

PETITION TO AMEND THE BOUNDARY OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

Submitted By:

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Attorneys for Petitioner

**BEFORE THE
FLORIDA LAND AND WATER ADJUDICATORY COMMISSION**

IN RE: Petition to Amend the Boundary of the)
Wiregrass Community Development District)
_____)

**PETITION TO AMEND THE BOUNDARY OF THE WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

Petitioner, Wiregrass Community Development District, a local unit of special-purpose government established pursuant to Florida Land and Water Adjudicatory Commission (“FLWAC”) Rule No. 42MMM-1, Florida Administrative Code, and to the provisions of Chapter 190, Florida Statutes, and located in Pasco County, Florida (hereafter “District”), hereby petitions FLWAC, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, and specifically Section 190.046(1), Florida Statutes, to amend FLWAC Rule No. 42MMM-1.002, to remove approximately 2,196.846 acres from the District’s boundaries. In support of this Petition, the District states:

1. Location and Size. The District is located within Pasco County, Florida. **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 3,974.294 acres of land. The current metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**. The District proposes to remove approximately 2,196.846 acres in total size located generally located northern and eastern portions within the District (the “Contraction Parcel”). The metes and bounds description for the Contraction Parcel is set forth in **Exhibit 3**. After contraction, the District will encompass a total of approximately 1,777.448 acres. The metes and bounds description of the District boundary, as amended, is set forth in **Exhibit 4** (the “Amended District”).

3. Excluded Parcel. There is approximately 64.321 acres within the internal boundary of the Amended District that will be excluded from the district (the “Excluded Parcel”). The metes and bounds description of the Excluded Parcel is set forth in **Exhibit 5**. The last known address of the owner(s) of the real property within the Excluded Parcel is set forth in **Exhibit 6**. The District is not currently providing any facilities or services to the Excluded Parcel, and the Excluded Parcel is not subject to any District assessments. There is no intent on behalf of the District or the landowner of the Excluded Parcel for any District facilities or services to be installed and/or constructed on such parcel by the District. Elimination of the Excluded Parcel from the boundary of the Amended District will not have an impact on the development of either the Amended District or the Excluded Parcel.

4. Landowner Consent. The owners of the lands within the Contraction Parcel include the following: Raymond James Financial, Inc.; Flycatcher Enterprises, LLC; JHP Real Estate Partnership; Withlacoochee River Electric Cooperative Inc.; Wiregrass Ranch, Inc.; Solly Branch Holdings, LLC; Jane Hole, LLC; Maggie Pond, LLC; Wesley Chapel Venture, LLC; the Florida Department of Transportation (“FDOT”), and Pasco County (the “County”). Petitioner has obtained written consent to amend the boundaries of the District from the owners of one-hundred (100%) percent of the lands comprising the Contraction Parcel; provided, however, that the Petitioner did not obtain the consent of FDOT or the County as such entities are not considered “landowners” pursuant to section 190.003(14), Florida Statutes, for which consent must be obtained. Documentation of these consents is contained in **Exhibit 7**. The favorable action of the Board of Supervisors of the District also constitutes consent for all of the lands within the District, as is evidenced by the District’s Resolution 2017-05 and submission of this Petition. A copy of the Resolution is attached hereto as **Exhibit 8**.

5. Future Land Uses. Contraction of the District in the manner proposed is consistent with the adopted Pasco County Comprehensive Plan. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan element of the Pasco County Comprehensive Plan are shown in **Exhibit 9**.

6. Water and Wastewater Facilities and Outfalls. The existing major trunk water mains, sewer interceptors and outfalls within the District's boundaries, as amended, are depicted in **Exhibit 10**.

7. District Facilities and Services. The District is not currently providing any facilities or services to the Contraction Parcel, and the Contraction Parcel is not subject to any debt service assessments levied and imposed by the District. There will be no changes in the facilities proposed to be provided by the District as a result of the removal of the Contraction Parcel. The District is presently expected to finance, construct, and install improvements and facilities to benefit the lands in the Amended District in multiple phases over an estimated twenty-two (22) year period from 2008 through 2030. **Exhibit 11** describes the types of services and facilities the District presently expects to finance, construct, and install within the Amended District, as well as the entities anticipated for future ownership, operation, and maintenance. The estimated costs of construction are also identified in **Exhibit 11**. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates, and market conditions.

8. Statement of Estimated Regulatory Costs. **Exhibit 12** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section

120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

9. Authorized Agent. The authorized agent for the Petitioner is Lindsay C. Whelan of Hopping Green & Sams, P.A. A copy of the Authorization of Agent is attached hereto as **Exhibit 13**. Copies of all correspondence should be sent to the following address:

Lindsay C. Whelan
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314

10. Filing Fee. Prior to the filing of this Petition, the District submitted a copy of this Petition and a \$15,025 filing fee to Pasco County as required by Section 190.046(1)(f), Florida Statutes.

11. This Petition to contract the Wiregrass Community Development District should be granted for the following reasons:

a. Amendment of the District and all land uses and services planned within the District, as contracted, are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the Pasco County Comprehensive Plan.

b. The area of land within the District, as contracted, is part of a planned community. The District, as contracted, will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The District, as contracted, continues to be the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

d. The community development services and facilities of the District, as contracted, will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

e. The area to be served by the District, as contracted, continues to be amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the Florida Land and Water Adjudicatory Commission to:

a. refer this Petition to the Division of Administrative Hearings in order to conduct a local public hearing;

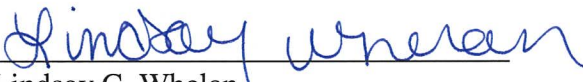
b. consider the entire record of the local public hearing in accordance with the requirements of Section 190.005(1)(e), Florida Statutes;

c. grant this Petition and amend FLWAC Rule No. 42MMM-1.002, Florida Administrative Code, to contract the boundaries of the District pursuant to Chapter 190, Florida Statutes.

[SIGNATURE ON NEXT PAGE]

RESPECTFULLY SUBMITTED, this 26th day of January, 2018.

HOPPING GREEN & SAMS, P.A.

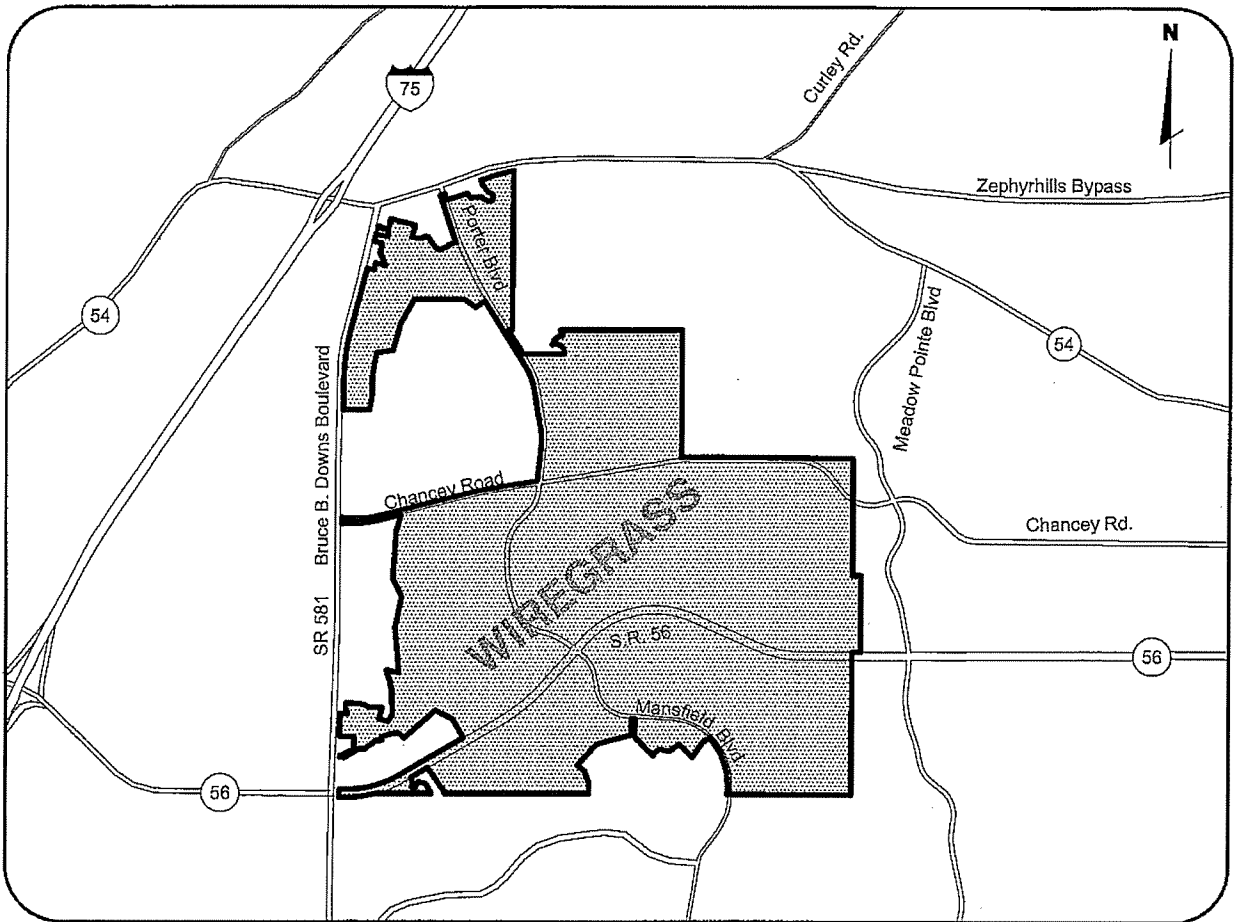
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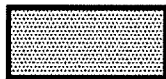
EXHIBIT 1



VICINITY MAP

NTS

LEGEND



WIREGRASS CDD AREA



CDD BOUNDARY LINE

PROJECT:	WIREGRASS CDD		
PLAN:	VICINITY MAP		

King
ENGINEERING ASSOCIATES, INC.

4822 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
ENGINEERING LICENSE #00002610

PHONE 813 • 680 • 1688
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E-MAIL king@kingengineering.com

SCALE: N. T.S.	DATE: 8/13/13	DRAWN BY: CCL	JOB NO.: 3778-001-000
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SHEET NO.: 1 OF 1

EXHIBIT 2

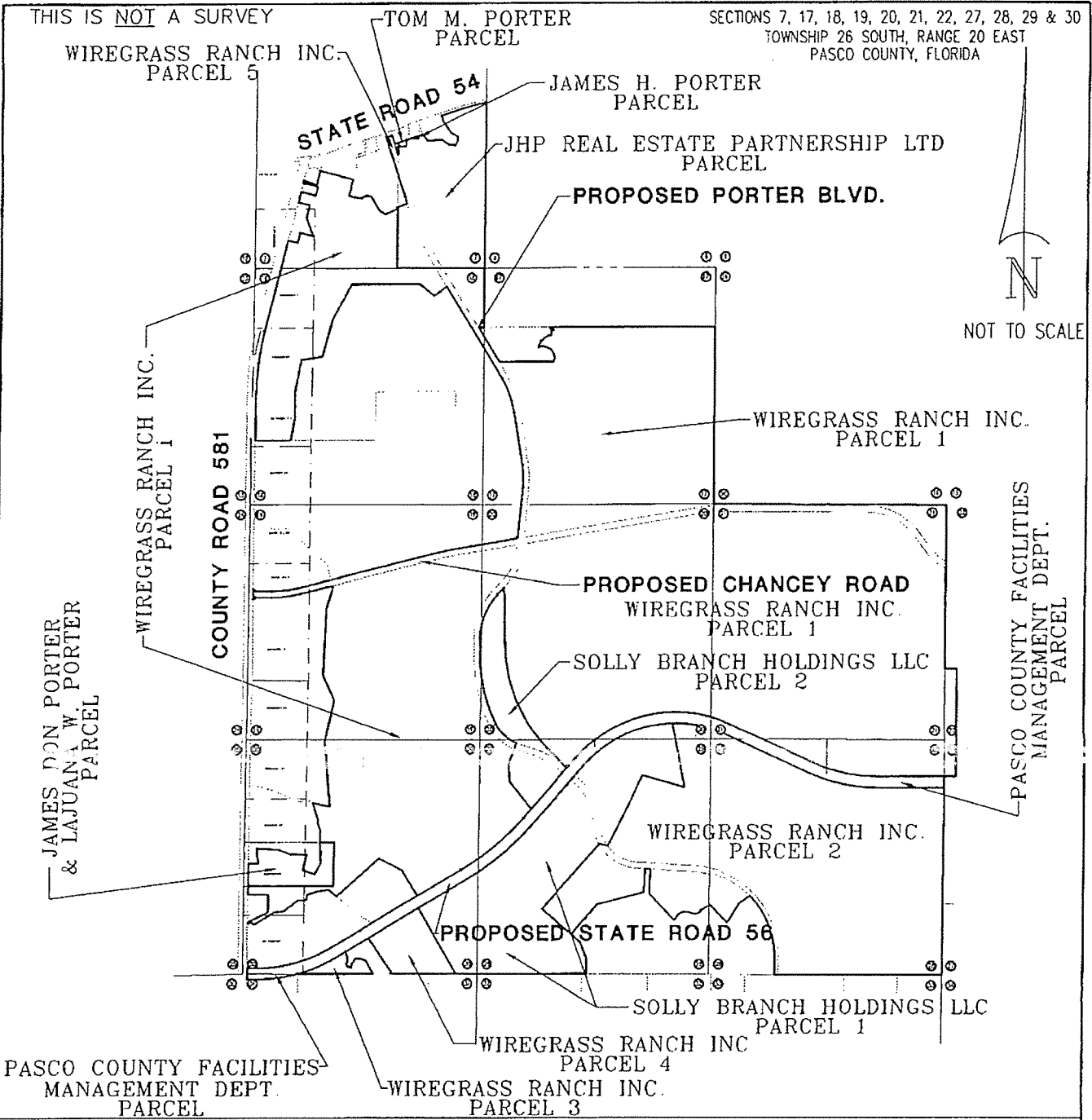
42MMM-1.002 Boundary.

The boundaries of the district are those as set forth in Exhibit B of the April 15, 2008, Petition to Establish Wiregrass Community Development District. Petition Exhibit B is hereby incorporated by reference. Exhibit B can be obtained by contacting the Clerk of the Florida Land and Water Adjudicatory Commission, Office of the Governor, Room 1801, The Capitol, Tallahassee, Florida 32399-0001, telephone (850) 487-1884.

The total Wiregrass Community Development District area = 3,974.294 acres, more or less.

Rulemaking Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History--New 6-24-09.

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH CDD PARCEL KEY SHEET.dwg



KEY MAP

SCALE SEE SHEETS	DATE JAN. 31, 2008	DRAWN R.E.D.	CALCED J.L.W.	CHECKED J.L.W.
JOB No. 3778-001-000	SECTION SEE ABOVE	TOWNSHIP 26 SOUTH	RANGE 20 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
 Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper



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 FAX 813-880-8882
 E-MAIL: King@king-engineering.com

JOHN L. WABY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA # L.S.4270
 CERTIFICATE OF AUTHORIZATION No. LB 2610

THIS IS NOT A SURVEY

OVERALL WIREGRASS RANCH CDD LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 7, 17, 18, 19, 20, 21, 22, 27, 28, 29, 30 AND 31, ALL IN TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING A PORTION OF GOVERNMENT LOTS 3 & 4 OF SAID SECTION 7, GOVERNMENT LOTS 1, 2 & 3 OF SAID SECTION 18, GOVERNMENT LOT 2 OF SAID SECTION 19, GOVERNMENT LOTS 3 & 4 OF SAID SECTION 30 AND GOVERNMENT LOT 1 OF SAID SECTION 31 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PROPERTY OF WIREGRASS RANCH INC. PARCEL 1 AS SHOWN ON SHEETS 3 THRU 14 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF WIREGRASS RANCH INC. PARCEL 2 AS SHOWN ON SHEETS 15 THRU 17 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF WIREGRASS RANCH INC. PARCEL 3 AS SHOWN ON SHEETS 18 AND 19 DESCRIBED HEREIN

ALL THAT PORTION OF PROPERTY OF WIREGRASS RANCH INC. PARCEL 4 AS SHOWN ON SHEETS 20 AND 21 DESCRIBED HEREIN

ALL THAT PORTION OF PROPERTY OF WIREGRASS RANCH INC. PARCEL 5 AS SHOWN ON SHEETS 22 AND 23 DESCRIBED HEREIN

ALL THAT PORTION OF PROPERTY OF SOLLY BRANCH HOLDINGS LLC PARCEL 1 AS SHOWN ON SHEETS 24 AND 25 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF SOLLY BRANCH HOLDINGS LLC PARCEL 2 AS SHOWN ON SHEETS 26 THRU 28 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF JAMES DON PORTER & LAJUANA W. PORTER AS SHOWN ON SHEETS 29 AND 30 DESCRIBED HEREIN

ALL THAT PORTION OF PROPERTY OF JHP REAL ESTATE PARTNERSHIP LTD. AS SHOWN ON SHEETS 31 AND 32 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF TOM M PORTER AS SHOWN ON SHEETS 33 AND 34 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF JAMES H. PORTER AS SHOWN ON SHEETS 35 AND 36 DESCRIBED HEREIN.

ALL THAT PORTION OF PROPERTY OF PASCO COUNTY FACILITIES MANAGEMENT DEPT AS SHOWN ON SHEETS 37 THRU 40 DESCRIBED HEREIN

CONTAINING 3,974.216 ACRES, MORE OR LESS

WIREGRASS CDD PARCELS

OVERALL CDD LEGAL DESCRIPTION



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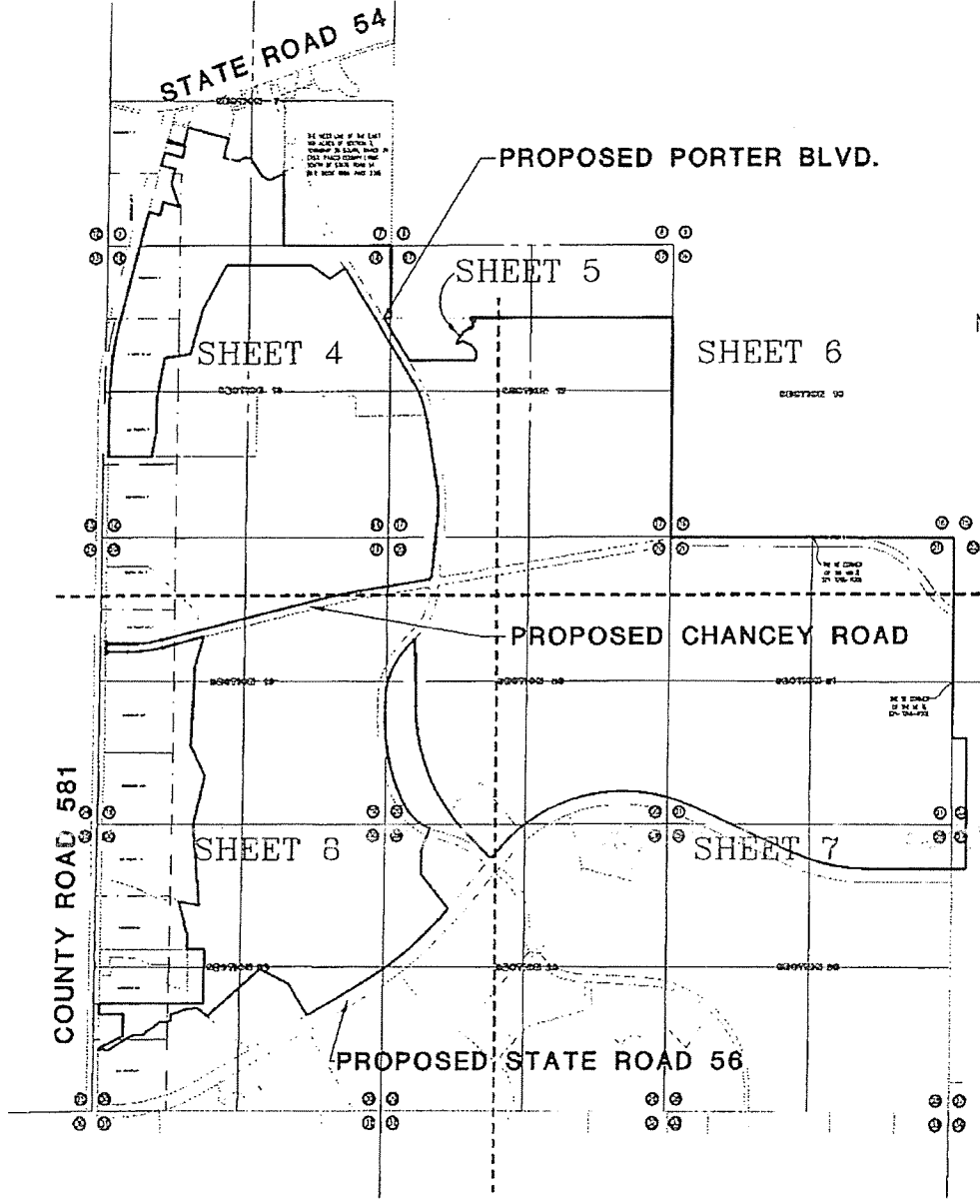
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LINE TABLE
SEE SHEET 9 OF 40

CURVE TABLE
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SURVEYOR'S NOTES
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SECTIONS 7, 17, 18, 19, 20, 21, 22, 27, 28, 29 & 30
TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA



NOT TO SCALE

SHEET INDEX MAP

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. - PARCEL 1

SCALE 1"=1500	DATE JAN. 24, 2008	DRAWN R.E.D.	CALCED J.L.W.	CHECKED J.L.W.
JOB No. 3778-001-000	SECTION 7, 17, 18, 19, 20, 21, 22, 27, 28, 29 & 30	TOWNSHIP 26 SOUTH	RANGE 20 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper



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JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

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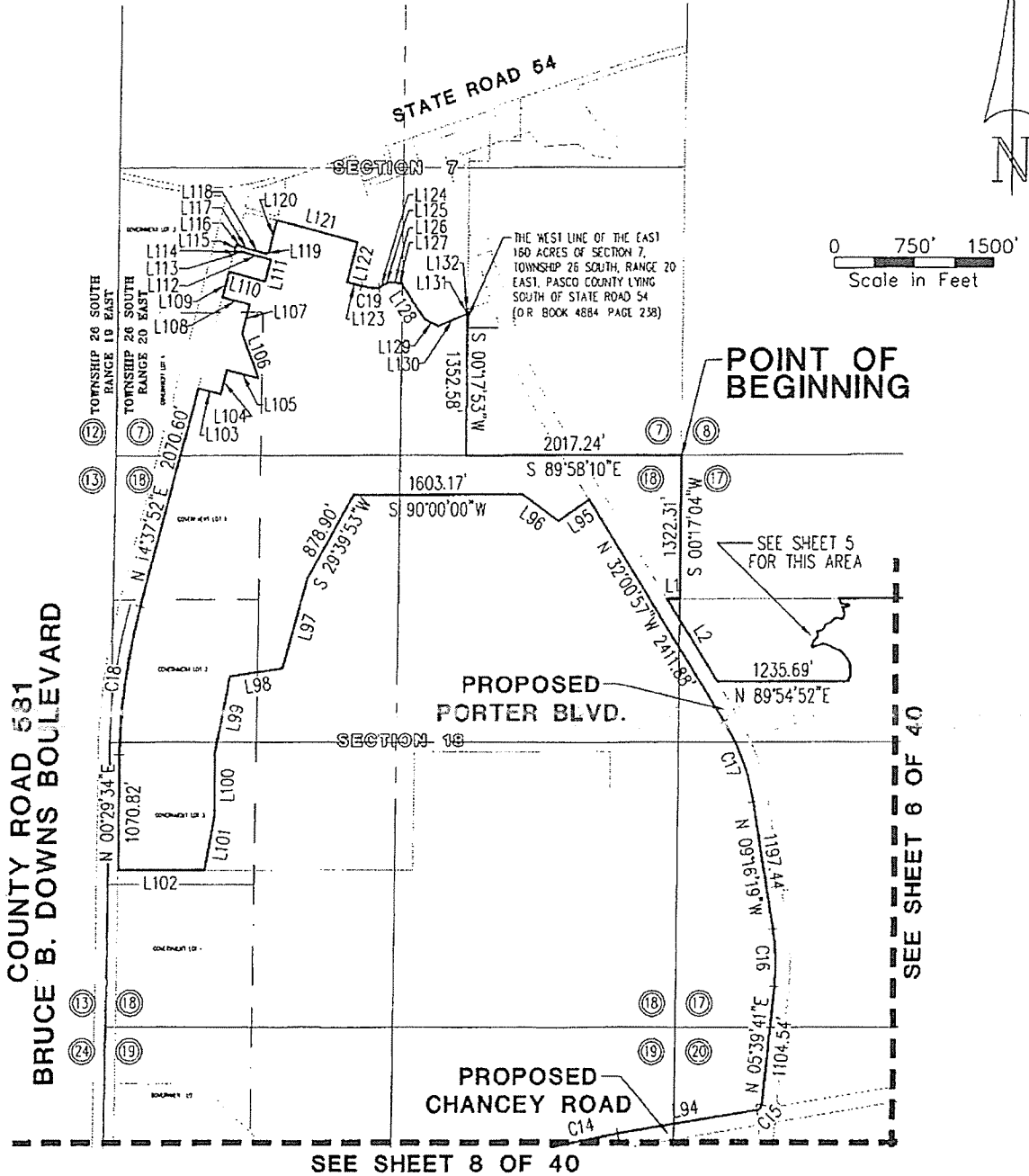
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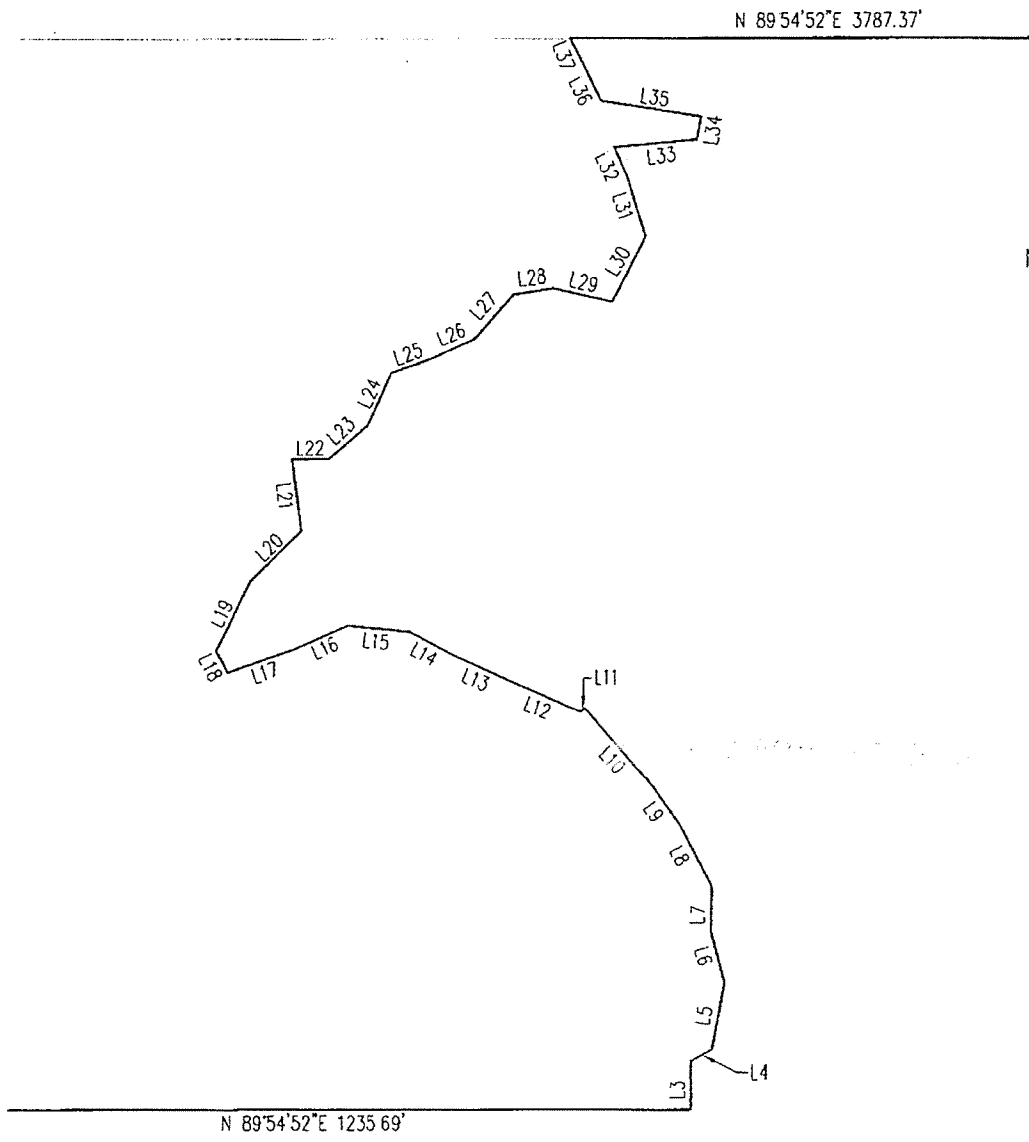
King

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LINE TABLE **CURVE TABLE** **SURVEYOR'S NOTES**
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WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. - PARCEL 1

King
 ENGINEERING ASSOCIATES, INC.

