

SUBJECT: Odessa Preserve Subdivision **OPTX-SS-12478971-6606**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: July 21, 2026
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Odessa Preserve Subdivision, located in Section 03, Township 27 and Range 17.

BACKGROUND:

On August 15, 2024, Permission to Construct Prior to Platting was issued for Odessa Preserve Subdivision, after construction plan review was completed on July 30, 2024. The developer is Dhruv Development, LLC and the engineer is Landis Evans + Partners.

ODESSA PRESERVE
A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

DESCRIPTION OF :

PARCEL 1: TRACT 1 IN THE SE 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST, FIRST ADDITION TO KEYSTONE PARK COLONY, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 2: THE NORTH 150 FEET OF THE SOUTH 354 FEET OF TRACT 8, IN THE SE 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST, FIRST ADDITION TO KEYSTONE PARK COLONY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 15 FEET FOR ROAD RIGHT OF WAY.
PARCEL 3: THE NORTH 302.3 FEET OF TRACT 8 IN SECTION 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST, FIRST ADDITION TO KEYSTONE PARK COLONY, AS RECORDED IN PLAT BOOK 5, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PARCEL 4: THAT PART OF TRACT 16 IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST, FIRST ADDITION TO KEYSTONE PARK COLONY, AS RECORDED IN PLAT BOOK 5, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF GUNN HIGHWAY, LESS THE NORTH 110 FEET THEREOF LYING NORTH OF STATE ROAD 587.
PARCEL 5: TRACT 8, LESS THE NORTH 150 FEET OF THE SOUTH 354 FEET IN THE SE 1/4, LESS THE EAST 15 FEET FOR ROAD RIGHT OF WAY AND LESS THE NORTH 302.3 FEET OF TRACT 8 IN SECTION 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST, FIRST ADDITION TO KEYSTONE PARK COLONY, AS RECORDED IN PLAT BOOK 5, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
PARCEL 6: 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS ROAD, OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 03-27-17, THENCE ALONG THE SOUTH LINE OF SAID SECTION S89°25'05"E, 671.45 FEET , THENCE N00°15'28"W, 33.46 FEET TO THE POINT OF BEGINNING, THENCE N88°48'00"W, 307.18 FEET, THENCE N00°42'28"E, 9.75 FEET, THENCE N88°39'06"W, 225.88 FEET, THENCE N03°32'59"E, 9.91 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 352.96 FEET A CHORD OF 287.37 FEET A CHORD BEARING OF N70°37'20"W, THENCE N55°04'26"W, 650.01 FEET, THENCE N00°16'21"W, 442.09 FEET, THENCE FOR A CLOSURE LINE N00°12'54"W , 1271.59 FEET, THENCE N00°12'56"W, 390.79 FEET THENCE N89°08'24"E, 654.11 THENCE N00°15'34"W, 7.79 FEET THENCE N89°49'34", 334.42 FEET THENCE 500°18'25"E, 1313.46 FEET THENCE N89°35'01"E, 335.93 FEET THENCE 500°15'29"E, 1281.61 FEET TO THE POINT OF BEGINNING.
CONTAINING 52.6 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, AS OWNER(S) OF THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE THIS PLAT OF ODESSA PRESERVE FOR RECORD. FURTHER, THE OWNER FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:
PRIVATE EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.
FEE INTEREST IN TRACTS A, B, C, AND D IS HEREBY RESERVED BY OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID TRACTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

SAID TRACTS A, B, C, AND D AND PRIVATE EASEMENTS ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND TRACTS DEDICATED TO PUBLIC USE AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF OWNER-RESERVED TRACTS AND AREAS AND PRIVATE EASEMENTS RESERVED BY OWNER WILL BE THE RESPONSIBILITY OF THE OWNER, ITS ASSIGNS AND ITS SUCCESSORS IN TITLE.
THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY SHOWN HEREON AS TRACT C ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND ARE HEREBY RESERVED BY OWNER FOR CONVEYANCE TO A HOMEOWNERS ASSOCIATION SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION, AS ACCESS FOR INGRESS AND EGRESS OF LOT OWNERS AND THEIR GUESTS AND INVITEES. SAID RIGHT OF ACCESS FOR INGRESS AND EGRESS WILL EXTEND TO LOT OWNERS WITHIN ALL PHASES AND UNITS, BOTH EXISTING AND FUTURE, OF THIS ODESSA PRESERVE.

THE WETLAND CONSERVATION EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO HILLSBOROUGH COUNTY BY THE OWNER FOR CONVEYANCE TO HILLSBOROUGH COUNTY.

OWNER HEREBY GRANTS TO HILLSBOROUGH COUNTY GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT C FOR EXAMPLED AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.

OWNER HEREBY GRANTS TO PROVIDERS OF TELEPHONE, ELECTRIC, CABLE TELEVISION AND CABLE DATA, WATER AND SEWER, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS AND A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT C AND THE AREAS DESIGNATED HEREON AS UTILITY EASEMENTS, FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES, FOR THE BENEFIT OF THE LOT OWNERS HEREIN.

ODESSA PRESERVE HOMEOWNERS ASSOCIATION, INC.

CLERK OF THE CIRCUIT COURT:

CLERK OF CIRCUIT COURT
COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS OF THE FLORIDA CONSTITUTION AND FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY _____
CLERK OF CIRCUIT COURT

DEPUTY CLERK _____

THIS _____ DAY OF _____, 2025. TIME _____

CLERK FILE NUMBER _____

GUNN HIGHWAY INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

NAME: _____ WITNESS _____

BY: _____ PRINT _____ WITNESS _____

TITLE: _____ OF GUNN HIGHWAY INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS

OF _ _ _ _ _ PHYSICAL PRESENCE OR _ _ _ _ _ ONLINE NOTARIZATION, THIS _ _ _ _ _ DAY OF

_ _ _ _ _ , 2025. BY _ _ _ _ _ , WHO IS

PERSONALLY KNOWN TO ME OR WHO PROVIDED

AS IDENTIFICATION.

SIGNATURE OF NOTARY

NAME: _____

(PRINT OR TYPE NAME)

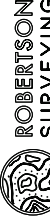
NOTARY PUBLIC: STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

REVIEWING AGENCY SURVEYORS CERTIFICATE

NOTARY PUBLIC: STATE OF FLORIDA

MY COMMISSION EXPIRES: _____



Surveyor Business Lic # LB8106
14052 N. Florida Ave., Tampa FL 33613
Phone: (813) 388-5644

PLAT PREPARED BY:

ROBERTSON
SURVEYING

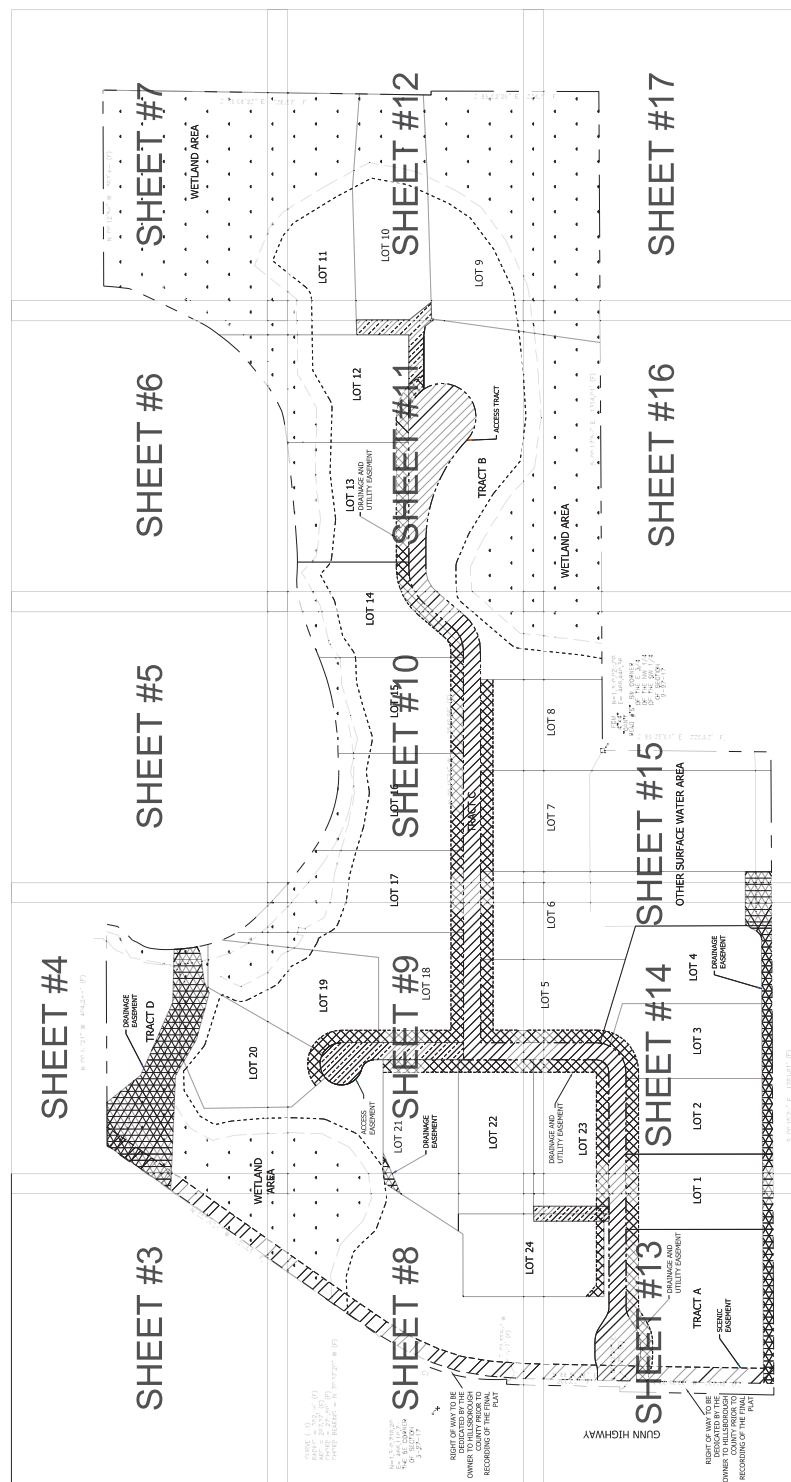
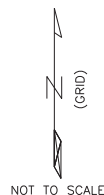
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177.081, FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

REVIEWED BY: _____ DATE: _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE No. _____

ODESSA PRESERVE

A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.



