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Title Commitment Information

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 2061-6260689, WITH AN EFFECTIVE DATE OF NOVEMBER 02, 2022.

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PASCO, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

DESCRIPTION: (STARKEY RANCH BUSINESS PARK PARCEL NO. 4) A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

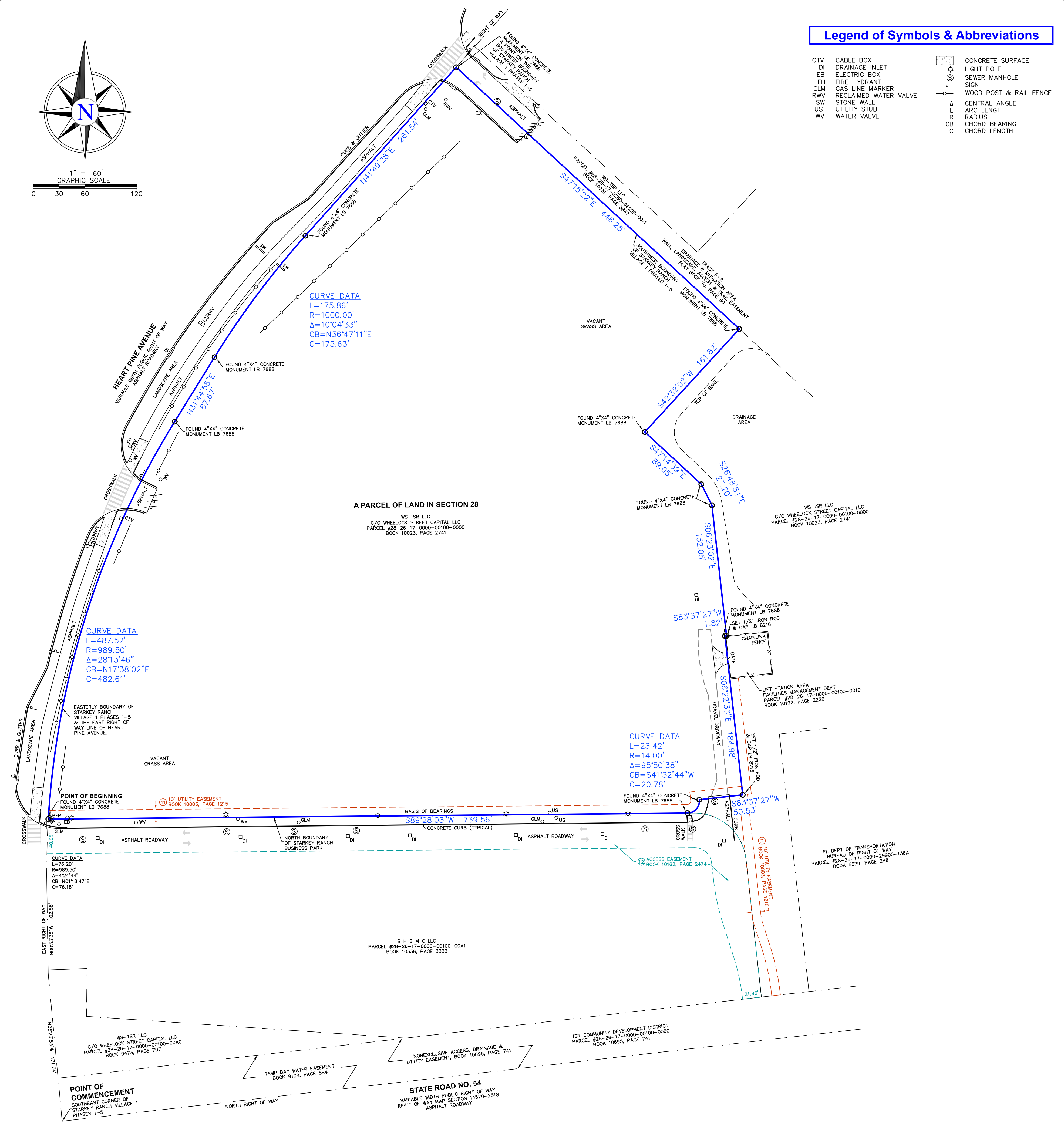
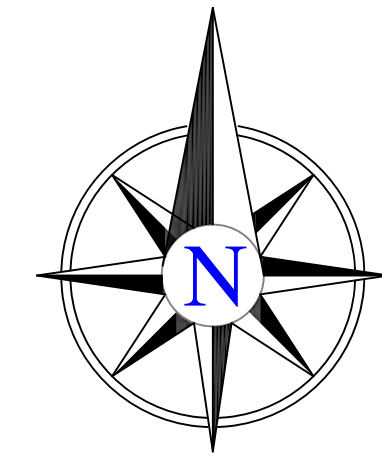
COMMENCE AT THE SOUTHEAST CORNER OF STARKEY RANCH VILLAGE 1 PHASES 1-5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 80 THROUGH 104 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID CORNER ALSO BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF HEART PINE AVENUE, AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 54; RUN THENCE ALONG THE EAST BOUNDARY OF HEART PINE AVENUE FOR THE FOLLOWING THREE (3) COURSES, 1.) N 05°23'53" W, A DISTANCE OF 171.74 FEET; 2.) N 00°53'35" W, A DISTANCE OF 102.58 FEET; 3.) NORTHERLY, 76.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 989.50 FEET AND A CENTRAL ANGLE OF 04°24'44" (CHORD BEARING N 01°18'47" E, 76.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY LINE OF HEART PINE AVENUE FOR THE FOLLOWING FOUR (4) COURSES, 1.) NORTHERLY, 487.52 FEET ALONG THE ARC OF A NONTANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 989.50 FEET AND A CENTRAL ANGLE OF 28°13'46" (CHORD BEARING N 17°38'02" E, 482.61 FEET); 2.) N 31°44'56" E, A DISTANCE OF 87.67 FEET; 3.) NORTHEASTERLY, 175.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 10°04'33" (CHORD BEARING N 36°47'11" E, 175.63 FEET); 4.) N 41°49'28" E, A DISTANCE OF 261.54 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE AFOREMENTIONED STARKEY RANCH VILLAGE 1, PHASES 1 - 5; THENCE ALONG SAID SOUTHWESTERLY LINE S 47°15'22" E, A DISTANCE OF 446.25 FEET; THENCE S 42°32'02" W, A DISTANCE OF 161.82 FEET; THENCE S 47°14'39" E, A DISTANCE OF 89.05 FEET; THENCE S 26°48'51" E, A DISTANCE OF 27.20 FEET; THENCE S 06°23'02" E, A DISTANCE OF 152.05 FEET; THENCE S 83°37'27" W, A DISTANCE OF 1.82 FEET; THENCE S 06°22'33" E, A DISTANCE OF 184.98 FEET; THENCE S 83°37'27" W, A DISTANCE OF 50.53 FEET; THENCE SOUTHWESTERLY, 23.42 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 14.00 FEET AND A CENTRAL ANGLE OF 95°50'38" (CHORD BEARING S 41°32'44" W, 20.78 FEET) TO A POINT ON THE NORTH BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. 10336, PG. 3333, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTH BOUNDARY S 89°28'03" W, 739.56 FEET TO THE POINT OF BEGINNING.