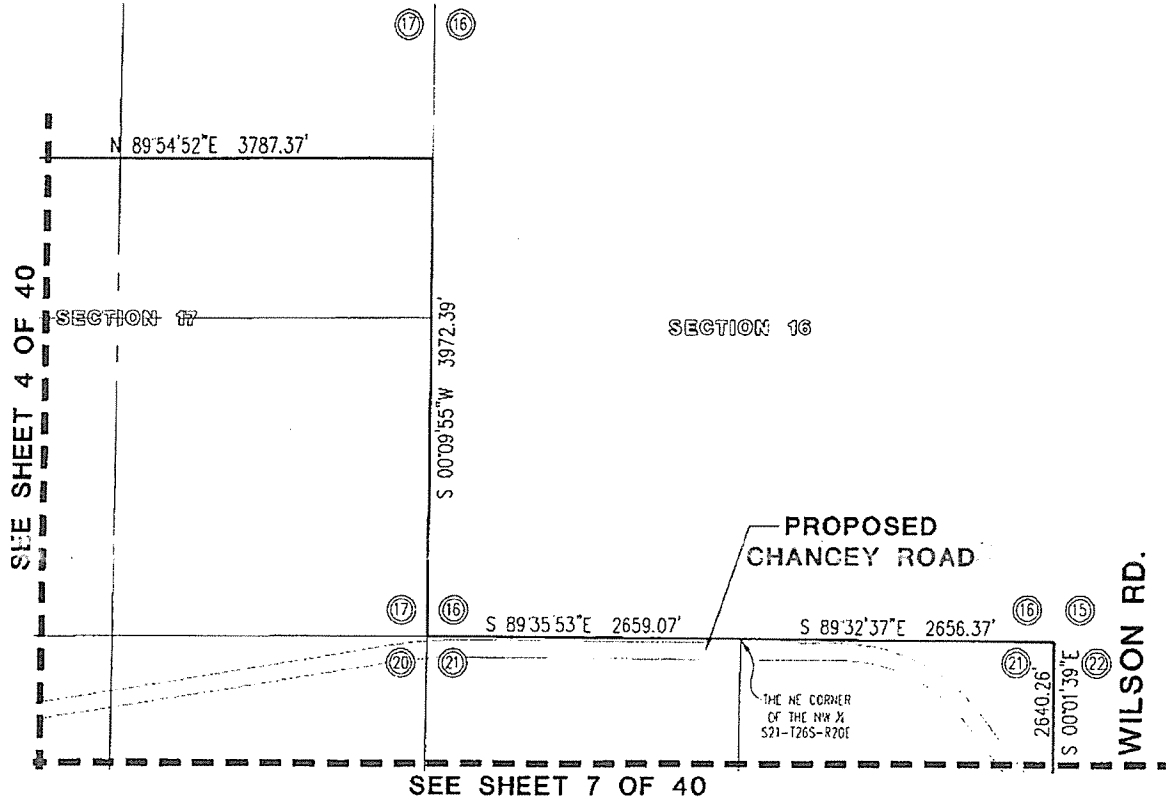
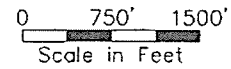
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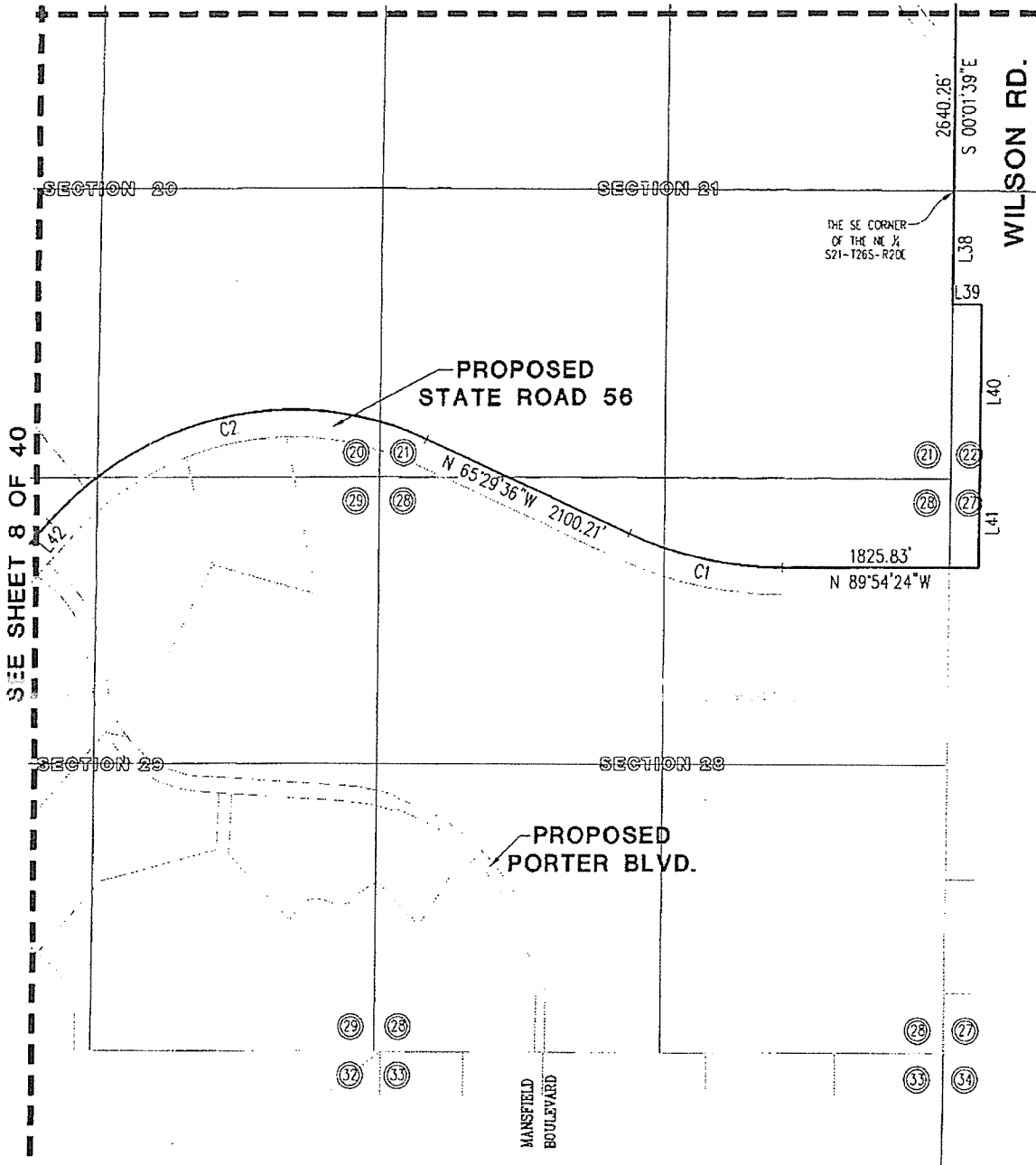
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SURVEYOR'S NOTES
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0 750' 1500'
Scale in Feet

SEE SHEET 6 OF 40



WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC - PARCEL 1

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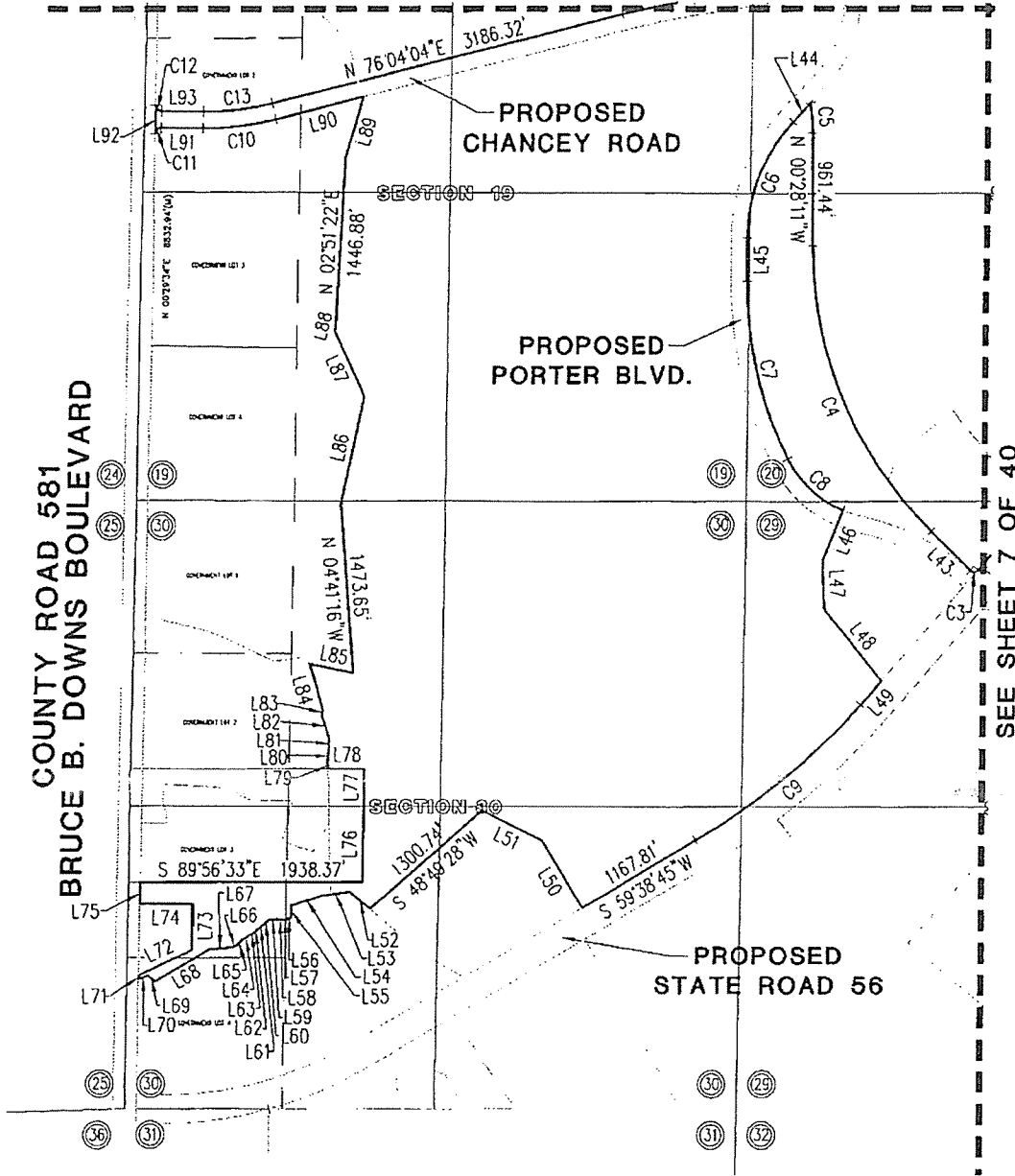
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TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

SEE SHEET 4 OF 40



0 750' 1500'
Scale in Feet

COUNTY ROAD 581
BRUCE B. DOWNS BOULEVARD

PROPOSED
CHANCEY ROAD

PROPOSED
PORTER BLVD.

PROPOSED
STATE ROAD 56

LINE TABLE CURVE TABLE SURVEYOR'S NOTES
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WIREGRASS CDD PARCELS

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THIS IS NOT A SURVEY

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 89°54'52"W	122.50'	L45	S 00°13'14"E	371.87'	L89	N 16°35'41"E	538.07'
L2	S 32°00'57"E	901.62'	L46	S 21°46'59"W	463.67'	L90	S 76°04'04"W	795.54'
L3	N 01°21'00"W	34.15'	L47	S 02°06'34"E	419.36'	L91	N 89°30'26"W	367.20'
L4	N 58°17'36"E	18.29'	L48	S 38°49'54"E	799.59'	L92	N 00°29'34"E	240.00'
L5	N 10°07'36"E	47.77'	L49	S 41°27'10"W	264.19'	L93	S 89°30'26"E	367.20'
L6	N 15°01'14"W	37.26'	L50	N 31°22'45"W	681.00'	L94	N 80°39'41"E	1324.57'
L7	N 00°16'25"W	34.10'	L51	N 63°21'14"W	596.94'	L95	S 55°14'13"W	348.50'
L8	N 28°14'49"W	48.81'	L52	N 50°22'10"W	231.54'	L96	N 53°48'13"W	410.19'
L9	N 35°23'51"W	35.73'	L53	S 82°05'43"W	252.03'	L97	S 15°23'12"W	860.67'
L10	N 42°01'17"W	74.66'	L54	S 72°01'12"W	275.31'	L98	S 81°39'31"W	498.05'
L11	S 53°29'29"W	3.88'	L55	S 00°29'39"W	105.25'	L99	S 10°55'16"W	729.50'
L12	N 67°22'47"W	56.94'	L56	S 64°21'53"W	36.83'	L100	S 00°00'00"W	590.15'
L13	N 66°07'39"W	43.71'	L57	S 78°01'35"W	39.60'	L101	S 10°04'47"W	498.44'
L14	N 61°50'08"W	36.84'	L58	N 82°54'03"W	53.61'	L102	N 89°56'28"W	805.09'
L15	N 84°10'42"W	46.39'	L59	S 85°30'57"W	79.15'	L103	S 75°22'08"E	216.00'
L16	S 66°03'28"W	43.33'	L60	S 47°35'43"W	54.48'	L104	N 14°37'52"E	232.00'
L17	S 70°44'48"W	50.36'	L61	S 52°42'43"W	62.69'	L105	S 75°22'08"E	308.00'
L18	N 28°06'22"W	18.09'	L62	S 44°20'16"W	48.69'	L106	N 20°41'51"W	446.16'
L19	N 26°14'40"E	55.86'	L63	S 61°57'11"W	39.49'	L107	N 14°37'52"E	278.00'
L20	N 46°01'59"E	51.53'	L64	S 56°28'07"W	87.31'	L108	N 75°22'08"W	266.00'
L21	N 07°56'04"W	51.58'	L65	S 44°47'06"W	61.21'	L109	N 14°37'52"E	239.29'
L22	N 88°45'05"E	27.00'	L66	S 62°14'03"W	43.47'	L110	S 75°21'08"E	353.01'
L23	N 49°32'44"E	37.70'	L67	S 84°26'10"W	210.00'	L111	N 14°37'03"E	201.80'
L24	N 24°21'42"E	40.47'	L68	S 59°10'51"W	535.00'	L112	N 75°23'12"W	292.99'
L25	N 70°30'07"E	30.27'	L69	N 50°28'38"W	75.00'	L113	S 14°38'06"W	10.00'
L26	N 66°14'45"E	33.96'	L70	S 72°15'04"W	85.00'	L114	N 75°16'55"W	59.94'
L27	N 41°18'54"E	43.25'	L71	N 00°29'34"E	30.62'	L115	N 14°41'33"E	55.90'
L28	N 81°19'08"E	29.73'	L72	N 64°10'19"E	507.61'	L116	S 75°22'18"E	81.92'
L29	S 76°54'12"E	43.86'	L73	N 00°29'15"E	400.46'	L117	S 66°23'33"E	38.47'
L30	N 27°45'10"E	52.04'	L74	N 89°30'26"W	454.94'	L118	S 75°21'54"E	177.94'
L31	N 18°00'53"W	45.22'	L75	N 00°29'34"E	190.69'	L119	N 55°20'58"E	30.59'
L32	N 25°30'52"W	22.26'	L76	N 00°37'22"E	660.23'	L120	N 14°38'23"E	296.41'
L33	N 84°40'35"E	60.61'	L77	N 00°37'21"E	330.06'	L121	S 75°21'37"E	791.07'
L34	N 11°10'34"E	16.14'	L78	N 89°55'34"W	322.86'	L122	S 14°38'06"W	372.03'
L35	N 81°20'00"W	73.87'	L79	N 04°23'06"W	64.23'	L123	S 75°21'54"E	137.96'
L36	N 27°24'42"W	30.32'	L80	N 08°18'53"E	85.50'	L124	N 50°09'28"E	42.27'
L37	N 27°24'42"W	19.26'	L81	N 01°11'14"W	132.14'	L125	N 70°32'35"E	74.02'
L38	S 00°09'58"W	1037.80'	L82	N 20°56'46"W	187.10'	L126	S 84°15'19"E	87.81'
L39	S 89°54'24"E	270.00'	L83	N 08°35'31"E	55.29'	L127	N 71°41'15"E	17.62'
L40	S 00°09'58"W	1600.00'	L84	N 17°08'23"W	406.24'	L128	S 33°50'30"E	404.45'
L41	S 00°16'42"W	815.00'	L85	S 78°21'22"E	395.52'	L129	S 62°05'36"E	146.12'
L42	S 41°27'09"W	253.23'	L86	N 12°09'05"E	947.33'	L130	N 67°19'14"E	293.50'
L43	N 45°56'41"W	486.55'	L87	N 25°15'11"W	626.56'	L131	N 17°43'05"W	39.89'
L44	S 43°29'45"W	216.91'	L88	N 14°39'02"E	34.21'	L132	N 71°41'15"E	24.88'

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. - PARCEL 1



4921 MEMORIAL HIGHWAY PHONE 813-880-8881
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CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	24°24'48"	3475.00	1480.67	1469.50	N 77°42'00"W
C2	73°03'15"	3025.00	3856.98	3600.97	S 77°58'47"W
C3	88°42'34"	50.00	77.41	69.91	S 85°48'26"W
C4	45°28'30"	3460.00	2746.16	2674.64	N 23°12'26"W
C5	8°43'14"	1690.00	257.22	256.98	N 04°49'48"W
C6	43°42'59"	1430.00	1091.08	1064.81	S 21°38'16"W
C7	26°31'38"	3430.00	1588.04	1573.90	S 13°29'03"E
C8	41°28'09"	930.00	673.11	658.51	S 47°28'56"E
C9	18°11'36"	5875.00	1865.50	1857.67	S 50°32'57"W
C10	14°25'30"	2570.00	647.04	645.33	S 83°16'49"W
C11	90°00'00"	50.00	78.54	70.71	S 45°29'34"W
C12	90°00'00"	50.00	78.54	70.71	S 44°30'26"E
C13	14°25'30"	2430.00	611.79	610.18	N 83°16'49"E
C14	4°35'38"	8070.00	647.03	646.86	N 78°21'52"E
C15	75°00'00"	50.00	65.45	60.88	N 43°09'41"E
C16	14°56'01"	2030.00	529.10	527.60	N 01°48'19"W
C17	22°44'38"	2030.00	805.82	800.54	N 20°38'38"W
C18	14°08'19"	5629.80	1389.24	1385.72	N 07°33'44"E
C19	17°55'20"	550.00	172.04	171.34	S 84°19'34"E

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY NOT A FIELD SURVEY
4. DISTANCES SHOWN HEREON ARE IN FEET

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. - PARCEL 1

King

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THIS IS NOT A SURVEY

PARCEL DESCRIPTION:

THAT PORTION OF SECTIONS 7, 17, 18, 19, 20, 21, 22, 27, 28, 29 AND 30, ALL IN TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING A PORTION OF GOVERNMENT LOTS 3 & 4 OF SAID SECTION 7, GOVERNMENT LOTS 1, 2 & 3 OF SAID SECTION 18, GOVERNMENT LOT 2 OF SAID SECTION 19 AND GOVERNMENT LOTS 3 & 4 OF SAID SECTION 30 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, BEING THE COMMON CORNER OF SECTIONS 7, 8, 17 & 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°17'04" WEST, ALONG THE EAST LINE OF SECTION 18 A DISTANCE OF 1,322.31 FEET; THENCE LEAVING SAID LINE SOUTH 89°54'52" WEST, A DISTANCE OF 122.50 FEET TO THE PROPOSED NORTHEASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE SOUTH 32°00'57" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 901.62 FEET; THENCE LEAVING SAID LINE NORTH 89°54'52" EAST, A DISTANCE OF 1,235.69 FEET; THENCE NORTH 01°21'00" WEST, A DISTANCE OF 34.15 FEET; THENCE NORTH 58°17'36" EAST A DISTANCE OF 18.29 FEET; THENCE NORTH 10°07'36" EAST, A DISTANCE OF 47.77 FEET; THENCE NORTH 15°01'14" WEST, A DISTANCE OF 37.26 FEET; THENCE NORTH 00°16'25" WEST, A DISTANCE OF 34.10 FEET; THENCE NORTH 28°14'49" WEST, A DISTANCE OF 48.81 FEET; THENCE NORTH 35°23'51" WEST, A DISTANCE OF 35.73 FEET; THENCE NORTH 42°01'17" WEST, A DISTANCE OF 74.66 FEET; THENCE SOUTH 53°29'29" WEST, A DISTANCE OF 3.88 FEET; THENCE NORTH 67°22'47" WEST, A DISTANCE OF 56.94 FEET; THENCE NORTH 66°07'39" WEST, A DISTANCE OF 43.71 FEET; THENCE NORTH 61°50'08" WEST, A DISTANCE OF 36.84 FEET; THENCE NORTH 84°10'42" WEST, A DISTANCE OF 46.39 FEET; THENCE SOUTH 66°03'28" WEST, A DISTANCE OF 43.33 FEET; THENCE SOUTH 70°44'48" WEST, A DISTANCE OF 50.36 FEET; THENCE NORTH 28°06'22" WEST, A DISTANCE OF 18.09 FEET; THENCE NORTH 26°14'40" EAST, A DISTANCE OF 55.86 FEET; THENCE NORTH 46°01'59" EAST, A DISTANCE OF 51.53 FEET; THENCE NORTH 07°56'04" WEST, A DISTANCE OF 51.58 FEET; THENCE NORTH 88°45'05" EAST, A DISTANCE OF 27.00 FEET; THENCE NORTH 49°32'44" EAST, A DISTANCE OF 37.70 FEET; THENCE NORTH 24°21'42" EAST, A DISTANCE OF 40.47 FEET; THENCE NORTH 70°30'07" EAST, A DISTANCE OF 30.27 FEET; THENCE NORTH 66°14'45" EAST, A DISTANCE OF 33.96 FEET; THENCE NORTH 41°18'54" EAST, A DISTANCE OF 43.25 FEET; THENCE NORTH 81°19'08" EAST, A DISTANCE OF 29.73 FEET; THENCE SOUTH 76°54'12" EAST, A DISTANCE OF 43.86 FEET; THENCE NORTH 27°45'10" EAST, A DISTANCE OF 52.04 FEET; THENCE NORTH 18°00'53" WEST, A DISTANCE OF 45.22 FEET; THENCE NORTH 25°30'52" WEST, A DISTANCE OF 22.26 FEET; THENCE NORTH 84°40'35" EAST, A DISTANCE OF 60.61 FEET; THENCE NORTH 11°10'34" EAST, A DISTANCE OF 16.14 FEET; THENCE NORTH 81°20'00" WEST, A DISTANCE OF 73.87 FEET; THENCE NORTH 27°24'42" WEST, A DISTANCE OF 30.32 FEET; THENCE CONTINUE NORTH 27°24'42" WEST, A DISTANCE OF 19.26 FEET; THENCE NORTH 89°54'52" EAST, A DISTANCE OF 3,787.37 FEET TO THE EAST LINE OF SAID SECTION 17; THENCE SOUTH 00°09'55" WEST, ALONG SAID LINE A DISTANCE OF 3,972.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17, BEING THE CORNER COMMON TO SECTIONS 16, 17, 20 & 21; THENCE SOUTH 89°35'53" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 A DISTANCE OF 2,659.07 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 21; THENCE SOUTH 89°32'37" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 A DISTANCE OF 2,656.37 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21, BEING THE CORNER COMMON TO SECTIONS 15, 16, 21 & 22 AND THE WEST RIGHT-OF-WAY LINE OF WILSON ROAD; THENCE SOUTH 00°01'39" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 A DISTANCE OF 2,640.26 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21; THENCE SOUTH 00°09'58" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21 A DISTANCE OF 1,037.80 FEET; THENCE LEAVING SAID LINE SOUTH 89°54'24" EAST, A DISTANCE OF 270.00 FEET; THENCE SOUTH 00°09'58" WEST, A DISTANCE OF 1,600.00 FEET; THENCE SOUTH 00°16'42" WEST, A DISTANCE OF 815.00 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56; THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1 NORTH 89°54'24" WEST, A DISTANCE OF 1,825.83 FEET TO A POINT OF CURVATURE; 2 WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,475.00 FEET, AN ARC LENGTH OF 1,480.67 FEET, A CENTRAL ANGLE OF 24°24'48", AND A CHORD BEARING AND DISTANCE OF NORTH 77°42'00" WEST, 1,469.50 FEET; 3 NORTH 65°29'36" WEST, A DISTANCE OF 2,100.21

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. - PARCEL 1



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PARCEL DESCRIPTION: (CONT.)

