

SURVEYOR'S REPORT

MAP OF ALTA/NSPS LAND TITLE SURVEY, BOUNDARY AND TOPOGRAPHIC SURVEY:

THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER. (SEE SHEET INDEX IN TITLE BLOCK)

LEGAL DESCRIPTION: (SEE DATA SOURCES 2)

A parcel of land being a portion of that certain property, as described in Official Records Book 8960, Page 421, of the Public Records of Pasco County, Florida, lying in Section 26, Township 26 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the most Westerly corner of TRACT "AB", same being a point on the East Right-of-Way line of PORTICO STREET, both according to the plat of ASTURIA PHASE 5, as recorded in Plat Book 86, Page 29, of the Public Records of Pasco County, Florida; thence S38°23'26"W, along said East Right-of-Way line of PORTICO STREET (being the basis of bearings for this legal description), for 102.52 feet; thence leaving said East Right-of-Way line of PORTICO STREET, S68°51'58"E, for 167.22 feet to the POINT OF BEGINNING; thence continue S68°51'58"E, for 250.02 feet; thence S21°16'03"W, for 98.25 feet to the point of intersection with the North line of that certain parcel of land described as "ROAD TRACT" in Official Records Book 10508, Page 3866, of the Public Records of Pasco County, Florida, same being a non-tangent curve, concave Southerly; thence the following six (6) courses along said North line of "ROAD TRACT": (1) thence Westerly along the arc of said curve, with a radial bearing of S10°43'30"E, having a radius of 285.00 feet, a central angle of 13°51'31", an arc length of 61.68 feet, and a chord bearing S72°20'44"W, for 61.53 feet, to the point of intersection with a non-tangent line; (2) thence S65°24'58"W, for 31.91 feet; (3) thence S65°25'06"W, for 26.80 feet to the point of intersection with a non-tangent curve, concave Northerly; (4) thence Westerly along the arc of said curve, with a radial bearing of N24°46'29"W, having a radius of 115.00 feet, a central angle of 32°48'32", an arc length of 65.85 feet, and a chord bearing S81°37'51"W, for 64.96 feet, to the point of intersection with a non-tangent line; (5) thence N81°46'31"W, for 96.18 feet to the point of intersection with a non-tangent curve, concave Northerly; (6) thence Westerly along the arc of said curve, with a radial bearing of N08°13'27"E, having a radius of 115.00 feet, a central angle of 05°20'49", an arc length of 10.73 feet, and a chord bearing N79°06'07"W, for 10.73 feet, to the point of intersection with a non-tangent line; thence leaving said North line of "ROAD TRACT", N21°08'02"E, for 234.21 feet to the POINT OF BEGINNING.

Containing 46,492 square feet or 1.067 acres, more or less.

TOGETHER with those certain Non-Exclusive Easement rights as created by that certain Declaration of Covenants and Restrictions for the Asturia West Commercial District recorded in Official Records Book 10508, Page 3801, Public Records of Pasco County, Florida, including access over and across the "Road Tract".

TOGETHER with those certain Non-Exclusive Easement rights as created by that certain Declaration of Easement recorded in Official records Book 10508, Page 3834, Public Records of Pasco County, Florida.

ACCURACY:

