# LEGAL DESCRIPTION

OVERALL SITE

THAT PART OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, THENCE NORTH 00°09'52" EAST, ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 27, FOR 51.95 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 ACCORDING TO THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 14570-2521; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 88°00'50" WEST, 730.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE WESTERLY, 519.82 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,859.86 FEET, A CENTRAL ANGLE OF 16°00'50" AND A CHORD OF 518.13 FEET BEARING NORTH 83°58'45" WEST; 3) THENCE NORTH 75°58'20" WEST, 54.32 FEET, THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 16.49 FEET TO THE NORTHERLY LINE OF LANDS CONVEYED IN O.R. BOOK 7947, PAGE 1885 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY LINE BY THE FOLLOWING TWO (2) COURSES: 1 - THENCE NORTH 75°58'20" WEST, 513.94 FEET; 2 - THENCE SOUTH 14°01'40 WEST 16.01 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTH AND THE SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING THREE (3) COURSES: 1 - THENCE NORTH 75°58'20" WEST, 1461.30 FEET TO A CURVE TO THE LEFT; 2 - THENCE WESTERLY 965.70 FEET ALONG SAID CURVE HAVING A RADIUS OF 2,914.79 FEET, A CENTRAL ANGLE OF 18°58'58" AND A CHORD OF 951.29 FEET BEARING NORTH 85°27'49" WEST; 3) THENCE SOUTH 85°02'42" WEST, 788.49 FEET; THENCE NORTH 00°02'00" WEST, 457.20 FEET; THENCE NORTH 89°58'00" EAST, 60.00 FEET; THENCE SOUTH 00°02'00" EAST, 143.00 FEET, THENCE NORTH 89°58'00" EAST, 890.00 FEET, THENCE SOUTH 00°02'00" EAST, 178.00 FEET, THENCE NORTH 89°58'00" EAST, 356.00 FEET, THENCE NORTH 50°28'00" EAST, 690.00 FEET, THENCE NORTH 00°02'00" WEST, 337.00 FEET; THENCE NORTH 89°58'00" EAST, 1,350.00 FEET; THENCE NORTH 00°02'00"WEST, 455.11 FEET; THENCE EAST, 476.42 FEET; THENCE SOUTH, 1840.24 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LOT 1

THAT PART OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, THENCE NORTH 00°09'52" EAST, ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 28, FOR 51.95 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 ACCORDING TO THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 14570-2521; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 88°00'50" WEST, 730.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE WESTERLY, 519.82 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,859.86 FEET, A CENTRAL ANGLE OF 16°00'50" AND A CHORD OF 518.13 FEET BEARING NORTH 83°58'45" WEST; 3) THENCE NORTH 75°58'20" WEST, 572.23 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, N.75°58'20"W., 389.54 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N.14°01'57"E., 353.29 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 99.45 FEET, THROUGH A CENTRAL ANGLE OF 75°58'18" (CHORD BEARING N.52°01'06"E., 92.32 FEET); THENCE S.89°59'45"E., 432.90 FEET TO A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 15.71 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.44°59'45"E., 14.14 FEET); THENCE S.00°00'15"W., 209.37 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 15.71 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.45°00'15"W., 14.14 FEET); THENCE N.89°59'45"W., 117.17 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 56.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 87.96 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.45°00'15"W., 79.20 FEET); THENCE S.00°00'15"W., 202.14 FEET; THENCE N.75°58'20"W., 37.44 FEET; THENCE S.14°01'40"W., 16.00 FEET TO THE POINT OF BEGINNING.

ALL CONTAINING 62.85 NET ACRES, MORE OR LESS.