FEET TO A POINT OF CURVATURE; 4 WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,025.00 FEET, AN ARC LENGTH OF 3,856.98 FEET, A CENTRAL ANGLE OF 73°03'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°58'47" WEST, 3,600.97 FEET; 5. SOUTH 41°27'09" WEST, A DISTANCE OF 253.23 FEET TO A POINT OF CURVATURE AT THE INTERSECTION OF THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE ALONG SAID LINE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 77.41 FEET, A CENTRAL ANGLE OF 88°42'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°48'26" WEST, 69.91 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE NORTH 45°56'41" WEST, A DISTANCE OF 486.55 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,460.00 FEET, AN ARC LENGTH OF 2,746.16 FEET, A CENTRAL ANGLE OF 45°28'30", AND A CHORD BEARING AND DISTANCE OF NORTH 23°12'26" WEST, 2,674.64 FEET; THENCE NORTH 00°28'11" WEST, A DISTANCE OF 961.44 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,690.00 FEET, AN ARC LENGTH OF 257.22 FEET, A CENTRAL ANGLE OF 08°43'14", AND A CHORD BEARING AND DISTANCE OF NORTH 04°49'48" WEST, 256.98 FEET TO A NON-TANGENT LINE ON THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF SAID PORTER BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1. SOUTH 43°29'45" WEST A DISTANCE OF 216.91 FEET TO A POINT OF CURVATURE; 2. SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,430.00 FEET, AN ARC LENGTH OF 1,091.08 FEET, A CENTRAL ANGLE OF 43°42'59", AND A CHORD BEARING AND DISTANCE OF SOUTH 21°38'16" WEST, 1,064.81 FEET; 3. SOUTH 00°13'14" EAST, A DISTANCE OF 371.87 FEET TO A POINT OF CURVATURE; 4. SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,430.00 FEET, AN ARC LENGTH OF 1,588.04 FEET, A CENTRAL ANGLE OF 26°31'38", AND A CHORD BEARING AND DISTANCE OF SOUTH 13°29'03" EAST, 1,573.90 FEET TO A POINT OF A COMPOUND CURVATURE; 5. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 673.11 FEET, A CENTRAL ANGLE OF 41°28'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°28'56" EAST, 658.51 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE SOUTH 21°46'59" WEST, A DISTANCE OF 463.67 FEET; THENCE SOUTH 02°06'34" EAST A DISTANCE OF 419.36 FEET; THENCE SOUTH 38°49'54" EAST, A DISTANCE OF 799.59 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1. SOUTH 41°27'10" WEST, A DISTANCE OF 264.19 FEET TO A POINT OF CURVATURE; 2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5,875.00 FEET, AN ARC LENGTH OF 1,865.50 FEET, A CENTRAL ANGLE OF 18°11'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°32'57" WEST, 1,857.67 FEET; 3. SOUTH 59°38'45" WEST, A DISTANCE OF 1,167.81 FEET; THENCE LEAVING SAID LINE NORTH 31°22'45" WEST, A DISTANCE OF 681.00 FEET; THENCE NORTH 63°21'14" WEST, A DISTANCE OF 596.94 FEET; THENCE SOUTH 48°49'28" WEST, A DISTANCE OF 1,300.74 FEET; THENCE NORTH 50°22'10" WEST, A DISTANCE OF 231.54 FEET; THENCE SOUTH 82°05'43" WEST, A DISTANCE OF 252.03 FEET; THENCE SOUTH 72°01'12" WEST, A DISTANCE OF 275.31 FEET; THENCE SOUTH 00°29'39" WEST, A DISTANCE OF 105.25 FEET; THENCE SOUTH 64°21'53" WEST, A DISTANCE OF 36.83 FEET; THENCE SOUTH 78°01'35" WEST, A DISTANCE OF 39.60 FEET; THENCE NORTH 82°54'03" WEST, A DISTANCE OF 53.61 FEET; THENCE SOUTH 85°30'57" WEST, A DISTANCE OF 79.15 FEET; THENCE SOUTH 47°35'43" WEST, A DISTANCE OF 54.48 FEET; THENCE SOUTH 52°42'43" WEST, A DISTANCE OF 62.69 FEET; THENCE SOUTH 44°20'16" WEST, A DISTANCE OF 48.69 FEET; THENCE SOUTH 61°57'11" WEST, A DISTANCE OF 39.49 FEET; THENCE SOUTH 56°28'07" WEST, A DISTANCE OF 87.31 FEET; THENCE SOUTH 44°47'06" WEST, A DISTANCE OF 61.21 FEET; THENCE SOUTH 62°14'03" WEST, A DISTANCE OF 43.47 FEET; THENCE SOUTH 84°26'10" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 59°10'51" WEST, A DISTANCE OF 535.00 FEET; THENCE NORTH 50°28'38" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 72°15'04" WEST, A DISTANCE OF 85.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD); THENCE NORTH 00°29'34" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 30.62 FEET; THENCE LEAVING SAID LINE NORTH 64°10'19" EAST, A DISTANCE OF 507.61 FEET; THENCE NORTH 00°29'15" EAST, A DISTANCE OF 400.46 FEET; THENCE NORTH 89°30'26" WEST, A DISTANCE OF

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC - PARCEL 1



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PARCEL DESCRIPTION: (CONT.)

454.94 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE NORTH 00°29'34" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 190.69 FEET; THENCE LEAVING SAID LINE SOUTH 89°56'33" EAST, A DISTANCE OF 1,938.37 FEET; THENCE NORTH 00°37'22" EAST, A DISTANCE OF 660.23 FEET; THENCE NORTH 00°37'21" EAST, A DISTANCE OF 330.06 FEET; THENCE NORTH 89°55'34" WEST, A DISTANCE OF 322.86 FEET; THENCE NORTH 04°23'06" WEST, A DISTANCE OF 64.23 FEET; THENCE NORTH 08°18'53" EAST, A DISTANCE OF 85.50 FEET; THENCE NORTH 01°11'14" WEST, A DISTANCE OF 132.14 FEET; THENCE NORTH 20°56'46" WEST, A DISTANCE OF 187.10 FEET; THENCE NORTH 08°35'31" EAST, A DISTANCE OF 55.29 FEET; THENCE NORTH 17°08'23" WEST, A DISTANCE OF 406.24 FEET; THENCE SOUTH 78°21'22" EAST, A DISTANCE OF 395.52 FEET; THENCE NORTH 04°41'16" WEST, A DISTANCE OF 1,473.65 FEET; THENCE NORTH 12°09'05" EAST, A DISTANCE OF 947.33 FEET; THENCE NORTH 25°15'11" WEST, A DISTANCE OF 626.56 FEET; THENCE NORTH 14°39'02" EAST, A DISTANCE OF 34.21 FEET; THENCE NORTH 02°51'22" EAST, A DISTANCE OF 1,446.88 FEET; THENCE NORTH 16°35'41" EAST, A DISTANCE OF 538.07 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF CHANCEY ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1. SOUTH 76°04'04" WEST, A DISTANCE OF 795.54 FEET TO A POINT OF CURVATURE; 2. WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,570.00 FEET, AN ARC LENGTH OF 647.04 FEET, A CENTRAL ANGLE OF 14°25'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 83°16'49" WEST, 645.33 FEET; 3. NORTH 89°30'26" WEST, A DISTANCE OF 367.20 FEET TO A POINT OF CURVATURE; 4. SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.54 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°29'34" WEST, 70.71 FEET TO A NON-TANGENT LINE ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE NORTH 00°29'34" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF SAID CHANCEY ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1. SOUTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.54 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°30'26" EAST, 70.71 FEET; 2. SOUTH 89°30'26" EAST, A DISTANCE OF 367.20 FEET TO A POINT OF CURVATURE; 3. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,430.00 FEET, AN ARC LENGTH OF 611.79 FEET, A CENTRAL ANGLE OF 14°25'30", AND A CHORD BEARING AND DISTANCE OF NORTH 83°16'49" EAST, 610.18 FEET; 4. NORTH 76°04'04" EAST, A DISTANCE OF 3,186.32 FEET TO A POINT OF CURVATURE; 5. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8,070.00 FEET, AN ARC LENGTH OF 647.03 FEET, A CENTRAL ANGLE OF 04°35'38", AND A CHORD BEARING AND DISTANCE OF NORTH 78°21'52" EAST, 646.86 FEET; 6. NORTH 80°39'41" EAST, A DISTANCE OF 1,324.57 FEET TO A POINT OF CURVATURE ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF SAID PORTER BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 65.45 FEET, A CENTRAL ANGLE OF 75°00'00" AND A CHORD BEARING AND DISTANCE OF NORTH 43°09'41" EAST, 60.88 FEET; 2. NORTH 05°39'41" EAST, A DISTANCE OF 1,104.54 FEET TO A POINT OF CURVATURE; 3. NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 529.10 FEET, A CENTRAL ANGLE OF 14°55'01", AND A CHORD BEARING AND DISTANCE OF NORTH 01°48'19" WEST, 527.60 FEET; 4. NORTH 09°16'19" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT OF CURVATURE; 5. NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET AN ARC LENGTH OF 805.82 FEET, A CENTRAL ANGLE OF 22°44'38" AND A CHORD BEARING AND DISTANCE OF NORTH 20°38'38" WEST, 800.54 FEET; 6. NORTH 32°00'57" WEST, A DISTANCE OF 2,411.88 FEET; THENCE LEAVING SAID LINE SOUTH 55°14'13" WEST, A DISTANCE OF 348.50 FEET; THENCE NORTH 53°48'13" WEST, A DISTANCE OF 410.19 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 1,603.17 FEET; THENCE SOUTH 29°39'53" WEST, A DISTANCE OF 878.90 FEET; THENCE SOUTH 15°23'12" WEST, A DISTANCE OF 860.67 FEET; THENCE SOUTH 81°39'31" WEST, A DISTANCE OF 498.05 FEET; THENCE SOUTH 10°55'16" WEST, A DISTANCE OF 729.50 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 590.15 FEET; THENCE SOUTH 10°04'47" WEST, A DISTANCE OF 498.44 FEET; THENCE NORTH 89°56'28" WEST, A DISTANCE OF 805.09 FEET TO THE SAID EASTERLY

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC - PARCEL 1



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THIS IS NOT A SURVEY

PARCEL DESCRIPTION: (CONT.)

RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1 NORTH 00°29'34" EAST, A DISTANCE OF 1,070.82 FEET TO A POINT OF CURVATURE; 2. NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,629.80 FEET, AN ARC LENGTH OF 1,389.24 FEET, A CENTRAL ANGLE OF 14°08'19", AND A CHORD BEARING AND DISTANCE OF NORTH 07°33'44" EAST, 1,385.72 FEET; 3. NORTH 14°37'52" EAST, A DISTANCE OF 2,070.60 FEET; THENCE LEAVING SAID LINE SOUTH 75°22'08" EAST, A DISTANCE OF 216.00 FEET; THENCE NORTH 14°37'52" EAST, A DISTANCE OF 232.00 FEET; THENCE SOUTH 75°22'08" EAST, A DISTANCE OF 308.00 FEET; THENCE NORTH 20°41'51" WEST, A DISTANCE OF 446.16 FEET; THENCE NORTH 14°37'52" EAST, A DISTANCE OF 278.00 FEET; THENCE NORTH 75°22'08" WEST, A DISTANCE OF 266.00 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE NORTH 14°37'52" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 239.29 FEET; THENCE LEAVING SAID LINE SOUTH 75°21'08" EAST, A DISTANCE OF 353.01 FEET; THENCE NORTH 14°37'03" EAST, A DISTANCE OF 201.80 FEET; THENCE NORTH 75°23'12" WEST, A DISTANCE OF 292.99 FEET; THENCE SOUTH 14°38'06" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 75°16'55" WEST, A DISTANCE OF 59.94 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE NORTH 14°41'33" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 55.90 FEET; THENCE LEAVING SAID LINE SOUTH 75°22'18" EAST, A DISTANCE OF 81.92 FEET; THENCE SOUTH 66°23'33" EAST, A DISTANCE OF 38.47 FEET; THENCE SOUTH 75°21'54" EAST, A DISTANCE OF 177.94 FEET; THENCE NORTH 55°20'58" EAST, A DISTANCE OF 30.59 FEET; THENCE NORTH 14°38'33" EAST, A DISTANCE OF 296.38 FEET; THENCE SOUTH 75°21'46" EAST, A DISTANCE OF 791.06 FEET; THENCE SOUTH 14°38'06" WEST, A DISTANCE OF 372.03 FEET; THENCE SOUTH 75°21'54" EAST, A DISTANCE OF 137.96 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, AN ARC LENGTH OF 172.04 FEET, A CENTRAL ANGLE OF 17°55'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 84°19'34" EAST, 171.34 FEET; THENCE NORTH 50°09'28" EAST, A DISTANCE OF 42.27 FEET; THENCE NORTH 70°32'35" EAST, A DISTANCE OF 74.02 FEET; THENCE SOUTH 84°15'19" EAST, A DISTANCE OF 87.81 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 17.62 FEET; THENCE SOUTH 33°50'30" EAST, A DISTANCE OF 404.45 FEET; THENCE SOUTH 62°05'36" EAST, A DISTANCE OF 146.12 FEET; THENCE NORTH 67°19'14" EAST, A DISTANCE OF 293.50 FEET; THENCE NORTH 17°43'05" WEST, A DISTANCE OF 39.89 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 24.88 FEET TO THE WEST LINE OF THE EAST 160 ACRES OF SECTION 7 LYING SOUTH OF STATE ROAD 54; THENCE SOUTH 00°17'53" WEST, ALONG SAID LINE A DISTANCE OF 1,352.58 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7; THENCE SOUTH 89°58'10" EAST, ALONG THE SOUTH LINE OF THE EAST 160 ACRES OF SECTION 7 LYING SOUTH OF STATE ROAD 54 A DISTANCE OF 2,017.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.564.285 ACRES, MORE OR LESS

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC - PARCEL 1

King
ENGINEERING ASSOCIATES, INC.

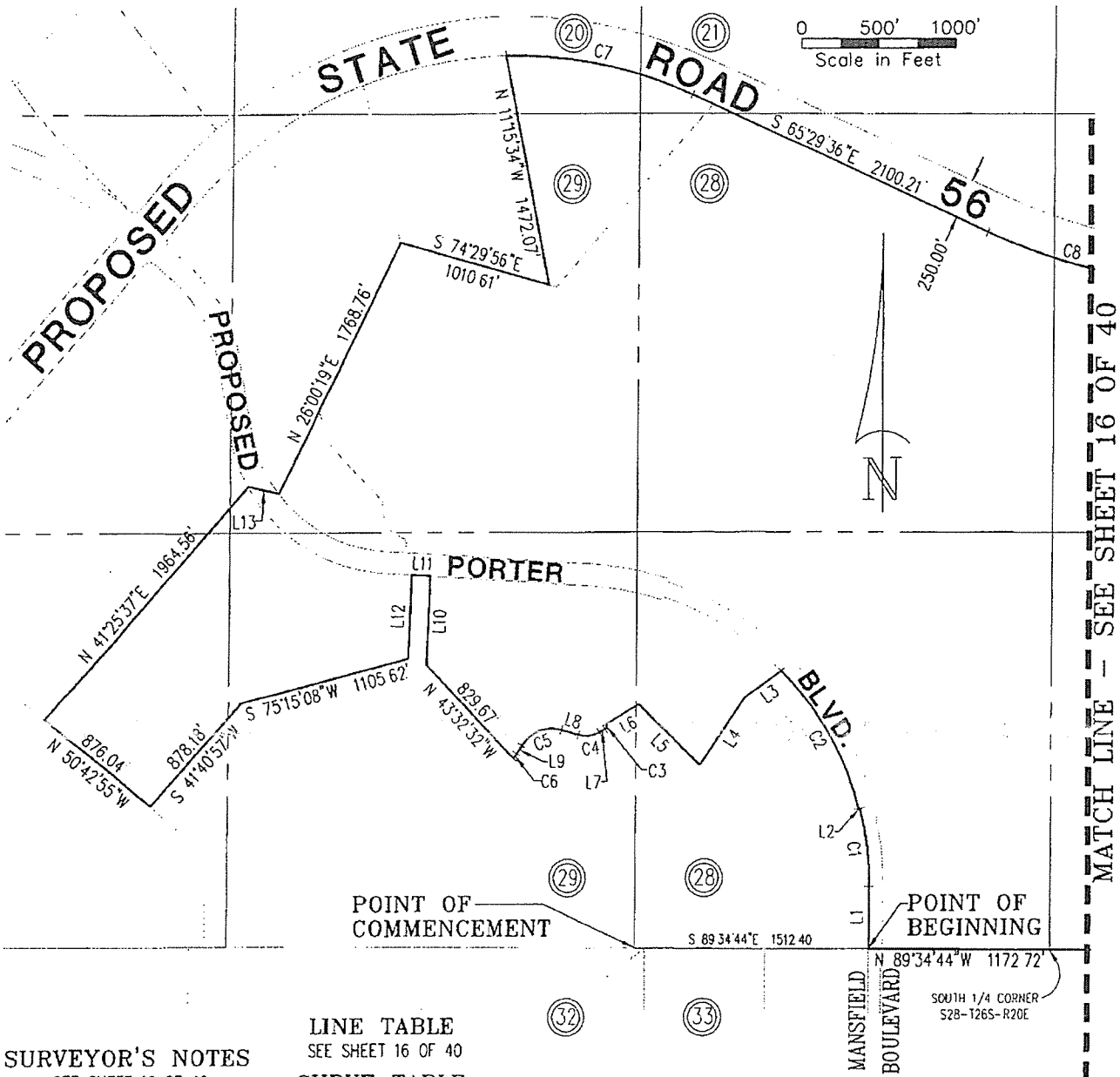
4921 MEMORIAL HIGHWAY
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PHONE 813-880-8821
FAX 813-880-8822
E-MAIL king@king-engineering.com

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 1.dwg

THIS IS NOT A SURVEY

SECTIONS 20, 21, 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



SURVEYOR'S NOTES
SEE SHEET 16 OF 40

LINE TABLE
SEE SHEET 16 OF 40
CURVE TABLE
SEE SHEET 16 OF 40

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC - PARCEL 2

SCALE 1" = 1000	DATE JAN. 21, 2008	DRAWN R.E.D.	CALCED J.L.W.	CHECKED J.L.W.
JOB No. 3778-001-000	SECTION 20,21,27&28	TOWNSHIP 26 SOUTH	RANGE 20 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper

King
ENGINEERING ASSOCIATES, INC.

1921 MEMORIAL HIGHWAY
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PHONE 813-820-2881
FAX 813-890-8882
E-MAIL king@king-engineering.com

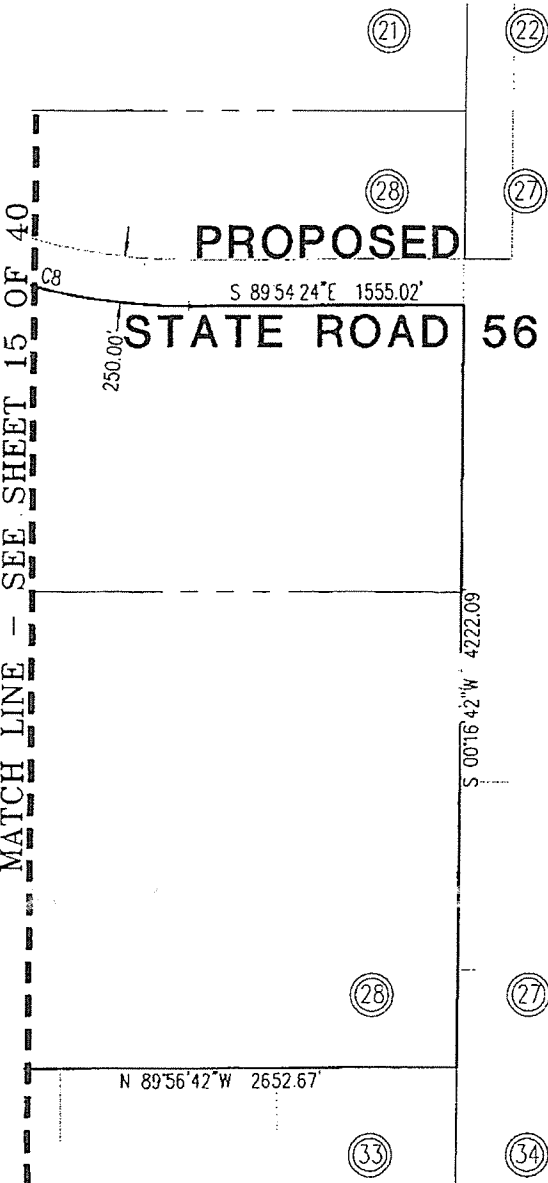
JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S. 4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

C:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 2.dwg

THIS IS NOT A SURVEY

SECTIONS 20, 21, 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

MATCH LINE - SEE SHEET 15 OF 40



**PROPOSED
STATE ROAD 56**

S 89°54'24"E 1555.02'

250.00'

S 00°16'42"W 4222.09'

N 89°56'42"W 2652.67'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°25'16"E	395.38'
L2	N 89°34'44"W	10.35'
L3	S 54°32'51"W	288.28'
L4	S 33°18'46"W	521.78'
L5	N 45°10'53"W	559.76'
L6	S 58°58'45"W	243.60'
L7	S 58°58'45"W	42.08'
L8	N 73°47'50"W	122.06'
L9	S 32°00'54"W	62.44'
L10	N 02°23'47"E	562.34'
L11	N 86°22'56"W	120.03'
L12	S 02°23'47"W	528.96'
L13	S 77°01'08"E	201.26'

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY. NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	14°56'41"	1940.00	506.02	504.59	N 07°03'04"W
C2	30°25'26"	1930.00	1024.82	1012.83	N 29°48'53"W
C3	90°00'00"	25.00	39.27	35.36	S 13°58'45"W
C4	47°13'25"	170.00	140.12	136.18	S 82°35'28"W
C5	74°11'16"	230.00	297.81	277.44	S 69°06'32"W
C6	8°05'58"	270.00	38.17	38.14	S 36°03'53"W
C7	25°50'38"	2775.00	1251.69	1241.11	S 78°24'55"E
C8	24°24'48"	3725.00	1587.19	1575.21	S 77°42'00"E

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. - PARCEL 2



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 FAX 813-880-8882
 E-MAIL King@kingengineers.com

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THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTIONS 20, 21, 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°34'44" EAST, ALONG THE SOUTH LINE OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 1,512.40 FEET TO THE POINT OF BEGINNING AT THE INTERSECTION OF THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE ALONG THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD THE FOLLOWING FOUR (4) COURSES: 1. NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,940.00 FEET, AN ARC LENGTH OF 506.02 FEET, A CENTRAL ANGLE OF 14°56'41", AND A CHORD BEARING AND DISTANCE OF NORTH 07°03'04" WEST, 504.59 FEET; 3. NORTH 89°34'44" WEST, A DISTANCE OF 10.35 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,930.00 FEET, AN ARC LENGTH OF 1,024.82 FEET, A CENTRAL ANGLE OF 30°25'26", AND A CHORD BEARING AND DISTANCE OF NORTH 29°48'53" WEST, 1,012.83 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE SOUTH 54°32'51" WEST, A DISTANCE OF 288.28 FEET; THENCE SOUTH 33°18'46" WEST, A DISTANCE OF 521.78 FEET; THENCE NORTH 45°10'53" WEST, A DISTANCE OF 559.76 FEET; THENCE SOUTH 58°58'45" WEST, A DISTANCE OF 243.60 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 13°58'45" WEST, 35.36 FEET; THENCE SOUTH 58°58'45" WEST, A DISTANCE OF 42.08 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 140.12 FEET, A CENTRAL ANGLE OF 47°13'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°35'28" WEST, 136.18 FEET; THENCE NORTH 73°47'50" WEST, A DISTANCE OF 122.06 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 297.81 FEET, A CENTRAL ANGLE OF 74°11'16", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°06'32" WEST, 277.44 FEET; THENCE SOUTH 32°00'54" WEST, A DISTANCE OF 62.44 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 38.17 FEET, A CENTRAL ANGLE OF 08°05'58", AND A CHORD BEARING AND DISTANCE OF SOUTH 36°03'53" WEST, 38.14 FEET TO A NON-TANGENT LINE; THENCE NORTH 43°32'32" WEST, A DISTANCE OF 829.67 FEET; THENCE NORTH 02°23'47" EAST, A DISTANCE OF 562.34 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE NORTH 86°22'56" WEST, ALONG SAID LINE A DISTANCE OF 120.03 FEET; THENCE LEAVING SAID LINE SOUTH 02°23'47" WEST, A DISTANCE OF 528.96 FEET; THENCE SOUTH 75°15'08" WEST, A DISTANCE OF 1,105.62 FEET; THENCE SOUTH 41°40'57" WEST, A DISTANCE OF 878.18 FEET; THENCE NORTH 50°42'55" WEST, A DISTANCE OF 876.04 FEET; THENCE NORTH 41°25'37" EAST, A DISTANCE OF 1,964.56 FEET TO THE PROPOSED SOUTHWESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE CROSSING SAID RIGHT-OF-WAY SOUTH 77°01'08" EAST, A DISTANCE OF 201.26 FEET TO THE PROPOSED NORTHEASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE LEAVING SAID LINE NORTH 26°00'19" EAST, A DISTANCE OF 1,768.76 FEET; THENCE SOUTH 74°29'56" EAST, A DISTANCE OF 1,010.61 FEET; THENCE NORTH 11°15'34" WEST, A DISTANCE OF 1.472.07 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56; THENCE ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 THE FOLLOWING FOUR (4) COURSES: 1. EASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,775.00 FEET, AN ARC LENGTH OF 1,251.69 FEET, A CENTRAL ANGLE OF 25°50'38", AND A CHORD BEARING AND DISTANCE OF SOUTH 78°24'55" EAST, 1,241.11 FEET; 2. SOUTH 65°29'36" EAST, A DISTANCE OF 2,100.21 FEET TO A POINT OF CURVATURE; 3. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,725.00 FEET, AN ARC LENGTH OF 1,587.19 FEET, A CENTRAL ANGLE OF 24°24'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°42'00" EAST, 1,575.21 FEET; 4. SOUTH 89°54'24" EAST, A DISTANCE OF 1,555.02 FEET TO THE EAST LINE OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE SOUTH 00°16'42" WEST, ALONG SAID LINE A DISTANCE OF 4,222.09 FEET TO THE COMMON CORNER OF SECTIONS 27, 28, 33 AND 34; THENCE NORTH 89°56'42" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 2,652.67 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE NORTH 89°34'44" WEST, A DISTANCE OF 1,172.72 FEET TO THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD AND THE POINT OF BEGINNING

CONTAINING 708 588 ACRES, MORE OR LESS

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC - PARCEL 2

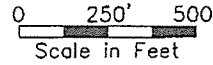
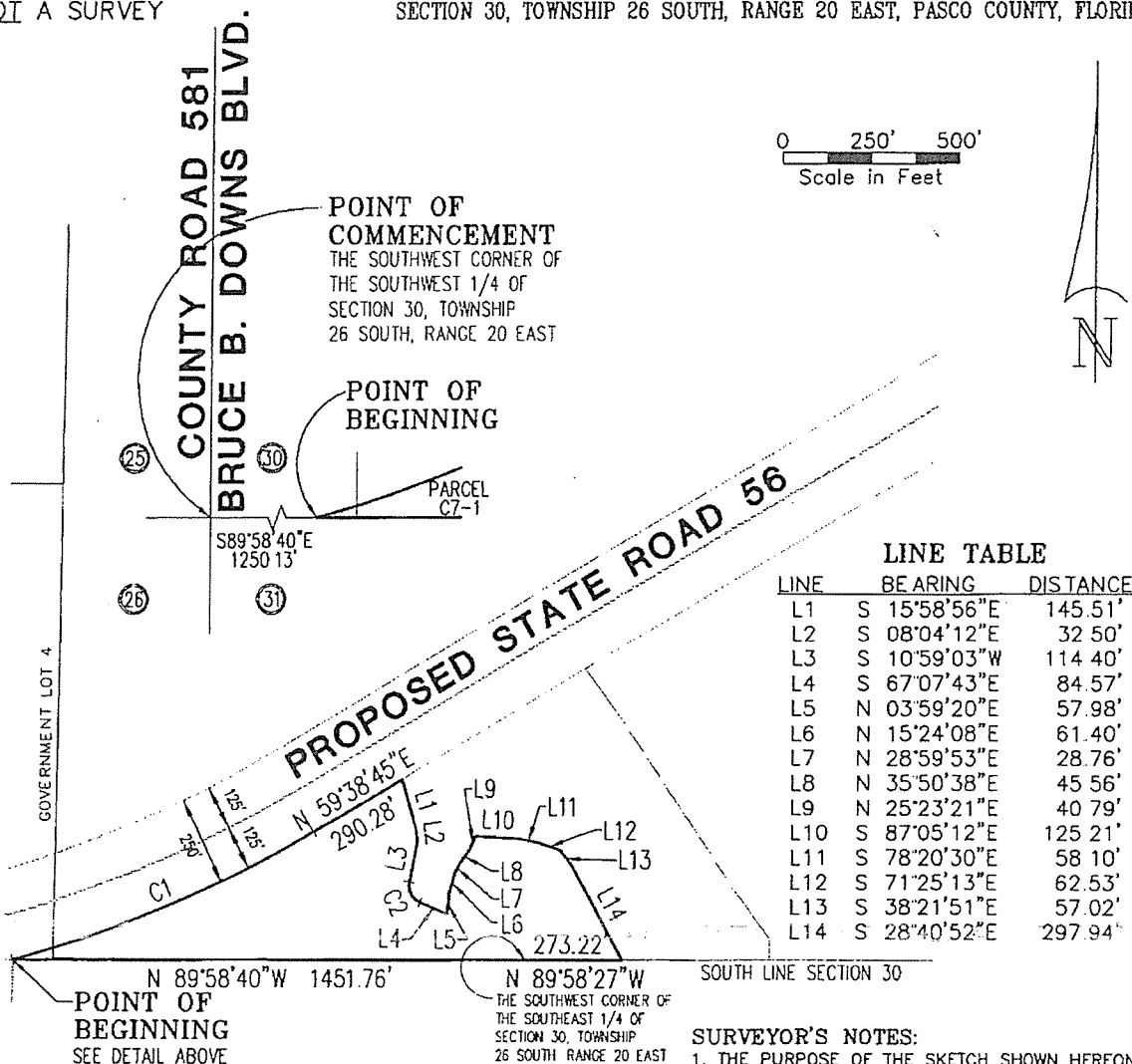


ENGINEERING ASSOCIATES, INC.
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ONE MEMORIAL CENTER SUITE 300 FAX 813-880-8282
TAUFLA, FLORIDA 33634 E-MAIL king@kingengineering.com

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THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 15°58'56"E	145.51'
L2	S 08°04'12"E	32.50'
L3	S 10°59'03"W	114.40'
L4	S 67°07'43"E	84.57'
L5	N 03°59'20"E	57.98'
L6	N 15°24'08"E	61.40'
L7	N 28°59'53"E	28.76'
L8	N 35°50'38"E	45.56'
L9	N 25°23'21"E	40.79'
L10	S 87°05'12"E	125.21'
L11	S 78°20'30"E	58.10'
L12	S 71°25'13"E	62.53'
L13	S 38°21'51"E	57.02'
L14	S 28°40'52"E	297.94'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	15°01'43"	3505.00	919.35	916.72	N 67°09'37"E
C2	78°06'46"	52.00	70.89	65.53	S 28°04'20"E

SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET.