- 1. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 FAC), IS "COMMERCIAL/HIGH RISK". THIS SURVEY MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY WHICH IS 1 FOOT IN 10,000 FEET.
- 2. PRIMARY CONTROL POINT POSITIONS FOR THIS SURVEY WERE ESTABLISHED FROM A MINIMUM OF TWO (2) KNOWN NATIONAL GEODETIC SURVEY (NGS), CONTROL POINTS (SEE PROJECT DATUM), USING GLOBAL POSITIONING METHODS WITH STATIC SESSIONS. THE MAXIMUM POSITIONAL UNCERTAINTY OF THE PHYSICAL PRIMARY POINTS IS COMPUTED TO BE 0.022 FEET (7.2 MILLIMETERS) USING A MINIMALLY CONSTRAINED LEAST SQUARES ADJUSTMENT BASED ON THE 95% CONFIDENCE LEVEL.
- 3. THE SECONDARY HORIZONTAL CONTROL POSITIONS FOR THE SURVEY WERE ESTABLISHED FROM A MINIMUM OF TWO (2) PRIMARY CONTROL POINTS USING GLOBAL POSITIONING SYSTEM METHODS WITH REAL TIME KINEMATIC SESSIONS. TWELVE POSITIONS WERE OBTAINED DURING EACH REAL TIME KINEMATIC SESSION USING PRECISE NAVIGATION SET AT THE 95% CONFIDENCE LEVEL. THE MAXIMUM POSITIONAL UNCERTAINTY OF THE PHYSICAL SECONDARY POINTS IS COMPUTED TO BE 0.031 FEET (10.1 MILLIMETERS) USING ALGEBRAIC SUM MEAN OF THE PROCESSED POSITIONS AND OBTAINED VECTOR LENGTHS.
- 4. HORIZONTAL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
- 5. CONTROL ELEVATIONS FOR THIS SURVEY ARE BASED ON A LEVEL RUN USING DIFFERENTIAL LEVELING TECHNIQUES. CLOSURE ACHIEVED WAS A 0.002' ERROR IN A 0.244 MILE RUN LENGTH WHICH EXCEEDS THE MINIMUM ACCURACY REQUIREMENT CALCULATED AT A MAXIMUM MIS-CLOSURE OF 0.025 FEET.
- 6. A FIELD CHECK OF THE CONTOURS WAS MADE AT 4 RANDOM LOCATIONS. 100% OF THE FIELD ELEVATIONS TAKEN ARE WITHIN 1/2 OF THE CONTOUR INTERVAL WITH THE MAXIMUM DIFFERENCE MEASURED AT 0.34'

DATA SOURCES:

- 1. BEARINGS FOR THIS SURVEY ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF PORTICO STREET, ACCORDING TO THE PLAT OF ASTURIA PHASE 5, BEING S38°23'26"W, AS SHOWN ON THE MAP OF SURVEY.
- 2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2080-6142900, COMMITMENT DATE: JUNE 19, 2023 AT 8:00AM. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY FLORIDA DESIGN CONSULTANTS, INC AT THE REQUEST OF THE CLIENT.
- 3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE RECORD DOCUMENTS SHOWN AND STATE HEREON, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- 4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE PLAT OF ASTURIA PHASE 5, AS RECORDED IN PLAT BOOK 86, PAGE 29, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- 5. THE PARCEL AND RECORDING INFORMATION FOR ADJACENT PROPERTIES ARE PER THE PASCO COUNTY PROPERTY APPRAISER WEB SITE ON 9-14-2022.
- 6. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE PROPOSED PLAT OF ASTURIA PHASE 7.

LIMITATIONS:

- 1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
- 2. THIS SURVEYOR HAS NO ACTUAL KNOWLEDGE OF ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3. ORIGINAL FIELD WORK WAS COMPLETED ON 8-23-2022 AND IS CONTAINED IN FIELD BOOK 1681, PAGE 34-41. FIELD WORK FOR REVISION 1 WAS COMPLETED ON 6-29-2023, IS CONTAINED IN FIELD BOOK 1919, PAGE 29 AND IS LIMITED TO UPDATING THE SURVEY. NO FIELD WORK WAS PERFORMED FOR REVISION 2, AND IS LIMITED TO UPDATING THE LEGAL DESCRIPTION. FIELD WORK FOR REVISION 3 WAS COMPLETED ON 8-5-2023, IS CONTAINED IN FIELD BOOK 1936, PAGES 71-73 AND IS LIMITED TO ADDING TOPOGRAPHIC DATA.
- 4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 5. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED POINTS AND CERTAIN PUBLISHED DATA (SEE DATA SOURCES).
- 6. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- 7. SUBSURFACE FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.
- 8. IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN ON THE MAP OF SURVEY.
- 9. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE MAP OF SURVEY. ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED AND MAPPED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- 10. NO OWNER AND/OR RECORDING INFORMATION FOR ADJACENT PROPERTIES WAS PROVIDED TO THE SURVEYOR (SEE DATA SOURCES 5).
- 11. HORIZONTAL DIMENSIONS FROM BOUNDARY LINES TO LOCATED ITEMS WHICH USE SYMBOLS (SEE SYMBOLS LEGEND) ARE MEASURED TO THEIR CENTER.
- 12. THE PLATTED LOT LINES SHOWN ADJACENT TO THE SUBJECT AREA WERE CALCULATED UTILIZING FIELD LOCATED POINTS TOGETHER WITH RECORD DOCUMENTS (AS REFERENCED ON THE MAP OF SURVEY). THE EXACT ADJACENT PARCEL BOUNDARY LINES ARE SUBJECT TO AN ACCURATE FIELD LAND BOUNDARY SURVEY.
- 13. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE RECORD DOCUMENTS SHOWN AND STATED HEREON, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- 14. A SCALE FACTOR OF 0.99998018 SHOULD BE CONSIDERED DURING GROUND EFFORTS.
- 15. UTILITY LOCATIONS SHOWN ARE PER EVIDENCE OBSERVED AT THE TIME OF SURVEY. NO ADDITIONAL UTILITY PLANS OR REPORTS WERE PROVIDED TO THIS SURVEYOR.
- 16. BEARINGS, DISTANCES, AND LOCATIONS OF MONUMENTS ARE FIELD MEASURED UNLESS OTHERWISE NOTED AS CALCULATED OR WITH QUADRANT TIES.
- 17. NO BUILDINGS WERE OBSERVED DURING THIS SURVEY EFFORT.
- 18. NON-NUISANCE TREES 10 INCHES AND LARGER DIAMETER AT CHEST HEIGHT WERE LOCATED.
- 19. THE PIPES SHOWN BETWEEN THE STRUCTURES ARE DRAWN FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE USING THE STRUCTURES AS THEY EXISTED IN THE FIELD AT THE TIME OF THIS SURVEY WITH FIELD VERIFICATION OF THE SIZE AND TYPE OF PIPES CONTAINED IN EACH STRUCTURE. NO INSPECTION OR SURVEY WAS PERFORMED TO DETERMINE THE EXISTENCE AND/OR ALIGNMENT (HORIZONTAL AND/OR VERTICAL) OF THE PIPES SHOWN BETWEEN THE STRUCTURES. THE PIPE LINES SHOWN ON THE MAP OF SURVEY ARE FOR GRAPHIC PURPOSES ONLY. STRUCTURES SHOWN WITHOUT PIPES WERE NOT ACCESSIBLE DUE TO VARIOUS FIELD CONDITIONS.

BOUNDARY INCONSISTENCIES:

ANY ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON THE MAP OF SURVEY.

APPARENT PHYSICAL USE:

THE SUBJECT PROPERTY IS A VACANT PARCEL OF LAND WITH IMPROVEMENTS AS SHOWN ON THE MAP OF SURVEY.

NOTE:

THE LANDS DESCRIBED HEREON ARE THE SAME AS LOT 4, OF THE PROPOSED PLAT OF ASTURIA PHASE 7, WHICH HAS NOT BEEN RECORDED AT THE TIME OF THIS SURVEY EFFORT.

EASEMENTS/RIGHTS-OF-WAY:

- 1. SEE DATA SOURCES 2.
 - 2. SEE LIMITATIONS 2.
- THE FOLLOWING ARE PER SCHEDULE B-11, OF THE COMMITMENT REFERENCED IN DATA SOURCES 2: [THE FOLLOWING NUMBERS CORRESPOND WITH SAID COMMITMENT]
- 1-8. ITEMS 1-8 ARE NOT SURVEY MATTERS.
 - 9. INTENTIONALLY DELETED
 - 10. Development Agreement by and between Pasco County and Behne Land Trust Number One, recorded in Book 8251, Page 528. [AFFECTS THE SUBJECT PROPERTY IN A BLANKET NATURE]
 - 11. Resolution No. 11-355 as recorded in Book 8639, Page 1156. [AFFECTS THE SUBJECT PROPERTY IN A BLANKET NATURE]
 - 12-18. ITEMS 9-18 ARE INTENTIONALLY DELETED.
 - 19. Declaration of Covenants, Conditions, Restrictions and Easements, including any amendments or modifications thereto, which contains provisions for a private charge or assessments, recorded in Book 10508, Page 3801, and First Amendment to Declaration of Covenants and Restrictions recorded in Book 10638, Page 3342, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). [AFFECTS THE SUBJECT PROPERTY IN A BLANKET NATURE]
 - 20. Terms and conditions of the Declaration of Easement recorded in Book 10508, Page 3834. [MAY BENEFIT THE SUBJECT PROPERTY AS SHOWN LYING ADJACENT THERETO ON THE MAP OF SURVEY]
 - 21. Post-Closing Plat Joinder Agreement as set forth in instrument recorded in Book 10509, Page 1. [AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE]
 - 22-23. ITEMS 22-23 ARE INTENTIONALLY DELETED.
 - 24. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). [NOT A SURVEY MATTER]

PROJECT DATUM:

HORIZONTAL: BEARINGS AND COORDINATES (IN U.S. SURVEY FEET) FOR THIS SURVEY ARE BASED ON THE NATIONAL GEODETIC SURVEY (NGS), STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.

