

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.

TOGETHER WITH

**PARCEL DESCRIPTION: SOLLY BRANCH HOLDINGS LLC PARCEL 1**

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.

LESS AND EXCEPT

PARCEL DESCRIPTION: PERSIMMON HOLE, LLC – O.R. BOOK 7802, PAGE 561  
MANSFIELD BOULEVARD SOLLY BRANCH

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. THENCE 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. THENCE NORTH 89°34'44" WEST, A DISTANCE OF 10.35 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. THENCE 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. THENCE SOUTH 17°56'40" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 6. THENCE 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. THENCE NORTH 86°22'56" WEST, A DISTANCE OF 1,350.33 FEET TO A POINT OF CURVATURE; 8. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,070.00 FEET, AN ARC LENGTH

OF 1,072.89 FEET, A CENTRAL ANGLE OF 57°27'02", AND A CHORD BEARING AND DISTANCE OF NORTH 57°39'25" WEST, 1,028.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,070.00 FEET, AN ARC LENGTH OF 355.56 FEET, A CENTRAL ANGLE OF 19°02'21", AND A CHORD BEARING AND DISTANCE OF NORTH 19°24'43" WEST, 353.93 FEET; 2. THENCE NORTH 09°53'32" WEST, A DISTANCE OF 461.95 FEET TO A POINT OF CURVATURE; 3. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 890.00 FEET, AN ARC LENGTH OF 600.45 FEET, A CENTRAL ANGLE OF 38°39'18", AND A CHORD BEARING AND DISTANCE OF NORTH 29°13'12" WEST, 589.12 FEET; 4. THENCE NORTH 48°32'51" WEST, A DISTANCE OF 170.77 FEET TO A POINT OF CURVATURE; 5. THENCE WESTERLY 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 86°27'09" WEST, 70.71 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PROPOSED STATE ROAD 56; THENCE ALONG SAID RIGHT-OF-WAY NORTH 41°27'09" EAST, A DISTANCE OF 240.00 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 FIVE (5) COURSES AND DISTANCES: 1. SOUTHERLY 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 03°32'51" EAST, 70.71 FEET; 2. THENCE SOUTH 48°32'51" EAST, A DISTANCE OF 170.77 FEET TO A POINT OF CURVATURE; 3. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,030.00 FEET, AN ARC LENGTH OF 694.90 FEET, A CENTRAL ANGLE OF 38°39'18", AND A CHORD BEARING AND DISTANCE OF SOUTH 29°13'12" EAST, 681.79 FEET; 4. THENCE SOUTH 09°53'32" EAST, A DISTANCE OF 461.95 FEET TO A POINT OF CURVATURE; 5. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 443.95 FEET, A CENTRAL ANGLE OF 27°21'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 23°34'04" EAST, 439.75 FEET; THENCE CROSSING SAID RIGHT-OF-WAY NORTH 77°01'08" WEST, A DISTANCE OF 201.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.5795 ACRES, MORE OR LESS.

LESS AND EXCEPT

PARCEL DESCRIPTION: PERSIMMON HOLE, LLC – O.R. BOOK 7802, PAGE 561  
MANSFIELD BOULEVARD SOLLY BRANCH POND 4B

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 797.60 FEET, A CENTRAL ANGLE OF 49°08'20", AND A CHORD BEARING AND DISTANCE OF NORTH 61°48'46" WEST, 773.38 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 216.94 FEET, A CENTRAL ANGLE OF 13°21'56", AND A CHORD BEARING AND DISTANCE OF NORTH 30°33'38" WEST, 216.45 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE NORTH 47°58'51" EAST, A DISTANCE OF 119.41 FEET; THENCE NORTH 13°02'56" EAST, A DISTANCE OF 108.18 FEET; THENCE NORTH 07°24'28" WEST, A DISTANCE OF 125.47 FEET; THENCE NORTH 02°03'20" EAST, A DISTANCE OF 249.95 FEET; THENCE SOUTH 86°34'06" EAST, A DISTANCE OF 124.09 FEET; THENCE SOUTH 07°08'58" EAST, A DISTANCE OF 163.90 FEET; THENCE SOUTH 29°36'31" EAST, A DISTANCE OF 123.00 FEET; THENCE SOUTH 21°36'06" WEST, A DISTANCE OF 160.85 FEET; THENCE SOUTH 12°51'03" WEST, A DISTANCE OF 55.79 FEET; THENCE SOUTH 26°00'19" WEST, A DISTANCE OF 294.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 2.527 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL DESCRIPTION: SOLLY BRANCH HOLDINGS LLC PARCEL 2**

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.