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC - PARCEL 3

SCALE 1" = 500	DATE 1/22/2008	DRAWN R.E.D.	CALCED J.L.W.	CHECKED J.L.W.
JOB No. 3778-001-000	SECTION 30	TOWNSHIP 26 SOUTH	RANGE 20 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper



ENGINEERING ASSOCIATES, INC.
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FAX 813-880-8882
E-MAIL king@kingengineering.com

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

G:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 3.dwg

PARCEL DESCRIPTION:

THAT PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOT 4 OF SAID SECTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'40" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 SAID SECTION 30, A DISTANCE OF 1250.13 FEET TO A POINT OF INTERSECTION WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 (250' R/W) FOR A POINT OF BEGINNING; THENCE ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 56 THE FOLLOWING TWO (2) COURSES: 1. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,505.00 FEET, AN ARC LENGTH OF 919.35 FEET, A CENTRAL ANGLE OF 15°01'43", AND A CHORD BEARING AND DISTANCE OF NORTH 67°09'37" EAST, 916.72 FEET; 2. NORTH 59°38'45" EAST, A DISTANCE OF 290.28 FEET; THENCE LEAVING SAID LINE SOUTH 15°58'56" EAST, A DISTANCE OF 145.51 FEET; THENCE SOUTH 08°04'12" EAST, A DISTANCE OF 32.50 FEET; THENCE SOUTH 10°59'03" WEST, A DISTANCE OF 114.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 52.00 FEET, AN ARC LENGTH OF 70.89 FEET, A CENTRAL ANGLE OF 78°06'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°04'20" EAST, 65.53 FEET; THENCE SOUTH 67°07'43" EAST, A DISTANCE OF 84.57 FEET; THENCE NORTH 03°59'20" EAST, A DISTANCE OF 57.98 FEET; THENCE NORTH 15°24'08" EAST, A DISTANCE OF 61.40 FEET; THENCE NORTH 28°59'53" EAST, A DISTANCE OF 28.76 FEET; THENCE NORTH 35°50'38" EAST, A DISTANCE OF 45.56 FEET; THENCE NORTH 25°23'21" EAST, A DISTANCE OF 40.79 FEET; THENCE SOUTH 87°05'12" EAST, A DISTANCE OF 125.21 FEET; THENCE SOUTH 78°20'30" EAST, A DISTANCE OF 58.10 FEET; THENCE SOUTH 71°25'13" EAST, A DISTANCE OF 62.53 FEET; THENCE SOUTH 38°21'51" EAST, A DISTANCE OF 57.02 FEET; THENCE SOUTH 28°40'52" EAST, A DISTANCE OF 297.94 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 SAID SECTION 30; THENCE NORTH 89°58'27" WEST, A DISTANCE OF 273.22 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 89°58'40" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1,451.76 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 AND THE POINT OF BEGINNING.

CONTAINING 9.165 ACRES, MORE OR LESS.

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. - PARCEL 3



4921 MEMORIAL HIGHWAY
 ONE MEMORIAL CENTER SUITE 300
 TAMPA, FLORIDA 33634

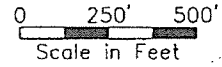
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 FAX 813-880-8882
 E-MAIL king@kingengineering.com

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 3.dwg

THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

COUNTY ROAD 581
BRUCE B. DOWNS BLVD



POINT OF COMMENCEMENT
THE SOUTHWEST CORNER OF
THE SOUTHWEST 1/4 OF
SECTION 30, TOWNSHIP
26 SOUTH RANGE 20 EAST

POINT OF BEGINNING

PROPOSED STATE ROAD 56

PROPOSED STATE ROAD 56

PROPOSED STATE ROAD 56

POINT OF BEGINNING
SEE DETAIL ABOVE

SOUTH LINE SECTION 30

THE SOUTHWEST CORNER OF
THE SOUTHEAST 1/4 OF
SECTION 30, TOWNSHIP
26 SOUTH RANGE 20 EAST



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°01'33"E	62.08'
L2	N 36°42'50"W	180.07'
L3	N 36°15'46"W	202.91'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	15°01'43"	3505.00	919.35	916.72	N 67°09'37"E

SURVEYOR'S NOTES:

1. THE PURPOSE OF THE SKETCH SHOWN HEREON IS TO GRAPHICALLY DEPICT THOSE MATTERS INCLUDED IN THE ATTACHED LEGAL DESCRIPTION, AND IS NOT INTENDED TO DISPLAY EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP INFORMATION, IF ANY, THAT MIGHT AFFECT THIS PARCEL.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET.

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC - PARCEL 4

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 500	1/22/2008	R.E.D.	J.L.W.	J.L.W.
JOB No.	SECTION	TOWNSHIP	RANGE	
3778-001-000	30	26 SOUTH	20 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper



ENGINEERING ASSOCIATES, INC.
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TAMPA FLORIDA 33634
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E-MAIL king@kingengineer.com

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S. 4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 4.dwg

PARCEL DESCRIPTION:

THAT PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'40" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 SAID SECTION 30, A DISTANCE OF 1250.13 FEET TO A POINT OF INTERSECTION WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 (250' R/W); THENCE ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 56 THE FOLLOWING TWO (2) COURSES: 1. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,505.00 FEET, AN ARC LENGTH OF 919.35 FEET, A CENTRAL ANGLE OF 15°01'43", AND A CHORD BEARING AND DISTANCE OF NORTH 67°09'37" EAST, 916.72 FEET; 2. NORTH 59°38'45" EAST, A DISTANCE OF 892.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 59°38'45" EAST, A DISTANCE OF 1,339.88 FEET; THENCE LEAVING SAID LINE SOUTH 30°21'15" EAST, A DISTANCE OF 1,721.76 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 SAID SECTION 30; THENCE NORTH 89°58'27" WEST, ALONG SAID LINE A DISTANCE OF 1,502.16 FEET; THENCE LEAVING SAID LINE NORTH 00°01'33" EAST, A DISTANCE OF 62.08 FEET; THENCE NORTH 36°42'50" WEST, A DISTANCE OF 180.07 FEET; THENCE NORTH 34°05'58" WEST, A DISTANCE OF 528.85 FEET; THENCE NORTH 36°15'46" WEST, A DISTANCE OF 202.91 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 AND THE POINT OF BEGINNING

CONTAINING OR 40.040 ACRES MORE OR LESS

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC - PARCEL 4

King

ENGINEERING ASSOCIATES, INC.
 4921 MEMORIAL HIGHWAY
 ONE MEMORIAL CENTER SUITE 300
 TAMPA, FLORIDA 33634

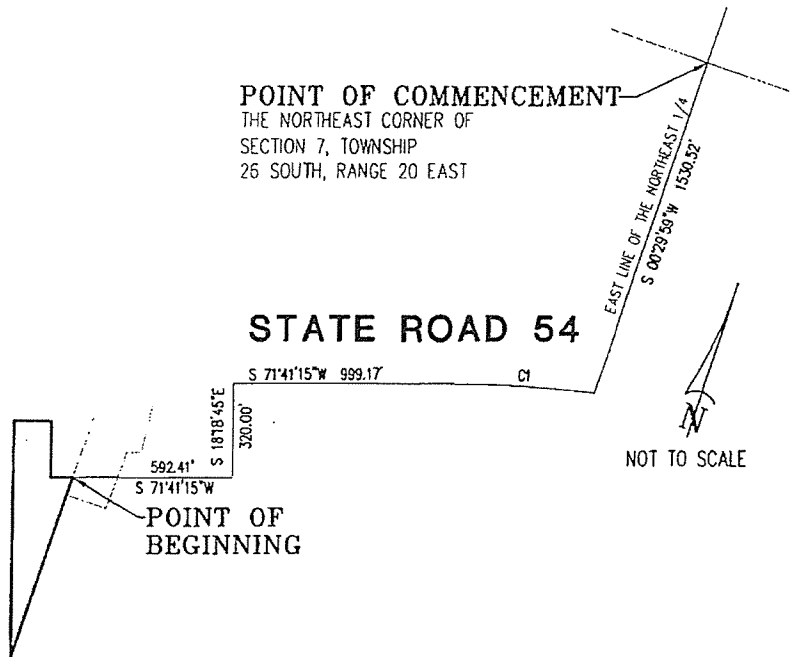
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 FAX 813 • 880 • 8882
 E-MAIL king@kingengineeri g.com

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 4.gwg

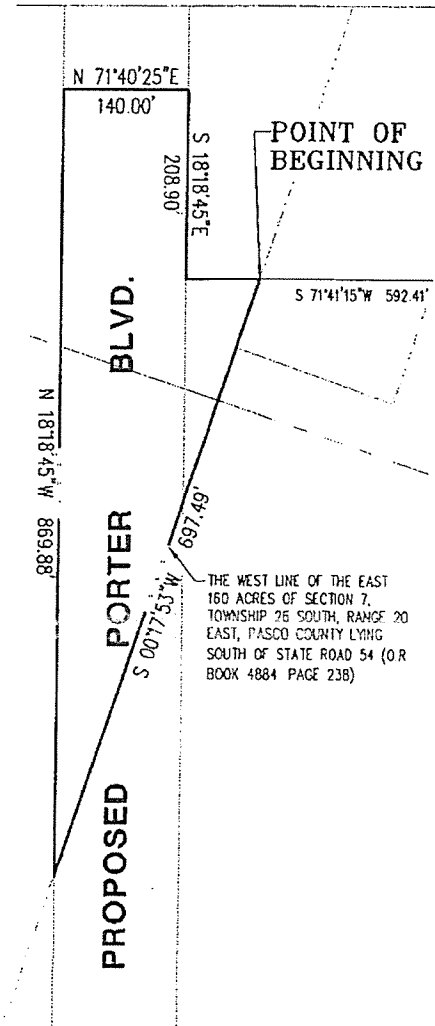
THIS IS NOT A SURVEY

SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

POINT OF COMMENCEMENT
THE NORTHEAST CORNER OF
SECTION 7, TOWNSHIP
26 SOUTH, RANGE 20 EAST



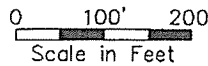
STATE ROAD 54



POINT OF COMMENCEMENT DETAIL

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°25'50\"E	80.29'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	6°22'41\"	5729.58	637.82	637.49	S 74°54'21\"W

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC - PARCEL 5

SCALE 1" = 200'	DATE JAN. 25 2008	DRAWN R.E.D.	CALCED J.L.W.	CHECKED J.L.W.
JOB No. 3778-001-000	SECTION 7	TOWNSHIP 26 SOUTH	RANGE 20 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper

King
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JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 5.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°29'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 7 A DISTANCE OF 1,530.52 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 THE FOLLOWING TWO (2) COURSES: 1. WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5,729.58 FEET, AN ARC LENGTH OF 637.82 FEET, A CENTRAL ANGLE OF 06°22'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 74°54'21" WEST, 637.49 FEET; 2. SOUTH 71°41'15" WEST, A DISTANCE OF 999.17 FEET; THENCE LEAVING SAID LINE SOUTH 18°18'45" EAST, A DISTANCE OF 320.00 FEET; THENCE SOUTH 71°41'15" WEST, A DISTANCE OF 592.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°17'53" WEST, A DISTANCE OF 697.49 FEET TO THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE NORTH 18°18'45" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 869.88 FEET; THENCE CROSSING SAID RIGHT-OF-WAY NORTH 71°40'25" EAST, A DISTANCE OF 140.00 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE SOUTH 18°18'45" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 208.90 FEET; THENCE LEAVING SAID LINE NORTH 71°41'15" EAST, A DISTANCE OF 82.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.360 ACRES, MORE OR LESS

WIREGRASS CDD PARCELS

PROPERTY OF WIREGRASS RANCH INC. - PARCEL 5



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C:\SURVEY\377B\001\SKETCH & LEGALS\WIREGRASS RANCH INC PARCEL 5.dwg

THIS IS NOT A SURVEY

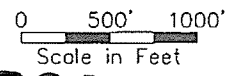
SECTIONS 20, 29 & 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

LINE TABLE
SEE SHEET 25 OF 40

CURVE TABLE
SEE SHEET 25 OF 40

**PROPOSED
STATE ROAD 56**

**PROPOSED
MANSFIELD
BLVD.**



SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY. NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET

WIREGRASS CDD PARCELS

PROPERTY OF SOLLY BRANCH HOLDINGS LLC - PARCEL 1

SCALE 1"=1000	DATE 1/17/08	DRAWN R.E.D.	CALCED J.L.W.	CHECKED J.L.W.
JOB No. 3778-001-000	SECTION 20,29&30	TOWNSHIP 26 SOUTH	RANGE 20 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

King

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JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\SOLLY BRANCH HOLDINGS LLC PARCEL 1.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTIONS 20, 29 & 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE COMMON CORNER OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'06" WEST, ALONG THE SOUTH LINE OF SAID SECTION 20, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 2,194.13 FEET TO THE POINT OF BEGINNING AT THE INTERSECTION OF THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 AND A POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE ALONG THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 THE FOLLOWING TWO (2) COURSES: 1. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,775.00 FEET, AN ARC LENGTH OF 425.50 FEET, A CENTRAL ANGLE OF 08°47'07", AND A CHORD BEARING AND DISTANCE OF NORTH 64°31'07" EAST, 425.08 FEET; 2. CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,775.00 FEET, AN ARC LENGTH OF 956.62 FEET, A CENTRAL ANGLE OF 19°45'05", AND A CHORD BEARING AND DISTANCE OF NORTH 78°47'13" EAST, 951.89 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE SOUTH 11°15'34" EAST, A DISTANCE OF 1,472.07 FEET; THENCE NORTH 74°29'56" WEST, A DISTANCE OF 1,010.61 FEET; THENCE SOUTH 26°00'19" WEST, A DISTANCE OF 1,768.76 FEET; THENCE NORTH 77°01'08" WEST, A DISTANCE OF 201.26 FEET; THENCE SOUTH 41°25'37" WEST, A DISTANCE OF 1,964.56 FEET; THENCE SOUTH 50°42'55" EAST, A DISTANCE OF 876.04 FEET; THENCE SOUTH 48°19'03" EAST, A DISTANCE OF 283.03 FEET; THENCE SOUTH 20°01'02" EAST, A DISTANCE OF 408.18 FEET; THENCE SOUTH 00°06'28" WEST, A DISTANCE OF 330.06 FEET; THENCE NORTH 89°58'04" WEST, A DISTANCE OF 2,518.69 FEET; THENCE NORTH 89°58'27" WEST, A DISTANCE OF 485.16 FEET; THENCE NORTH 30°21'15" WEST, A DISTANCE OF 1,721.76 FEET TO THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 56; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1. NORTH 59°38'45" EAST, A DISTANCE OF 1,279.29 FEET TO A POINT OF CURVATURE; 2. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6,125.00 FEET, AN ARC LENGTH OF 1,944.88 FEET, A CENTRAL ANGLE OF 18°11'36", AND A CHORD BEARING AND DISTANCE OF NORTH 50°32'57" EAST, 1,936.72 FEET; 3. NORTH 41°27'09" EAST, A DISTANCE OF 1,795.79 FEET TO A POINT OF CURVATURE; 4. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,775.00 FEET, AN ARC LENGTH OF 904.41 FEET, A CENTRAL ANGLE OF 18°40'24", AND A CHORD BEARING AND DISTANCE OF NORTH 50°47'22" EAST, 900.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 296.206 ACRES, MORE OR LESS

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	8°47'07"	2775.00	425.50	425.08	N 64°31'07"E
C2	19°45'05"	2775.00	956.62	951.89	N 78°47'13"E
C3	18°11'36"	6125.00	1944.88	1936.72	N 50°32'57"E
C4	18°40'24"	2775.00	904.41	900.41	N 50°47'22"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 77°01'08"W	201.26'
L2	S 48°19'03"E	283.03'
L3	S 20°01'02"E	408.18'
L4	S 00°06'28"W	330.06'
L5	N 89°58'27"W	485.16'

WIREGRASS CDD PARCELS

PROPERTY OF SOLLY BRANCH HOLDINGS LLC - PARCEL 1



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C:\SURVEY\3778\001\SKETCH & LEGALS\SOLLY BRANCH HOLDINGS LLC PARCEL 1.dwg

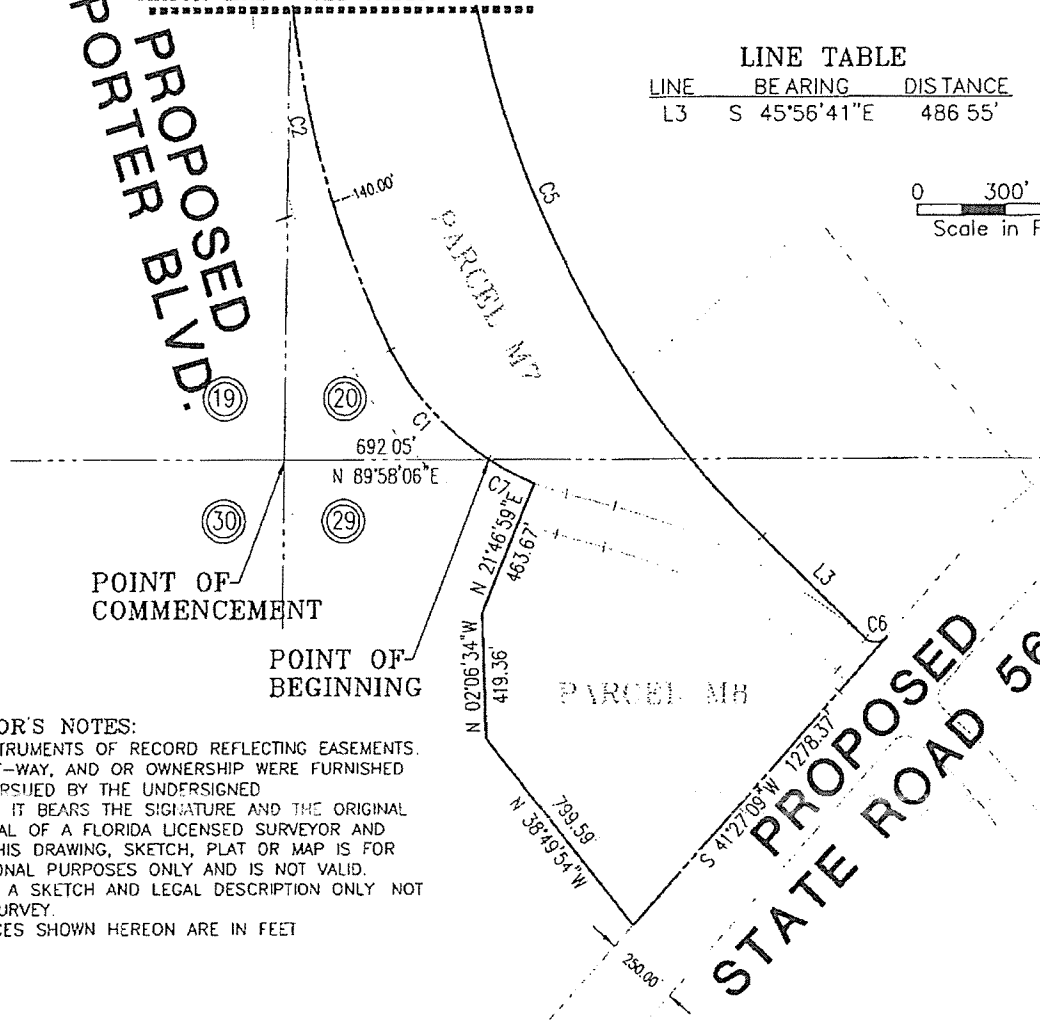
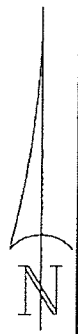
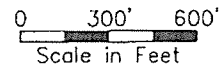
THIS IS NOT A SURVEY

SECTIONS 19, 20 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

MATCH LINE - SEE SHEET 27 OF 40
PROPOSED PORTER BLVD.

LINE TABLE

LINE	BEARING	DISTANCE
L3	S 45°56'41"E	486.55'



SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	30°54'53"	930.00	501.80	495.73	N 42°12'18"W
C2	26°31'38"	3430.00	1588.04	1573.90	N 13°29'03"W
C5	45°28'30"	3460.00	2748.18	2674.64	S 23°12'26"E
C6	88°42'34"	50.00	77.41	69.91	N 85°48'26"E
C7	10°33'16"	930.00	171.32	171.07	N 62°56'23"W

WIREGRASS CDD PARCELS

PROPERTY OF SOLLY BRANCH HOLDINGS LLC - PARCEL 2

SCALE	DATE	DRAWN	CALCED	CHECKED
1"=600	11/7/2008	R.E.D.	J.L.W.	J.L.W.
JOB No.	SECTION	TOWNSHIP	RANGE	
3778-001-000	19, 20, 29	26 SOUTH	20 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
 Sketch and Legal Description not valid without the signature and the original raised seat of a Florida licensed Surveyor and Mapper

King

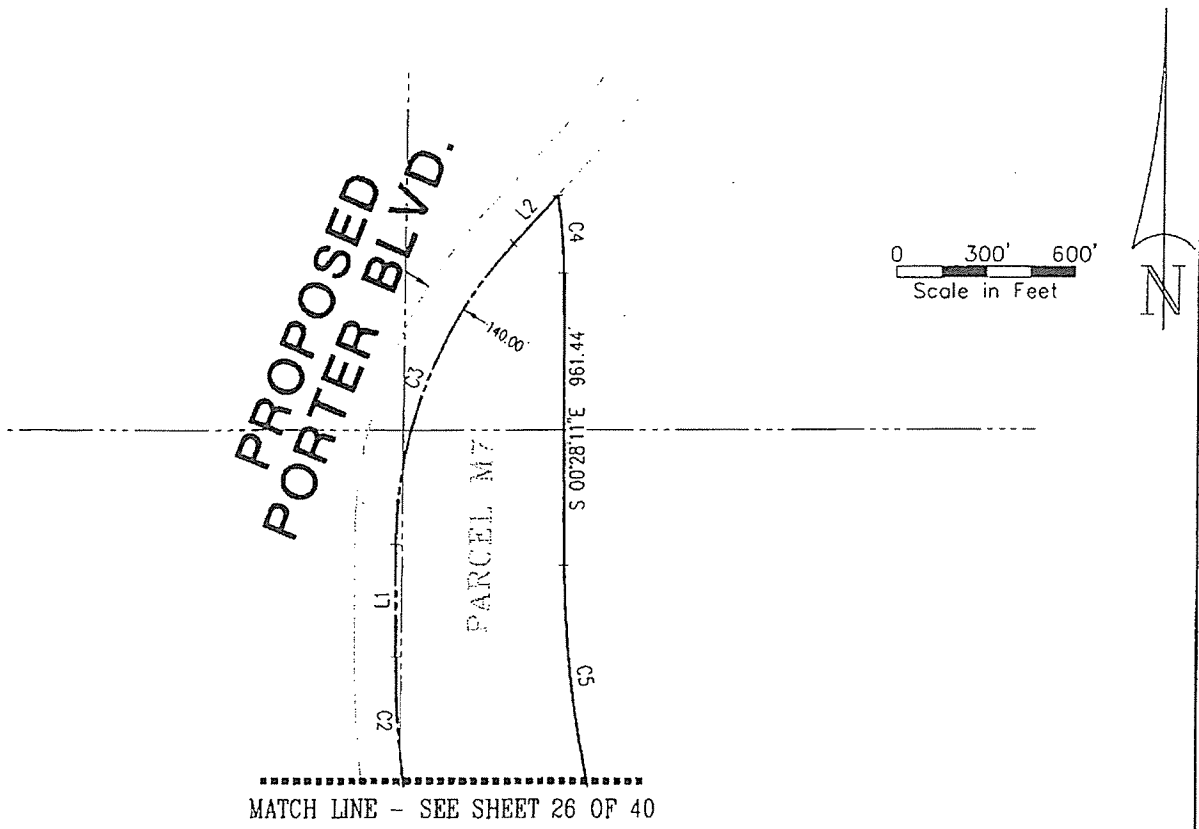
ENGINEERING ASSOCIATES, INC.
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JOHN L. WABY
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 STATE OF FLORIDA # L.S. 4270
 CERTIFICATE OF AUTHORIZATION No. LB 2610

C:\SURVEY\3778\001\SKETCH & LEGALS\SOLLY BRANCH HOLDINGS LLC PARCEL 2.dwg

THIS IS NOT A SURVEY

SECTIONS 19, 20 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C2	26°31'38"	3430.00	1588.04	1573.90	N 13°29'03"W
C3	43°42'59"	1430.00	1091.08	1064.81	N 21°38'16"E
C4	8°43'14"	1690.00	257.22	256.98	S 04°49'48"E
C5	45°28'30"	3460.00	2746.16	2674.64	S 23°12'26"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°13'14"W	371.87'
L2	N 43°29'45"E	216.91'

WIREGRASS CDD PARCELS

PROPERTY OF SOLLY BRANCH HOLDINGS LLC - PARCEL 2

King

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Q:\SURVEY\3778\001\SKETCH & LEGALS\SOLLY BRANCH HOLDINGS LLC PARCEL 2.dwg