LOT 1

THAT PART OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, THENCE NORTH 00°09'52" EAST, ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 28, FOR 51.95 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 ACCORDING TO THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 14570-2521; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 88°00'50" WEST, 730.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 2) THENCE WESTERLY, 519.82 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,859.86 FEET, A CENTRAL ANGLE OF 16°00'50" AND A CHORD OF 518.13 FEET BEARING NORTH 83°58'45" WEST; 3) THENCE NORTH 75°58'20" WEST, 572.23 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, N.75°58'20"W., 389.54 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N.14°01'57"E., 353.29 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 99.45 FEET, THROUGH A CENTRAL ANGLE OF 75°58'18" (CHORD BEARING N.52°01'06"E., 92.32 FEET); THENCE S.89°59'45"E., 432.90 FEET TO A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 15.71 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.44°59'45"E., 14.14 FEET); THENCE S.00°00'15"W., 209.37 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 15.71 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.45°00'15"W., 14.14 FEET); THENCE N.89°59'45"W., 117.17 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 56.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 87.96 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.45°00'15"W., 79.20 FEET); THENCE S.00°00'15"W., 202.14 FEET; THENCE N.75°58'20"W., 37.44 FEET; THENCE S.14°01'40"W., 16.00 FEET TO THE POINT OF BEGINNING.

# SITE DATA

| | |
|---|---|
| PARCEL ID NUMBERS: | 28-26-18-0000-00200-0020<br>28-26-18-0000-00200-0024<br>28-26-18-0000-00200-0025 |
| *EXISTING ZONING: | MPUD (REZONING #6563, JUNE 2006) |
| EXISTING LAND USE: | ROR |
| DEVELOPMENT CLASS: | CLASS III SUBDIVISION |
| EXISTING FLOOD ZONE: | X (PANEL # 12023004000<br>REVISED DATE: SEPTEMBER 30, 1992) |
| TOTAL SITE AREA: | 64.86 AC. |
| TOTAL CATEGORY II WETLAND AREA: | 11.02 AC. |
| TOTAL SURFACE WATER AREA: | 4.76 AC. |
| TOTAL AREA PREVIOUSLY PERMITTED (INCLUDING PONDS, ROADS, EASEMENTS, WETLAND MITIGATION, ETC.) | ±20.30 AC. |
| DEVELOPABLE LAND: | ±28.78 AC. |
| PHASE 1 (MASTER DRAINAGE, MASS GRADING & LIFT STATION): | |
| TOTAL FLOODPLAIN IMPACT: | (12.86 AC. / 9.92 AF) |
| TOTAL FLOODPLAIN COMPENSATION: | (10.02 AC. / 10.20 AF) |
| POND AREA: | 2.02 AC. |
| OPEN SPACE: | 12.98 AC. |
| FILL GENERATED BY POND & COMP. AREAS: | ±60,000 CY |
| CONCURRENTLY UNDER DESIGN/PERMITTING BY OTHERS (PHASE 2): | |
| LOT 1: LOT DIMENSIONS: | AS SHOWN ON THIS PLAN |
| LOT SIZE: | 4.74 AC. |
| FINISHED GRADE: | ±64.00 |
| PRESENT LAND USE: | VACANT |

* PROJECT IS CURRENTLY UNDERGOING A DRI ABANDONMENT (DRI # 248) TO CHANGE TO AN MPUD.

# LEGEND

- EXISTING PROPERTY LINE
- PROPOSED POND TOB
- PROPOSED FLOODPLAIN COMPENSATION AREA
- PROPOSED DRAINAGE POND
- PROPOSED FILL AREA