CONTROL POINTS UTILIZED ARE:

- (1) FOUND 5/8" ALUMINUM ALLOY ROD AND CAP STAMPED "RICHEYPORT 1989", DESIGNATED BY NGS AS "RICHEYPORT", PID = AL7874 (NORTHING = 1401954.99, EASTING = 455171.41);
 - (2) FOUND 5/8" ALUMINUM ALLOY ROD WITH PUNCH HOLE, INSIDE METAL CASING, LID STAMPED "Z09-019 1991", DESIGNATED BY NGS AS "Z09 019", PID = AL81506 (NORTHING = 1396427.02, EASTING = 445426.97).
- BOTH AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (www.ngs.noaa.gov)

VERTICAL:

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT (NAVD 88).

CONTROL BENCHMARK UTILIZED:

- (1) FOUND 3/4" IRON ROD WITH PUNCH HOLE, INSIDE A METAL CASING, LID STAMPED "X-668 2006", DESIGNATED BY NGS AS "X-668", PID = DJ8242, ELEVATION = 51.12 FEET (NAVD88).
- AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (<http://www.ngs.noaa.gov>)

CONVERSION FACTOR:

ADD 0.83 FEET TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) CONVERSION CALCULATED UTILIZING NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT 2.0).

PREPARED FOR:

SR 54 LAND ASSOCIATES, LLC

CERTIFIED TO:

- SR 54 LAND ASSOCIATES, LLC
- FIRST AMERICAN TITLE INSURANCE COMPANY
- GUNSTER, YOAKLEY & STEWART, P.A.
- FRED LAWSON ASTURIA, LLC

2021 ALTA/NSPS CERTIFICATION:

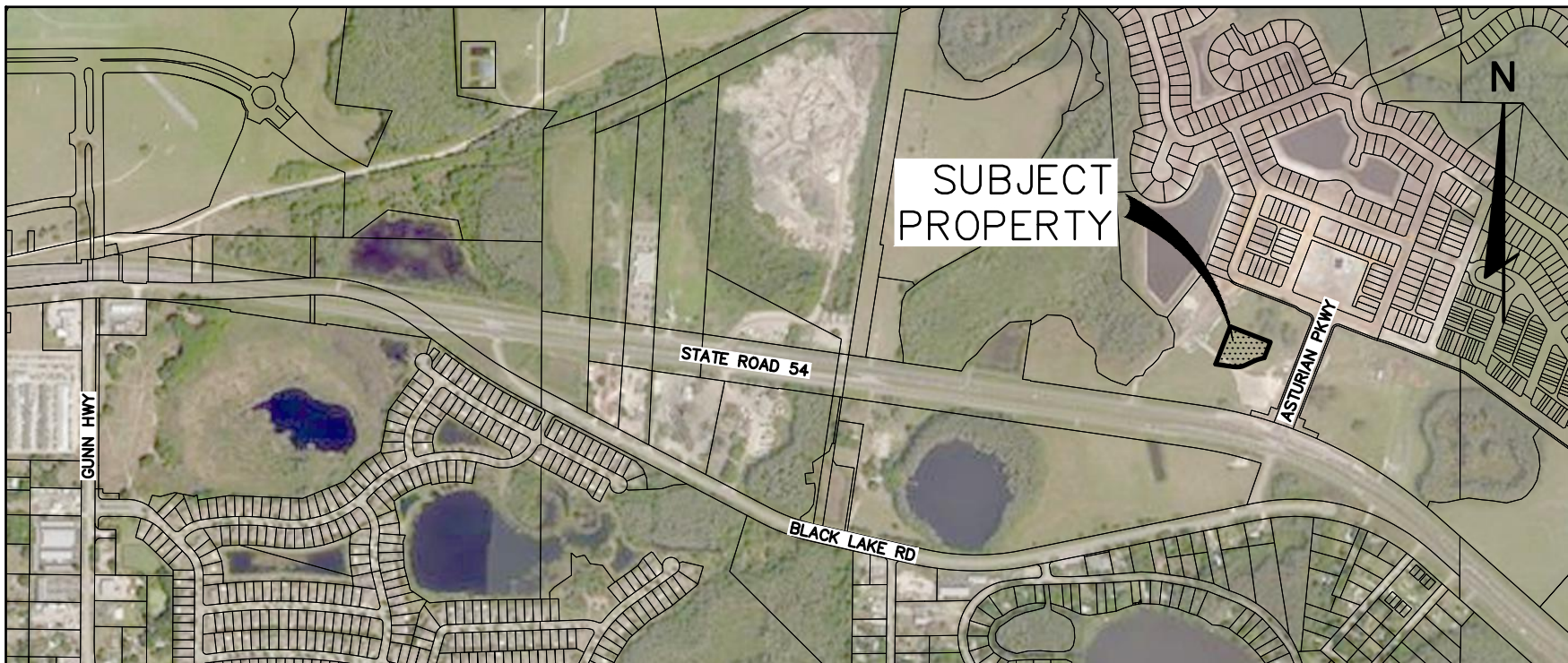
TO SR 54 LAND ASSOCIATES, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; GUNSTER, YOAKLEY & STEWART, P.A.; AND FRED LAWSON ASTURIA, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND DOES NOT INCLUDE ANY TABLE A ITEMS THEREOF. THE FIELD WORK FOR THE UPDATE WAS COMPLETED ON 6-29-2023.