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 19, 20 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE COMMON CORNER OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 89°58'06" EAST, ALONG THE SOUTH LINE OF SAID SECTION 20, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 692.05 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE ON THE PROPOSED NORTHEASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD AND THE POINT OF BEGINNING; THENCE ALONG THE PROPOSED NORTHEASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD THE FOLLOWING FIVE (5) COURSES: 1. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 501.80 FEET, A CENTRAL ANGLE OF 30°54'53", AND A CHORD BEARING AND DISTANCE OF NORTH 42°12'18" WEST, 495.73 FEET TO A POINT OF A COMPOUND CURVATURE; 2. NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,430.00 FEET, AN ARC LENGTH OF 1,588.04 FEET, A CENTRAL ANGLE OF 26°31'38", AND A CHORD BEARING AND DISTANCE OF NORTH 13°29'03" WEST, 1,573.90 FEET; 3. NORTH 00°13'14" WEST, A DISTANCE OF 371.87 FEET TO A POINT OF CURVATURE; 4. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,430.00 FEET, AN ARC LENGTH OF 1,091.08 FEET, A CENTRAL ANGLE OF 43°42'59", AND A CHORD BEARING AND DISTANCE OF NORTH 21°38'16" EAST, 1,064.81 FEET; 5. NORTH 43°29'45" EAST, A DISTANCE OF 216.91 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE LEAVING SAID LINE SOUTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,690.00 FEET, AN ARC LENGTH OF 257.22 FEET, A CENTRAL ANGLE OF 08°43'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°49'48" EAST, 256.98 FEET; THENCE SOUTH 00°28'11" EAST, A DISTANCE OF 961.44 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,460.00 FEET, AN ARC LENGTH OF 2,746.16 FEET, A CENTRAL ANGLE OF 45°28'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 23°12'26" EAST, 2,674.64 FEET; THENCE SOUTH 45°56'41" EAST, A DISTANCE OF 486.55 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE EASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 77.41 FEET, A CENTRAL ANGLE OF 88°42'34", AND A CHORD BEARING AND DISTANCE OF NORTH 85°48'26" EAST, 69.91 FEET TO A NON-TANGENT LINE AT THE INTERSECTION OF THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 56; THENCE SOUTH 41°27'09" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,278.37 FEET; THENCE LEAVING SAID LINE NORTH 38°49'54" WEST, A DISTANCE OF 799.59 FEET; THENCE NORTH 02°06'34" WEST, A DISTANCE OF 419.36 FEET; THENCE NORTH 21°46'59" EAST A DISTANCE OF 463.67 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE SAID PROPOSED NORTHEASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 171.32 FEET, A CENTRAL ANGLE OF 10°33'16", AND A CHORD BEARING AND DISTANCE OF NORTH 62°56'23" WEST, 171.07 FEET TO THE POINT OF BEGINNING

CONTAINING 73.926 ACRES, MORE OR LESS

WIREGRASS CDD PARCELS

PROPERTY OF SOLLY BRANCH HOLDINGS LLC - PARCEL 2



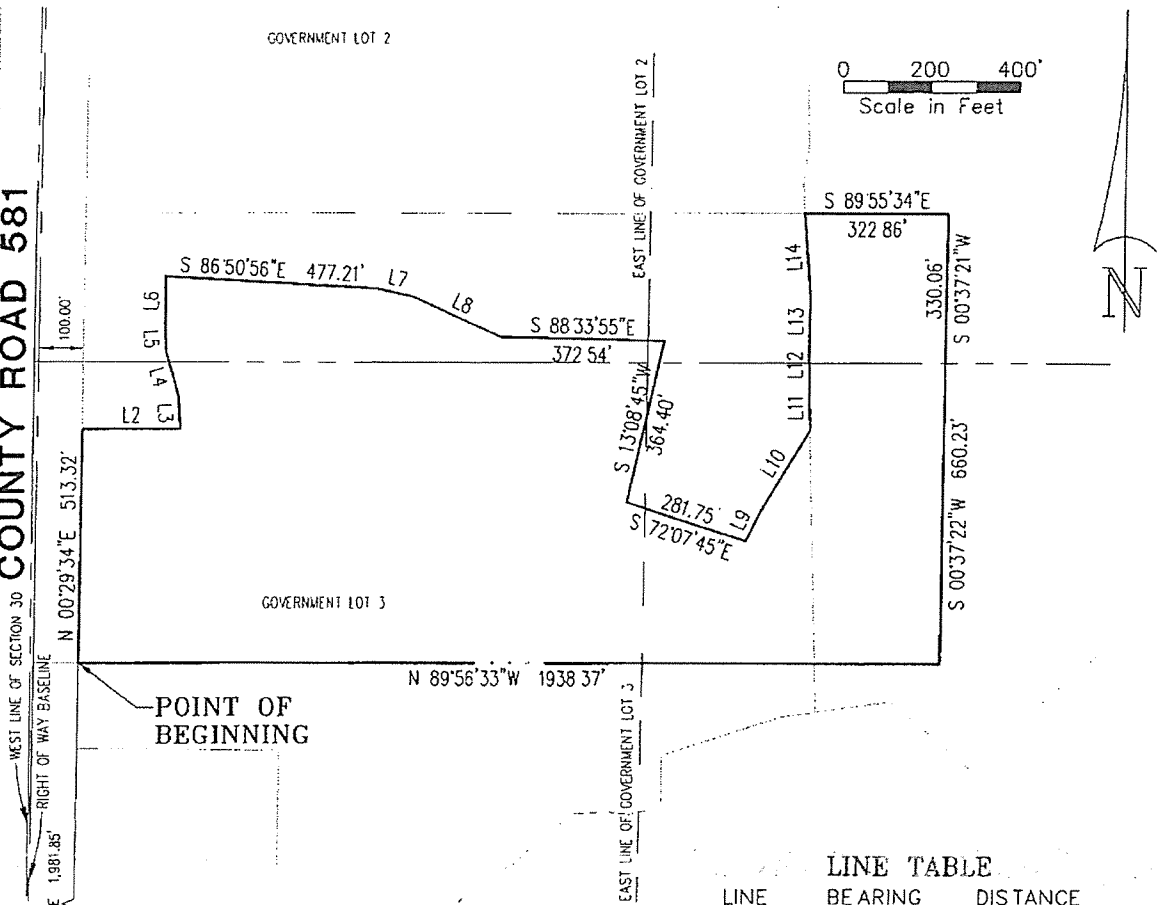
ENGINEERING ASSOCIATES, INC
6921 MEMORIAL HIGHWAY PHONE 813 • 880 • 8881
ONE MEMORIAL CENTER SUITE 300 FAX 813 • 880 • 8882
TAMPA, FLORIDA 33634 E-MAIL king@kingengineering.com

G:\SURVEY\3778\001\SKETCH & LEGALS\SOLLY BRANCH HOLDINGS LLC F ARCEL 2.dwg

THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

BRUCE B. DOWNS BLVD.
COUNTY ROAD 581



SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY. NOT A FIELD SURVEY
4. DISTANCES SHOWN HEREON ARE IN FEET

POINT OF COMMENCEMENT
THE SOUTHWEST CORNER OF
THE SOUTHWEST 1/4 OF
SECTION 30, TOWNSHIP
26 SOUTH, RANGE 20 EAST

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°58'40"E	99.24'
L2	N 89°59'11"E	220.76'
L3	N 03°44'29"W	74.82'
L4	N 16°52'44"W	98.01'
L5	N 03°46'07"W	62.94'
L6	N 00°22'35"E	104.74'
L7	S 77°35'12"E	83.05'
L8	S 65°48'44"E	215.81'
L9	N 25°56'27"E	75.83'
L10	N 31°35'03"E	206.97'
L11	N 01°41'15"W	100.25'
L12	N 00°47'20"W	88.53'
L13	N 01°25'46"E	103.27'
L14	N 04°23'06"W	186.59'

WIREGRASS CDD PARCELS

PROPERTY OF JAMES DON PORTER & LAJUANA W PORTER

SCALE 1" = 400	DATE JAN. 22, 2008	DRAWN R.E.D.	CALCED J.L.W.	CHECKED J.L.W.
JOB No. 3778-001-000	SECTION 30	TOWNSHIP 26 SOUTH	RANGE 20 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper

King

ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
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PHONE 813-880-8881
FAX 813-880-8882
E-MAIL king@kingengineering.com

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S. 4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS JAMES DON PORTER PARCEL.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING A PORTION OF GOVERNMENT LOTS 2 AND 3 OF SAID SECTION 30 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'40" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 99.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD - A 200' R/W); THENCE NORTH 00°29'34" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 581, A DISTANCE OF 1,981.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°29'34" EAST, A DISTANCE OF 513.32 FEET; THENCE LEAVING SAID LINE NORTH 89°59'11" EAST, A DISTANCE OF 220.76 FEET; THENCE NORTH 03°44'29" WEST, A DISTANCE OF 74.82 FEET; THENCE NORTH 16°52'44" WEST, A DISTANCE OF 98.01 FEET; THENCE NORTH 03°46'07" WEST, A DISTANCE OF 62.94 FEET; THENCE NORTH 00°22'35" EAST, A DISTANCE OF 104.74 FEET; THENCE SOUTH 86°50'56" EAST, A DISTANCE OF 477.21 FEET; THENCE SOUTH 77°35'12" EAST, A DISTANCE OF 83.05 FEET; THENCE SOUTH 65°48'44" EAST, A DISTANCE OF 215.81 FEET; THENCE SOUTH 88°33'55" EAST, A DISTANCE OF 372.54 FEET; THENCE SOUTH 13°08'45" WEST, A DISTANCE OF 364.40 FEET; THENCE SOUTH 72°07'45" EAST, A DISTANCE OF 281.75 FEET; THENCE NORTH 25°56'27" EAST, A DISTANCE OF 75.83 FEET; THENCE NORTH 31°35'03" EAST, A DISTANCE OF 206.97 FEET; THENCE NORTH 01°41'15" WEST, A DISTANCE OF 100.25 FEET; THENCE NORTH 00°47'20" WEST, A DISTANCE OF 88.53 FEET; THENCE NORTH 01°25'46" EAST, A DISTANCE OF 103.27 FEET; THENCE NORTH 04°23'06" WEST, A DISTANCE OF 186.59 FEET; THENCE SOUTH 89°55'34" EAST, A DISTANCE OF 322.86 FEET; THENCE SOUTH 00°37'21" WEST, A DISTANCE OF 330.06 FEET; THENCE SOUTH 00°37'22" WEST, A DISTANCE OF 660.23 FEET; THENCE NORTH 89°56'33" WEST, A DISTANCE OF 1,938.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 AND THE POINT OF BEGINNING.

CONTAINING 31.406 ACRES, MORE OR LESS

WIREGRASS CDD PARCELS

PROPERTY OF JAMES DON PORTER & LAJUANA W. PORTER

King

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1921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER SUITE 300
TAUFA, FLORIDA 32834

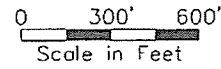
PHONE 813-850-8831
FAX 813-850-8882
E-MAIL king@king-engineering.com

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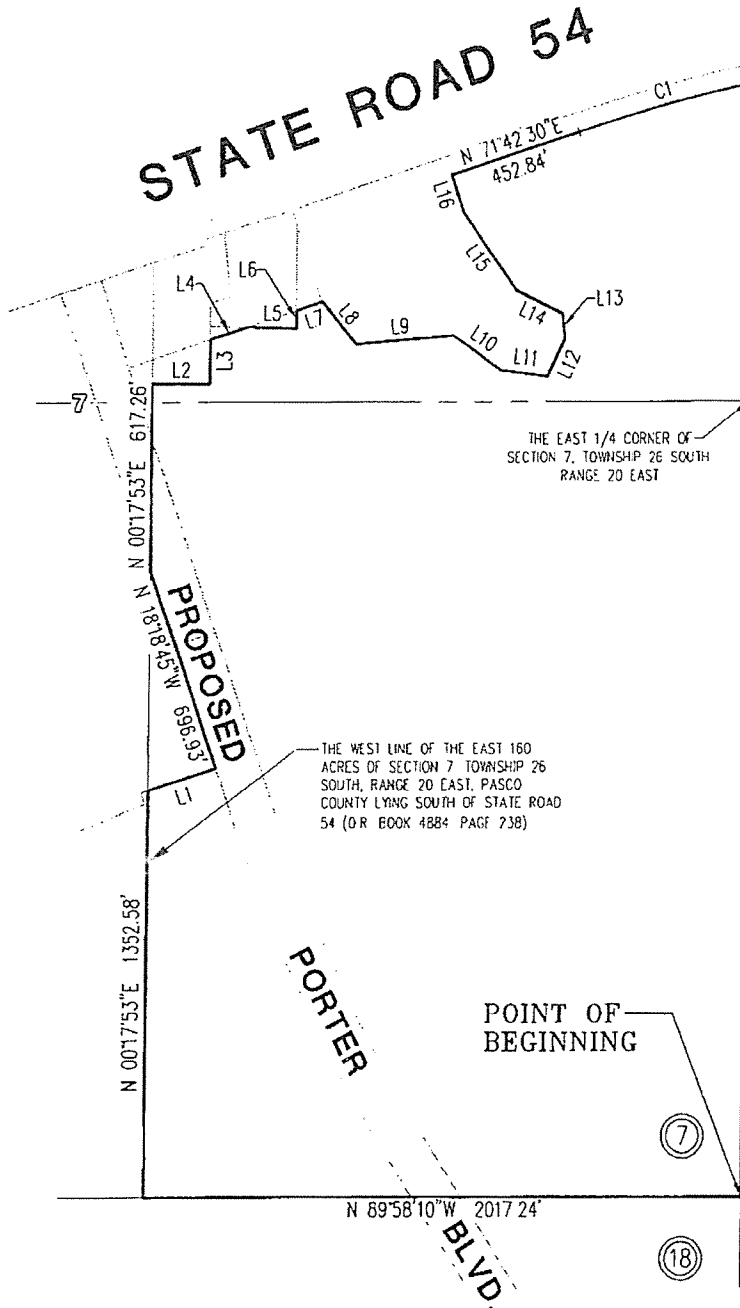
THIS IS NOT A SURVEY

SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

STATE ROAD 54



CURVE TABLE
SEE SHEET 32 OF 40



LINE	BEARING	DISTANCE
L1	N 71°41'15"E	234.69'
L2	S 89°30'16"E	189.57'
L3	N 00°29'44"E	144.89'
L4	N 71°41'15"E	130.23'
L5	S 88°08'57"E	162.81'
L6	N 00°30'04"E	59.29'
L7	N 71°41'15"E	89.67'
L8	S 39°24'31"E	182.01'
L9	N 85°12'48"E	330.70'
L10	S 55°18'17"E	195.86'
L11	S 82°12'48"E	158.09'
L12	N 26°16'31"E	136.17'
L13	N 06°35'47"W	82.88'
L14	N 63°21'41"W	174.81'
L15	N 34°57'39"W	311.21'
L16	N 18°17'30"W	131.16'

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY
4. DISTANCES SHOWN HEREON ARE IN FEET

WIREGRASS CDD PARCELS

PROPERTY OF JHP REAL ESTATE PARTNERSHIP LTD

SCALE 1" = 600	DATE 1/18/08	DRAWN R.E.D.	CALCED J.L.W.	CHECKED J.L.W.
JOB No. 3778-001-000	SECTION 7	TOWNSHIP 26 SOUTH	RANGE 20 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper

King

ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER SUITE 300
TAMPA FLORIDA 33634
PHONE 813 • 880 • 8881
FAX 813 • 880 • 8882
E-MAIL king@kingengineering.co

JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S 4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

C:\SURVEY\3778\001\SKETCH & LEGALS\JHP REAL ESTATE PARTNERSHIP LTD PARCEL.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF SECTIONS 7, 8, 17 AND 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 89°58'10" WEST, ALONG THE SOUTH LINE OF SAID SECTION 7, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 2,017.24 FEET TO THE WEST LINE OF THE EAST 160 ACRES OF SAID SECTION 7 LYING SOUTH OF STATE ROAD 54; THENCE ALONG SAID LINE NORTH 00°17'53" EAST, A DISTANCE OF 1,352.58 FEET; THENCE LEAVING SAID LINE NORTH 71°41'15" EAST, A DISTANCE OF 234.69 FEET TO THE PROPOSED SOUTHWESTERLY RIGHT-OF-WAY LINE OF PORTER BLVD.; THENCE NORTH 18°18'45" WEST, ALONG SAID LINE A DISTANCE OF 696.93 FEET TO THE WEST LINE OF THE EAST 160 ACRES OF SAID SECTION 7 LYING SOUTH OF STATE ROAD 54; THENCE NORTH 00°17'53" EAST, ALONG SAID LINE A DISTANCE OF 617.26 FEET; THENCE LEAVING SAID LINE SOUTH 89°30'16" EAST, A DISTANCE OF 189.57 FEET; THENCE NORTH 00°29'44" EAST, A DISTANCE OF 144.89 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 130.23 FEET; THENCE SOUTH 88°08'57" EAST, A DISTANCE OF 162.81 FEET; THENCE NORTH 00°30'04" EAST, A DISTANCE OF 59.29 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 89.67 FEET; THENCE SOUTH 39°24'31" EAST, A DISTANCE OF 182.01 FEET; THENCE NORTH 85°12'48" EAST, A DISTANCE OF 330.70 FEET; THENCE SOUTH 55°18'17" EAST, A DISTANCE OF 195.86 FEET; THENCE SOUTH 82°12'48" EAST, A DISTANCE OF 158.09 FEET; THENCE NORTH 26°16'31" EAST, A DISTANCE OF 136.17 FEET; THENCE NORTH 06°35'47" WEST, A DISTANCE OF 82.88 FEET; THENCE NORTH 63°21'41" WEST, A DISTANCE OF 174.81 FEET; THENCE NORTH 34°57'39" WEST, A DISTANCE OF 311.21 FEET; THENCE NORTH 18°17'30" WEST, A DISTANCE OF 131.16 FEET; THENCE NORTH 71°42'30" EAST, A DISTANCE OF 452.84 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE EASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5,727.44 FEET, AN ARC LENGTH OF 616.96 FEET, A CENTRAL ANGLE OF 06°10'19", AND A CHORD BEARING AND DISTANCE OF NORTH 74°50'41" EAST, 616.66 FEET TO A NON-TANGENT LINE ON THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 00°29'59" WEST, ALONG SAID LINE A DISTANCE OF 1,048.42 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE SOUTH 00°17'31" WEST, A DISTANCE OF 2,644.07 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7 BEING THE COMMON CORNER OF SECTIONS 7, 8, 17 AND 18 AND THE POINT OF BEGINNING.

CONTAINING 143.671 ACRES, MORE OR LESS

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	6°10'19"	5727.44	616.96	616.66	N 74°50'41"E

WIREGRASS CDD PARCELS

PROPERTY OF JHP REAL ESTATE PARTNERSHIP LTD



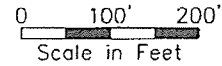
ENGINEERING ASSOCIATES, INC.
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ONE MEMORIAL CENTER SUITE 300 FAX 813 • 880 • 8882
TAMPA FLORIDA 33634 E-MAIL king@kingeengineering.com

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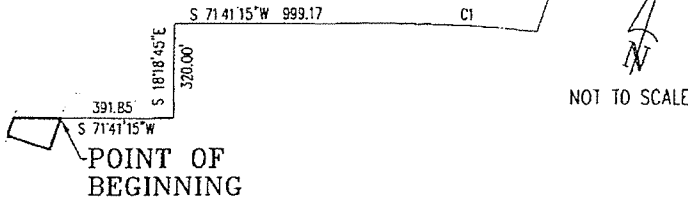
THIS IS NOT A SURVEY

SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

POINT OF COMMENCEMENT
THE NORTHEAST CORNER OF
SECTION 7 TOWNSHIP
26 SOUTH RANGE 20 EAST



STATE ROAD 54

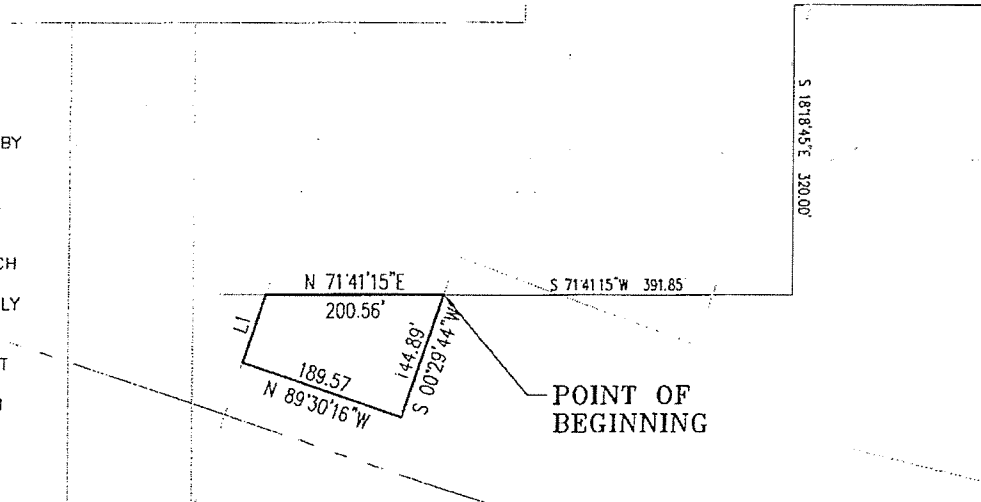


POINT OF COMMENCEMENT DETAIL

STATE ROAD 54

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY. NOT A FIELD SURVEY
4. DISTANCES SHOWN HEREON ARE IN FEET



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	6°22'41"	5729.58	637.82	637.49	S 74°54'21"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°17'53"E	80.23'

WIREGRASS CDD PARCELS

PROPERTY OF TOM M PORTER

SCALE	DATE	DRAWN	CALCED	CHECKED
1" = 200	JAN. 23 2008	R.E.D.	J.L.W.	J.L.W.
JOB No.	SECTION	TOWNSHIP	RANGE	
3778-001-000	7	26 SCUTH	20 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper



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JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S.4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

C:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS TOM M PORTER PARCEL.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°29'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 7 A DISTANCE OF 1,530.52 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 THE FOLLOWING TWO (2) COURSES: 1. WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5,729.58 FEET, AN ARC LENGTH OF 637.82 FEET, A CENTRAL ANGLE OF 06°22'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 74°54'21" WEST, 637.49 FEET; 2. SOUTH 71°41'15" WEST, A DISTANCE OF 999.17 FEET; THENCE LEAVING SAID LINE SOUTH 18°18'45" EAST, A DISTANCE OF 320.00 FEET; THENCE SOUTH 71°41'15" WEST, A DISTANCE OF 391.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°29'44" WEST, A DISTANCE OF 144.89 FEET; THENCE NORTH 89°30'16" WEST, A DISTANCE OF 189.57 FEET; THENCE NORTH 00°17'53" EAST, A DISTANCE OF 80.23 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 200.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,358 SQUARE FEET OR 0.490 ACRES, MORE OR LESS.

WIREGRASS CDD PARCELS

PROPERTY OF TOM M PORTER

King
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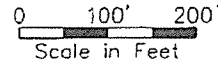
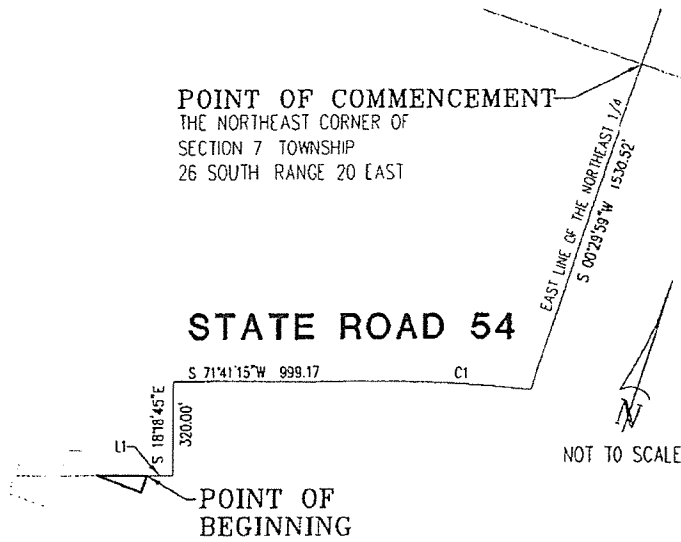
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THIS IS NOT A SURVEY

SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA

POINT OF COMMENCEMENT
THE NORTHEAST CORNER OF
SECTION 7 TOWNSHIP
26 SOUTH RANGE 20 EAST

STATE ROAD 54



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°41'15"W	89.67'
L2	S 00°30'04"W	59.29'
L3	N 88°08'57"W	162.81'
L4	N 71°41'15"E	171.95'

POINT OF COMMENCEMENT DETAIL

STATE ROAD 54

SURVEYOR'S NOTES:
 1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
 2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING SKETCH PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
 3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY. NOT A FIELD SURVEY
 4. DISTANCES SHOWN HEREON ARE IN FEET

POINT OF BEGINNING

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	6°22'41"	5729.58	637.82	637.49	S 74°54'21"W

WIREGRASS CDD PARCELS

PROPERTY OF JAMES H. PORTER

SCALE 1" = 200'	DATE JAN. 23 2008	DRAWN R.E.D.	CALCED J.L.W.	CHECKED J.L.W.
JOB No. 3778-001-000	SECTION 7	TOWNSHIP 26 SOUTH	RANGE 20 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
 Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper

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JOHN L. WABY
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 STATE OF FLORIDA # L.S. 4270
 CERTIFICATE OF AUTHORIZATION No. LB 2610

O:\SURVEY\3778\001\SKETCH & LEGALS\WIREGRASS JAMES H PORTER PARCEL.dwg

THIS IS NOT A SURVEY

PARCEL DESCRIPTION

THAT PORTION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°29'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 7 A DISTANCE OF 1,530.52 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 THE FOLLOWING TWO (2) COURSES: 1. WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5,729.58 FEET, AN ARC LENGTH OF 637.82 FEET, A CENTRAL ANGLE OF 06°22'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 74°54'21" WEST, 637.49 FEET; 2. SOUTH 71°41'15" WEST, A DISTANCE OF 999.17 FEET; THENCE LEAVING SAID LINE SOUTH 18°18'45" EAST, A DISTANCE OF 320.00 FEET; THENCE SOUTH 71°41'15" WEST, A DISTANCE OF 89.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°30'04" WEST, A DISTANCE OF 59.29 FEET; THENCE NORTH 88°08'57" WEST, A DISTANCE OF 162.81 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 171.95 FEET TO THE POINT OF BEGINNING

CONTAINING 4,825 SQUARE FEET OR 0.111 ACRES, MORE OR LESS

WIREGRASS CDD PARCELS

PROPERTY OF JAMES H. PORTER

King
ENGINEERING ASSOCIATES, INC.