NOTES

WETLAND CONSERVATION EASEMENTS
PRIOR TO FINAL PLAT RECORDECTION

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 IN AUTHORITY BY ANY OTHER AGENCY. THAT ANY PARTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ODESSA PRESERVE
KEY SHEET

PLAT PREPARED BY:

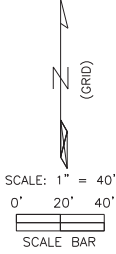
**ROBERTSON
SURVEYING**

Surveyor Business Lic # LB1106
14052 N. Portland Ave., Tampa, FL 33613
Phone: (813) 362-1064

ODESSA PRESERVE

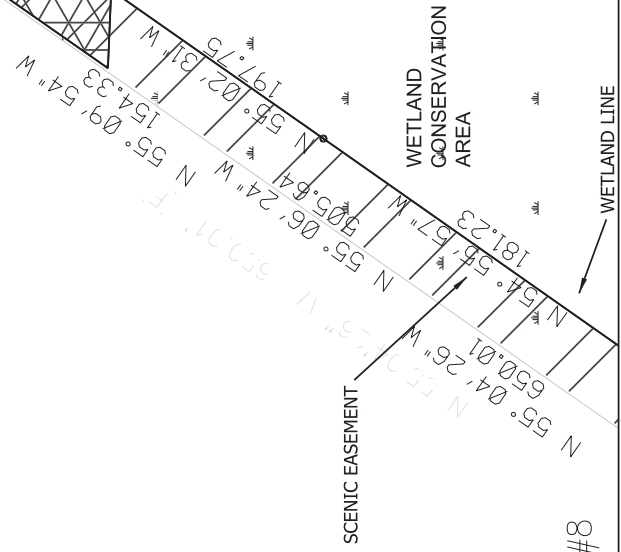
A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

PLAT BOOK: _____ ; PAGE _____



- LEGEND:
- = INDICATES (PRM) PERMANENT REFERENCE MARKER
4"x4" CONCRETE MONUMENT (P.R.M.) LB 8106
 - = INDICATES (PCP) PERMANENT CONTROL POINT
5/8" IRON ROD WITH P.R.M. LB 8106 CAP
 - = INDICATES (PCP) PERMANENT CONTROL POINT
SET NAIL AND DISK PRM LB 8106
 - (C) = CALCULATED
 - ± = CENTER LINE
 - = UNDEVELOPED
 - ID. NO. = IDENTIFICATION NUMBER
 - LB = LICENSED BUSINESS
 - (P) = PLAT
 - P.B. = PLAT BOOK
 - POB = POINT OF BEGINNING
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - R/W = RIGHT-OF-WAY
 - W/ = WITH
 - = NOT TO SCALE
 - ORB = OFFICIAL RECORDS BOOK
 - PG = PAGE

SEE SHEET #4



THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE RECORDED SURVEY. IT IS TO BE KEPT IN THE OFFICE OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THESE PLAT SURVEYED AND RECORDED THAT ARE NOT RECORDED ON THIS PLAT RECORDS OF THIS COUNTY.

The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Conservation Ordinance (LCO) and the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Act. The Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Conservation Ordinance (LCO) and the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11 of the Rules of the EPC, wetland delineations are binding for 5 years as long as physical conditions on the land remain the same. After 5 years, the boundaries of a Wetland Conservation Area are subject to new delineation by the EPC. The 50-foot setback shall be applied to the boundaries of the Wetland Conservation Area, as revised.

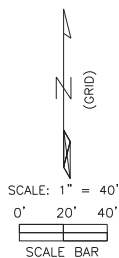
PLAT PREPARED BY:



Robertson
SURVEYING
Surveyed Business Lic # LB8106
14052471, 1-33913
Phone: (813) 986-5498

ODESSA PRESERVE

A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.



L E G E N D :

□ = INDICATES (PRM) PERMANENT REFERENCE MARKER
4"x4" CONCRETE MONUMENT (P.R.M.) LB 8108

● = INDICATES (PCP) PERMANENT CONTROL POINT
5/8" ROD END WITH P.R.M. LB 8106 CAP

○ = INDICATES (CPT) CONTROL POINT
5/8" ROD END WITH P.R.M. LB 8106 CONTROL POINT

◎ = INDICATES (C) CONTROL POINT
SET NAIL AND DISK PRM LB 8108

(C) = CALCULATED

☐ = CENTER LINE

INC. = INCORPORATED

PLAT = PLAT

LB = LICENSED BUSINESS

NUMBER = SECTION NUMBER

P = PLAT

P.B. = PLAT BOOK

POB = POINT OF BEGINNING

PSM = PROFESSIONAL SURVEYOR & MAPPER

R/W = RIGHT-OF-WAY

W/ = WITH

NOT TO SCALE

ORB = OFFICIAL RECORDS BOOK

PC = PAGE

SEE SHEET #5

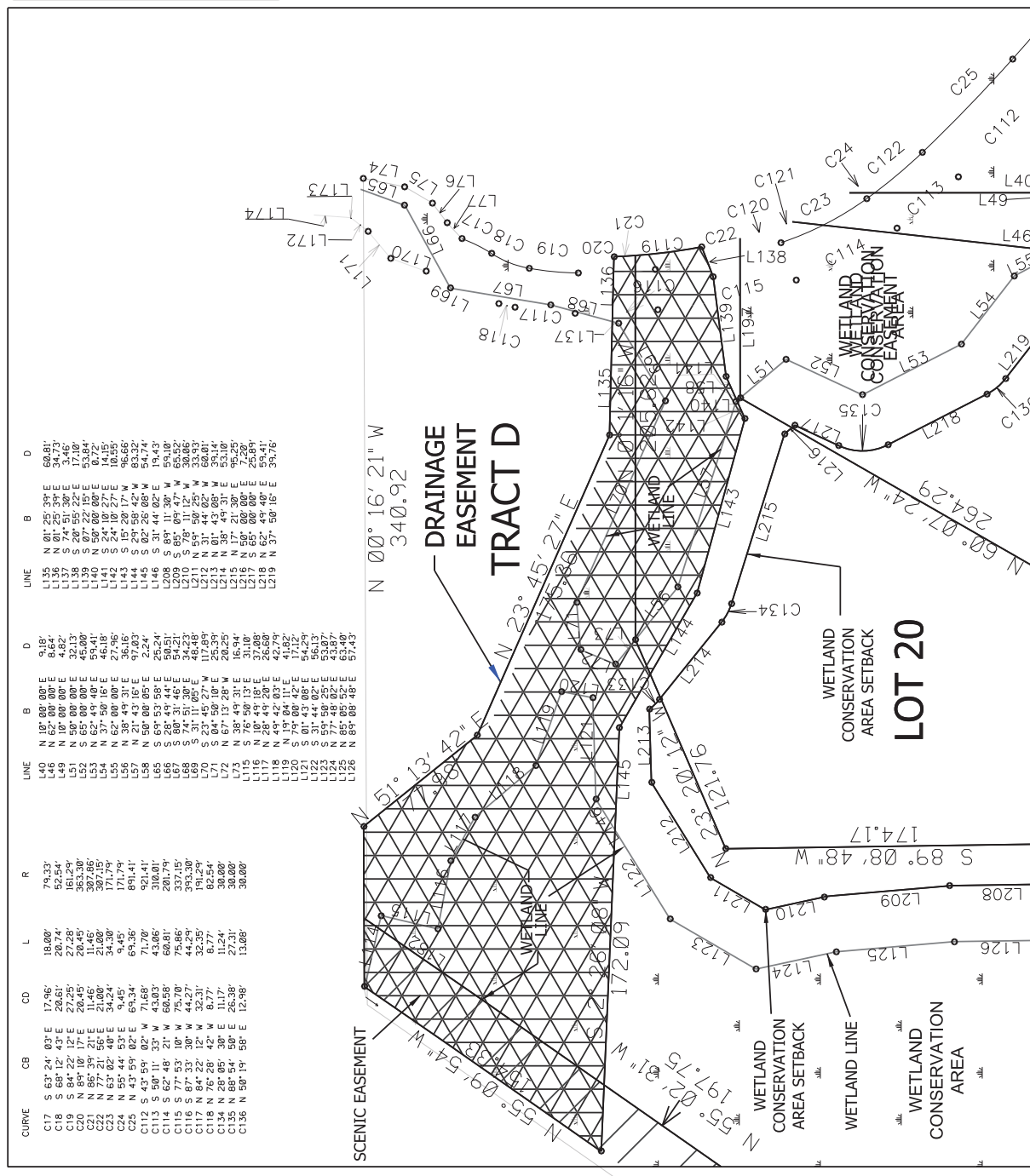
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Use Development Code (LUC) as amended; the Hillsborough County Environmental Protection Act, Chapter 22A.01, F.S.; and the Hillsborough County Environmental Protection Commission (EPC). In addition, a 30-foot wetland setback from the Wetland Conservation Area is established pursuant to the Hillsborough County Land Use Development Code. Pursuant to F.I. Stat. sec. 3.42(1)(5) (2021) and Chapter 1-11 of the Wading Water Ordinance, the Wetland Conservation Area is 5 years or less on physical conditions on the property do not change so as to alter the character of wetlands during that time. After 5 years, the subject to review and modification by the EPC, and the 30-foot setback shall be applied to the boundaries of the Wetland Conservation Area.