JARED T. PATENAUDE DATE OF PLAT OR MAP: _____

PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 6971 STATE OF FLORIDA jpatenaude@fldesign.com

Section 26, Township 26 South, Range 17 East, County of Pasco, State of Florida



VICINITY MAP NOT TO SCALE

ABBREVIATIONS LEGEND

AC = Acres	FN&D = Found Nail and Disk	PID = Permanent Identification Number
A/C = Air Conditioner	FFE = Finished Floor Elevation	PL = Property Line
ADW = Asphalt Driveway	FN&TT = Found Nail and Tin Tab	PLS = Professional Land Surveyor
ADS = Advance Drainage Systems	FOP = Found Open End Iron Pipe	POB = Point of Beginning
AE = Access Easement	FPB = Electric Power Box	POC = Point of Commencement
ASPH = Asphalt	FPC = Electric Power Company	POL = Point on Line
B/C = Back of Curb	FPP = Found Pinned Iron Pipe	PRM = Permanent Reference Monument
BCCM = Board of County Commissioners Minutes Book	FRRS = Found Railroad Spike	PSM = Professional Surveyor and Mapper
BFPD = Back Flow Prevention Device	FT = Feet	PT = Point of Tangency \ Point
BLDG = Building	F/T = Fence Tie	PVC = Polyvinyl Chloride Pipe
BNDY = Boundary	FXC = Found X-out	(R) = Recorded Data
BWF = Barb Wire Fence	G/A = Guy Wire Anchor	RCP = Reinforced Concrete Pipe
(C) = Calculated Data	GE = Grate Elevation	RLS = Registered Land Surveyor
C/C = Covered Concrete	GI = Grate Inlet	RNG = Range
CCCL = Coastal Construction Control Line	GV = Gas Valve	R/W = Right of Way
CCR = Certified Corner Record	IE = Ingress/Egress	S = South
CDW = Concrete Driveway	INV = Invert	SCM = Set Concrete Monument, 4"x4", PRM LB 6707
CI = Curb Inlet	LB = Corporate Certification Number	SCM(W) = Set Concrete Monument, 4"x4", FDC LB 6707 WITNESS PT
CL = Center Line	LE = Landscape Easement	SEC = Section
CLF = Chain Link Fence	LP = Light Pole	SE = Section Easement
CM = Concrete Monument	LS = Licensed Surveyor	SHW = Seasonal High Water Elevation
CMP = Corrugated Metal Pipe	MAS = Masonry	SIR = Set 5/8" Iron Rod and Cap, FDC LB 6707
CO = Clean out	MES = Mitered End Section	SIR(W) = Set 5/8" Iron Rod and Cap, FDC LB 6707 WITNESS PT
CONC = Concrete	MH = Manhole	SMH = Sanitary Manhole
COR = Corner	MHW = Mean High Water	SN&D = Set Nail and Disk, FDC LB 6707
CPB = Condo Plat Book	MOL = More or Less	SN&D(W) = Set Nail and Disk, FDC LB 6707 WITNESS PT
C/S = Concrete Slab	N = North	SQ = Square
C/T = Curb Tie	N/C = No Cap	SR = State Road
DB = Deed Book	N/F = Not Found	STY = Story
DCVA = Double Check Valve Assembly	NAD = North American Datum	SWFWM = Southwest Florida Water Management District
