared by means of physical presence, Kevin Frazier, Authorized Member of AX-WDG LOL, LLC, [X] known to me or [] 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 Fulton County, Georgia, the day and year aforesaid:

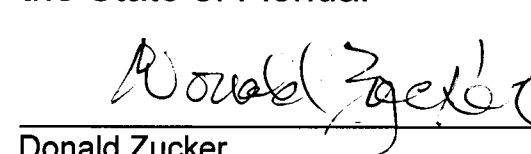
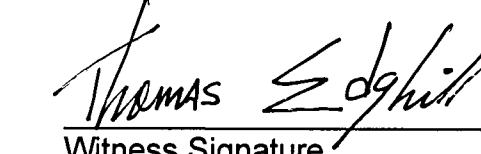
My commission expires: 10/1/2028 Commission Number: 111A

Notary Public, State of Georgia at Large



OWNER

LUTZ MCBEAR POOH LLC, a Foreign limited liability company authorized to do business in the State of Florida:

 Donald Zucker Manager	 Witness Signature THOMAS EDGILL Witness Name	 Witness Signature AVERY CUMMINGS Witness Name
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ACKNOWLEDGEMENT:

STATE OF FLORIDA NEW YORK) ss:
COUNTY OF NEW YORK)

I hereby certify on this 9th day of SEPTEMBER, 2025, before me personally appeared by means of physical presence of Donald Zucker, Manager of LUTZ MCBEAR POOH LLC, [X] known to me or [] 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.

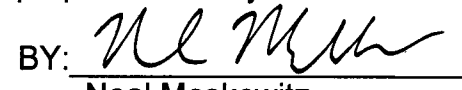
Witness my hand and seal at NEW YORK County, Florida, the day and year aforesaid.

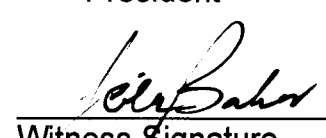
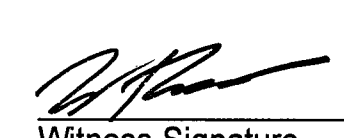
My commission expires: 6/15/26 Commission Number: 02304997917


Notary Public, State of Florida at Large NEW YORK
DANIEL F. SULLIVAN
Notary Public, State of New York
No. 00814957917
Qualified in Orange County
Commission Expires June 15, 2026

CERTIFICATE OF ACCEPTANCE FOR THE PROPERTY OWNERS ASSOCIATION:

Sunlake Business Center Property Owners Association, Inc., a Florida Not for Profit Corporation, hereby accepts the proposed conveyance and maintenance responsibility as shown hereon.

BY: 
Neal Moskowitz
President

 Witness Signature Leila Baker Witness Name	 Witness Signature Henry Paine Witness Name
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ACKNOWLEDGEMENT:

STATE OF Georgia) ss:
COUNTY OF Fulton)

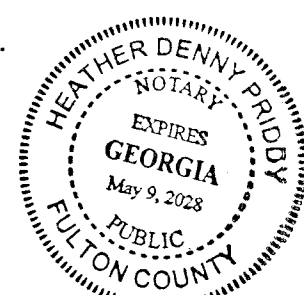
I hereby certify on this 8th day of September, 2025, before me personally appeared by means of physical presence

Neal Moskowitz, President, [X] known to me or [] 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 Fulton County, Georgia, the day and year aforesaid.

My commission expires: May 9 2028 Commission Number: NA


Notary Public, State of Georgia at Large



MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:-

Lands being platted herein are, as of the date of platting, encumbered by that certain Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement, and Fixture Filing from American Bank of Freedom recorded in Official Records Book 10988, Page 621, Public Records of Pasco County, Florida, and a separate Joinder and Consent to Plat of SUNLAKE COMMERCIAL CENTER, is being recorded in the Public Records of Pasco County, Florida, concurrent with the recordation of this plat.

PROPERTY INFORMATION

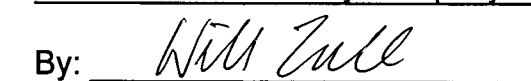
STATE OF FLORIDA GEORGIA

) ss:
COUNTY OF FULTON

We, Stewart Title Guaranty Company, a Title Company duly licensed in the State of Florida, have completed a property information report (Property Information Report for the Filing of a Subdivision Plat in Pasco County, Florida, File No. 25000090247) and, based on said report find that the title is vested in AX-WDG LOL, LLC., a Florida limited liability company, and LUTZ MCBEAR POOH LLC, a Foreign 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 in that Property Information Report for the Filing of a Subdivision Plat in Pasco County, Florida, File No. 25000090247.

This the 8th day of September, 2025.

Stewart Title Guaranty Company

By: 
Taylor Kaschek
Title Assistant

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

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 the 15th day of September, 2025.