PLAT PREPARED BY:



Surveyor Business Lic # LB8106
4052 N. Florida Ave. Tampa FL 33613
Phone: (813) 388-2484



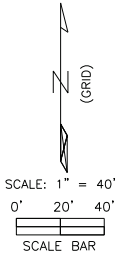
SEE SHEET #3

SEE SHEET #6

ODESSA PRESERVE

A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

PLAT BOOK: _____ ; PAGE _____



LEGEND:

- ◻ INDICATES (PRM) PERMANENT REFERENCE MARKER 4"x4" CONCRETE MONUMENT (P.R.M.) LB 8106
- INDICATES (PCP) PERMANENT CONTROL POINT 5/8" IRON ROD WITH P.R.M. LB 8106 CAP
- ⊙ INDICATES (PCP) PERMANENT CONTROL POINT SET NAIL AND DISK PRM LB 8106
- (C) = CALCULATED
- ENCLOSED MARK
- INC. INCORPORATED
- ID. NO. = IDENTIFICATION NUMBER
- LB = LICENSED BUSINESS
- (P) = PLAT
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- RAY RODS-OF-WAY
- W/ = WITH
- = NOT TO SCALE
- ORB = OFFICIAL RECORDS BOOK
- PC = PAGE

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE RECORDED SURVEY HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THESE RECORDED SURVEY RECORDS THAT ARE NOT RECORDED ON THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

The Wetland Conservation Area shall be retained pursuant to the Hillsborough County and Hillsborough County Environmental Protection Act, Chapter 84-446, and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission (EPC), in addition to the 30-foot wetland setback from the Wetland Conservation Area is required and shall conform to the provisions required within the Hillsborough County Land Development Code. Pursuant to F.S. Stat. 373.421(3) (2021) and Chapter 1-11 of the Rules of the EPC, wetland delineations are binding on the owner of land and any subsequent owners on the boundaries of wetlands during that time. After 5 years, the boundaries of a Wetland Conservation Area shall be re-evaluated and the boundaries by the EPC, and the 30-foot setback shall be applied to the boundaries of the Wetland Conservation Area, as revised.

PLAT PREPARED BY:



Surveyed Business Lic # LB8106
14055 N. Dale Mabry Blvd., Suite 113
Tampa, FL 33613
Phone: (813) 986-2498

SEE SHEET #4

CURVE CB CD L R
C25 N 43° 59' 02" E 69.34' 69.36' 891.41'

C25

ODESSA PRESERVE

A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

PLAT BOOK: _____ ; PAGE _____

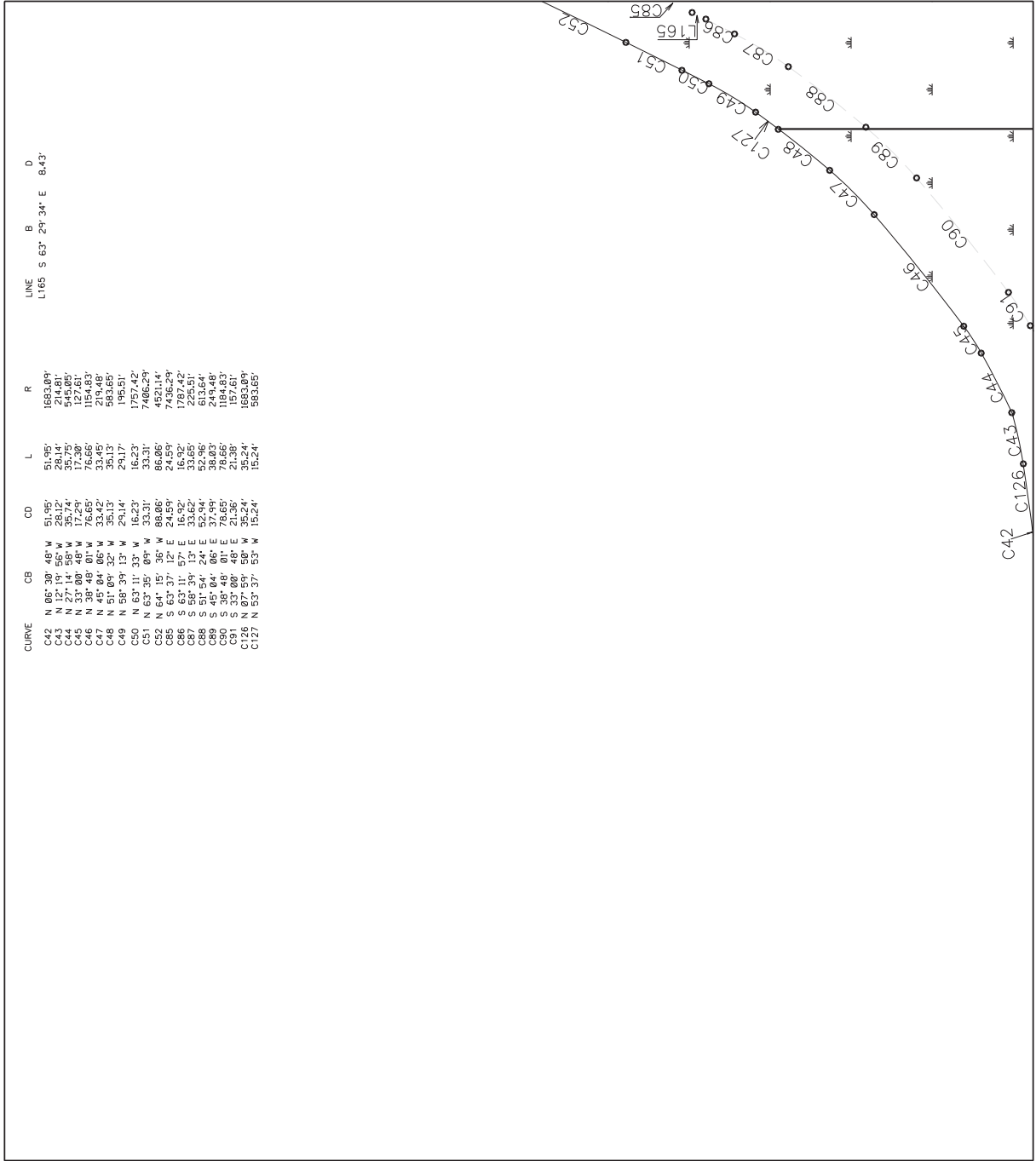


LEGEND:

□	= INDICATES (PRM) PERMANENT REFERENCE MARKER 4"x4" CONCRETE MONUMENT (P.R.M.) LB 8106
●	= INDICATES (PCP) PERMANENT CONTROL POINT 5/8" IRON ROD WITH P.R.M. LB 8106 CAP
○	= INDICATES (PCP) PERMANENT CONTROL POINT 3/4" IRON ROD WITH P.R.M. LB 8106
○	= CALCULATED CENTER LINE
INC.	= INCORPORATED
ID. NO.	= IDENTIFICATION NUMBER
LB	= LICENSED BUSINESS
P.B.	= PLAT BOOK
POB	= POINT OF BEGINNING
PSM	= PROFESSIONAL SURVEYOR & MAPPER
R/W	= RIGHT-OF-WAY
W/	= WITH
---	= NOT TO SCALE
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE

SEE SHEET #5

SEE SHEET #5



THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE RECORDS OF THE HILLSBOROUGH COUNTY ENGINEERING DEPARTMENT, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THESE RECORDS ARE SUBJECT TO REVISIONS THAT ARE NOT RECORDED ON THIS PLAT AND MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 38, Part I, F.S.; and the rules of the Hillsborough County Environmental Protection Commission (EPC). In addition, a 30-foot wetland setback from the Wetland Conservation Area is stipulated within the Hillsborough County Land Development Code. Pursuant to F.S. Stat. sec. 373.421(5), (2021) and Chapter 111 of the Florida Administrative Code, any wetland setback for 5 years as long as physical conditions on the property do not change so as to alter the boundaries of the Wetland Conservation Area. After 5 years, the boundaries of the Wetland Conservation Area are subject to review and modification by the EPC, and the 30-foot setback shall be maintained as a condition of the Wetland Conservation Area, as revised.

PLAT PREPARED BY:



Robertson
SURVEYING
Surveyed Business Lic # LB108106
1405241, 1405242, 1405243
Phone: (813) 986-5498

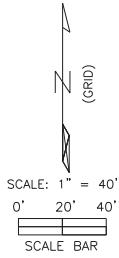
SEE SHEET #11

SHEET 6 OF 17

ODESSA PRESERVE

A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

PLAT BOOK: _____ ; PAGE _____



LEGEND:

- ◻ = INDICATES (PRM) PERMANENT REFERENCE MARKER
4"x4" CONCRETE MONUMENT (P.R.M.) LB 8106
- = INDICATES (PCP) PERMANENT CONTROL POINT
5/8" IRON ROD WITH P.R.M. LB 8106 CAP
- = INDICATES (CPT) PERMANENT CONTROL POINT
SET AND USA P.M. LB 8106
- (C) = CALCULATED
- ξ = CENTER LINE
- INC. = INCORPORATED
- ID. NO. = IDENTIFICATION NUMBER
- LS = LICENSED BUSINESS
- (P) = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT-OF-WAY
- W/ = WITH
- = NOT TO SCALE
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LAND, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THESE RECORDS SHALL BE KEPT IN THE OFFICES THAT ARE NOT RECORDED ON THIS PLAT RECORDS OF THIS COUNTY.

The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 44, Part II, F.S., and the rules of the Hillsborough County Environmental Protection Commission (EPC). In addition, a 30-foot wetland setback from the Wetland Conservation Area is stipulated within the Hillsborough County Land Development Code. Pursuant to F.S. Stat. sec. 171.05 (1)(a) and (2)(a), the boundaries of the Rules of the EPC wetland delineations are binding for 5 years as long as physical conditions on the property do not change so as to alter the boundaries of the Wetland Conservation Area. The boundaries of a Wetland Conservation Area, are subject to review and modification by the EPC, and the 30-foot setback shall be maintained for the duration of the Wetland Conservation Area, as revised.