TOGETHER WITH

**PARCEL DESCRIPTION: JHP REAL ESTATE PARTNERSHIP LTD**

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.

TOGETHER WITH

**PARCEL DESCRIPTION: TOM M. PORTER**

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.

TOGETHER WITH

**PARCEL DESCRIPTION: JAMES H. PORTER**

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.

TOGETHER WITH

**PARCEL DESCRIPTION: PASCO COUNTY FACILITIES MANAGEMENT DEPT. – O.R. BOOK 7231, PAGE 1476**

ALL THAT PORTION OF SECTIONS 20, 21, 28, 29 AND 30, 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 TO A POINT ON THE SOUTH LINE OF SAID SECTION 30; THENCE N89°58'40"W ALONG SAID SOUTH LINE, A DISTANCE OF 1150.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 101.545 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL DESCRIPTION: PASCO COUNTY FACILITIES MANAGEMENT DEPT. – O.R. BOOK 5621, PAGE 1309**

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 31, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S 89°58'03" E, ALONG THE NORTH BOUNDARY OF SAID SECTION 31, A DISTANCE OF 101.26 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 581 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH BOUNDARY OF SECTION 31 S 89°58'03" E, A DISTANCE OF 1117.29 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE LEAVING SAID NORTH BOUNDARY SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 759.69 FEET, HAVING A RADIUS OF 2287.50 FEET, SUBTENDED BY A CHORD OF 756.21 FEET, CHORD BEARING S 80°31'06" W TO THE POINT OF TANGENCY; THENCE N 89°58'03" W, A DISTANCE OF 372.59 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 581; THENCE N 00°32'20" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2.50 ACRES MORE OR LESS.

TOGETHER WITH

**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.

TOGETHER WITH

**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.

TOGETHER WITH

**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: 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.

TOGETHER WITH

**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.

TOGETHER WITH

**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.

TOGETHER WITH

**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.

TOGETHER WITH

**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.

TOGETHER WITH

**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.

TOGETHER WITH

**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.

TOGETHER WITH

**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.

TOGETHER WITH

**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: PERSIMMON HOLE, LLC – O.R. BOOK 7802, PAGE 561  
MANSFIELD BOULEVARD SOLLY BRANCH**

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. THENCE 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. THENCE NORTH 89°34'44" WEST, A DISTANCE OF 10.35 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 4. THENCE 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. THENCE SOUTH 17°56'40" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE; 6. THENCE 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. THENCE NORTH 86°22'56" WEST, A DISTANCE OF 1,350.33 FEET TO A POINT OF CURVATURE; 8. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,070.00 FEET, AN ARC LENGTH OF 1,072.89 FEET, A CENTRAL ANGLE OF 57°27'02", AND A CHORD BEARING AND DISTANCE OF NORTH 57°39'25" WEST, 1,028.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1. NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,070.00 FEET, AN ARC LENGTH OF 355.56 FEET, A CENTRAL ANGLE OF 19°02'21", AND A CHORD BEARING AND DISTANCE OF NORTH 19°24'43" WEST, 353.93 FEET; 2. THENCE NORTH 09°53'32" WEST, A DISTANCE OF 461.95 FEET TO A POINT OF CURVATURE; 3. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 890.00 FEET, AN ARC LENGTH OF 600.45 FEET, A CENTRAL ANGLE OF 38°39'18", AND A CHORD BEARING AND DISTANCE OF NORTH 29°13'12" WEST, 589.12 FEET; 4. THENCE NORTH 48°32'51" WEST, A DISTANCE OF 170.77 FEET TO A POINT OF CURVATURE; 5. THENCE WESTERLY 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 86°27'09" WEST, 70.71 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PROPOSED STATE ROAD 56; THENCE ALONG SAID RIGHT-OF-WAY NORTH 41°27'09" EAST, A DISTANCE OF 240.00 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 FIVE (5) COURSES AND DISTANCES: 1. SOUTHERLY 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 03°32'51" EAST, 70.71 FEET; 2. THENCE SOUTH 48°32'51" EAST, A DISTANCE OF 170.77 FEET TO A POINT OF CURVATURE; 3. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,030.00 FEET, AN ARC LENGTH OF 694.90 FEET, A CENTRAL ANGLE OF 38°39'18", AND A CHORD BEARING AND DISTANCE OF SOUTH 29°13'12" EAST, 681.79 FEET; 4. THENCE SOUTH 09°53'32" EAST, A DISTANCE OF 461.95 FEET TO A POINT OF CURVATURE; 5. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 930.00 FEET, AN ARC LENGTH OF 443.95 FEET, A CENTRAL ANGLE OF 27°21'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 23°34'04" EAST, 439.75 FEET; THENCE CROSSING SAID RIGHT-OF-WAY NORTH 77°01'08" WEST, A DISTANCE OF 201.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.5795 ACRES, MORE OR LESS.