DE = Drainage Easement	NAVD = North American Vertical Datum	S/W = Sidewalk
DNR = Department of Natural Resources	NGS = National Geodetic Survey	TBM = Temporary Benchmark
DEPT = Department	NGVD = National Geodetic Vertical Datum	TOB = Top of Bank
DIA = Diameter	NP = Normal Pool Elevation	TRAV = Traverse
DIP = Ductile Iron Pipe	(NR) = Non Radial	(TYP) = Typical
DMH = Drainage Manhole	O/A = Overall	TWP = Township
DRWY = Driveway	OW = Overhead Wire	UE = Utility Easement
E = East	ORB = Official Record Book	U/P = Utility Pole
ECMP = Elliptical Corrugated Metal Pipe	(P) = Plat Data	VCP = Vitrified Clay Pipe
EL = Elevation	(PA) = Property Appraisers Map Data	W = West
EOW = Edge of Water	PB = Plat Book	W/ = With
E/P = Edge of Pavement	PC = Point of Curvature	W/F = Wood Fence
ERCPC = Elliptical Reinforced Concrete Pipe	PCED = Pinellas County Engineering Department	WM = Water Meter
ESMT = Easement	PACED = Pasco County Engineering Department	WUP = Wood Utility Pole
(F) = Field Data	PCSD = Pinellas County Survey Department	W/T = Wall Tie
FCM = Found Concrete Monument	PACSD = Pasco County Survey Department	WV = Water Valve
FDOT = Florida Department of Transportation	PCP = Permanent Control Point	xx' = Degrees
FH = Fire Hydrant	PG(S) = Pages	xx' = Minutes (Bearings)
FIR = Found Iron Rod and Cap	PI = Point of Intersection	xx' = Seconds (Bearing)
FN = Found Nail		xx' = Feet (Distances)
FND = Found Nail		

SYMBOLS LEGEND

⊕ = Aerial Target	⊕ = Metal Post
⊕ = Bench Mark	⊕ = Monitoring Well
⊕ = Cable TV Point Stripe	⊕ = Parking Meter
⊕ = Cable TV Box	⊕ = Reclaimed Water Paint Stripe
⊕ = Communications Manhole	⊕ = Reclaimed Water Box
⊕ = Concrete Light Pole	⊕ = Reclaimed Water Valve
⊕ = Concrete Post	⊕ = Sanitary Sewer Manhole
⊕ = Concrete Utility Pole	⊕ = Sanitary Sewer Point Stripe
⊕ = Drainage Manhole	⊕ = Sanitary Sewer Valve
⊕ = Electric Box	⊕ = Section Corner
⊕ = Electric Manhole	⊕ = Siamese Connection
⊕ = Electric Power Point Stripe	⊕ = Sign
⊕ = Electric Power Pedestal	⊕ = Sprinkler Control Box
⊕ = Fire Hydrant	⊕ = Sprinkler Head
⊕ = Flag Pole	⊕ = Storm Water Point Stripe
⊕ = Gas Line Marker	⊕ = Traffic Signal Box
⊕ = Gas Filler Cap	⊕ = Traffic Signal Pole
⊕ = Gas Valve	⊕ = Water Line Point Stripe
⊕ = Gas Meter Box	⊕ = Water Meter
⊕ = Gas Line Point Stripe	⊕ = Water Valve
⊕ = Grate Inlet	⊕ = Water Utility Pole
⊕ = Telephone Manhole	⊕ = Wood Light Pole
⊕ = Telephone Pedestal	⊕ = Wood Light Pole
⊕ = Telephone Marker	⊕ = Wood Post
⊕ = Guy Anchor	
⊕ = Light Pole/Elec Box (TYP)	
⊕ = Mail Box	
⊕ = Utility Asbults	