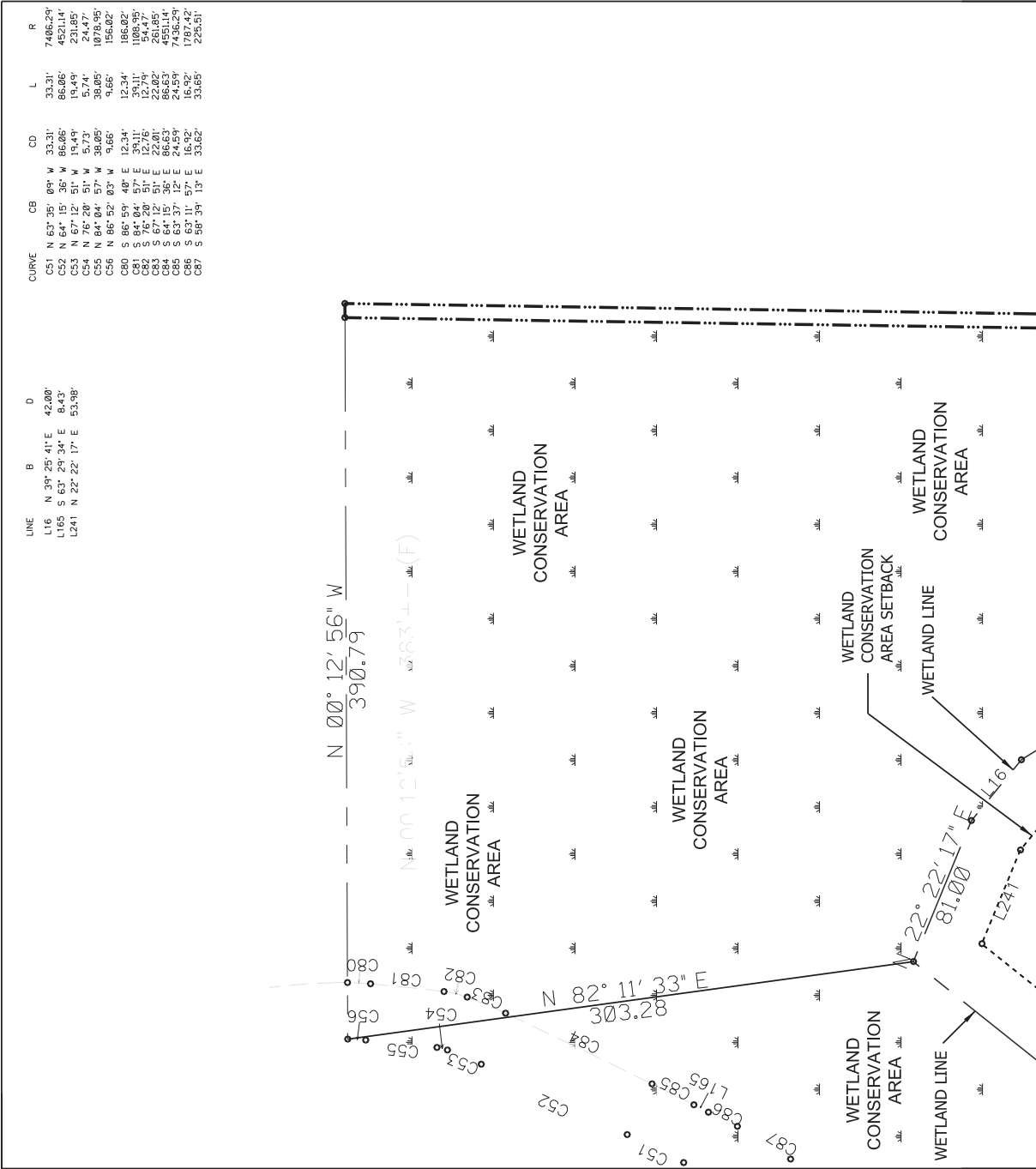
PLAT PREPARED BY:



Robertson
SURVEYING
14055 Highway 19, Suite 1, L3013
Tampa, FL 33613
Phone: (813) 986-2498

SEE SHEET #12

SHEET 7 OF 17

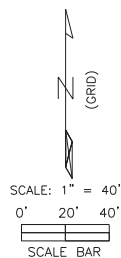


SEE SHEET #6

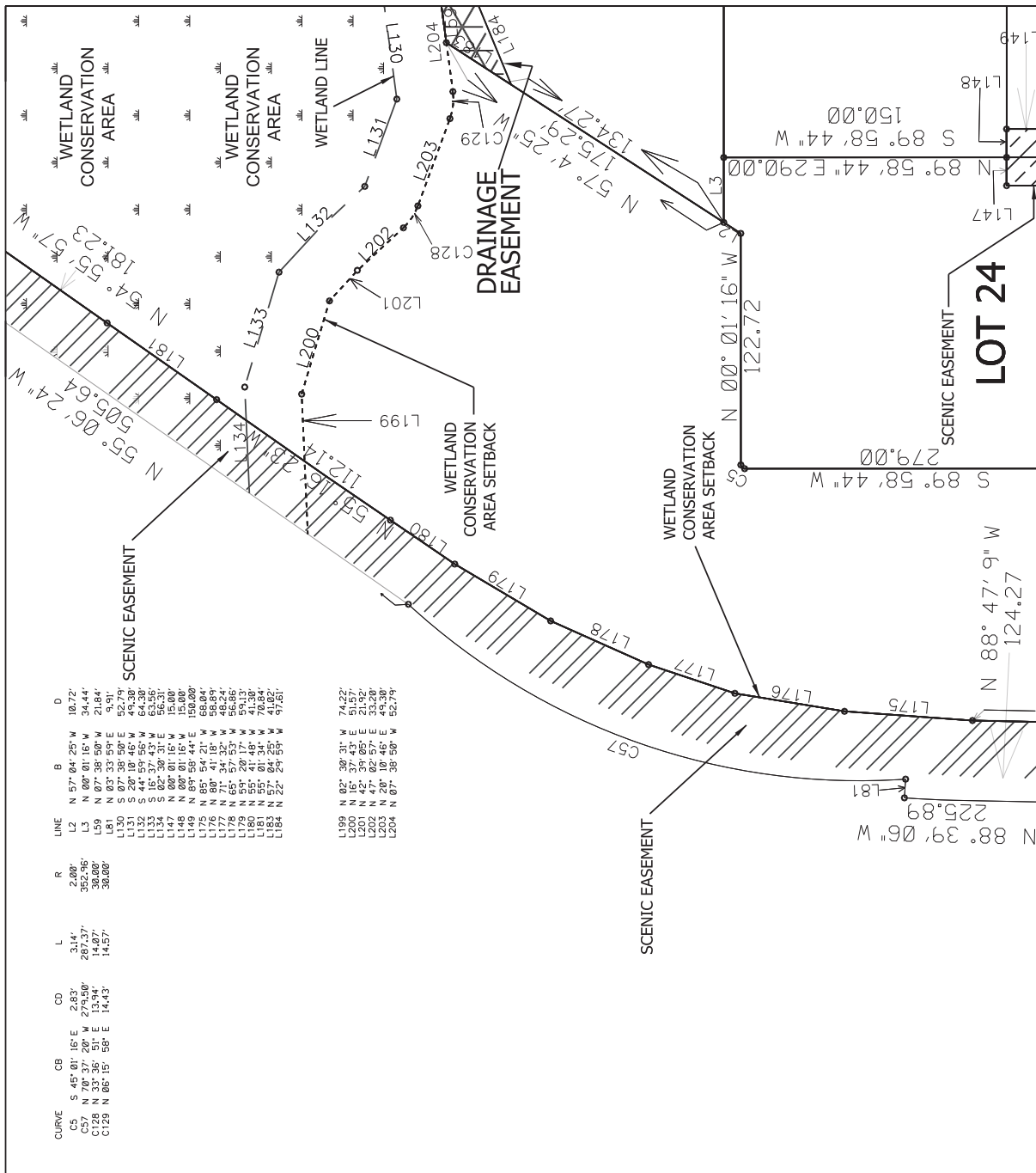
PLAT BOOK: ____; PAGE ____

A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

SEE SHEET #3



CURVE	CB	CD	L	R	LINE	B	D
C5	45° 01' 16" E	243.9'	31.4'	23.0'	L3	N 57° 04' 35" W	19.72'
C6	73° 33' 51" E	271.0'	26.37'	35.06'	L3	N 34° 34' 34" W	34.44'
C128	33° 36' 51" E	13.94'	14.07'	36.00'	L51	N 07° 38' 50" W	21.84'
C129	06° 15' 58" E	14.43'	14.57'	36.00'	L81	N 33° 33' 59" E	9.919'
					L130	S 07° 38' 50" E	52.79'
					L131	S 20° 10' 46" W	4.300'
					L132	S 16° 37' 43" W	4.300'
					L133	S 02° 30' 31" E	63.556'
					L134	S 02° 30' 31" E	55.331'
					L135	S 02° 30' 31" E	55.331'
					L148	N 00° 01' 16" W	15.000'
					L149	N 89° 58' 44" E	150.000'
					L175	N 89° 54' 21" W	68.004'
					L176	N 71° 34' 32" W	48.24'
					L177	N 71° 34' 32" W	48.24'
					L178	N 65° 57' 53" W	56.866'
					L179	N 65° 57' 53" W	56.866'
					L180	N 55° 41' 48" W	41.300'
					L181	N 55° 01' 34" W	70.884'
					L182	N 55° 01' 34" W	70.884'
					L184	N 22° 23' 53" W	9.161'
					L184	N 22° 23' 53" W	9.161'
					L189	N 02° 30' 31" W	74.22'
					L200	N 16° 37' 43" E	51.57'
					L201	N 42° 39' 05" E	21.92'
					L202	N 02° 27' E	43.200'
					L203	N 20° 02' 47" E	43.200'
					L204	N 07° 38' 50" W	52.79'



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.