TOGETHER WITH

**PARCEL DESCRIPTION: PERSIMMON HOLE, LLC – O.R. BOOK 7802, PAGE 561  
MANSFIELD BOULEVARD SOLLY BRANCH POND 4B**

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 797.60 FEET, A CENTRAL ANGLE OF 49°08'20", AND A CHORD BEARING AND DISTANCE OF NORTH 61°48'46" WEST, 773.38 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 216.94 FEET, A CENTRAL ANGLE OF 13°21'56", AND A CHORD BEARING AND DISTANCE OF NORTH 30°33'38" WEST, 216.45 FEET TO A NON-TANGENT LINE; THENCE LEAVING SAID LINE NORTH 47°58'51" EAST, A DISTANCE OF 119.41 FEET; THENCE NORTH 13°02'56" EAST, A DISTANCE OF 108.18 FEET; THENCE NORTH 07°24'28" WEST, A DISTANCE OF 125.47 FEET; THENCE NORTH 02°03'20" EAST, A DISTANCE OF 249.95 FEET; THENCE SOUTH 86°34'06" EAST, A DISTANCE OF 124.09 FEET; THENCE SOUTH 07°08'58" EAST, A DISTANCE OF 163.90 FEET; THENCE SOUTH 29°36'31" EAST, A DISTANCE OF 123.00 FEET; THENCE SOUTH 21°36'06" WEST, A DISTANCE OF 160.85 FEET; THENCE SOUTH 12°51'03" WEST, A DISTANCE OF 55.79 FEET; THENCE SOUTH 26°00'19" WEST, A DISTANCE OF 294.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PROPOSED MANSFIELD BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 2.527 ACRES, MORE OR LESS.

THE TOTAL WIREGRASS COMMUNITY DEVELOPMENT DISTRICT AREA = 3,974.294 ACRES, MORE OR LESS.

LESS AND EXCEPT

**WIREGRASS COMMUNITY DEVELOPMENT DISTRICT CONTRACTED AREA**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 19, 20, 21, 28, 29 AND 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'40" EAST, A DISTANCE OF 99.24 FEET TO THE EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD, SAME BEING THE POINT OF BEGINNING; THENCE NORTH 00°29'34" EAST, A DISTANCE OF 125.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 56; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°58'40" EAST, A DISTANCE OF 222.16 FEET TO A POINT ON A CURVE TO THE LEFT; (2) EASTERLY 1,725.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,255.00 FEET, A CENTRAL ANGLE OF 30°22'35", AND A CHORD BEARING AND DISTANCE OF NORTH 74°50'03" EAST 1,705.56 FEET; (3) NORTH 59°38'45" EAST, A DISTANCE OF 2,344.31 FEET; THENCE 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 231.55 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 87.30 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 AFORESAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD; THENCE NORTH 00°29'34" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 30.62 FEET; THENCE, LEAVING SAID EAST RIGHT OF WAY 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 SAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD; THENCE NORTH 00°29'34" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 704.01 FEET; THENCE, LEAVING SAID EAST RIGHT OF WAY LINE, NORTH 89°59'10" 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 250.82 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 SOUTH RIGHT OF WAY LINE OF CHANCEY ROAD; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 76°04'04" WEST, A DISTANCE OF 795.54 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) WESTERLY 647.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,570.00 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 ON A CURVE TO THE LEFT; (4) SOUTHWESTERLY 78.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°29'34" WEST 70.71 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE OF CHANCEY ROAD AND AFORESAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD; THENCE NORTH 00°29'34" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 240.00 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD AND THE NORTH RIGHT OF WAY LINE OF SAID CHANCEY ROAD, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTHEASTERLY 78.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 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 ON A CURVE TO THE LEFT; (3) EASTERLY 611.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,430.00 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 ON A CURVE TO THE RIGHT; (5) EASTERLY 647.03 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,070.00 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 ON A CURVE TO THE LEFT; (7) NORTHEASTERLY 65.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 75°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 43°09'41" EAST 60.88 FEET TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE OF CHANCEY ROAD AND THE WEST RIGHT OF WAY LINE OF WIREGRASS RANCH BOULEVARD; THENCE NORTH 05°39'41" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 94.10 FEET; THENCE, LEAVING SAID WEST RIGHT OF WAY LINE, SOUTH 84°20'19" EAST, A DISTANCE OF 140.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID WIREGRASS RANCH BOULEVARD; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 05°39'41" WEST, A DISTANCE OF 29.79 FEET TO A POINT ON A CURVE TO THE LEFT; (2) SOUTHEASTERLY 91.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°50'19" EAST 79.34 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF WIREGRASS RANCH BOULEVARD AND AFORESAID NORTH RIGHT OF WAY LINE OF CHANCEY ROAD; THENCE NORTH 80°39'41" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 17.08 FEET; THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, SOUTH 09°20'19" EAST, A DISTANCE OF 140.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID CHANCEY ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 80°39'41" WEST, A DISTANCE OF 81.39 FEET TO A POINT ON A CURVE TO THE LEFT; (2) SOUTHWESTERLY 65.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A

RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 75°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 43°09'41" WEST 60.88 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF WIREGRASS RANCH BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THIRTY-ONE (31) COURSES: (1) SOUTH 05°39'41" WEST, A DISTANCE OF 169.37 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) SOUTHWESTERLY 739.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,120.00 FEET, A CENTRAL ANGLE OF 37°50'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°34'43" WEST 726.21 FEET; (3) SOUTH 43°29'45" WEST, A DISTANCE OF 336.99 FEET TO A POINT ON A CURVE TO THE LEFT; (4) SOUTHWESTERLY 220.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 12°53'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 37°02'53" WEST 220.11 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (5) SOUTHERLY 68.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 137.82 FEET, A CENTRAL ANGLE OF 28°24'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 06°53'25" EAST 67.63 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (6) SOUTHEASTERLY 42.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 46°04'37", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°47'40" EAST 41.48 FEET; (7) SOUTH 19°25'46" WEST, A DISTANCE OF 87.08 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (8) WESTERLY 103.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 104.47 FEET, A CENTRAL ANGLE OF 56°55'58", AND A CHORD BEARING AND DISTANCE OF SOUTH 79°23'20" WEST 99.59 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (9) SOUTHERLY 302.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 17°42'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°08'40" WEST 301.77 FEET; (10) SOUTH 00°17'16" WEST, A DISTANCE OF 537.25 FEET TO A POINT ON A CURVE TO THE LEFT; (11) SOUTHEASTERLY 118.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 52°22'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 25°54'06" EAST 114.75 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (12) SOUTHEASTERLY 27.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 119.00 FEET, A CENTRAL ANGLE OF 13°04'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°32'59" EAST 27.11 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (13) SOUTHEASTERLY 80.53 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 50°42'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 64°21'38" EAST 77.93 FEET; (14) SOUTH 89°42'44" EAST, A DISTANCE OF 17.96 FEET; (15) SOUTH 00°17'16" WEST, A DISTANCE OF 84.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (16) SOUTHWESTERLY 105.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 131.00 FEET, A CENTRAL ANGLE OF 46°12'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 67°10'55" WEST 102.82 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (17) SOUTHWESTERLY 25.67 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 119.00 FEET, A CENTRAL ANGLE OF 12°21'27", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°15'18" WEST 25.62 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (18) SOUTHWESTERLY 97.99 FEET ALONG THE ARC OF SAID CURVE, HAVING A

RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 56°08'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°21'39" WEST 94.12 FEET; (19) SOUTH 00°17'16" WEST, A DISTANCE OF 738.79 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (20) SOUTHERLY 174.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,146.11 FEET, A CENTRAL ANGLE OF 04°39'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°41'11" EAST 174.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (21) SOUTHERLY 84.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 197.05 FEET, A CENTRAL ANGLE OF 24°39'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°35'29" EAST 84.17 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (22) SOUTHEASTERLY 97.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 82.00 FEET, A CENTRAL ANGLE OF 68°24'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°07'59" EAST 92.18 FEET; (23) SOUTH 13°35'50" EAST, A DISTANCE OF 70.82 FEET; (24) SOUTH 52°25'00" WEST, A DISTANCE OF 16.87 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (25) SOUTHWESTERLY 18.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.32 FEET, A CENTRAL ANGLE OF 15°38'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 49°19'44" WEST 18.05 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (26) SOUTHWESTERLY 34.61 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 67.72 FEET, A CENTRAL ANGLE OF 29°17'07", AND A CHORD BEARING AND DISTANCE OF SOUTH 26°25'52" WEST 34.24 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (27) SOUTHERLY 19.13 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 178.27 FEET, A CENTRAL ANGLE OF 06°08'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 12°54'26" WEST 19.12 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (28) SOUTHEASTERLY 1,048.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 53°08'28", AND A CHORD BEARING AND DISTANCE OF SOUTH 48°42'35" EAST 1,010.90 FEET; (29) SOUTH 75°16'49" EAST, A DISTANCE OF 134.17 FEET TO A POINT ON A CURVE TO THE RIGHT; (30) SOUTHEASTERLY 963.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 25°26'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 62°33'33" EAST 955.70 FEET TO THE TO A POINT OF REVERSE CURVE TO THE LEFT; (31) EASTERLY 77.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 88°42'34", AND A CHORD BEARING AND DISTANCE OF NORTH 85°48'26" EAST 69.91 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF WIREGRASS RANCH BOULEVARD AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 56; THENCE, LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 48°41'36" EAST, A DISTANCE OF 250.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 56; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 41°27'09" EAST, A DISTANCE OF 252.59 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) EASTERLY 3,538.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,775.00 FEET, A CENTRAL ANGLE OF 73°03'14", AND A CHORD BEARING AND DISTANCE OF NORTH 77°58'47" EAST 3,303.37 FEET; (3) SOUTH 65°29'36" EAST, A DISTANCE OF 2,100.21 FEET TO A POINT ON A CURVE TO THE LEFT; (4) EASTERLY 1,587.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A

RADIUS OF 3,725.00 FEET, A CENTRAL ANGLE OF 24°24'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°42'00" EAST 1,575.21 FEET; (5) 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, PASCO COUNTY FLORIDA; THENCE SOUTH 00°16'42" WEST, ALONG SAID EAST LINE, A DISTANCE OF 4,222.09 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 89°56'42" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2,652.67 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 28; THENCE NORTH 89°34'44" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 1,172.72 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF MANSFIELD BOULEVARD; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT ON A CURVE TO THE LEFT; (2) NORTHERLY 506.02 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,940.00 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 A POINT ON A NON-TANGENT CURVE TO THE LEFT; (4) NORTHWESTERLY 1,024.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,930.00 FEET, A CENTRAL ANGLE OF 30°25'26", AND A CHORD BEARING AND DISTANCE OF NORTH 29°48'53" WEST 1,012.83 FEET; THENCE, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY 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 A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 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 ON A CURVE TO THE RIGHT; THENCE WESTERLY 140.12 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.00 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 ON A CURVE TO THE LEFT; THENCE WESTERLY 297.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 230.00 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 ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 38.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 08°05'58", AND A CHORD BEARING AND DISTANCE OF SOUTH 36°03'53" WEST 38.14 FEET; 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 AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF MANSFIELD BOULEVARD; THENCE NORTH 86°22'56" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 120.03 FEET; THENCE, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY 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 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 TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, NORTH 89°58'04" WEST, A DISTANCE OF 2,518.69 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29, SAME BEING THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 89°58'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,987.32 FEET; THENCE, LEAVING SAID SOUTH 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 AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 56; THENCE SOUTH 59°38'45" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 602.67 FEET; THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY 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 ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 70.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 52.00 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 AFORESAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE NORTH 89°58'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 273.22 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 30, SAME BEING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE NORTH 89°58'40" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 30, A DISTANCE OF 2,602.65 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD, SAME BEING THE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 9428, PAGE 3900 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

THE TOTAL WIREGRASS COMMUNITY DEVELOPMENT DISTRICT CONTRACTED AREA CONTAINING 1,777.448 ACRES.