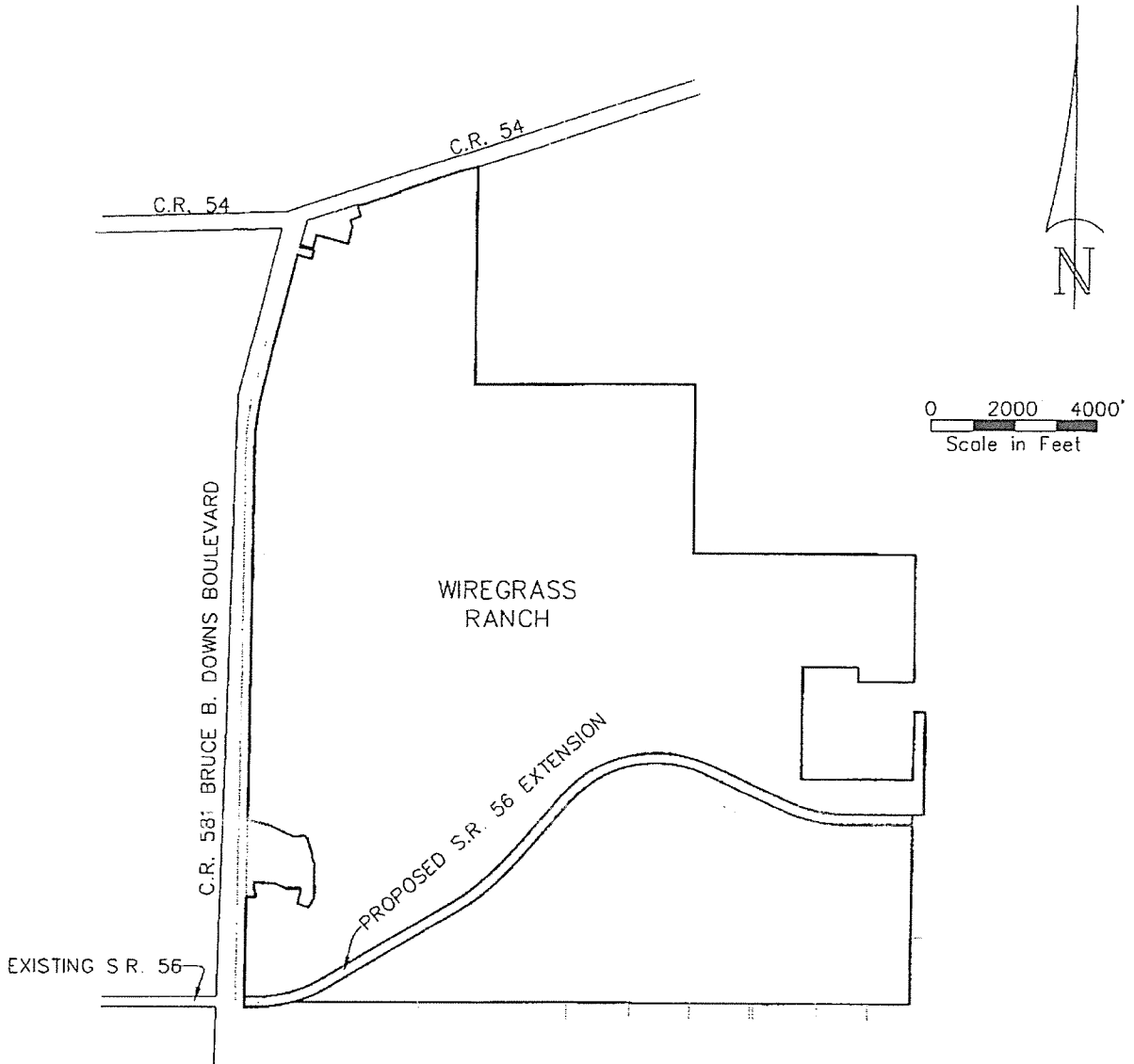
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FAX 813 880 8882
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THIS IS NOT A SURVEY

SECTIONS 20, 21, 28, 29 30 & 31, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA



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WIREGRASS CDD PARCELS

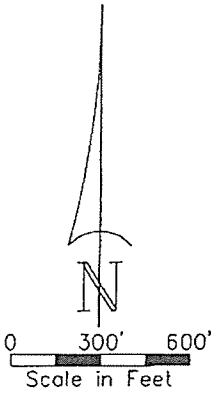
PROPERTY OF PASCO COUNTY FACILITIES MANAGEMENT DEPT

King

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THIS IS NOT A SURVEY

SECTIONS 20, 21, 28, 29, 30 & 31, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

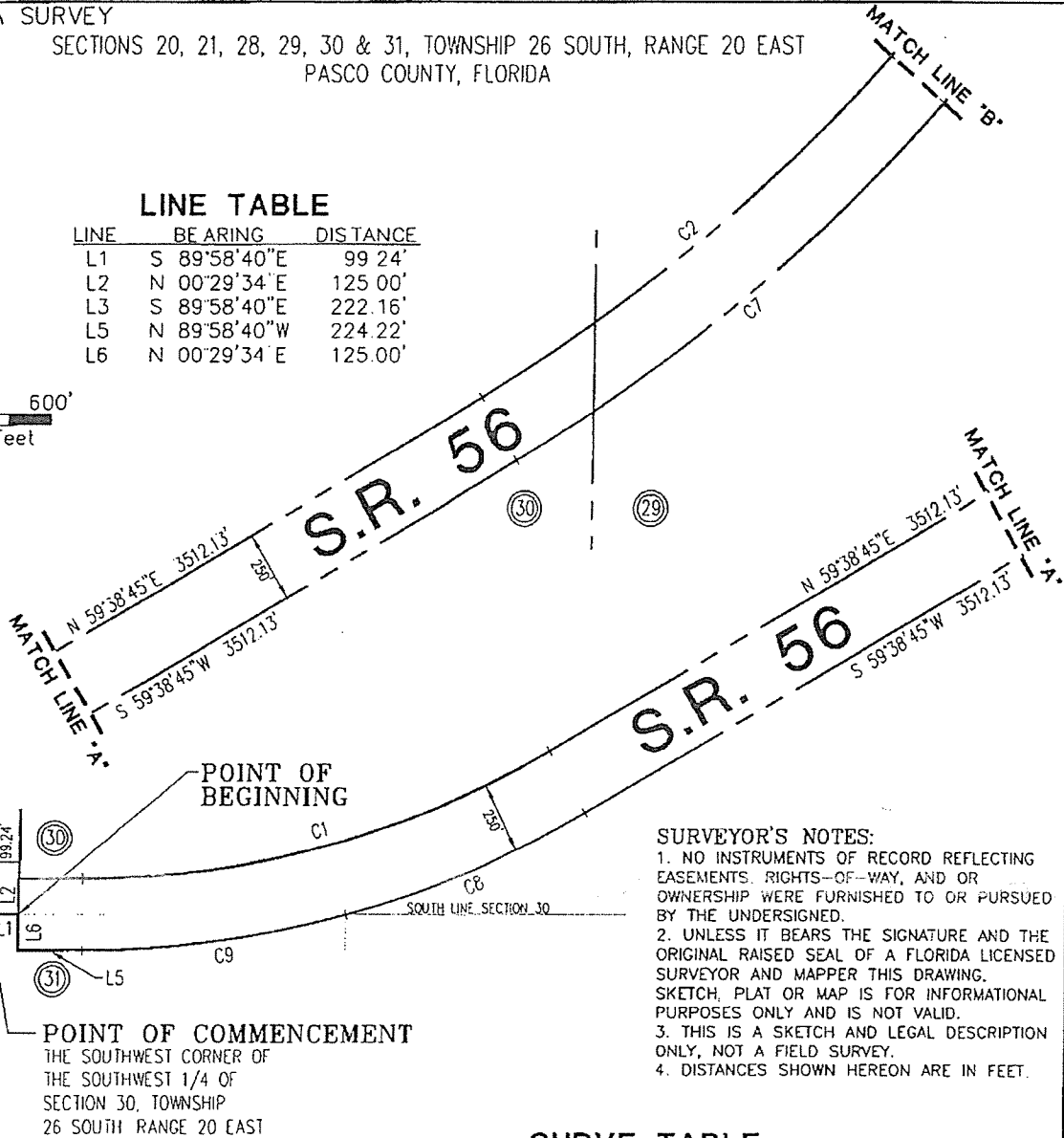


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°58'40"E	99.24'
L2	N 00°29'34"E	125.00'
L3	S 89°58'40"E	222.16'
L5	N 89°58'40"W	224.22'
L6	N 00°29'34"E	125.00'

BRUCE B. DOWNS BLVD.

STATE ROAD 581



SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN FEET.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	30°22'35"	3255.00	1725.70	1705.56	N 74°50'03"E
C2	18°11'36"	5875.00	1865.50	1857.67	N 50°32'57"E
C7	18°11'36"	6125.00	1944.88	1936.72	S 50°32'57"W
C8	15°01'43"	3505.00	919.35	916.72	S 67°09'37"W
C9	15°20'52"	3505.00	938.89	936.08	S 82°20'54"W

LEGEND

- S.R. 56 = PROPOSED STATE ROAD 56
- (30) = INDICATES SECTION DESIGNATION

WIREGRASS CDD PARCELS

PROPERTY OF PASCO COUNTY FACILITIES MANAGEMENT DEPT.

SCALE 1" = 600	DATE JAN. 25, 2008	DRAWN R.E.D.	CALCED J.L.W.	CHECKED J.L.W.
JOB No. 3778-001-000	SECTION 20, 21, 28, 29, 30 & 31	TOWNSHIP 26 SOUTH	RANGE 20 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper

King

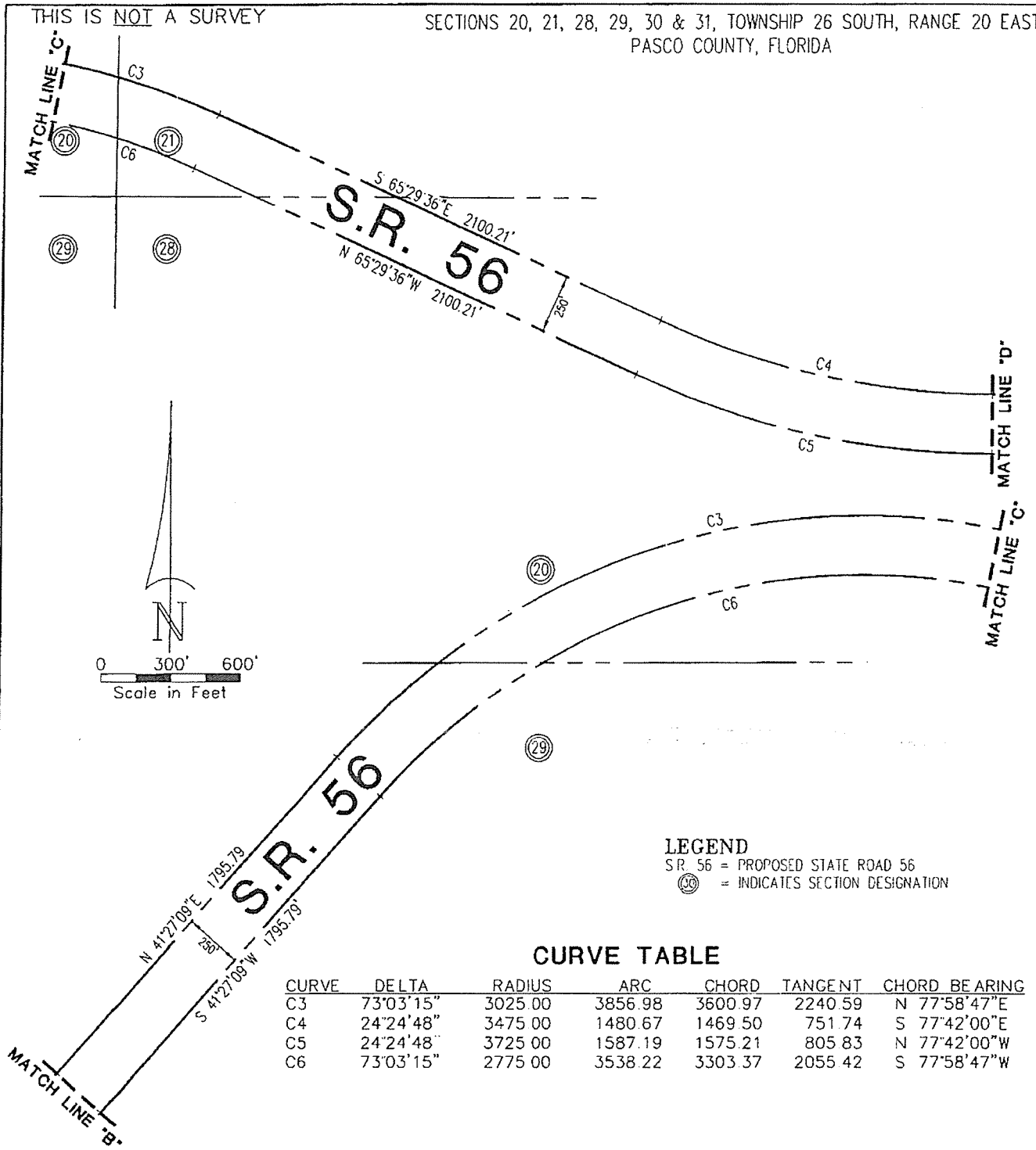
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER SUITE 300
TAMPA FLORIDA 33634
PHONE 813 • 880 • 8881
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JOHN L. WABY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS 4270
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\3778\001\SKETCH & LEGALS\PASCO COUNTY FACILITIES PARCEL.dwg

THIS IS NOT A SURVEY

SECTIONS 20, 21, 28, 29, 30 & 31, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA



LEGEND

S.R. 56 = PROPOSED STATE ROAD 56
 (20) = INDICATES SECTION DESIGNATION

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C3	73°03'15"	3025.00	3856.98	3600.97	2240.59	N 77°58'47"E
C4	24°24'48"	3475.00	1480.67	1469.50	751.74	S 77°42'00"E
C5	24°24'48"	3725.00	1587.19	1575.21	805.83	N 77°42'00"W
C6	73°03'15"	2775.00	3538.22	3303.37	2055.42	S 77°58'47"W

WIREGRASS CDD PARCELS

PROPERTY OF PASCO COUNTY FACILITIES MANAGEMENT DEPT

King

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Q:\SURVEY\3778\001\SKETCH & LEGALS\PASCO COUNTY FACILITIES PARCEL.dwg

THIS IS NOT A SURVEY
LEGAL DESCRIPTION:

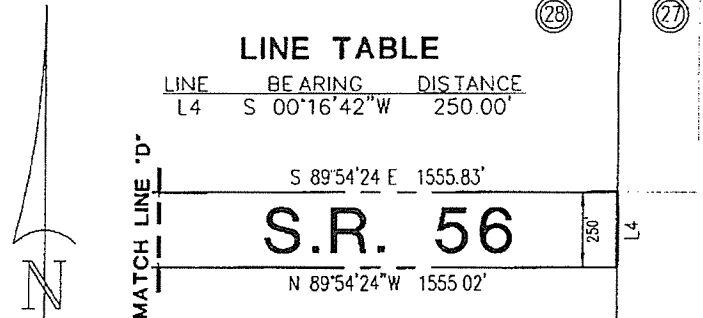
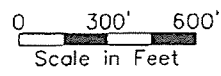
SECTIONS 20, 21, 28, 29, 30 & 31, TOWNSHIP 26 SOUTH, RANGE 20 EAST
 PASCO COUNTY, FLORIDA

ALL THAT PORTION OF SECTIONS 20, 21, 28, 29, 30 AND 31, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S89°58'40"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 SAID SECTION 30, A DISTANCE OF 99.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 (BRUCE B DOWNS BOULEVARD) FOR A POINT OF BEGINNING; THENCE N00°29'34"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 581, A DISTANCE OF 125.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S89°58'40"E A DISTANCE OF 222.16 FEET TO A POINT OF CURVATURE; THENCE 1725.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3255.00 FEET, DELTA 30°22'35", CHORD AND BEARING OF N74°50'03"E, 1705.56 FEET; THENCE N59°38'45"E, A DISTANCE OF 3512.13 FEET TO A POINT OF CURVATURE; THENCE 1865.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5875.00 FEET, DELTA 18°11'36", CHORD AND BEARING OF N50°32'57"E, 1857.67 FEET; THENCE N41°27'09"E, A DISTANCE OF 1795.79 FEET TO A POINT OF CURVATURE; THENCE 3856.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3025.00 FEET, DELTA 73°03'15", CHORD AND BEARING OF N77°58'47"E, 3600.97 FEET; THENCE S65°29'36"E, A DISTANCE OF 2100.21 FEET TO A POINT OF CURVATURE; THENCE 1480.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3475.00 FEET, DELTA 24°24'48", CHORD AND BEARING OF S77°42'00"E, 1469.50 FEET; THENCE S89°54'24"E, A DISTANCE OF 1555.83 FEET TO THE EAST LINE OF SAID SECTION 28; THENCE S00°16'42"W, ALONG SAID SECTION LINE A DISTANCE OF 250.00 FEET; THENCE DEPARTING SAID SECTION LINE N89°54'24"W, A DISTANCE OF 1555.02 FEET TO A POINT OF CURVATURE; THENCE 1587.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3725.00 FEET, DELTA 24°24'48", CHORD AND BEARING OF N77°42'00"W, 1575.21 FEET; THENCE N65°29'36"W, A DISTANCE OF 2100.21 FEET TO A POINT OF CURVATURE; THENCE 3538.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2775.00 FEET, DELTA 73°03'15", CHORD AND BEARING OF S77°58'47"W, 3303.37 FEET; THENCE S41°27'09"W, A DISTANCE OF 1795.79 FEET TO A POINT OF CURVATURE; THENCE 1944.88 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 6125.00 FEET, DELTA 18°11'36", CHORD AND BEARING OF S50°32'57"W, 1936.72 FEET; THENCE S59°38'45"W, A DISTANCE OF 3512.13 FEET TO A POINT OF CURVATURE; THENCE 919.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3505.00 FEET, DELTA 15°01'43" CHORD AND BEARING OF S67°09'37"W, 916.72 FEET; THENCE CONTINUE 938.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3505.00 FEET, DELTA 15°20'52", CHORD AND BEARING OF S82°20'54"W, 936.08 FEET; THENCE N89°58'40"W A DISTANCE OF 224.22 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 (BRUCE B DOWNS BOULEVARD); THENCE N00°29'34"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 581, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 103.968 ACRES, MORE OR LESS

LEGEND
 S.R. 56 = PROPOSED STATE ROAD 56
 (28) = INDICATES SECTION DESIGNATION



WIREGRASS CDD PARCELS

PROPERTY OF PASCO COUNTY FACILITIES MANAGEMENT DEPT

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 ENGINEERING ASSOCIATES, INC.
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O:\SURVEY\3778\001\SKETCH & LEGALS\PASCO COUNTY FACILITIES PARCEL.dwg

EXHIBIT 3

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

BOUNDARY CONTRACTION PARCEL

PARCEL DESCRIPTION: WIREGRASS RANCH INC. PARCEL 1

THAT PORTION OF SECTIONS 7, 17, 18, 19, 20, 21, 22, 27, 28, 29 AND 30, ALL IN TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING A PORTION OF GOVERNMENT LOTS 3 & 4 OF SAID SECTION 7, GOVERNMENT LOTS 1, 2 & 3 OF SAID SECTION 18, GOVERNMENT LOT 2 OF SAID SECTION 19 AND GOVERNMENT LOTS 3 & 4 OF SAID SECTION 30 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, BEING THE COMMON CORNER OF SECTIONS 7, 8, 17 & 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°17'04" WEST, ALONG THE EAST LINE OF SECTION 18 A DISTANCE OF 1,322.31 FEET; THENCE LEAVING SAID LINE SOUTH 89°54'52" WEST, A DISTANCE OF 122.50 FEET TO THE PROPOSED NORTHEASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE SOUTH 32°00'57" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 901.62 FEET; THENCE LEAVING SAID LINE NORTH 89°54'52" EAST, A DISTANCE OF 1,235.69 FEET; THENCE NORTH 01°21'00" WEST, A DISTANCE OF 34.15 FEET; THENCE NORTH 58°17'36" EAST, A DISTANCE OF 18.29 FEET; THENCE NORTH 10°07'36" EAST, A DISTANCE OF 47.77 FEET; THENCE NORTH 15°01'14" WEST, A DISTANCE OF 37.26 FEET; THENCE NORTH 00°16'25" WEST, A DISTANCE OF 34.10 FEET; THENCE NORTH 28°14'49" WEST, A DISTANCE OF 48.81 FEET; THENCE NORTH 35°23'51" WEST, A DISTANCE OF 35.73 FEET; THENCE NORTH 42°01'17" WEST, A DISTANCE OF 74.66 FEET; THENCE SOUTH 53°29'29" WEST, A DISTANCE OF 3.88 FEET; THENCE NORTH 67°22'47" WEST, A DISTANCE OF 56.94 FEET; THENCE NORTH 66°07'39" WEST, A DISTANCE OF 43.71 FEET; THENCE NORTH 61°50'08" WEST, A DISTANCE OF 36.84 FEET; THENCE NORTH 84°10'42" WEST, A DISTANCE OF 46.39 FEET; THENCE SOUTH 66°03'28" WEST, A DISTANCE OF 43.33 FEET; THENCE SOUTH 70°44'48" WEST, A DISTANCE OF 50.36 FEET; THENCE NORTH 28°06'22" WEST, A DISTANCE OF 18.09 FEET; THENCE NORTH 26°14'40" EAST, A DISTANCE OF 55.86 FEET; THENCE NORTH 46°01'59" EAST, A DISTANCE OF 51.53 FEET; THENCE NORTH 07°56'04" WEST, A DISTANCE OF 51.58 FEET; THENCE NORTH 88°45'05" EAST, A DISTANCE OF 27.00 FEET; THENCE NORTH 49°32'44" EAST, A DISTANCE OF 37.70 FEET; THENCE NORTH 24°21'42" EAST, A DISTANCE OF 40.47 FEET; THENCE NORTH 70°30'07" EAST, A DISTANCE OF 30.27 FEET; THENCE NORTH 66°14'45" EAST, A DISTANCE OF 33.96 FEET; THENCE NORTH 41°18'54" EAST, A DISTANCE OF 43.25 FEET; THENCE NORTH 81°19'08" EAST, A DISTANCE OF 29.73 FEET; THENCE SOUTH 76°54'12" EAST, A DISTANCE OF 43.86 FEET; THENCE NORTH 27°45'10" EAST, A DISTANCE OF 52.04 FEET; THENCE NORTH 18°00'53" WEST, A DISTANCE OF 45.22 FEET; THENCE NORTH 25°30'52" WEST, A DISTANCE OF 22.26 FEET; THENCE NORTH 84°40'35" EAST, A DISTANCE OF 60.61 FEET; THENCE NORTH 11°10'34" EAST, A DISTANCE OF 16.14 FEET; THENCE NORTH 81°20'00" WEST, A DISTANCE OF 73.87 FEET; THENCE

NORTH 27°24'42" WEST, A DISTANCE OF 30.32 FEET; THENCE CONTINUE NORTH 27°24'42" WEST, A DISTANCE OF 19.26 FEET; THENCE NORTH 89°54'52" EAST, A DISTANCE OF 3,787.37 FEET TO THE EAST LINE OF SAID SECTION 17; THENCE SOUTH 00°09'55" WEST, ALONG SAID LINE A DISTANCE OF 3,972.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17, BEING THE CORNER COMMON TO SECTIONS 16, 17, 20 & 21; THENCE SOUTH 89°35'53" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 A DISTANCE OF 2,659.07 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 21; THENCE SOUTH 89°32'37" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 A DISTANCE OF 2,656.37 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21, BEING THE CORNER COMMON TO SECTIONS 15, 16, 21 & 22 AND THE WEST RIGHT-OF-WAY LINE OF WILSON ROAD; THENCE SOUTH 00°01'39" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 A DISTANCE OF 2,640.26 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21; THENCE SOUTH 00°09'58" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21 A DISTANCE OF 1,037.80 FEET; THENCE LEAVING SAID LINE SOUTH 89°54'24" EAST, A DISTANCE OF 270.00 FEET; THENCE SOUTH 00°09'58" WEST, A DISTANCE OF 1,600.00 FEET; THENCE SOUTH 00°16'42" WEST, A DISTANCE OF 815.00 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56; THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1. NORTH 89°54'24" WEST, A DISTANCE OF 1,825.83 FEET TO A POINT OF CURVATURE; 2. WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,475.00 FEET, AN ARC LENGTH OF 1,480.67 FEET, A CENTRAL ANGLE OF 24°24'48", AND A CHORD BEARING AND DISTANCE OF NORTH 77°42'00" WEST, 1,469.50 FEET; 3. NORTH 65°29'36" WEST, A DISTANCE OF 2,100.21 FEET TO A POINT OF CURVATURE; 4. WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,025.00 FEET, AN ARC LENGTH OF 3,856.98 FEET, A CENTRAL ANGLE OF 73°03'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°58'47" WEST, 3,600.97 FEET; 5. SOUTH 41°27'09" WEST, A DISTANCE OF 253.23 FEET TO A POINT OF CURVATURE AT THE INTERSECTION OF THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE ALONG SAID LINE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 77.41 FEET, A CENTRAL ANGLE OF 88°42'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°48'26" WEST, 69.91 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE NORTH 45°56'41" WEST, A DISTANCE OF 486.55 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,460.00 FEET, AN ARC LENGTH OF 2,746.16 FEET, A CENTRAL ANGLE OF 45°28'30", AND A CHORD BEARING AND DISTANCE OF NORTH 23°12'26" WEST, 2,674.64 FEET; THENCE NORTH 00°28'11" WEST, A DISTANCE OF 961.44 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,690.00 FEET, AN ARC LENGTH OF 257.22 FEET, A CENTRAL ANGLE OF 08°43'14", AND A CHORD BEARING AND DISTANCE OF NORTH 04°49'48" WEST, 256.98 FEET TO A NON-TANGENT LINE ON THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF SAID PORTER BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE

FOLLOWING FIVE (5) COURSES: 1. SOUTH 43°29'45" WEST, A DISTANCE OF 216.91 FEET TO A POINT OF CURVATURE; 2. SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,430.00 FEET, AN ARC LENGTH OF 1,091.08 FEET, A CENTRAL ANGLE OF 43°42'59", AND A CHORD BEARING AND DISTANCE OF SOUTH 21°38'16" WEST, 1,064.81 FEET; 3. SOUTH 00°13'14" EAST, A DISTANCE OF 371.87 FEET TO A POINT OF CURVATURE; 4. SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,430.00 FEET, AN ARC LENGTH OF 1,588.04 FEET, A CENTRAL ANGLE OF 26°31'38", AND A CHORD BEARING AND DISTANCE OF SOUTH 13°29'03" EAST, 1,573.90 FEET TO A POINT OF A COMPOUND CURVATURE; 5. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 673.11 FEET, A CENTRAL ANGLE OF 41°28'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°28'56" EAST, 658.51 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE SOUTH 21°46'59" WEST, A DISTANCE OF 463.67 FEET; THENCE SOUTH 02°06'34" EAST, A DISTANCE OF 419.36 FEET; THENCE SOUTH 38°49'54" EAST, A DISTANCE OF 799.59 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1. SOUTH 41°27'10" WEST, A DISTANCE OF 264.19 FEET TO A POINT OF CURVATURE; 2. SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,875.00 FEET, AN ARC LENGTH OF 1,865.50 FEET, A CENTRAL ANGLE OF 18°11'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°32'57" WEST, 1,857.67 FEET; 3. SOUTH 59°38'45" WEST, A DISTANCE OF 1,167.81 FEET; THENCE LEAVING SAID LINE NORTH 31°22'45" WEST, A DISTANCE OF 681.00 FEET; THENCE NORTH 63°21'14" WEST, A DISTANCE OF 596.94 FEET; THENCE SOUTH 48°49'28" WEST, A DISTANCE OF 1,300.74 FEET; THENCE NORTH 50°22'10" WEST, A DISTANCE OF 231.54 FEET; THENCE SOUTH 82°05'43" WEST, A DISTANCE OF 252.03 FEET; THENCE SOUTH 72°01'12" WEST, A DISTANCE OF 275.31 FEET; THENCE SOUTH 00°29'39" WEST, A DISTANCE OF 105.25 FEET; THENCE SOUTH 64°21'53" WEST, A DISTANCE OF 36.83 FEET; THENCE SOUTH 78°01'35" WEST, A DISTANCE OF 39.60 FEET; THENCE NORTH 82°54'03" WEST, A DISTANCE OF 53.61 FEET; THENCE SOUTH 85°30'57" WEST, A DISTANCE OF 79.15 FEET; THENCE SOUTH 47°35'43" WEST, A DISTANCE OF 54.48 FEET; THENCE SOUTH 52°42'43" WEST, A DISTANCE OF 62.69 FEET; THENCE SOUTH 44°20'16" WEST, A DISTANCE OF 48.69 FEET; THENCE SOUTH 61°57'11" WEST, A DISTANCE OF 39.49 FEET; THENCE SOUTH 56°28'07" WEST, A DISTANCE OF 87.31 FEET; THENCE SOUTH 44°47'06" WEST, A DISTANCE OF 61.21 FEET; THENCE SOUTH 62°14'03" WEST, A DISTANCE OF 43.47 FEET; THENCE SOUTH 84°26'10" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 59°10'51" WEST, A DISTANCE OF 535.00 FEET; THENCE NORTH 50°28'38" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 72°15'04" WEST, A DISTANCE OF 85.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD); THENCE NORTH 00°29'34" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 30.62 FEET; THENCE LEAVING SAID LINE NORTH 64°10'19" EAST, A DISTANCE OF 507.61 FEET; THENCE NORTH 00°29'15" EAST, A DISTANCE OF 400.46 FEET; THENCE NORTH 89°30'26" WEST, A DISTANCE OF 454.94 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE NORTH 00°29'34" EAST, ALONG SAID RIGHT-OF-WAY LINE A