Notes Corresponding to Schedule B

- 9 AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN PASCO COUNTY AND STARKEY RANCH INVESTMENT COMPANY LLC RECORDED IN OFFICIAL RECORDS BOOK 8785, PAGE 585. (AFFECTS THE SUBJECT PROPERTY AND IS NOT A PLOTTABLE ITEM.)
- 10 AGREEMENT BETWEEN PASCO COUNTY, FLORIDA, AND WS-TSR, LLC, FOR A UNIFIED SIGN PLAN FOR STARKEY RANCH MPUD RECORDED IN OFFICIAL RECORDS BOOK 8288, PAGE 180. (AFFECTS THE SUBJECT PROPERTY AND IS NOT A PLOTTABLE ITEM.)
- 11 EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, LLC, RECORDED IN OFFICIAL RECORDS BOOK 10003, PAGE 1215. (AFFECTS THE SUBJECT PROPERTY AS SHOWN.)
- 12 RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 10192, PAGE 2474 AND THE FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 10290, PAGE 2161. (AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE; BENEFITS AS SHOWN.)

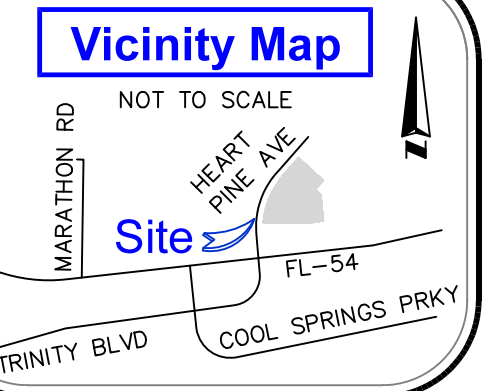
Flood Note

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 1210100380F, WHICH BEARS AN EFFECTIVE DATE OF 09/26/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.



Legend of Symbols & Abbreviations

CTV	CABLE BOX	CONCRETE SURFACE		
DI	DRAINAGE INLET	LIGHT POLE		
EB	ELECTRIC BOX	SEWER MANHOLE		
FH	FIRE HYDRANT	SIGN		
GLM	GAS LINE MARKER	WOOD POST & RAIL FENCE		
RWV	RECLAIMED WATER VALVE			
SW	STONE WALL	Δ	CENTRAL ANGLE	
US	UTILITY STUB	L	ARC LENGTH	
WV	WATER VALVE	R	RADIUS	
		C	CHORD BEARING	
			C	CHORD LENGTH



Land Area
479,900± SQUARE FEET
11.02± ACRES

Parking
THERE ARE NO STRIPED PARKING SPACES

General Notes

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO HEART PINE AVENUE, AS WELL AS INDIRECT ACCESS, VIA EASEMENT TO STATE ROAD 54, BOTH OF WHICH ARE DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCEL CONTAINED IN THE LEGAL DESCRIPTION IS CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
12. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SUBJECT PROPERTY, BEING S89°28'03" W, ACCORDING TO THE DESCRIPTION.

Encroachment Statement

NONE OBSERVED.

Site Picture



ALTA/NSPS Land Title Survey

Starkey Ranch Odessa FL
New Port Richey, FL 34655
County of Pasco

Surveyor Certification
To: Pasco Development Partners "Limited Liability Company", a Florida limited liability company, First American Title Insurance Company, and American National, 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 includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 19 of Table A thereof. The field work was completed on 03/25/2023; Date of map or plat: 03/30/2023.

Survey Prepared By:
Altpro Surveyors, LLC
1322 Pine Song Drive
Dellona, FL 32725
Surveyor Job#230303
Survey Updates
surveys@amnational.net

Benjamin S. Deviese: PSM Date
Surveyor License #6807
Network Reference #20230577-1
Date of last revision: 05/01/2023