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

CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FL:

This is to certify that on this the 30th day of September, 2025, the foregoing plat was approved to be recorded by the administrative officer of Pasco County, Florida.


David F. Allen, P.E.,
Assistant County Administrator
Development Services

CERTIFICATE OF THE 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 30th day of October, 2025, in Plat Book 99, Page(s) 74-76.

By: 
Nikki Alvarez-Sowles, Esq.,
Pasco County Clerk and Comptroller

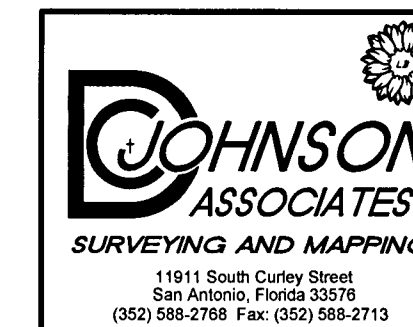
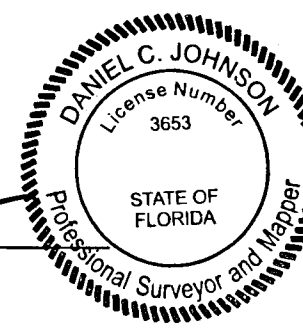
SURVEYOR'S CERTIFICATE:

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 1, and that Permanent Reference Monuments (P.R.M's) were set on the 29th, day of May, 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 3rd day of SEPTEMBER, 2025

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


Daniel C. Johnson
Florida Professional Surveyor and Mapper No. 3653



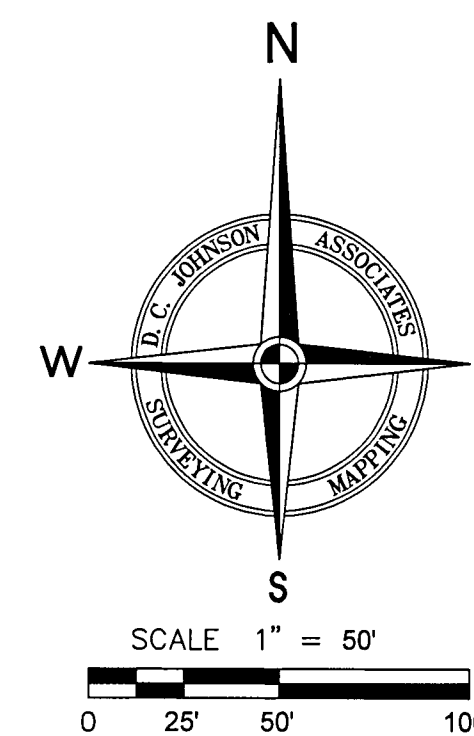
SUNLAKE COMMERCIAL CENTER

SECTION 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

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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.

LEGEND
IP, IR = IRON PIPE, IRON ROD
CM = CONCRETE MONUMENT
N&D = NAIL & DISK
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
P.L. = PROPERTY LINE, CENTERLINE
RW = RIGHT-OF-WAY
● = SET 5/8" IR - "DC JOHNSON LB 4514"
■ = SET 4" CM - "LB 4514"
⊙ = SECTION CORNER



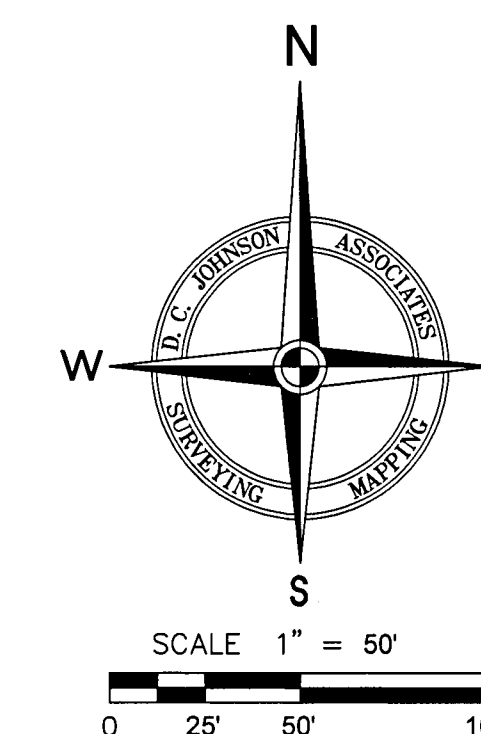
SURVEYOR'S NOTES:

- Bearings shown hereon are based on the North Florida State Plane Coordinate System, FL-West Projection, with the West boundary line having a grid bearing of S.14°02'05"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 as to whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding.
- An Iron Rod with cap inscribed with "DC JOHNSON LB 4514" or Parker-Kaylon nail with brass disk inscribed "LB 4514" 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 time allotted in s. 177.091(9).
- Lands within this plat are subject to the following:
 - Easements & Encumbrances**
 - Access Easement Agreement recorded in Official Records Book 10758, Page 3632 and amended in Official Records Book 10861, Page 3490, of the public records of Pasco County, Florida does not contain a legal description and is not depicted hereon.
 - Parking Easement Agreement recorded in Official Records Book 10945, Page 349, of the public records of Pasco County, Florida affects the subject property and has been shown hereon.
 - Easement granted to Peoples Gas System, Inc. as recorded in Official Records Book 10976, Page 2012, of the public records of Pasco County, Florida does not contain a legal description of the easement area and is not depicted hereon.
 - First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 10758, Page 3624, of the public records of Pasco County, Florida is blanket over the subject property and has not been depicted hereon.
 - Utility Easement recorded in Official Records Book 11114, Page 258, of the Public Records of Pasco County Florida affects the subject property and is shown hereon.
 - Utility Easement recorded in Official Records Book 11126, Page 1121, of the Public Records of Pasco County, Florida affects the subject property and is shown hereon.
 - Utility Easement recorded in Official Records Book 11162, Page 876, of the Public Records of Pasco County, Florida affects the subject property and is shown hereon.
 - Restrictive Covenant Agreement recorded in Official Records Book 11165, Page 3636, of the Public Records of Pasco County, Florida is blanket over the subject property and is not shown hereon.
 - Declaration of Covenants, Conditions, Restrictions, and Easements recorded in Official Records Book 10699, Page 2639 of the Public Records of Pasco County, Florida is blanket over the subject property and is not shown hereon.
- The rights to utilize Pasco Business Center Way (ingress-egress easement) are cited in the Declaration of Covenants, Conditions, Restrictions, and Easements recorded in Official Records Book 10699, Page 2639, of the Public Records of Pasco County, Florida. Said agreement states that the Owners and Patrons of the Subject Property have the rights and nonexclusive easements granted over and across any Private Roadways lying within Sunlake Business Center.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 14°03'57" W	50.08'
L2	N 90°00'00" E	23.19'
L3	S 00°01'49" E	74.10'
L4	N 90°00'00" W	106.32'
L5	N 90°00'00" W	103.62'
L6	N 00°00'00" E	15.00'
L7	N 90°00'00" E	88.62'
L8	N 00°00'00" E	73.89'
L9	N 90°00'00" W	38.25'
L10	N 89°37'13" W	15.00'
L11	S 14°02'10" W	53.14'
L12	N 14°02'22" E	22.19'
L13	S 75°23'25" E	1.77'
L14	S 75°34'42" E	13.23'
L15	S 14°02'22" W	28.70'
L16	S 61°38'45" W	32.56'
L17	N 30°58'59" W	15.02'
L18	N 61°36'45" E	26.63'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	66.67°	50.00'	76°23'59"	N 38°01'55" W	61.84'

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CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE	
C2	26.58'	19.29'	78°58'12"	N 53°17'56" E	24.53'	
C3	38.36'	25.00'	67°56'30"	S 29°53'31" E	34.71'	
C4	25.78'	25.00'	59°06'13"	S 15°30'28" E	24.66'	
C5	12.58'	25.00'	59°06'13"	S 59°28'43" E	12.45'	
C6	64.54'	46.78'	70°02'45"	S 36°14'01" E	59.54'	
C7	42.14'	46.78'	51°36'38"	S 22°30'56" E	40.73'	
C8	22.40'	46.78'	27°26'09"	S 62°02'16" E	22.19'	
C9	23.26'	55.38'	24°03'56"	S 82°25'15" E	23.09'	
C10	60.77'	55.38'	62°52'21"	S 38°57'00" E	57.77'	
C11	84.03'	55.38'	86°56'16"	N 50°59'05" W	76.20'	
C12	54.75'	35.00'	69°37'13"	N 45°11'24" E	49.33'	
C13	39.05'	25.00'	89°29'17"	N 44°43'48" W	35.20'	
C14	23.56'	15.00'	90°00'00"	N 30°58'51" W	21.21'	
C15	15.32'	10.01'	87°39'37"	S 32°11'27" E	11.81'	
C17	23.56'	15.00'	90°00'00"	S 59°01'09" W	21.21'	
C18	0.98'	3.86'	14°33'35"	N 69°42'05" W	0.98'	
C19	28.46'	34.01'	47°56'25"	N 38°42'41" W	27.63'	

LEGEND

IP, IR	=	IRON PIPE, IRON ROD
CM	=	CONCRETE MONUMENT
N&D	=	NAIL & DISK
O.R.	=	OFFICIAL RECORDS BOOK
PG.	=	PAGE
□, □	=	PROPERTY LINE, CENTERLINE
R/W	=	RIGHT-OF-WAY
●	=	SET 5/8" IR - "DC JOHNSON LB 4514"
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⊙	=	SECTION CORNER