**TOTAL WIREGRASS COMMUNITY DEVELOPMENT DISTRICT REMOVED AREA  
CONTAINING A NET OF 2,196.846 ACRES**



# EXHIBIT 4

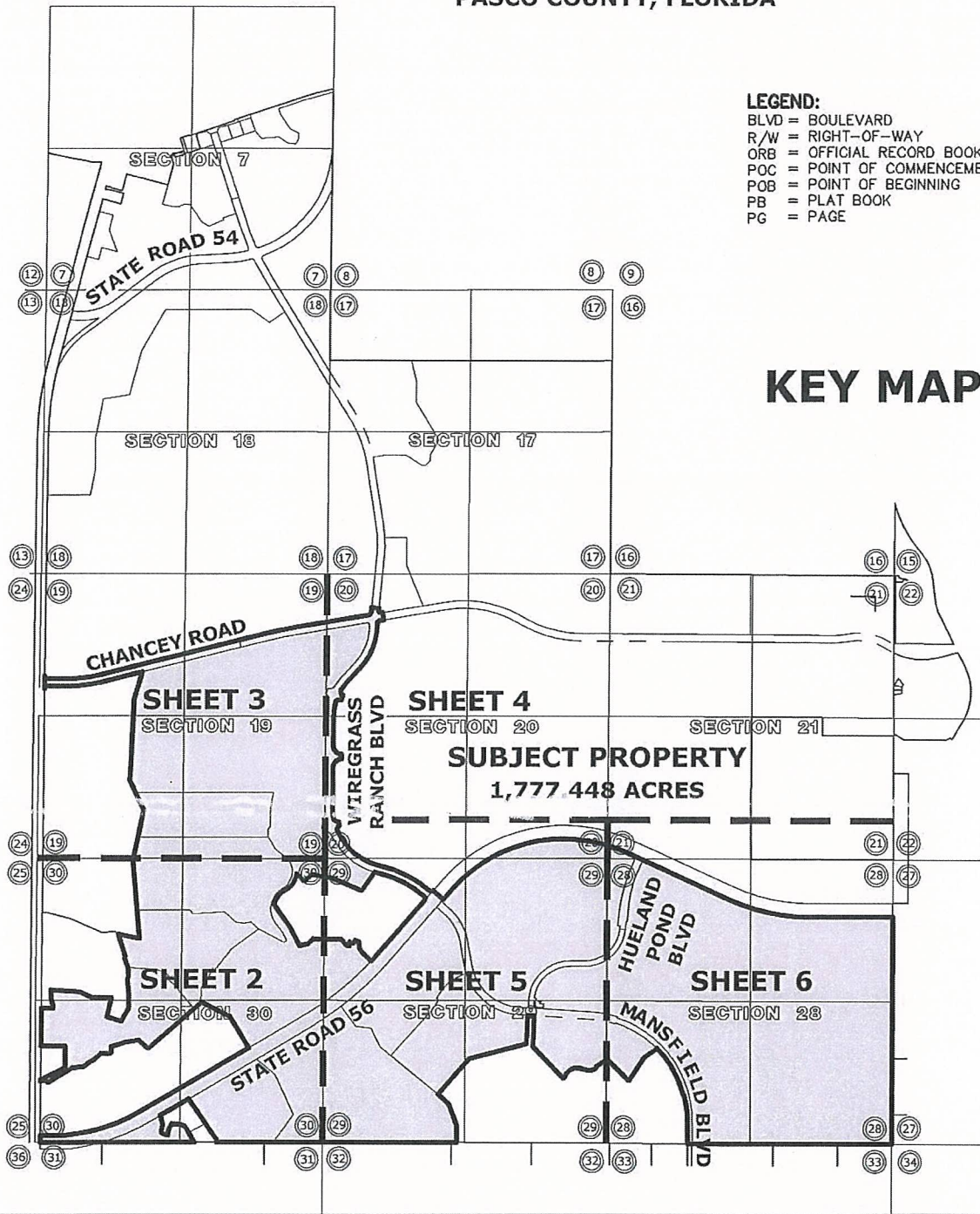
THIS IS NOT A SURVEY

**SECTIONS 19, 20, 21, 28, 29 & 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST  
PASCO COUNTY, FLORIDA**

**LEGEND:**

- BLVD = BOULEVARD
- R/W = RIGHT-OF-WAY
- ORB = OFFICIAL RECORD BOOK
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- PB = PLAT BOOK
- PG = PAGE