The Wetland Conservation Area shall be retained pursuant to the Hilaburg County Land Use Development Code (LDC) as amended, the Hilaburg County Environmental Protection Act, and the Hilaburg County Environmental Protection Commission (EPC). In addition, a 30-foot wetland setback from the Wetland Conservation Area is established pursuant to the Hilaburg County Land Use Development Code, pursuant to F.I. Stat., sec. 347.42(1)(3), and Chapter 10 of the existing EPC. The Wetland Conservation Area shall be retained for 5 years or as long as physical conditions on the property do not change so as to alter the boundaries of the Wetland Conservation Area. The boundaries of the Wetland Conservation Area are subject to review and modification by the EPC, and the 30-foot setback shall be maintained. The Wetland Conservation Area, as revised, is shown on the map.

PLAT PREPARED BY:



Surveyor Business Lic # LB8106
4052 N. Florida Ave. Tampa FL 33613
Phone: (813) 388-2484

PLAT PREPARED BY:

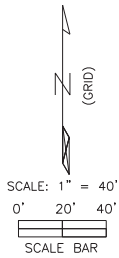


**ROBERTSON
SURVEYING**

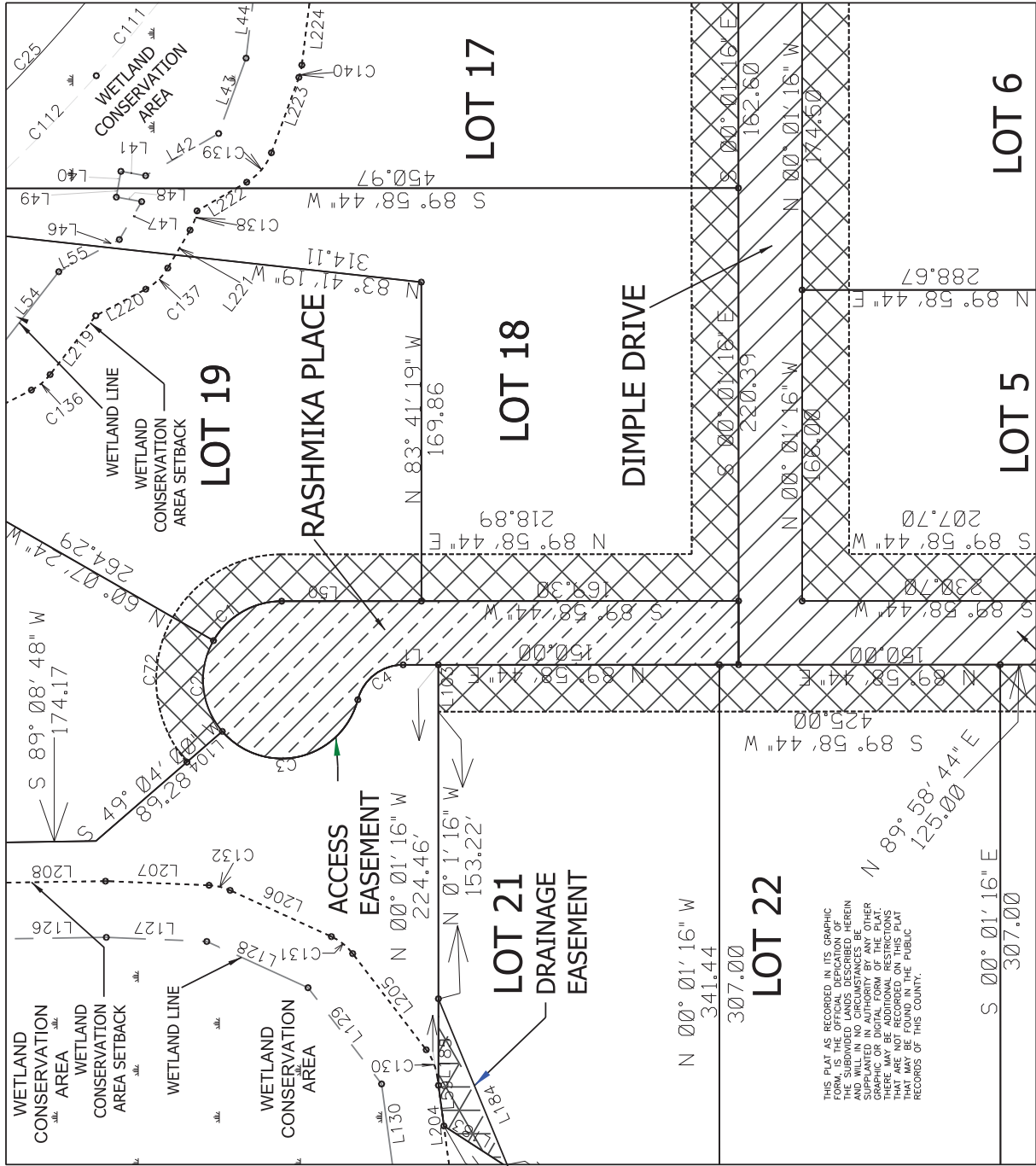
14025 N. Florida Ave. Tampa, FL 33613
Phone: (813) 988-2464

ODESSA PRESERVE
A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

PLAT BOOK: — ; PAGE —



SEE SHEET #3



- LEGEND:**
- ◻ = INDICATES (PRM) PERMANENT REFERENCE MARKER
4"x4" CONCRETE MONUMENT (P.R.M.) LB 8106
 - = INDICATES (PCP) PERMANENT CONTROL POINT
5/8" IRON ROD WITH P.R.M. LB 8106 CAP
 - = INDICATES (CPT) PERMANENT CONTROL POINT
SET IN CONCRETE AND USK. P.M. LB 8106
 - (C) = CALCULATED
 - ⊕ = CENTER LINE
 - = UNINCORPORATED
 - ID. NO. = IDENTIFICATION NUMBER
 - = L-UNDEVELOPED BUSINESS
 - (P) = PLAT BOOK
 - P.O.B. = POINT OF BEGINNING
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - R/W = RIGHT-OF-WAY
 - W/ = WITH
 - = NOT TO SCALE
 - ORB = OFFICIAL RECORDS BOOK
 - PG = PAGE

CURVE	CB	CD	L	R
C1	S 89° 58' 44" W	42.86'	44.05'	42.80'
C2	S 89° 30' 12" E	48.67'	51.11'	42.80'
C3	S 75° 52' 15" E	74.30'	81.18'	42.80'
C4	N 52° 19' 41" E	30.45'	31.26'	42.80'
C5	N 43° 59' 02" E	69.34'	69.36'	891.41'
C11	S 39° 03' 50" W	94.04'	94.08'	1801.52'
C12	S 43° 59' 02" W	71.68'	71.70'	921.41'
C13	N 22° 31' 09" W	15.49'	15.57'	30.80'
C14	N 22° 31' 09" W	15.49'	15.57'	30.80'
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LINE	B	D
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L99	S 89° 58' 44" W	18.78'
L100	S 89° 58' 44" W	18.78'

L46	N 62° 00' 00" E	6.84'
L47	N 30° 27' 34" E	23.48'
L48	N 80° 00' 00" W	13.70'
L49	N 10° 00' 00" E	4.82'
L50	S 89° 58' 44" W	74.59'
L54	N 37° 50' 16" E	46.18'
L55	N 62° 00' 00" E	27.96'
L59	N 07° 38' 50" W	21.84'
L103	N 00° 01' 16" W	25.00'

ODESSA PRESERVE

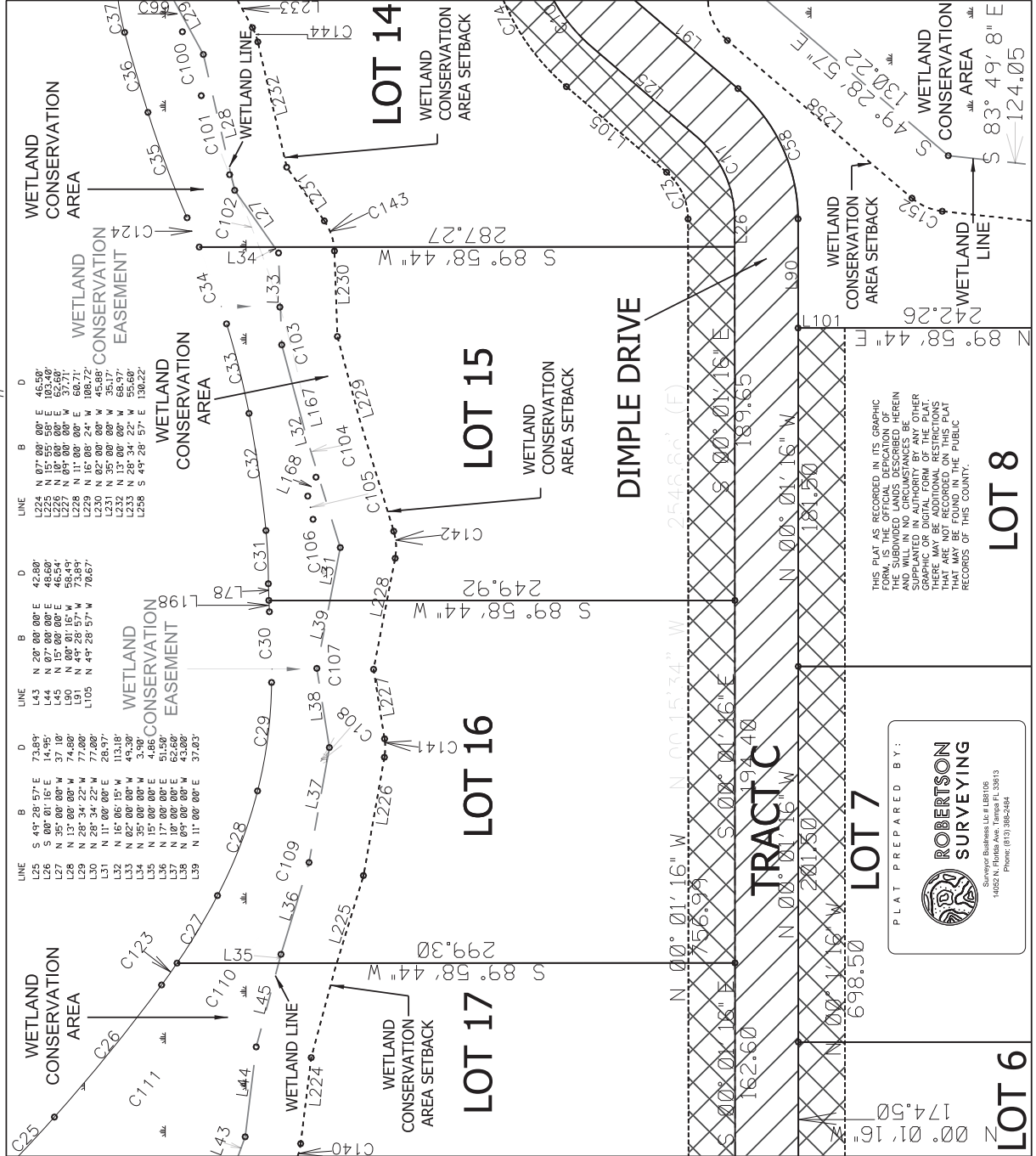
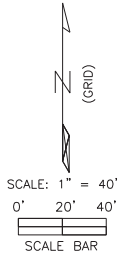
A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