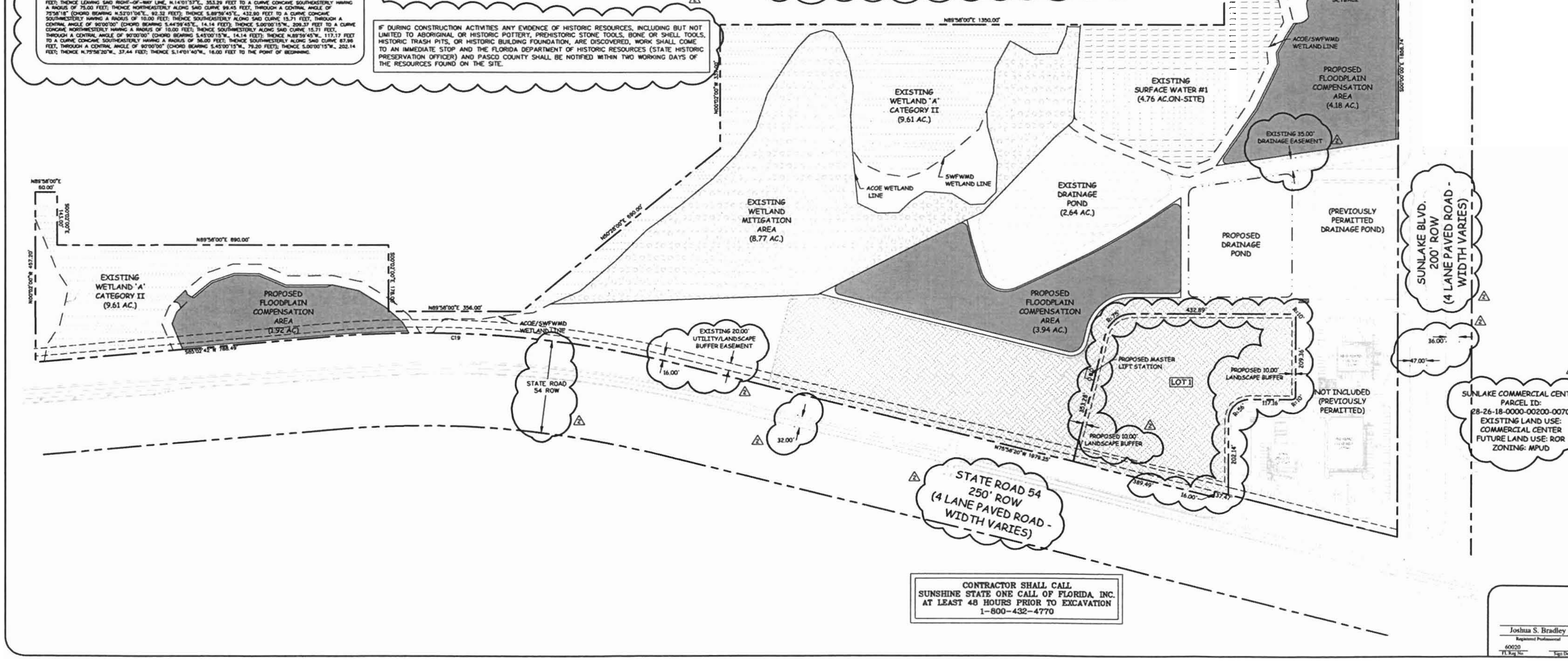
N

0 70 140 280
SCALE IN FEET

## PASCO COUNTY SITE NOTES:

1. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
2. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER-DEVELOPER.
3. INSTALLATION OF FUEL STORAGE TANKS REQUIRES REVIEW AND APPROVAL BY THE FIRE MARSHAL AND THE ISSUANCE OF A SEPARATE BUILDING PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.
4. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
5. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN THE COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO RIGHT-OF-WAY USE PERMIT.
6. NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
7. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING/MPUD/PUD CONDITIONS.
8. ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE BUILDING PERMITS.
9. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 5- AND 10-YEAR WELLHEAD PROTECTION AREA AND SHALL COMPLY WITH GROUNDWATER PROTECTION ORDINANCE NO. 02-27.

IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.




CONTRACTOR SHALL CALL
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
AT LEAST 48 HOURS PRIOR TO EXCAVATION
1-800-432-4770

Joshua S. Bradley
Registered Professional
60020
FL Reg No.

# REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 2 | 4/05/10 | REVISED PER PASCO COUNTY COMMENTS |
| 1 | 3/17/10 | REVISED PER PASCO COUNTY PROCESS |

NATIVE engineering,pllc
P.O. BOX 2995
LAND O' LAKES, FL 34639
(813) 412-3210

SUNLAKE NORTHWEST
FOR
SUNLAKE - EQUITY ONE, LLC
4201 WEST CYPRESS STREET
TAMPA, FL 33607 (813) 854-2211

MASTER SITE PLAN

SHEET NUMBER
C5

S-T-R
28-26-18