**KEY MAP**



WIREGRASS CDD

CONTRACTION

SCALE 1"=3000'	DATE 08/11/17	JOB No. 4463-001-001		
DRAWN AWM	CHECKED JEB	SECTION 19,20,21,28,29,30	TOWNSHIP 26S	RANGE 20E

**King**  
ENGINEERING ASSOCIATES, INC.

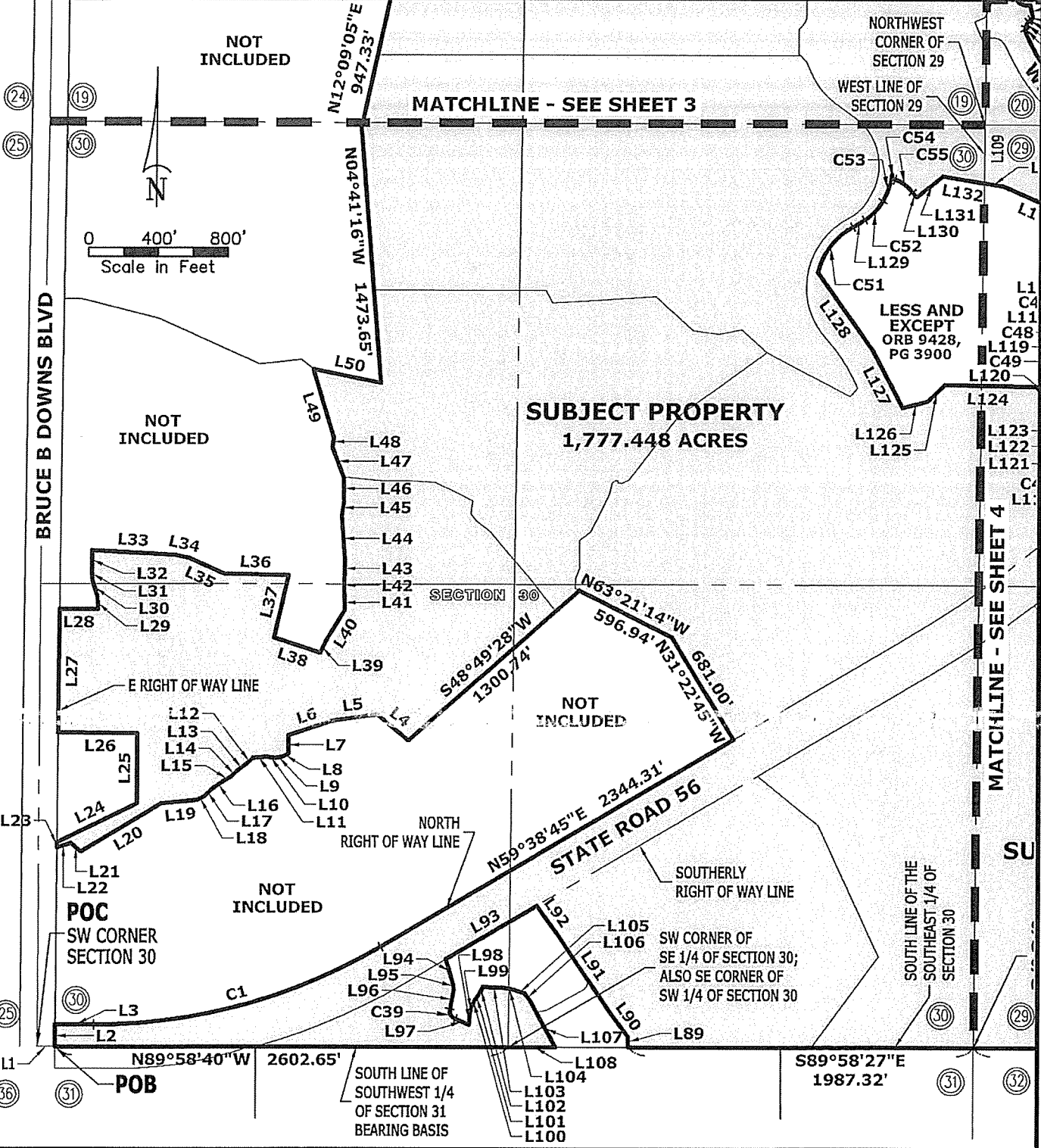
4921 Memorial Highway  
One Memorial Center, Suite 300  
Tampa, Florida 33634  
Phone 813 880-8881  
Fax 813 880-8882  
www.kingengineering.com  
LB2610

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.