LINETYPE LEGEND

—	= Boundary Line
—	= Center Line
—	= Easement Line
—	= Edge of Water
—	= Jurisdictional Line
—	= Right-Of-Way Line
—	= Section Line
—	= Top Bank or Top of Bank
—	= Toe of Slope or Grade Break

⊕ = CALCULATED DATA
⊕ = LEGAL DESCRIPTION DATA
⊕ = DEED DATA
⊕ = FIELD DATA

DOCUMENT LEGEND

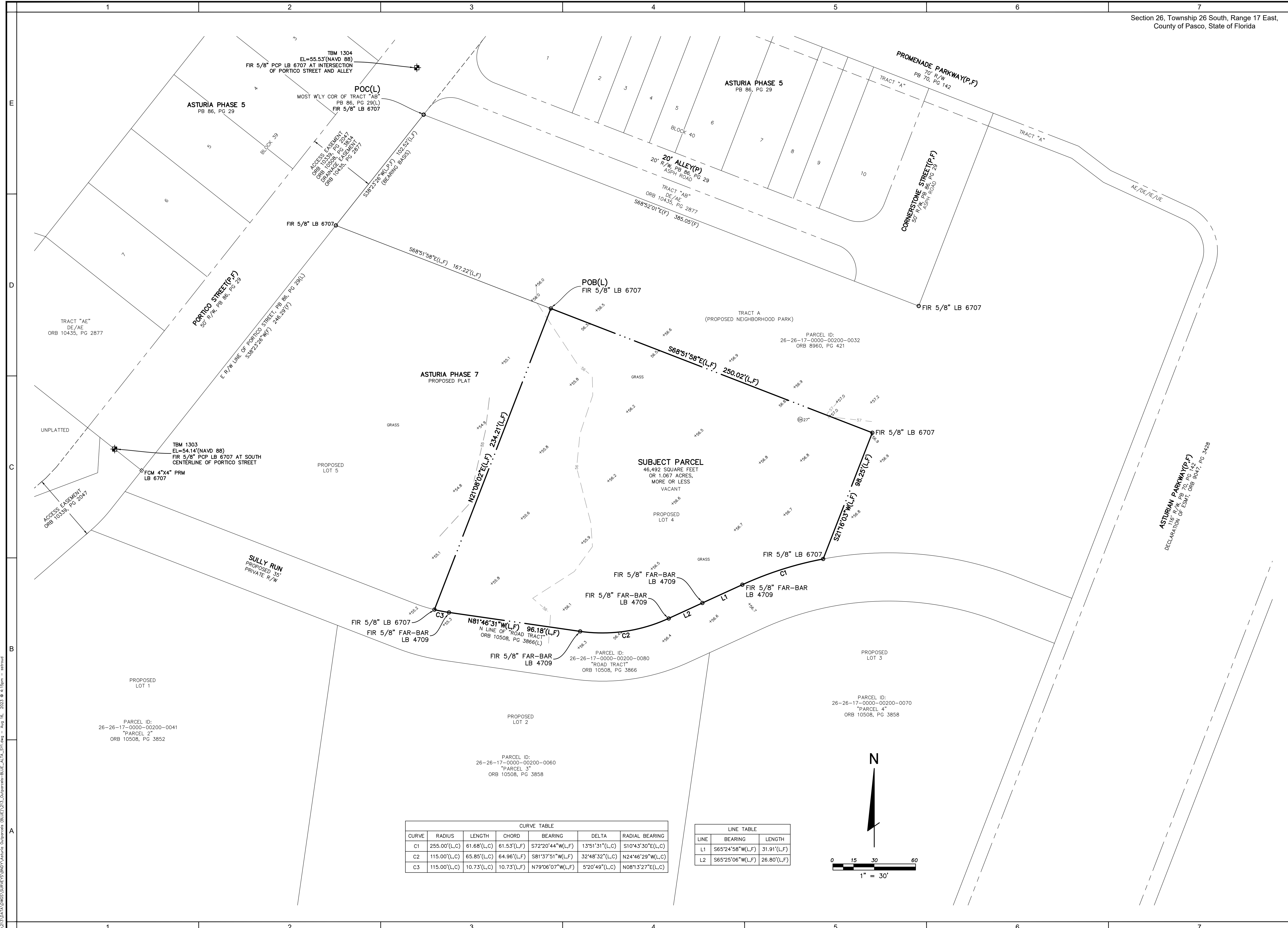
ASTURIA WEST COMMERCIAL 1.07 ACRE OUTPARCEL
ALTA/NSPS LAND TITLE SURVEY, BOUNDARY AND TOPOGRAPHIC SURVEY
SURVEYOR'S REPORT AND LEGENDS
SR 54 LAND ASSOCIATES, LLC