DISTANCE OF 190.69 FEET; THENCE LEAVING SAID LINE SOUTH 89°56'33" EAST, A DISTANCE OF 1,938.37 FEET; THENCE NORTH 00°37'22" EAST, A DISTANCE OF 660.23 FEET; THENCE NORTH 00°37'21" EAST, A DISTANCE OF 330.06 FEET; THENCE NORTH 89°55'34" WEST, A DISTANCE OF 322.86 FEET; THENCE NORTH 04°23'06" WEST, A DISTANCE OF 64.23 FEET; THENCE NORTH 08°18'53" EAST, A DISTANCE OF 85.50 FEET; THENCE NORTH 01°11'14" WEST, A DISTANCE OF 132.14 FEET; THENCE NORTH 20°56'46" WEST, A DISTANCE OF 187.10 FEET; THENCE NORTH 08°35'31" EAST, A DISTANCE OF 55.29 FEET; THENCE NORTH 17°08'23" WEST, A DISTANCE OF 406.24 FEET; THENCE SOUTH 78°21'22" EAST, A DISTANCE OF 395.52 FEET; THENCE NORTH 04°41'16" WEST, A DISTANCE OF 1,473.65 FEET; THENCE NORTH 12°09'05" EAST, A DISTANCE OF 947.33 FEET; THENCE NORTH 25°15'11" WEST, A DISTANCE OF 626.56 FEET; THENCE NORTH 14°39'02" EAST, A DISTANCE OF 34.21 FEET; THENCE NORTH 02°51'22" EAST, A DISTANCE OF 1,446.88 FEET; THENCE NORTH 16°35'41" EAST, A DISTANCE OF 538.07 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF CHANCEY ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1. SOUTH 76°04'04" WEST, A DISTANCE OF 795.54 FEET TO A POINT OF CURVATURE; 2. WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,570.00 FEET, AN ARC LENGTH OF 647.04 FEET, A CENTRAL ANGLE OF 14°25'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 83°16'49" WEST, 645.33 FEET; 3. NORTH 89°30'26" WEST, A DISTANCE OF 367.20 FEET TO A POINT OF CURVATURE; 4. SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.54 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°29'34" WEST, 70.71 FEET TO A NON-TANGENT LINE ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE NORTH 00°29'34" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 240.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF SAID CHANCEY ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1. SOUTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.54 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°30'26" EAST, 70.71 FEET; 2. SOUTH 89°30'26" EAST, A DISTANCE OF 367.20 FEET TO A POINT OF CURVATURE; 3. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,430.00 FEET, AN ARC LENGTH OF 611.79 FEET, A CENTRAL ANGLE OF 14°25'30", AND A CHORD BEARING AND DISTANCE OF NORTH 83°16'49" EAST, 610.18 FEET; 4. NORTH 76°04'04" EAST, A DISTANCE OF 3,186.32 FEET TO A POINT OF CURVATURE; 5. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8,070.00 FEET, AN ARC LENGTH OF 647.03 FEET, A CENTRAL ANGLE OF 04°35'38", AND A CHORD BEARING AND DISTANCE OF NORTH 78°21'52" EAST, 646.86 FEET; 6. NORTH 80°39'41" EAST, A DISTANCE OF 1,324.57 FEET TO A POINT OF CURVATURE ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF SAID PORTER BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 65.45 FEET, A CENTRAL ANGLE OF 75°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH

43°09'41" EAST, 60.88 FEET; 2. NORTH 05°39'41" EAST, A DISTANCE OF 1,104.54 FEET TO A POINT OF CURVATURE; 3. NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 529.10 FEET, A CENTRAL ANGLE OF 14°56'01", AND A CHORD BEARING AND DISTANCE OF NORTH 01°48'19" WEST, 527.60 FEET; 4. NORTH 09°16'19" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT OF CURVATURE; 5. NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 805.82 FEET, A CENTRAL ANGLE OF 22°44'38", AND A CHORD BEARING AND DISTANCE OF NORTH 20°38'38" WEST, 800.54 FEET; 6. NORTH 32°00'57" WEST, A DISTANCE OF 2,411.88 FEET; THENCE LEAVING SAID LINE SOUTH 55°14'13" WEST, A DISTANCE OF 348.50 FEET; THENCE NORTH 53°48'13" WEST, A DISTANCE OF 410.19 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 1,603.17 FEET; THENCE SOUTH 29°39'53" WEST, A DISTANCE OF 878.90 FEET; THENCE SOUTH 15°23'12" WEST, A DISTANCE OF 860.67 FEET; THENCE SOUTH 81°39'31" WEST, A DISTANCE OF 498.05 FEET; THENCE SOUTH 10°55'16" WEST, A DISTANCE OF 729.50 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 590.15 FEET; THENCE SOUTH 10°04'47" WEST, A DISTANCE OF 498.44 FEET; THENCE NORTH 89°56'28" WEST, A DISTANCE OF 805.09 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1. NORTH 00°29'34" EAST, A DISTANCE OF 1,070.82 FEET TO A POINT OF CURVATURE; 2. NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,629.80 FEET, AN ARC LENGTH OF 1,389.24 FEET, A CENTRAL ANGLE OF 14°08'19", AND A CHORD BEARING AND DISTANCE OF NORTH 07°33'44" EAST, 1,385.72 FEET; 3. NORTH 14°37'52" EAST, A DISTANCE OF 2,070.60 FEET; THENCE LEAVING SAID LINE SOUTH 75°22'08" EAST, A DISTANCE OF 216.00 FEET; THENCE NORTH 14°37'52" EAST, A DISTANCE OF 232.00 FEET; THENCE SOUTH 75°22'08" EAST, A DISTANCE OF 308.00 FEET; THENCE NORTH 20°41'51" WEST, A DISTANCE OF 446.16 FEET; THENCE NORTH 14°37'52" EAST, A DISTANCE OF 278.00 FEET; THENCE NORTH 75°22'08" WEST, A DISTANCE OF 266.00 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE NORTH 14°37'52" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 239.29 FEET; THENCE LEAVING SAID LINE SOUTH 75°21'08" EAST, A DISTANCE OF 353.01 FEET; THENCE NORTH 14°37'03" EAST, A DISTANCE OF 201.80 FEET; THENCE NORTH 75°23'12" WEST, A DISTANCE OF 292.99 FEET; THENCE SOUTH 14°38'06" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 75°16'55" WEST, A DISTANCE OF 59.94 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581; THENCE NORTH 14°41'33" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 55.90 FEET; THENCE LEAVING SAID LINE SOUTH 75°22'18" EAST, A DISTANCE OF 81.92 FEET; THENCE SOUTH 66°23'33" EAST, A DISTANCE OF 38.47 FEET; THENCE SOUTH 75°21'54" EAST, A DISTANCE OF 177.94 FEET; THENCE NORTH 55°20'58" EAST, A DISTANCE OF 30.59 FEET; THENCE NORTH 14°38'33" EAST, A DISTANCE OF 296.38 FEET; THENCE SOUTH 75°21'46" EAST, A DISTANCE OF 791.06 FEET; THENCE SOUTH 14°38'06" WEST, A DISTANCE OF 372.03 FEET; THENCE SOUTH 75°21'54" EAST, A DISTANCE OF 137.96 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, AN ARC LENGTH OF 172.04 FEET, A CENTRAL ANGLE OF

17°55'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 84°19'34" EAST, 171.34 FEET; THENCE NORTH 50°09'28" EAST, A DISTANCE OF 42.27 FEET; THENCE NORTH 70°32'35" EAST, A DISTANCE OF 74.02 FEET; THENCE SOUTH 84°15'19" EAST, A DISTANCE OF 87.81 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 17.62 FEET; THENCE SOUTH 33°50'30" EAST, A DISTANCE OF 404.45 FEET; THENCE SOUTH 62°05'36" EAST, A DISTANCE OF 146.12 FEET; THENCE NORTH 67°19'14" EAST, A DISTANCE OF 293.50 FEET; THENCE NORTH 17°43'05" WEST, A DISTANCE OF 39.89 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 24.88 FEET TO THE WEST LINE OF THE EAST 160 ACRES OF SECTION 7 LYING SOUTH OF STATE ROAD 54; THENCE SOUTH 00°17'53" WEST, ALONG SAID LINE A DISTANCE OF 1,352.58 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 7; THENCE SOUTH 89°58'10" EAST, ALONG THE SOUTH LINE OF THE EAST 160 ACRES OF SECTION 7 LYING SOUTH OF STATE ROAD 54 A DISTANCE OF 2,017.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,564.285 ACRES, MORE OR LESS.

LESS AND EXCEPT

PARCEL DESCRIPTION: JANE HOLE, LLC - O.R. BOOK 7804, PAGE 454

ALL THAT PORTION OF SECTIONS 7 & 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING A PORTION OF GOVERNMENT LOT 4, OF SECTION 7 AND BEING A PORTION OF GOVERNMENT LOTS 1, 2 & 3, OF SECTION 18 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'40" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 99.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD - A 200' R/W); THENCE NORTH 00°29'34" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 581, A DISTANCE OF 12,029.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°29'34" EAST, A DISTANCE OF 1,070.82 FEET TO THE POINT OF CURVATURE; THENCE 1,389.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 5,629.80 FEET, DELTA 14°08'19" AND A CHORD BEARING AND DISTANCE OF NORTH 07°33'44" EAST, 1,385.72 FEET; THENCE NORTH 14°37'52" EAST, A DISTANCE OF 1,703.51 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 75°22'08" EAST, A DISTANCE OF 343.08 FEET; THENCE SOUTH 31°23'22" EAST, A DISTANCE OF 1,531.80 FEET; THENCE SOUTH 15°23'12" WEST, A DISTANCE OF 860.67 FEET; THENCE SOUTH 81°39'31" WEST, A DISTANCE OF 498.05 FEET; THENCE SOUTH 10°55'16" WEST, A DISTANCE OF 729.50 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 590.15 FEET; THENCE SOUTH 10°04'47" WEST, A DISTANCE OF 498.44 FEET; THENCE NORTH 89°56'28" WEST, A

DISTANCE OF 805.09 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 581 AND THE POINT OF BEGINNING.

CONTAINING 95.179 ACRES, MORE OR LESS.

LESS AND EXCEPT

PARCEL DESCRIPTION: MAGGIE POND, LLC – O.R. BOOK 7798, PAGE 940 PARCEL 1

THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND

SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND

E 1/2 OF NW 1/4 OF SE 1/4; SOUTH 3/4 OF NE 1/4 OF SE 1/4 AND SOUTH 1/2 OF SE 1/4 OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

CONTAINING 151.671 ACRES, MORE OR LESS.

LESS AND EXCEPT

PARCEL DESCRIPTION: MAGGIE POND, LLC – O.R. BOOK 7798, PAGE 940 PARCEL 2

ALL THAT PORTION OF SECTIONS 20, 21, 22, 27, 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE N.00°09'58"E., ALONG THE LINE BETWEEN SAID SECTIONS 21 AND 22, A DISTANCE OF 1,600.00 FEET; THENCE LEAVING SAID LINE, S.89°54'24"E., A DISTANCE OF 270.00 FEET; THENCE S.00°09'58"W., A DISTANCE OF 1,600.00 FEET TO A POINT ON THE LINE BETWEEN SAID SECTIONS 22 AND 27; THENCE LEAVING SAID LINE, S.00°16'42"W., A DISTANCE OF 815.00 FEET; THENCE N.89°54'24"W., A DISTANCE OF 270.00 FEET TO A POINT ON THE LINE BETWEEN SAID SECTIONS 27 AND 28; THENCE N.89°54'24"W., 1,555.83 FEET TO A POINT OF CURVATURE; THENCE 1,480.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,475.00 FEET, DELTA 24°24'48", CHORD BEARING AND DISTANCE N.77°42'00"W., 1,469.50 FEET; THENCE N.65°29'36"W., A DISTANCE OF 2,100.20 FEET TO A POINT OF CURVATURE; THENCE 3,403.92 FEET ALONG THE ARC

OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3,025.00 FEET, DELTA 64°28'22", CHORD BEARING AND DISTANCE OF S.82°16'13"W., 3,227.16 FEET; THENCE N.39°46'52"W., A DISTANCE OF 1,145.56 FEET; THENCE S.50°29'46"W., A DISTANCE OF 594.74 FEET; THENCE S.23°14'04"W., A DISTANCE OF 257.57 FEET TO A POINT OF CURVATURE; THENCE 2,164.26 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT, CONCAVE EASTERLY, OF WHICH THE RADIUS POINT LIES N.53°41'28"E., A RADIAL DISTANCE OF 3,460.00 FEET, DELTA 35°50'20", CHORD BEARING AND DISTANCE N.18°23'22"W., 2,129.15 FEET; THENCE N.00°28'11"W., A DISTANCE OF 961.44 FEET TO A POINT OF CURVATURE; THENCE 257.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 1,690.00 FEET, DELTA 08°43'14", CHORD BEARING AND DISTANCE N.04°49'48"W., 256.98 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED PORTER BOULEVARD (140' R/W); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1. THENCE N.43°29'45"E., A DISTANCE OF 207.65 FEET TO A POINT OF CURVATURE; 2. THENCE 96.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,030.00 FEET, DELTA 05°23'07", CHORD BEARING AND DISTANCE N.40°48'12"E., 96.78 FEET; THENCE LEAVING SAID LINE, S.47°25'10"E., A DISTANCE OF 375.08 FEET; THENCE N.27°01'25"E., A DISTANCE OF 134.45 FEET; THENCE N.80°36'33"E., A DISTANCE OF 69.62 FEET; THENCE N.37°53'00"E., A DISTANCE OF 910.75 FEET; THENCE N.11°18'54"E., A DISTANCE OF 310.99 FEET; THENCE N.80°39'41"E., A DISTANCE OF 3,337.37 FEET TO A POINT OF CURVATURE; THENCE 498.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,930.00 FEET, DELTA 09°44'26", CHORD BEARING AND DISTANCE N.85°31'54"E., 497.51 FEET; THENCE S.89°35'53"E., A DISTANCE OF 2,426.44 FEET; THENCE S.89°32'37"E., A DISTANCE OF 875.83 FEET TO A POINT OF CURVATURE; THENCE 1,193.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,330.00 FEET, DELTA 51°24'23", CHORD BEARING AND DISTANCE S.63°50'25"E., 1,153.67 FEET; THENCE S.38°08'14"E., A DISTANCE OF 562.91 FEET TO A POINT OF CURVATURE; THENCE 519.18 ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,170.00 FEET, DELTA 25°25'29", CHORD BEARING AND DISTANCE S.50°50'58"E., 514.93 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°01'39"E., ALONG SAID EAST LINE, A DISTANCE OF 1,207.98 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°09'58"W., ALONG EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 329.72 FEET; THENCE LEAVING SAID LINE, N.89°38'25"W., A DISTANCE OF 1,334.20 FEET; THENCE N.00°11'54"E., A DISTANCE OF 329.97 FEET; THENCE N.89°37'48"W., A DISTANCE OF 1,334.02 FEET; THENCE S.00°13'50"W., A DISTANCE OF 2,641.69 FEET; THENCE S.89°42'49"E., A DISTANCE OF 2,671.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 963.473 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION: WIREGRASS RANCH INC. PARCEL 2

THAT PORTION OF SECTIONS 20, 21, 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°34'44" EAST, ALONG THE SOUTH LINE OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 1,512.40 FEET TO THE POINT OF BEGINNING AT THE INTERSECTION OF THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE ALONG THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD THE FOLLOWING FOUR (4) COURSES: 1. NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,940.00 FEET, AN ARC LENGTH OF 506.02 FEET, A CENTRAL ANGLE OF 14°56'41", AND A CHORD BEARING AND DISTANCE OF NORTH 07°03'04" WEST, 504.59 FEET; 3. NORTH 89°34'44" WEST, A DISTANCE OF 10.35 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,930.00 FEET, AN ARC LENGTH OF 1,024.82 FEET, A CENTRAL ANGLE OF 30°25'26", AND A CHORD BEARING AND DISTANCE OF NORTH 29°48'53" WEST, 1,012.83 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE SOUTH 54°32'51" WEST, A DISTANCE OF 288.28 FEET; THENCE SOUTH 33°18'46" WEST, A DISTANCE OF 521.78 FEET; THENCE NORTH 45°10'53" WEST, A DISTANCE OF 559.76 FEET; THENCE SOUTH 58°58'45" WEST, A DISTANCE OF 243.60 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 13°58'45" WEST, 35.36 FEET; THENCE SOUTH 58°58'45" WEST, A DISTANCE OF 42.08 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 140.12 FEET, A CENTRAL ANGLE OF 47°13'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°35'28" WEST, 136.18 FEET; THENCE NORTH 73°47'50" WEST, A DISTANCE OF 122.06 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 297.81 FEET, A CENTRAL ANGLE OF 74°11'16", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°06'32" WEST, 277.44 FEET; THENCE SOUTH 32°00'54" WEST, A DISTANCE OF 62.44 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 38.17 FEET, A CENTRAL ANGLE OF 08°05'58", AND A CHORD BEARING AND DISTANCE OF SOUTH 36°03'53" WEST, 38.14 FEET TO A NON-TANGENT LINE; THENCE NORTH 43°32'32" WEST, A DISTANCE OF 829.67 FEET; THENCE NORTH 02°23'47" EAST, A DISTANCE OF 562.34 FEET TO THE PROPOSED SOUTHERLY

RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE NORTH 86°22'56" WEST, ALONG SAID LINE A DISTANCE OF 120.03 FEET; THENCE LEAVING SAID LINE SOUTH 02°23'47" WEST, A DISTANCE OF 528.96 FEET; THENCE SOUTH 75°15'08" WEST, A DISTANCE OF 1,105.62 FEET; THENCE SOUTH 41°40'57" WEST, A DISTANCE OF 878.18 FEET; THENCE NORTH 50°42'55" WEST, A DISTANCE OF 876.04 FEET; THENCE NORTH 41°25'37" EAST, A DISTANCE OF 1,964.56 FEET TO THE PROPOSED SOUTHWESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE CROSSING SAID RIGHT-OF-WAY SOUTH 77°01'08" EAST, A DISTANCE OF 201.26 FEET TO THE PROPOSED NORTHEASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE LEAVING SAID LINE NORTH 26°00'19" EAST, A DISTANCE OF 1,768.76 FEET; THENCE SOUTH 74°29'56" EAST, A DISTANCE OF 1,010.61 FEET; THENCE NORTH 11°15'34" WEST, A DISTANCE OF 1,472.07 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56; THENCE ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 THE FOLLOWING FOUR (4) COURSES: 1. EASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,775.00 FEET, AN ARC LENGTH OF 1,251.69 FEET, A CENTRAL ANGLE OF 25°50'38", AND A CHORD BEARING AND DISTANCE OF SOUTH 78°24'55" EAST, 1,241.11 FEET; 2. SOUTH 65°29'36" EAST, A DISTANCE OF 2,100.21 FEET TO A POINT OF CURVATURE; 3. EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,725.00 FEET, AN ARC LENGTH OF 1,587.19 FEET, A CENTRAL ANGLE OF 24°24'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°42'00" EAST, 1,575.21 FEET; 4. SOUTH 89°54'24" EAST, A DISTANCE OF 1,555.02 FEET TO THE EAST LINE OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE SOUTH 00°16'42" WEST, ALONG SAID LINE A DISTANCE OF 4,222.09 FEET TO THE COMMON CORNER OF SECTIONS 27, 28, 33 AND 34; THENCE NORTH 89°56'42" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 2,652.67 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE NORTH 89°34'44" WEST, A DISTANCE OF 1,172.72 FEET TO THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 708.588 ACRES, MORE OR LESS.

LESS AND EXCEPT

PARCEL DESCRIPTION: PERSIMMON HOLE, LLC – O.R. BOOK 7802, PAGE 570
MANSFIELD BOULEVARD MITIGATION PARCEL 1

ALL THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF

THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,602.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1. THENCE NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 2,567.87 FEET, A CENTRAL ANGLE OF 72°28'37", AND A CHORD BEARING AND DISTANCE OF NORTH 35°49'02" WEST, 2,400.06 FEET TO A NON-TANGENT LINE; 3. THENCE NORTH 17°56'40" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 512.60 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 79°13'08" WEST, 511.26 FEET; 5. THENCE NORTH 86°22'56" WEST, A DISTANCE OF 1,210.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86°22'56" WEST, A DISTANCE OF 139.36 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 82.53 FEET, A CENTRAL ANGLE OF 05°05'03", AND A CHORD BEARING AND DISTANCE OF NORTH 83°50'25" WEST, 82.50 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE NORTH 14°26'40" WEST, A DISTANCE OF 3.24 FEET; THENCE NORTH 10°48'14" WEST, A DISTANCE OF 27.15 FEET; THENCE NORTH 43°45'32" WEST, A DISTANCE OF 13.40 FEET; THENCE SOUTH 42°53'51" WEST, A DISTANCE OF 14.20 FEET; THENCE NORTH 01°46'56" WEST, A DISTANCE OF 18.76 FEET; THENCE SOUTH 54°53'21" WEST, A DISTANCE OF 32.34 FEET; THENCE NORTH 68°54'54" WEST, A DISTANCE OF 12.19 FEET; THENCE NORTH 47°41'53" WEST, A DISTANCE OF 44.18 FEET; THENCE NORTH 19°13'50" EAST, A DISTANCE OF 20.80 FEET; THENCE NORTH 15°30'34" EAST, A DISTANCE OF 19.18 FEET; THENCE NORTH 28°51'20" EAST, A DISTANCE OF 25.76 FEET; THENCE NORTH 16°07'37" EAST, A DISTANCE OF 25.50 FEET; THENCE NORTH 31°13'42" EAST, A DISTANCE OF 24.10 FEET; THENCE NORTH 38°36'07" EAST, A DISTANCE OF 25.21 FEET; THENCE NORTH 70°52'22" EAST, A DISTANCE OF 5.70 FEET; THENCE SOUTH 85°25'34" EAST, A DISTANCE OF 34.61 FEET; THENCE SOUTH 50°11'37" EAST, A DISTANCE OF 15.25 FEET; THENCE SOUTH 08°24'16" WEST, A DISTANCE OF 38.32 FEET; THENCE SOUTH 60°05'30" EAST, A DISTANCE OF 58.94 FEET; THENCE SOUTH 79°32'04" EAST, A DISTANCE OF 50.83 FEET; THENCE NORTH 89°42'42" EAST, A DISTANCE OF 66.33 FEET; THENCE SOUTH 35°06'03" EAST, A DISTANCE OF 38.24 FEET; THENCE SOUTH 42°26'54" EAST, A DISTANCE OF 20.97 FEET; THENCE SOUTH 06°39'19" EAST, A DISTANCE OF 9.74 FEET; THENCE SOUTH 45°57'55" EAST, A DISTANCE OF 6.94 FEET; THENCE SOUTH 03°36'48" WEST, A DISTANCE OF 18.83 FEET; THENCE SOUTH 05°04'02" EAST, A DISTANCE OF 37.28 FEET; THENCE SOUTH 10°44'52" WEST, A DISTANCE OF 2.49 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 37,008 SQUARE FEET OR 0.850 ACRES, MORE OR LESS.