SEE SHEET #4

SEE SHEET #6

SEE SHEET #11

PLAT BOOK: ; PAGE



THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF RECORD. THERE ARE NO ADJUDICATORY RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT PREPARED BY:

ROBERTSON SURVEYING
Surveyor Business Lic. # LB1006
14052 N. Florida Ave., Tampa FL 33613
Phone: (813) 386-0464

- LEGEND:
- INDICATES (PRM) PERMANENT REFERENCE MARKER 4"x4" CONCRETE MONUMENT (P.R.M.) LB 8106
 - INDICATES (RPS) PERMANENT CONTROL POINT 5/8" IRON ROD WITH P.R.M. LB 8106 CAP
 - INDICATES (PCP) PERMANENT CONTROL POINT SET NAIL AND DISK PRM LB 8106
 - (C) = CALCULATED
 - (E) = CENTER LINE
 - (L) = LICENSED BUSINESS
 - ID. NO. = IDENTIFICATION NUMBER
 - (P) = PLAT
 - P.B. = PLAT BOOK
 - POB = POINT OF BEGINNING
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - R/W = RIGHT-OF-WAY
 - W = WIDTH
 - = NOT TO SCALE
 - ORB = OFFICIAL RECORDS BOOK
 - PG = PAGE

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 RECORD. THERE ARE NO ADJUDICATORY RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 24-446; and Chapter 111, Rules of the State of Florida. The Wetland Conservation Area shall be retained within the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County and State of Florida. The Wetland Conservation Area shall be retained within the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County and State of Florida. The Wetland Conservation Area shall be retained within the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County and State of Florida.

ODESSA PRESERVE

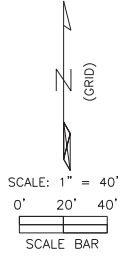
A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

PLAT PREPARED BY:

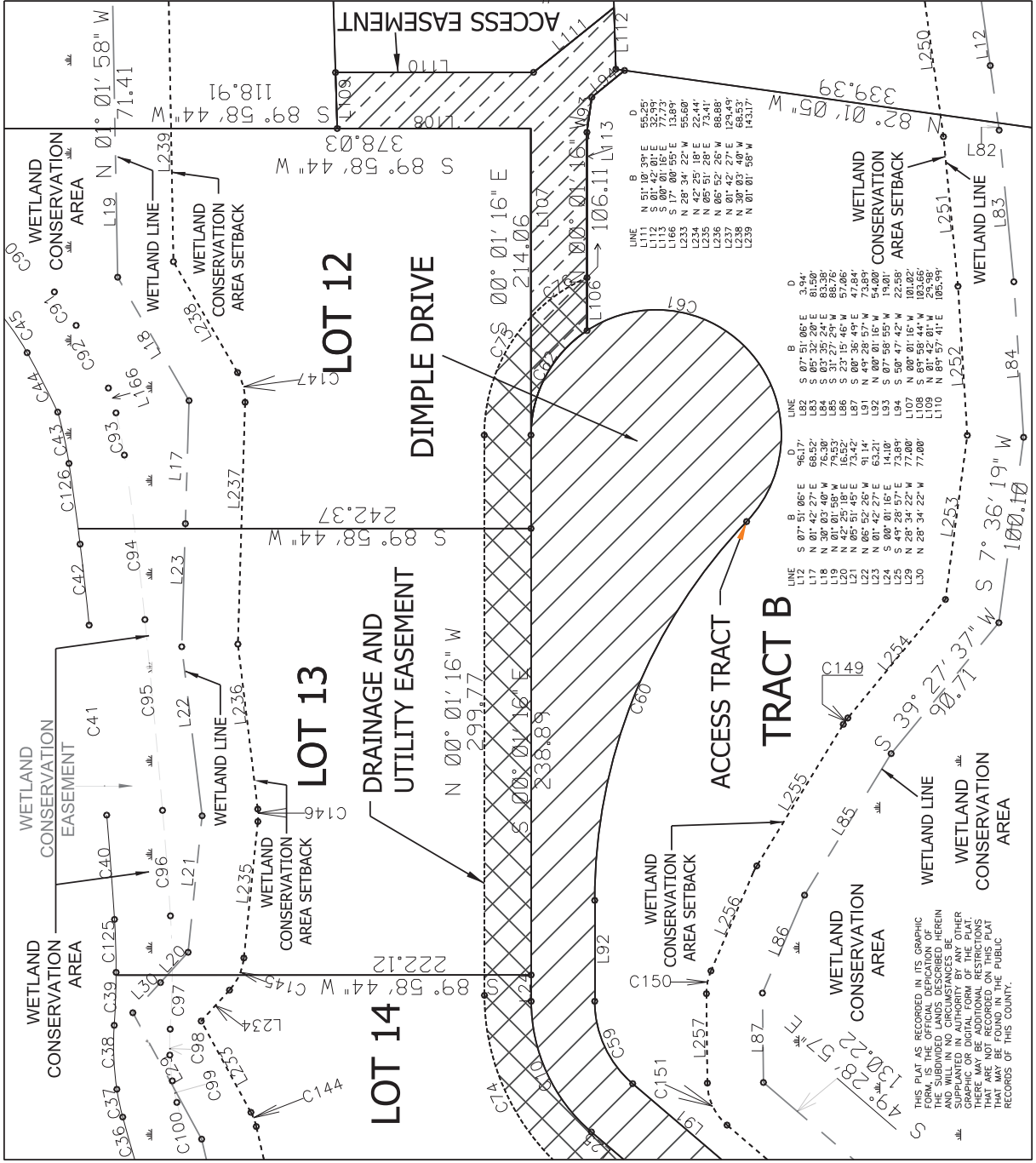
ROBERTSON
SURVEYING

Surveyor Business License # LB8106
14052 N. Fiddlers Avenue Tampa, FL 33613
Phone: (813) 389-9104

PLAT BOOK: — ; PAGE —



SEE SHEET #5



SEE SHEET #10

SEE SHEET #12

LEGEND:

4x4 CONCRETE MONUMENT (P.R.M.) LB 8106	INDICATES (P.R.M.) PERMANENT REFERENCE MARKER
5/8" IRON ROD WITH P.R.M. LB 8106 CAP	INDICATES (P.C.P.) PERMANENT CONTROL POINT
1/2" IRON ROD WITH P.R.M. LB 8106 CAP	INDICATES (P.C.P.) PERMANENT CONTROL POINT
1/4" IRON ROD WITH P.R.M. LB 8106 CAP	INDICATES (P.C.P.) PERMANENT CONTROL POINT
(C) = CALCULATED	INDICATES (P.C.P.) PERMANENT CONTROL POINT
(C) = CENTER LINE	INDICATES (P.C.P.) PERMANENT CONTROL POINT
INC. = INCORPORATED	INDICATES (P.C.P.) PERMANENT CONTROL POINT
ID. NO. = IDENTIFICATION NUMBER	INDICATES (P.C.P.) PERMANENT CONTROL POINT
LB = LICENSED BUSINESS	INDICATES (P.C.P.) PERMANENT CONTROL POINT
P.B. = PLAT BOOK	INDICATES (P.C.P.) PERMANENT CONTROL POINT
POB = POINT OF BEGINNING	INDICATES (P.C.P.) PERMANENT CONTROL POINT
PSM = PROFESSIONAL SURVEYOR & MAPPER	INDICATES (P.C.P.) PERMANENT CONTROL POINT
R/W = RIGHT-OF-WAY	INDICATES (P.C.P.) PERMANENT CONTROL POINT
W/ = WITH	INDICATES (P.C.P.) PERMANENT CONTROL POINT
— = NOT TO SCALE	INDICATES (P.C.P.) PERMANENT CONTROL POINT
PG = PAGE	INDICATES (P.C.P.) PERMANENT CONTROL POINT

The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended: the Hillsborough County Environmental Protection Ordinance, Chapter 11-11 of the Rules of the EPC, wetland delineations are binding for 5 years as long as physical evidence of wetlands is present. If the wetland boundaries of a Wetland Conservation Area, as subject to the LDC, are modified by the EPC, and the 30-foot setback is not maintained, the boundaries of the Wetland Conservation Area, as subject to the LDC, shall be modified by the boundaries of the Wetland Conservation Area, as revised.