FLORIDA DESIGN CONSULTANTS, INC. — THINK IT, ACHIEVE IT.
20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA, 34658
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM

JARED T. PATENAUDE MAPPER LICENSE NUMBER LS 6971 STATE OF FLORIDA

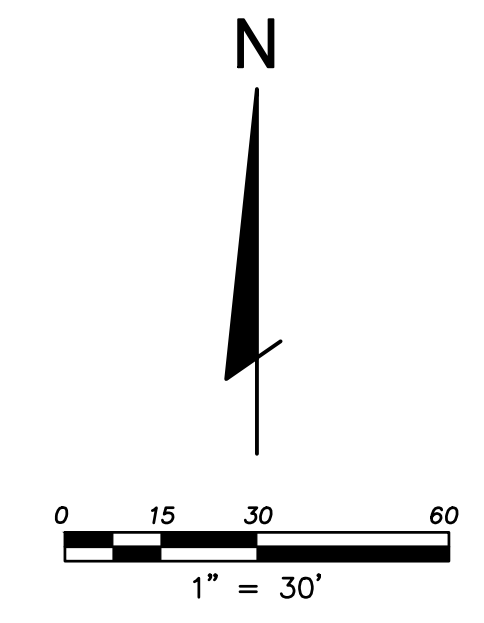
DATE

1 OF 2



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	255.00'(L,C)	61.68'(L,C)	61.53'(L,F)	S72°20'44"W(L,F)	13°51'31"(L,C)
C2	115.00'(L,C)	65.85'(L,C)	64.96'(L,F)	S81°37'51"W(L,F)	32°48'32"(L,C)
C3	115.00'(L,C)	10.73'(L,F)	10.73'(L,F)	N79°06'07"W(L,F)	5°20'49"(L,C)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S65°24'58"W(L,F)	31.91'(L,F)
L2	S65°25'06"W(L,F)	26.80'(L,F)



FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA, 34638
PHONE: (800) 532-1047 FAX: (727) 848-3948 WWW.FLDESIGN.COM

ASTORIA WEST COMMERCIAL
1.07 ACRE OUTPARCEL
ALTA MAPS LAND TITLE SURVEY,
BOUNDARY AND TOPOGRAPHIC SURVEY
MAP OF BOUNDARY
PREPARED FOR: SR 84 LAND ASSOCIATES, LLC

PROJECT NAME	ASTORIA WEST COMMERCIAL
SHEET NAME	ALTA MAPS LAND TITLE SURVEY, BOUNDARY AND TOPOGRAPHIC SURVEY MAP OF BOUNDARY
PREPARED FOR	SR 84 LAND ASSOCIATES, LLC

DATE	NO.	REVISED LEGAL DESCRIPTION	REVISION
8-2-2023	1	ADDED TOPOGRAPHIC DATA	TOPOG
7-17-2023	2	REVISED LEGAL DESCRIPTION	LEGAL
8-2-2023	3	ADDED TOPOGRAPHIC DATA	TOPOG
8-2-2023	1	UPDATED ALTA SURVEY	ALTA

DATE	BY
8-23-2022	JTP
213	JTP
0506-F100	JTP

ASTORIA WEST COMMERCIAL 1.07 ACRE OUTPARCEL
JARED ALTA MAPS, MAPPER
LICENSE NUMBER LS 6871
STATE OF FLORIDA

ASTORIA WEST COMMERCIAL 1.07 ACRE OUTPARCEL
JARED ALTA MAPS, MAPPER
LICENSE NUMBER LS 6871
STATE OF FLORIDA

Z:\13\DATA\DWG\BNDY\Astoria Outparcel (BLUE)\213_Outparcel-BLUE_ALTA_STY.dwg - Aug 16, 2023 @ 4:15pm - mstroud

© Copyright 2023 Florida Design Consultants, Inc. All rights reserved. No part of this document may be reproduced without written permission.