LESS AND EXCEPT

PARCEL DESCRIPTION: PERSIMMON HOLE, LLC – O.R. BOOK 7802, PAGE 570
MANSFIELD BOULEVARD MITIGATION PARCEL 2

ALL THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,602.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1. THENCE NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 2,567.87 FEET, A CENTRAL ANGLE OF 72°28'37", AND A CHORD BEARING AND DISTANCE OF NORTH 35°49'02" WEST, 2,400.06 FEET TO A NON-TANGENT LINE; 3. THENCE NORTH 17°56'40" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 512.60 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 79°13'08" WEST, 511.26 FEET; 5. THENCE NORTH 86°22'56" WEST, A DISTANCE OF 1,350.33 FEET TO A POINT OF CURVATURE; 6. THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 263.76 FEET, A CENTRAL ANGLE OF 16°14'59", AND A CHORD BEARING AND DISTANCE OF NORTH 78°15'27" WEST, 262.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 515.08 FEET, A CENTRAL ANGLE OF 31°44'00", AND A CHORD BEARING AND DISTANCE OF NORTH 54°15'57" WEST, 508.52 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE NORTH 54°22'06" EAST, A DISTANCE OF 79.33 FEET; THENCE NORTH 75°07'31" EAST, A DISTANCE OF 68.00 FEET; THENCE NORTH 72°24'13" EAST, A DISTANCE OF 46.24 FEET; THENCE SOUTH 85°23'41" EAST, A DISTANCE OF 17.58 FEET; THENCE SOUTH 58°40'43" EAST, A DISTANCE OF 22.82 FEET; THENCE NORTH 83°45'42" EAST, A DISTANCE OF 15.53 FEET; THENCE SOUTH 82°54'32" EAST, A DISTANCE OF 23.23 FEET; THENCE SOUTH 83°37'20" EAST, A DISTANCE OF 35.42 FEET; THENCE NORTH 89°05'13" EAST, A DISTANCE OF 21.10 FEET; THENCE SOUTH 89°31'32" EAST, A DISTANCE OF 30.11 FEET; THENCE SOUTH 81°13'31" EAST, A DISTANCE OF 17.61 FEET; THENCE SOUTH 43°18'00" EAST, A DISTANCE OF 22.19 FEET; THENCE SOUTH 79°29'54" EAST, A DISTANCE OF 18.26 FEET; THENCE SOUTH 45°51'30" EAST, A DISTANCE OF 17.97 FEET; THENCE SOUTH 63°38'21" EAST, A DISTANCE OF 19.37 FEET; THENCE SOUTH 74°07'39" EAST, A DISTANCE OF 33.22 FEET; THENCE SOUTH 00°20'45" WEST, A DISTANCE OF 15.79 FEET; THENCE SOUTH 33°28'07" WEST, A DISTANCE OF 26.67

FEET; THENCE SOUTH 65°44'58" EAST, A DISTANCE OF 27.93 FEET; THENCE NORTH 64°52'32" EAST, A DISTANCE OF 19.41 FEET; THENCE NORTH 24°27'01" EAST, A DISTANCE OF 34.65 FEET; THENCE SOUTH 76°45'22" EAST, A DISTANCE OF 15.32 FEET; THENCE SOUTH 81°04'09" EAST, A DISTANCE OF 24.58 FEET; THENCE SOUTH 76°05'14" EAST, A DISTANCE OF 20.80 FEET; THENCE NORTH 53°16'59" EAST, A DISTANCE OF 12.97 FEET; THENCE SOUTH 85°32'06" EAST, A DISTANCE OF 16.43 FEET; THENCE SOUTH 22°09'11" EAST, A DISTANCE OF 24.73 FEET; THENCE SOUTH 30°34'54" WEST, A DISTANCE OF 8.53 FEET; THENCE SOUTH 60°42'07" WEST, A DISTANCE OF 33.84 FEET; THENCE SOUTH 02°37'45" WEST, A DISTANCE OF 29.36 FEET; THENCE SOUTH 77°29'09" EAST, A DISTANCE OF 24.78 FEET; THENCE SOUTH 26°25'52" WEST, A DISTANCE OF 36.97 FEET; THENCE SOUTH 74°48'22" WEST, A DISTANCE OF 47.73 FEET; THENCE SOUTH 86°53'17" WEST, A DISTANCE OF 20.04 FEET; THENCE NORTH 72°35'21" WEST, A DISTANCE OF 15.96 FEET; THENCE SOUTH 43°16'18" WEST, A DISTANCE OF 9.46 FEET; THENCE SOUTH 78°04'41" EAST, A DISTANCE OF 21.30 FEET; THENCE SOUTH 71°14'39" EAST, A DISTANCE OF 9.53 FEET; THENCE SOUTH 88°35'31" EAST, A DISTANCE OF 19.49 FEET; THENCE SOUTH 69°48'11" EAST, A DISTANCE OF 8.26 FEET; THENCE SOUTH 13°59'30" WEST, A DISTANCE OF 27.67 FEET; THENCE SOUTH 22°49'30" WEST, A DISTANCE OF 22.43 FEET; THENCE SOUTH 35°35'11" WEST, A DISTANCE OF 14.25 FEET; THENCE SOUTH 19°38'48" WEST, A DISTANCE OF 52.74 FEET; THENCE SOUTH 55°59'11" WEST, A DISTANCE OF 9.41 FEET; THENCE NORTH 79°55'19" WEST, A DISTANCE OF 17.57 FEET; THENCE SOUTH 70°56'12" WEST, A DISTANCE OF 31.96 FEET; THENCE SOUTH 36°50'03" WEST, A DISTANCE OF 32.32 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 2.900 ACRES, MORE OR LESS.

LESS AND EXCEPT

PARCEL DESCRIPTION: PERSIMMON HOLE, LLC – O.R. BOOK 7802, PAGE 570
MANSFIELD BOULEVARD MITIGATION PARCEL 3

ALL THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,602.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1. THENCE NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 2,567.87 FEET, A CENTRAL ANGLE OF 72°28'37", AND A CHORD BEARING AND

DISTANCE OF NORTH 35°49'02" WEST, 2,400.06 FEET TO A NON-TANGENT LINE; 3. THENCE NORTH 17°56'40" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 512.60 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 79°13'08" WEST, 511.26 FEET; 5. THENCE NORTH 86°22'56" WEST, A DISTANCE OF 1,203.34 FEET; THENCE LEAVING SAID LINE NORTH 03°37'04" EAST, A DISTANCE OF 184.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°36'13" WEST, A DISTANCE OF 35.03 FEET; THENCE NORTH 46°04'22" WEST, A DISTANCE OF 30.05 FEET; THENCE NORTH 33°42'54" WEST, A DISTANCE OF 30.53 FEET; THENCE NORTH 01°46'22" WEST, A DISTANCE OF 21.81 FEET; THENCE NORTH 34°25'09" WEST, A DISTANCE OF 19.27 FEET; THENCE NORTH 15°30'23" WEST, A DISTANCE OF 19.86 FEET; THENCE NORTH 05°56'50" EAST, A DISTANCE OF 22.65 FEET; THENCE NORTH 49°53'32" WEST, A DISTANCE OF 26.17 FEET; THENCE NORTH 07°58'45" WEST, A DISTANCE OF 45.49 FEET; THENCE NORTH 01°02'23" WEST, A DISTANCE OF 48.53 FEET; THENCE NORTH 03°22'39" WEST, A DISTANCE OF 41.47 FEET; THENCE NORTH 48°06'47" WEST, A DISTANCE OF 12.83 FEET; THENCE SOUTH 24°05'11" WEST, A DISTANCE OF 46.80 FEET; THENCE NORTH 56°53'09" WEST, A DISTANCE OF 5.88 FEET; THENCE NORTH 15°17'18" EAST, A DISTANCE OF 20.96 FEET; THENCE SOUTH 52°08'48" WEST, A DISTANCE OF 26.36 FEET; THENCE SOUTH 62°33'44" WEST, A DISTANCE OF 47.11 FEET; THENCE NORTH 73°32'24" WEST, A DISTANCE OF 19.86 FEET; THENCE NORTH 16°52'56" WEST, A DISTANCE OF 23.27 FEET; THENCE NORTH 14°17'35" EAST, A DISTANCE OF 27.89 FEET; THENCE NORTH 31°50'14" WEST, A DISTANCE OF 31.41 FEET; THENCE NORTH 00°20'56" WEST, A DISTANCE OF 19.73 FEET; THENCE NORTH 08°26'44" WEST, A DISTANCE OF 35.15 FEET; THENCE NORTH 22°04'20" EAST, A DISTANCE OF 33.53 FEET; THENCE NORTH 06°55'15" WEST, A DISTANCE OF 20.37 FEET; THENCE NORTH 33°12'48" EAST, A DISTANCE OF 26.91 FEET; THENCE SOUTH 80°39'20" EAST, A DISTANCE OF 34.33 FEET; THENCE NORTH 14°44'27" WEST, A DISTANCE OF 35.49 FEET; THENCE NORTH 73°21'17" EAST, A DISTANCE OF 18.40 FEET; THENCE NORTH 55°37'47" EAST, A DISTANCE OF 34.90 FEET; THENCE NORTH 20°32'06" EAST, A DISTANCE OF 18.13 FEET; THENCE NORTH 10°01'42" EAST, A DISTANCE OF 41.20 FEET; THENCE NORTH 13°55'12" WEST, A DISTANCE OF 38.30 FEET; THENCE NORTH 76°19'22" WEST, A DISTANCE OF 30.99 FEET; THENCE SOUTH 79°15'30" WEST, A DISTANCE OF 32.29 FEET; THENCE SOUTH 67°26'07" WEST, A DISTANCE OF 17.85 FEET; THENCE SOUTH 65°01'27" WEST, A DISTANCE OF 38.38 FEET; THENCE SOUTH 26°16'46" WEST, A DISTANCE OF 27.86 FEET; THENCE SOUTH 35°18'02" WEST, A DISTANCE OF 16.62 FEET; THENCE SOUTH 80°32'31" WEST, A DISTANCE OF 20.52 FEET; THENCE NORTH 68°38'59" WEST, A DISTANCE OF 43.38 FEET; THENCE NORTH 15°33'47" WEST, A DISTANCE OF 12.28 FEET; THENCE NORTH 81°51'08" WEST, A DISTANCE OF 38.05 FEET; THENCE NORTH 31°35'14" WEST, A DISTANCE OF 21.92 FEET; THENCE SOUTH 77°46'26" WEST, A DISTANCE OF 15.82 FEET; THENCE NORTH 59°50'41" WEST, A DISTANCE OF 49.50 FEET; THENCE NORTH 34°31'46" WEST, A DISTANCE OF 31.72 FEET; THENCE SOUTH 85°05'55" WEST, A DISTANCE OF 35.22 FEET; THENCE NORTH 79°29'36" WEST, A DISTANCE OF 40.90 FEET; THENCE NORTH 07°28'27" EAST, A

DISTANCE OF 31.35 FEET; THENCE NORTH 25°33'15" EAST, A DISTANCE OF 16.76 FEET; THENCE NORTH 09°46'12" WEST, A DISTANCE OF 11.27 FEET; THENCE NORTH 25°22'32" EAST, A DISTANCE OF 30.83 FEET; THENCE NORTH 35°34'01" EAST, A DISTANCE OF 37.42 FEET; THENCE NORTH 46°09'06" EAST, A DISTANCE OF 17.42 FEET; THENCE NORTH 54°44'40" EAST, A DISTANCE OF 18.18 FEET; THENCE NORTH 32°43'09" EAST, A DISTANCE OF 16.85 FEET; THENCE NORTH 55°55'13" EAST, A DISTANCE OF 17.93 FEET; THENCE SOUTH 82°02'36" EAST, A DISTANCE OF 11.65 FEET; THENCE SOUTH 19°04'23" EAST, A DISTANCE OF 26.69 FEET; THENCE SOUTH 80°21'38" EAST, A DISTANCE OF 11.22 FEET; THENCE SOUTH 71°41'53" EAST, A DISTANCE OF 38.81 FEET; THENCE NORTH 62°48'34" EAST, A DISTANCE OF 57.94 FEET; THENCE SOUTH 87°29'35" EAST, A DISTANCE OF 59.00 FEET; THENCE SOUTH 64°06'40" EAST, A DISTANCE OF 43.35 FEET; THENCE SOUTH 32°25'40" EAST, A DISTANCE OF 24.28 FEET; THENCE NORTH 82°30'27" EAST, A DISTANCE OF 50.06 FEET; THENCE NORTH 45°10'08" EAST, A DISTANCE OF 80.17 FEET; THENCE NORTH 36°35'32" EAST, A DISTANCE OF 75.77 FEET; THENCE NORTH 41°59'58" EAST, A DISTANCE OF 63.95 FEET; THENCE NORTH 52°05'26" EAST, A DISTANCE OF 36.24 FEET; THENCE SOUTH 37°13'43" EAST, A DISTANCE OF 451.76 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 691.00 FEET, AN ARC LENGTH OF 607.54 FEET, A CENTRAL ANGLE OF 50°22'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°35'02" WEST, 588.16 FEET; THENCE SOUTH 02°23'47" WEST, A DISTANCE OF 47.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 296,457 SQUARE FEET OR 6.806 ACRES, MORE OR LESS.

LESS AND EXCEPT

PARCEL DESCRIPTION: PERSIMMON HOLE, LLC – O.R. BOOK 7802, PAGE 570
MANSFIELD BOULEVARD PHASE 1 WRI

ALL THAT PORTION OF SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,512.40 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1. NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,940.00 FEET, AN ARC LENGTH OF 506.02 FEET, A CENTRAL ANGLE OF 14°56'41", AND A CHORD BEARING

AND DISTANCE OF NORTH 07°03'04" WEST, 504.59 FEET; 3. NORTH 89°34'44" WEST, A DISTANCE OF 10.35 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,930.00 FEET, AN ARC LENGTH OF 1,935.29 FEET, A CENTRAL ANGLE OF 57°27'10", AND A CHORD BEARING AND DISTANCE OF NORTH 43°19'45" WEST, 1,855.23 FEET; 5. SOUTH 17°56'40" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 6. WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,910.00 FEET, AN ARC LENGTH OF 477.59 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 79°13'08" WEST, 476.35 FEET; 7. NORTH 86°22'56" WEST, A DISTANCE OF 1,350.33 FEET TO A POINT OF CURVATURE; 8. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,070.00 FEET, AN ARC LENGTH OF 47.70 FEET, A CENTRAL ANGLE OF 2°33'15", AND A CHORD BEARING AND DISTANCE OF NORTH 85°06'19" WEST, 47.70 FEET; THENCE CROSSING SAID RIGHT-OF-WAY NORTH 06°10'19" EAST, A DISTANCE OF 140.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1. SOUTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 41.46 FEET, A CENTRAL ANGLE OF 2°33'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°06'19" EAST, 41.45 FEET; 2. SOUTH 86°22'56" EAST, A DISTANCE OF 1,350.33 FEET TO A POINT OF CURVATURE; 3. EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 512.60 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 79°13'08" EAST, 511.26 FEET; 4. SOUTH 17°56'40" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 5. SOUTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 2,567.87 FEET, A CENTRAL ANGLE OF 72°28'37", AND A CHORD BEARING AND DISTANCE OF SOUTH 35°49'02" EAST, 2,400.06 FEET; 6. SOUTH 00°25'16" WEST, A DISTANCE OF 395.38 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE ALONG SAID LINE NORTH 89°34'44" WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.525 ACRES, MORE OR LESS.

LESS AND EXCEPT

PARCEL DESCRIPTION: PERSIMMON HOLE, LLC – O.R. BOOK 7802, PAGE 570
MANSFIELD BOULEVARD PHASE 2 WRI

ALL THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,512.40 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1. NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,940.00 FEET, AN ARC LENGTH OF 506.02 FEET, A CENTRAL ANGLE OF 14°56'41", AND A CHORD BEARING AND DISTANCE OF NORTH 07°03'04" WEST, 504.59 FEET; 3. NORTH 89°34'44" WEST, A DISTANCE OF 10.35 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,930.00 FEET, AN ARC LENGTH OF 1,935.29 FEET, A CENTRAL ANGLE OF 57°27'10", AND A CHORD BEARING AND DISTANCE OF NORTH 43°19'45" WEST, 1,855.23 FEET; 5. SOUTH 17°56'40" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 6. WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,910.00 FEET, AN ARC LENGTH OF 477.59 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 79°13'08" WEST, 476.35 FEET; 7. NORTH 86°22'56" WEST, A DISTANCE OF 1,350.33 FEET TO A POINT OF CURVATURE; 8. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,070.00 FEET, AN ARC LENGTH OF 47.70 FEET, A CENTRAL ANGLE OF 2°33'15", AND A CHORD BEARING AND DISTANCE OF NORTH 85°06'19" WEST, 47.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,070.00 FEET, AN ARC LENGTH OF 1,025.19 FEET, A CENTRAL ANGLE OF 54°53'47", AND A CHORD BEARING AND DISTANCE OF NORTH 56°22'48" WEST, 986.43 FEET; THENCE CROSSING SAID RIGHT-OF-WAY SOUTH 77°01'08" EAST, A DISTANCE OF 201.26 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 756.14 FEET, A CENTRAL ANGLE OF 46°35'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 60°32'09" EAST, 735.49 FEET; THENCE CROSSING SAID RIGHT-OF-WAY SOUTH 06°10'19" WEST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.868 ACRES, MORE OR LESS.

LESS AND EXCEPT

PARCEL DESCRIPTION: PERSIMMON HOLE, LLC – O.R. BOOK 7802, PAGE 570
MANSFIELD BOULEVARD WRI POND 1

ALL THAT PORTION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,602.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°25'16" EAST, A DISTANCE OF 17.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE NORTH 00°25'16" EAST, A DISTANCE OF 150.34 FEET; THENCE LEAVING SAID LINE SOUTH 89°35'00" EAST, A DISTANCE OF 210.61 FEET; THENCE SOUTH 21°44'09" EAST, A DISTANCE OF 49.52 FEET; THENCE NORTH 69°03'42" EAST, A DISTANCE OF 40.36 FEET; THENCE SOUTH 21°57'14" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 69°03'42" WEST, A DISTANCE OF 40.44 FEET; THENCE SOUTH 21°44'09" EAST, A DISTANCE OF 59.42 FEET; THENCE SOUTH 45°25'16" WEST, A DISTANCE OF 43.75 FEET; THENCE NORTH 89°34'44" WEST, A DISTANCE OF 228.30 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 36,401 SQUARE FEET OR 0.836 ACRES, MORE OR LESS.

LESS AND EXCEPT

PARCEL DESCRIPTION: PERSIMMON HOLE, LLC – O.R. BOOK 7802, PAGE 570
MANSFIELD BOULEVARD WRI POND 2

ALL THAT PORTION OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,602.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 1,296.04 FEET, A CENTRAL ANGLE OF 36°34'49", AND A CHORD BEARING AND DISTANCE OF NORTH 17°52'08" WEST, 1,274.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 340.97 FEET, A CENTRAL ANGLE OF 09°37'25", AND A CHORD BEARING AND DISTANCE OF NORTH 40°58'15" WEST, 340.57 FEET; THENCE LEAVING SAID LINE

NORTH 44°13'02" EAST, A DISTANCE OF 30.92 FEET; THENCE NORTH 05°27'21" EAST, A DISTANCE OF 68.23 FEET; THENCE NORTH 53°53'16" EAST, A DISTANCE OF 23.23 FEET; THENCE NORTH 41°16'12" WEST, A DISTANCE OF 36.19 FEET; THENCE NORTH 47°42'52" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 41°16'12" EAST, A DISTANCE OF 38.35 FEET; THENCE NORTH 53°53'16" EAST, A DISTANCE OF 63.08 FEET; THENCE SOUTH 46°28'57" EAST, A DISTANCE OF 226.91 FEET; THENCE SOUTH 00°39'48" WEST, A DISTANCE OF 215.34 FEET; THENCE SOUTH 53°58'43" WEST, A DISTANCE OF 65.22 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 63,985 SQUARE FEET OR 1.469 ACRES, MORE OR LESS.

LESS AND EXCEPT

PARCEL DESCRIPTION: PERSIMMON HOLE, LLC – O.R. BOOK 7802, PAGE 570
MANSFIELD BOULEVARD WRI POND 3

ALL THAT PORTION OF SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,602.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1. THENCE NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 2,567.87 FEET, A CENTRAL ANGLE OF 72°28'37", AND A CHORD BEARING AND DISTANCE OF NORTH 35°49'02" WEST, 2,400.06 FEET TO A NON-TANGENT LINE; 3. THENCE NORTH 17°56'40" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 260.70 FEET, A CENTRAL ANGLE OF 07°17'11", AND A CHORD BEARING AND DISTANCE OF NORTH 75°41'56" WEST, 260.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 191.89 FEET, A CENTRAL ANGLE OF 05°21'48", AND A CHORD BEARING AND DISTANCE OF NORTH 82°01'25" WEST, 191.82 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE NORTH 05°17'41" EAST, A DISTANCE OF 116.52 FEET; THENCE NORTH 37°33'50" EAST, A DISTANCE OF 156.48 FEET; THENCE NORTH 53°39'03" WEST, A DISTANCE OF 67.97 FEET; THENCE NORTH 00°29'06" WEST, A DISTANCE OF 166.81 FEET; THENCE NORTH 54°10'57" EAST, A DISTANCE OF 63.47 FEET; THENCE SOUTH

65°33'20" EAST, A DISTANCE OF 230.40 FEET; THENCE SOUTH 24°21'13" WEST, A DISTANCE OF 89.83 FEET; THENCE SOUTH 66°00'19" EAST, A DISTANCE OF 41.52 FEET; THENCE SOUTH 22°58'45" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 66°00'19" WEST, A DISTANCE OF 42.00 FEET; THENCE SOUTH 24°21'13" WEST, A DISTANCE OF 29.80 FEET; THENCE SOUTH 81°26'02" WEST, A DISTANCE OF 42.18 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 68.90 FEET; THENCE SOUTH 13°26'53" WEST, A DISTANCE OF 91.79 FEET; THENCE SOUTH 01°31'53" WEST, A DISTANCE OF 22.76 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 101.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 88,877 SQUARE FEET OR 2.040 ACRES, MORE OR LESS.

LESS AND EXCEPT

PARCEL DESCRIPTION: PERSIMMON HOLE, LLC – O.R. BOOK 7802, PAGE 570
MANSFIELD BOULEVARD WRI POND 4A

ALL THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, SAID LINE ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,602.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1. THENCE NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; 2. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,030.00 FEET, AN ARC LENGTH OF 2,567.87 FEET, A CENTRAL ANGLE OF 72°28'37", AND A CHORD BEARING AND DISTANCE OF NORTH 35°49'02" WEST, 2,400.06 FEET TO A NON-TANGENT LINE; 3. THENCE NORTH 17°56'40" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. THENCE WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 512.60 FEET, A CENTRAL ANGLE OF 14°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 79°13'08" WEST, 511.26 FEET; 5. THENCE NORTH 86°22'56" WEST, A DISTANCE OF 1,350.33 FEET TO A POINT OF CURVATURE; 6. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 778.84 FEET, A CENTRAL ANGLE OF 47°58'59", AND A CHORD BEARING AND DISTANCE OF NORTH 62°23'27" WEST, 756.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 18.76 FEET, A CENTRAL ANGLE OF 01°09'21", AND A CHORD BEARING AND DISTANCE OF NORTH 37°49'17" WEST, 18.76

FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE NORTH 26°00'19" EAST, A DISTANCE OF 294.85 FEET; THENCE SOUTH 12°51'03" WEST, A DISTANCE OF 99.50 FEET; THENCE SOUTH 77°28'03" EAST, A DISTANCE OF 33.42 FEET; THENCE SOUTH 11°31'01" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 77°28'03" WEST, A DISTANCE OF 33.89 FEET; THENCE SOUTH 12°51'03" WEST, A DISTANCE OF 120.10 FEET; THENCE SOUTH 54°22'06" WEST, A DISTANCE OF 79.33 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 9,456 SQUARE FEET OR 0.217 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION: WIREGRASS RANCH INC. PARCEL 3

THAT PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND A PORTION OF GOVERNMENT LOT 4 OF SAID SECTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'40" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 SAID SECTION 30, A DISTANCE OF 1250.13 FEET TO A POINT OF INTERSECTION WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 (250' R/W) FOR A POINT OF BEGINNING; THENCE ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 56 THE FOLLOWING TWO (2) COURSES: 1. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,505.00 FEET, AN ARC LENGTH OF 919.35 FEET, A CENTRAL ANGLE OF 15°01'43", AND A CHORD BEARING AND DISTANCE OF NORTH 67°09'37" EAST, 916.72 FEET; 2. NORTH 59°38'45" EAST, A DISTANCE OF 290.28 FEET; THENCE LEAVING SAID LINE SOUTH 15°58'56" EAST, A DISTANCE OF 145.51 FEET; THENCE SOUTH 08°04'12" EAST, A DISTANCE OF 32.50 FEET; THENCE SOUTH 10°59'03" WEST, A DISTANCE OF 114.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 52.00 FEET, AN ARC LENGTH OF 70.89 FEET, A CENTRAL ANGLE OF 78°06'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°04'20" EAST, 65.53 FEET; THENCE SOUTH 67°07'43" EAST, A DISTANCE OF 84.57 FEET; THENCE NORTH 03°59'20" EAST, A DISTANCE OF 57.98 FEET; THENCE NORTH 15°24'08" EAST, A DISTANCE OF 61.40 FEET; THENCE NORTH 28°59'53" EAST, A DISTANCE OF 28.76 FEET; THENCE NORTH 35°50'38" EAST, A DISTANCE OF 45.56 FEET; THENCE NORTH 25°23'21" EAST, A DISTANCE OF 40.79 FEET; THENCE SOUTH 87°05'12" EAST, A DISTANCE OF 125.21 FEET; THENCE SOUTH 78°20'30" EAST, A DISTANCE OF 58.10 FEET; THENCE SOUTH 71°25'13" EAST, A DISTANCE OF 62.53 FEET; THENCE SOUTH 38°21'51" EAST, A DISTANCE OF 57.02 FEET; THENCE SOUTH 28°40'52" EAST, A DISTANCE OF 297.94 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 SAID SECTION 30; THENCE NORTH 89°58'27" WEST, A DISTANCE OF 273.22 FEET TO THE

SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 89°58'40" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 1,451.76 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 AND THE POINT OF BEGINNING.

CONTAINING 9.165 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION: WIREGRASS RANCH INC. PARCEL 4

THAT PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'40" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 SAID SECTION 30, A DISTANCE OF 1250.13 FEET TO A POINT OF INTERSECTION WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 (250' R/W); THENCE ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 56 THE FOLLOWING TWO (2) COURSES: 1. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,505.00 FEET, AN ARC LENGTH OF 919.35 FEET, A CENTRAL ANGLE OF 15°01'43", AND A CHORD BEARING AND DISTANCE OF NORTH 67°09'37" EAST, 916.72 FEET; 2. NORTH 59°38'45" EAST, A DISTANCE OF 892.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 59°38'45" EAST, A DISTANCE OF 1,339.88 FEET; THENCE LEAVING SAID LINE SOUTH 30°21'15" EAST, A DISTANCE OF 1,721.76 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 SAID SECTION 30; THENCE NORTH 89°58'27" WEST, ALONG SAID LINE A DISTANCE OF 1,502.16 FEET; THENCE LEAVING SAID LINE NORTH 00°01'33" EAST, A DISTANCE OF 62.08 FEET; THENCE NORTH 36°42'50" WEST, A DISTANCE OF 180.07 FEET; THENCE NORTH 34°05'58" WEST, A DISTANCE OF 528.85 FEET; THENCE NORTH 36°15'46" WEST, A DISTANCE OF 202.91 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 56 AND THE POINT OF BEGINNING.

CONTAINING OR 40.040 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION: WIREGRASS RANCH INC. PARCEL 5

THAT PORTION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°29'59" WEST,

ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 7 A DISTANCE OF 1,530.52 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 THE FOLLOWING TWO (2) COURSES: 1. WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5,729.58 FEET, AN ARC LENGTH OF 637.82 FEET, A CENTRAL ANGLE OF 06°22'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 74°54'21" WEST, 637.49 FEET; 2. SOUTH 71°41'15" WEST, A DISTANCE OF 999.17 FEET; THENCE LEAVING SAID LINE SOUTH 18°18'45" EAST, A DISTANCE OF 320.00 FEET; THENCE SOUTH 71°41'15" WEST, A DISTANCE OF 592.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°17'53" WEST, A DISTANCE OF 697.49 FEET TO THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE NORTH 18°18'45" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 869.88 FEET; THENCE CROSSING SAID RIGHT-OF-WAY NORTH 71°40'25" EAST, A DISTANCE OF 140.00 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD; THENCE SOUTH 18°18'45" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 208.90 FEET; THENCE LEAVING SAID LINE NORTH 71°41'15" EAST, A DISTANCE OF 82.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.360 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL DESCRIPTION: WIREGRASS RANCH INC. – O.R. BOOK 5586, PAGE 962
FORMERLY JAMES DON PORTER & LAJUANA W. PORTER

THAT PORTION OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING A PORTION OF GOVERNMENT LOTS 2 AND 3 OF SAID SECTION 30 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'40" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 99.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD - A 200' R/W); THENCE NORTH 00°29'34" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 581, A DISTANCE OF 1,981.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°29'34" EAST, A DISTANCE OF 513.32 FEET; THENCE LEAVING SAID LINE NORTH 89°59'11" EAST, A DISTANCE OF 220.76 FEET; THENCE NORTH 03°44'29" WEST, A DISTANCE OF 74.82 FEET; THENCE NORTH 16°52'44" WEST, A DISTANCE OF 98.01 FEET; THENCE NORTH 03°46'07" WEST, A DISTANCE OF 62.94 FEET; THENCE NORTH 00°22'35" EAST, A DISTANCE OF 104.74 FEET; THENCE SOUTH 86°50'56" EAST, A DISTANCE OF 477.21 FEET; THENCE SOUTH 77°35'12" EAST, A DISTANCE OF 83.05 FEET; THENCE SOUTH 65°48'44" EAST, A DISTANCE OF 215.81 FEET; THENCE SOUTH 88°33'55" EAST, A DISTANCE OF 372.54 FEET; THENCE SOUTH 13°08'45" WEST, A DISTANCE OF 364.40 FEET; THENCE