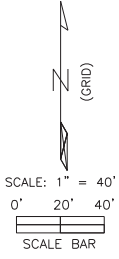
SEE SHEET #16

SHEET 11 OF 17

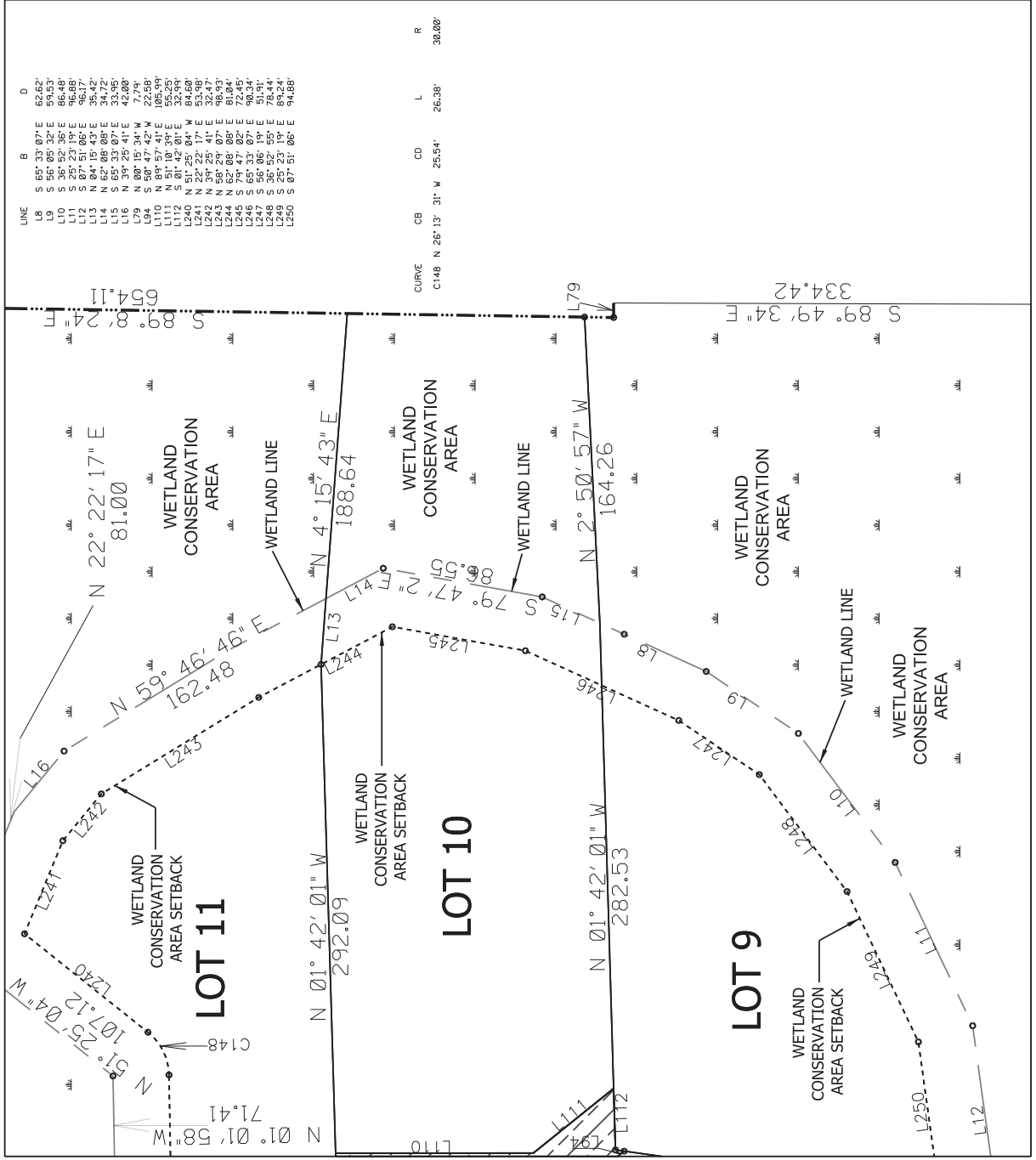
ODESSA PRESERVE

A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

PLAT BOOK: _____ ; PAGE _____



SEE SHEET #7



SEE SHEET #11

SEE SHEET #17

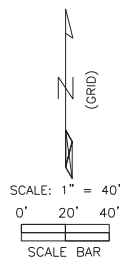
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS, AND SHALL BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THIS PLAT IS NOT TO BE USED FOR ANY PURPOSE THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended, Chapter 84-446, and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission (EPC). In addition, a 30-foot wetland setback from the Wetland Conservation Area shall be retained pursuant to the provisions stipulated within the Hillsborough County Land Development Code. Pursuant to Fl. Stat. sec. 373.421(3) (2021) and Chapter 1-11 of the Rules of the EPC, wetland boundaries shall be established and marked on the plat. The boundaries of wetlands during that time. After 5 years, the boundaries of Wetland Conservation Area, and the setback shall be applied to the boundaries of the Wetland Conservation Area, as revised.

ODESSA PRESERVE

A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

SEE SHEET #8

[illegible]

LINE	B	D
1.60	N 00° 01' 16" W	11.39°
1.61	N 00° 01' 16" W	27.54°
1.62	N 30° 59' 19" E	2.953°
1.63	N 00° 01' 16" W	9.785°
1.64	N 00° 01' 16" W	29.43°
1.65	N 32° 28' 51" E	25.88°
1.66	N 00° 01' 16" W	11.39°
1.67	N 00° 01' 16" W	25.88°
1.68	N 00° 01' 16" W	25.88°
1.69	N 42° 02' 38" E	30.88°
1.70	N 00° 01' 16" W	15.00°
1.71	N 00° 01' 16" W	15.00°
1.72	N 89° 59' 44" E	150.00°
1.73	N 00° 01' 16" W	15.00°
1.74	N 00° 01' 16" W	15.00°
1.75	N 89° 59' 44" E	150.00°
1.76	N 89° 59' 44" E	20.00°
1.77	N 00° 15' 29" E	30.00°
1.78	N 00° 15' 29" E	30.00°
1.79	N 00° 15' 29" E	20.00°
1.80	N 89° 02' 34" E	95.66°
1.81	N 89° 02' 34" E	85.15°
1.82	N 88° 46' 05" W	4.761°
1.83	N 88° 46' 05" W	22.39°
1.84	N 88° 46' 05" W	22.39°

RASH

RASHMIKA PLACE

GUNN HIGHWAY

DRAINAGE AND UTILITY EASEMENT

TRACT A

LOT 1

RIGHT OF WAY TO BE
DEDICATED BY THE
OWNER TO HILLSBOROUGH
COUNTY PRIOR TO
RECORDING OF THE FINAL
PLAT

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDING 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.

The Wetland Conservation Area shall be retained and protected in accordance with the provisions of the Wetland Conservation Act, 303 ILCS 205/1-11, and the rules and regulations promulgated thereunder. The Illinois Department of Natural Resources (IDNR) has recommended: The Illinois County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Illinois Natural Resources Commission. The Illinois Natural Resources Commission (INRC) is recommending that the Wetland Conservation Area be retained and protected in accordance with the provisions stipulated within the Illinois County Land Use Development Code. Pursuant to 61 ILCS 373.42(3) and 373.42(4), the boundaries of the Wetland Conservation Area shall be retained and protected in accordance with the provisions stipulated within the Illinois County Land Use Development Code. Pursuant to 61 ILCS 373.42(3) and 373.42(4), the boundaries of the Wetland Conservation Area shall be retained and protected in accordance with the provisions stipulated within the Illinois County Land Use Development Code. Pursuant to 61 ILCS 373.42(3) and 373.42(4), the boundaries of the Wetland Conservation Area shall be retained and protected in accordance with the provisions stipulated within the Illinois County Land Use Development Code.

PLAT PREPARED BY:

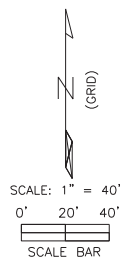


Buyer Business Lic # LB8105
Florida Ave. Tampa FL 33613
Phone: (813) 389-2484

PLAT BOOK: ____; PAGE ____

A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

SEE SHEET #9

[illegible]

SEE SHEET #13

SEE SHEET #15

The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-646; and Chapter 1-11, Rules of the Board of Supervisors. The Wetland Conservation Commission (EPC), in addition to a 30-foot setback shall from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the LDC to F.S. Sec. 373.42(3)(c) (2021) and Chapter 1-11 of the Rules of the EPC, wetland delineations are binding for 5 years as long as physical conditions on the property remain unchanged. After five years, the boundaries of a Wetland Conservation Area, are subject to review and modification by the EPC, and the 30-foot setback shall be reviewed. If the boundaries of the Wetland Conservation Area are revised,

PLAT PREPARED BY:



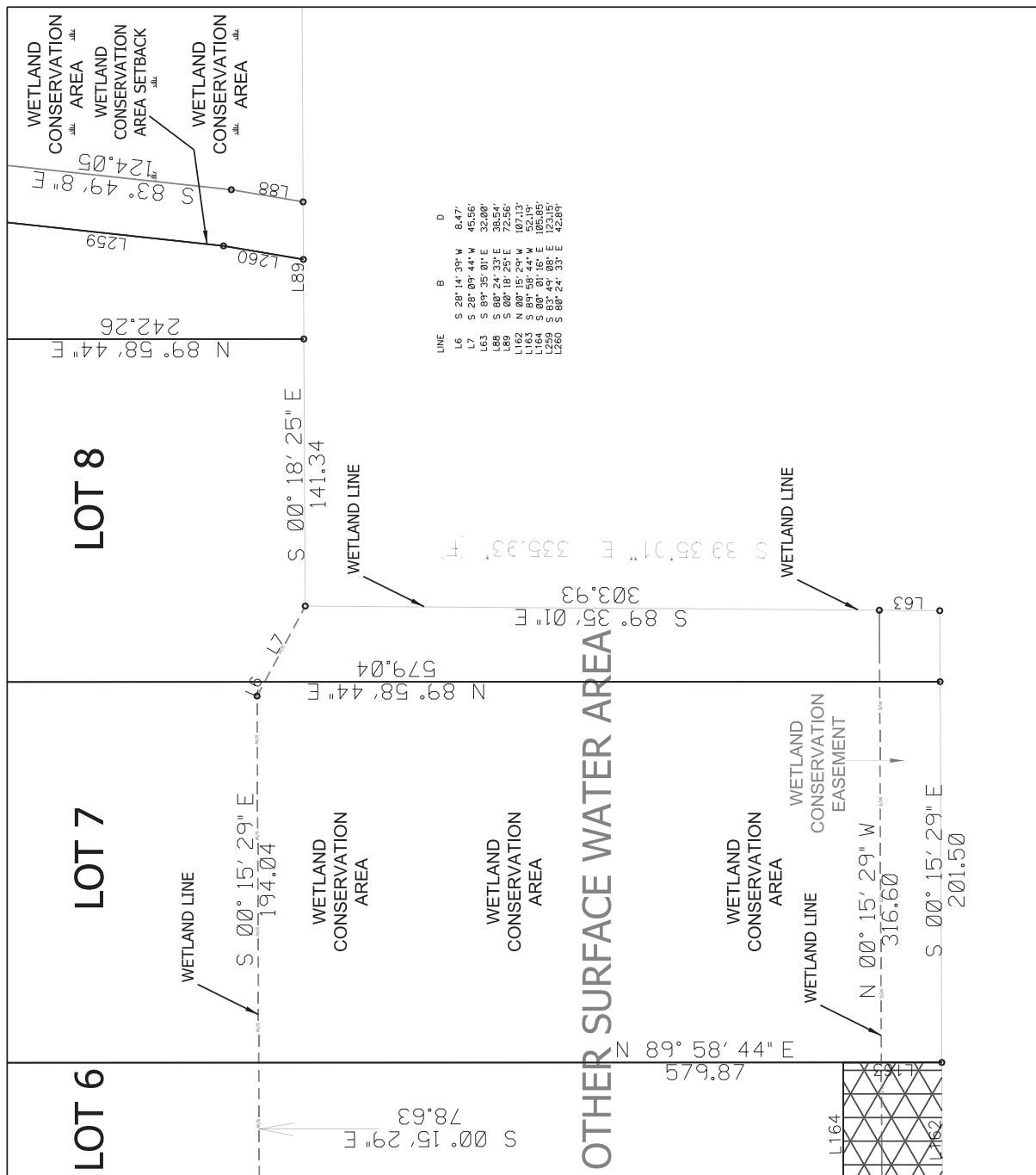
Surveyor Business Lic # LB8106
4052 N. Florida Ave. Tampa FL 33613
Phone: (813) 388-2484

A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

SEE SHEET #8

SEE SHEET #14

SEE SHEET #16



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.

The Wetland Conservation Area shall be defined pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Board of Supervisors. The Wetland Conservation Area shall include all wetlands identified by the Florida Department of Natural Resources (FDNR) from the Wetland Conservation Area required and shall conform to the provisions stipulated within the LDC. The Wetland Conservation Area shall be subject to the Rules of the EPC, wetland delineations are binding for 10 years as long as physical conditions on the property do not change so significantly as to alter the boundaries of the wetlands. After that time period, the boundaries of the Wetland Conservation Area, are subject to review and modification by the EPC, and the 30-foot setback shall be reviewed by the boundaries of the Wetland Conservation Area.

PLAT PREPARED BY:

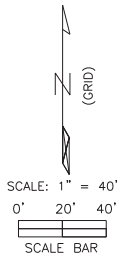


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4052 N. Florida Ave. Tampa FL 33613
Phone: (813) 388-2484

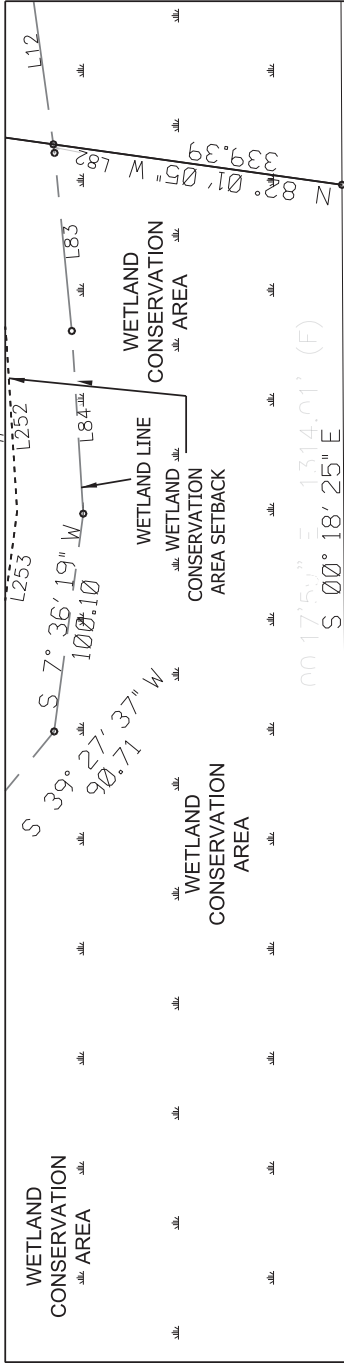
ODESSA PRESERVE

A RESUBDIVISION OF PORTIONS OF TRACTS 8 AND 16, KEYSTONE PARK COLONY
SECTIONS 2 AND 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST
PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

PLAT BOOK: _____ ; PAGE _____



SEE SHEET #11



SEE SHEET #15

LINE	B	D
L12	S 07° 51' 05" E	95.77'
L82	S 07° 51' 05" E	3.94'
L83	S 05° 32' 20" E	81.50'
L84	S 03° 35' 24" E	83.38'
L252	S 03° 35' 24" E	75.53'
L253	S 07° 56' 14" W	65.66'

SEE SHEET #17

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE RECORDS OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THESE RECORDS ARE SUBJECT TO THE EPC THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended by the Hillsborough County Environmental Protection Commission (EPC), Chapter 80-146, Chapter 11, Rules of the Hillsborough County Environmental Protection Commission (EPC). In addition, a 30-foot wetland setback from the Wetland Conservation Area is required and shall be shown on the plat. The Wetland Conservation Area shall be shown on the plat. Pursuant to F.S. Stat. sec. 372.42(3) (2021) and Chapter 1-11 of the Rules of the Hillsborough County Land Development Code, the boundaries of the Wetland Conservation Area shall not change so as to alter the boundaries of wetlands during that time. After 5 years, the boundaries of a Wetland Conservation Area may be modified by the EPC, as modified by the EPC, and the 30-foot setback shall be applied to the boundaries of the Wetland Conservation Area, as revised.

PLAT PREPARED BY:

ROBERTSON SURVEYING
Surveyor Business Lic # LB0106
14055 N. US Highway 1, Suite 113
Tampa, FL 33613
Phone: (813) 986-5496

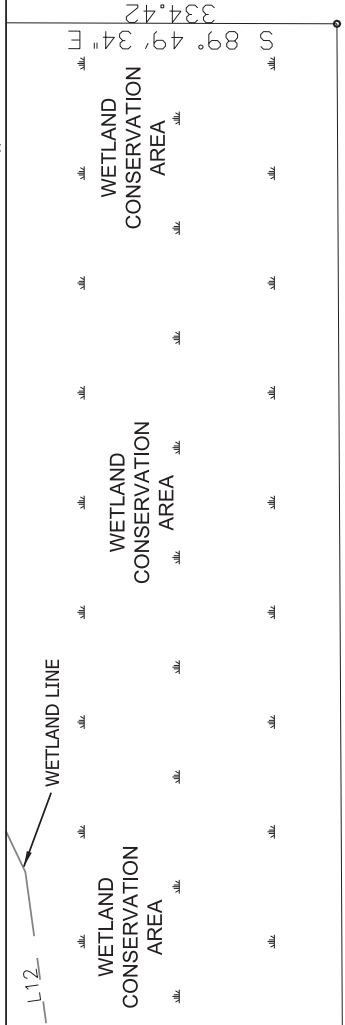
ODESSA PRESERVE

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PLAT BOOK 5, PAGE 62; HILLSBOROUGH COUNTY, STATE OF FLORIDA.

PLAT BOOK: _____ ; PAGE _____



SEE SHEET #12



LINE B D
L12 S 07° 51' 06" E 96.17'

SEE SHEET #16

LEGEND:

- INDICATES (PBM) PERMANENT REFERENCE MARKER
4" x 4" CONCRETE MONUMENT (PBM) LB 8106
- INDICATES (PCP) PERMANENT CONTROL POINT
5/8" CONCRETE MONUMENT (PCP) LB 8106 OR
5/8" ALUMINUM MONUMENT (PCP) LB 8106
- SET NAIL AND DISK PERM LB 8106
- (C) = CALCULATED
- = CENTER LINE
- INC. = INCORPORATED
- INT. = INTERIOR
- LB = LICENSED BUSINESS
- (P) = PLAT
- P.B. = PLAT BOOK
- POB = POINT OF BEGINNING
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT-OF-WAY
- W// = WITH
- = NOT TO SCALE
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DECLARATION OF THE RECORDING OFFICE, HILLSBOROUGH COUNTY, FLORIDA, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THESE RECORDS ARE SUBJECT TO REVISIONS THAT ARE NOT RECORDED ON THIS PLAT RECORDS OF THIS COUNTY.

The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) and the Florida Department of Environmental Protection (FDEP) Wetland Conservation Act, Chapter 62, Part I, Rules of the Hillsborough County Environmental Protection Commission (EPC). In addition, a 30-foot wetland setback shall be maintained. The Wetland Conservation Area shall conform to the provisions stipulated within the Hillsborough County Land Development Code. Pursuant to the rules set forth in the LDC, Chapter 62, Part I, Rules of the Hillsborough County Environmental Protection Commission (EPC), the Wetland Conservation Area shall not change so as to alter the boundaries of wetlands or the Wetland Conservation Area. The boundaries of the Wetland Conservation Area, as shown on this plat, shall be subject to review and modification by the EPC, and the 30-foot setback shall be applied to the boundaries of the Wetland Conservation Area, as revised.

PLAT PREPARED BY:



Robertson
SURVEYING
Surveyed Business Lic # LB8106
14055 N. Highway 1, Suite 113
Phone: (813) 986-5498