*James D. Greer*  
No. 5189  
STATE OF  
**JAMES D. GREER**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA # L.S. 5189  
CERTIFICATE OF AUTHORIZATION No. LB 2610

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BRUCE B DOWNS BLVD

**SUBJECT PROPERTY**  
1,777.448 ACRES

**STATE ROAD 56**

**POC**  
SW CORNER  
SECTION 30

**POB**

WIREGRASS CDD

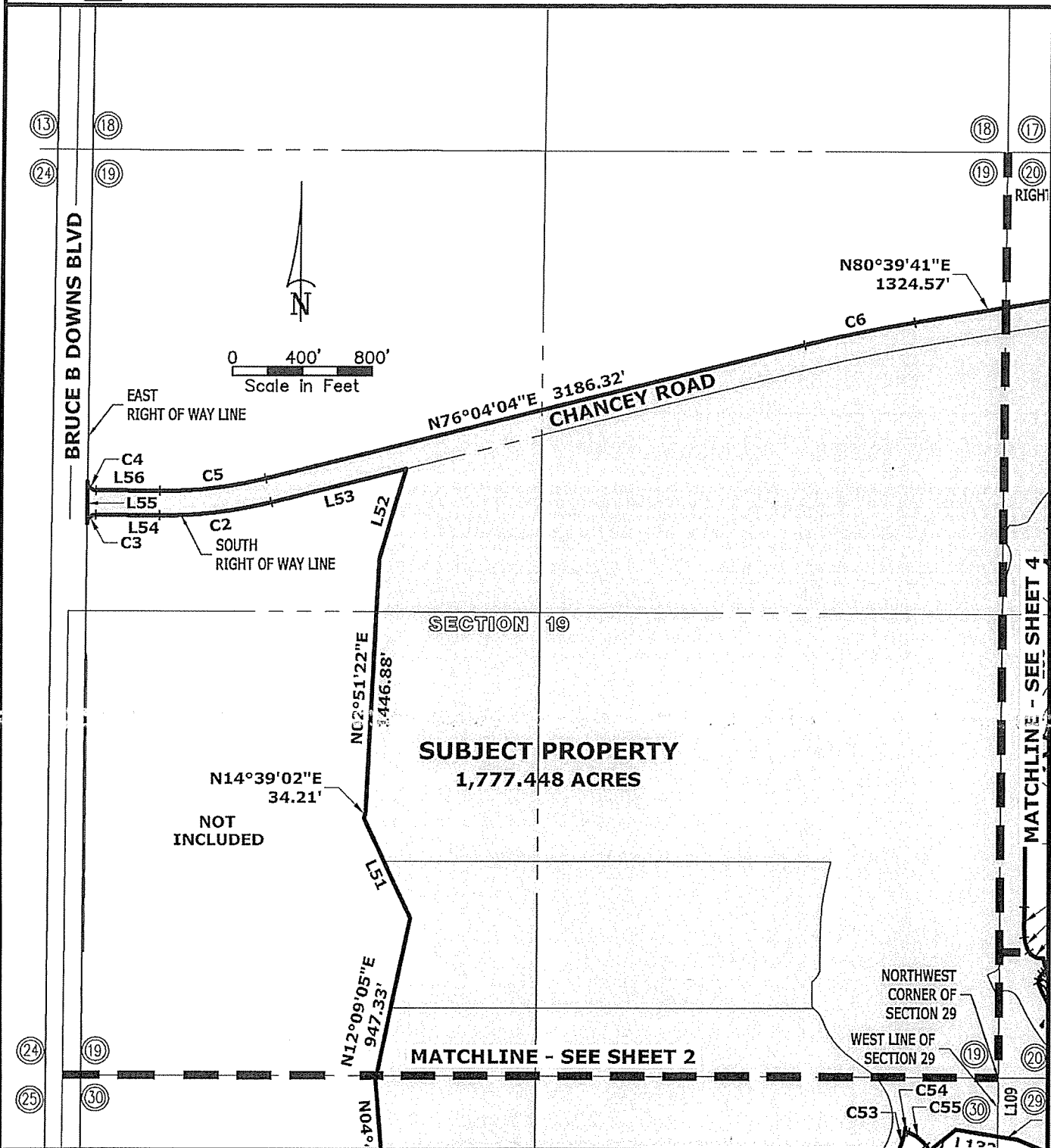
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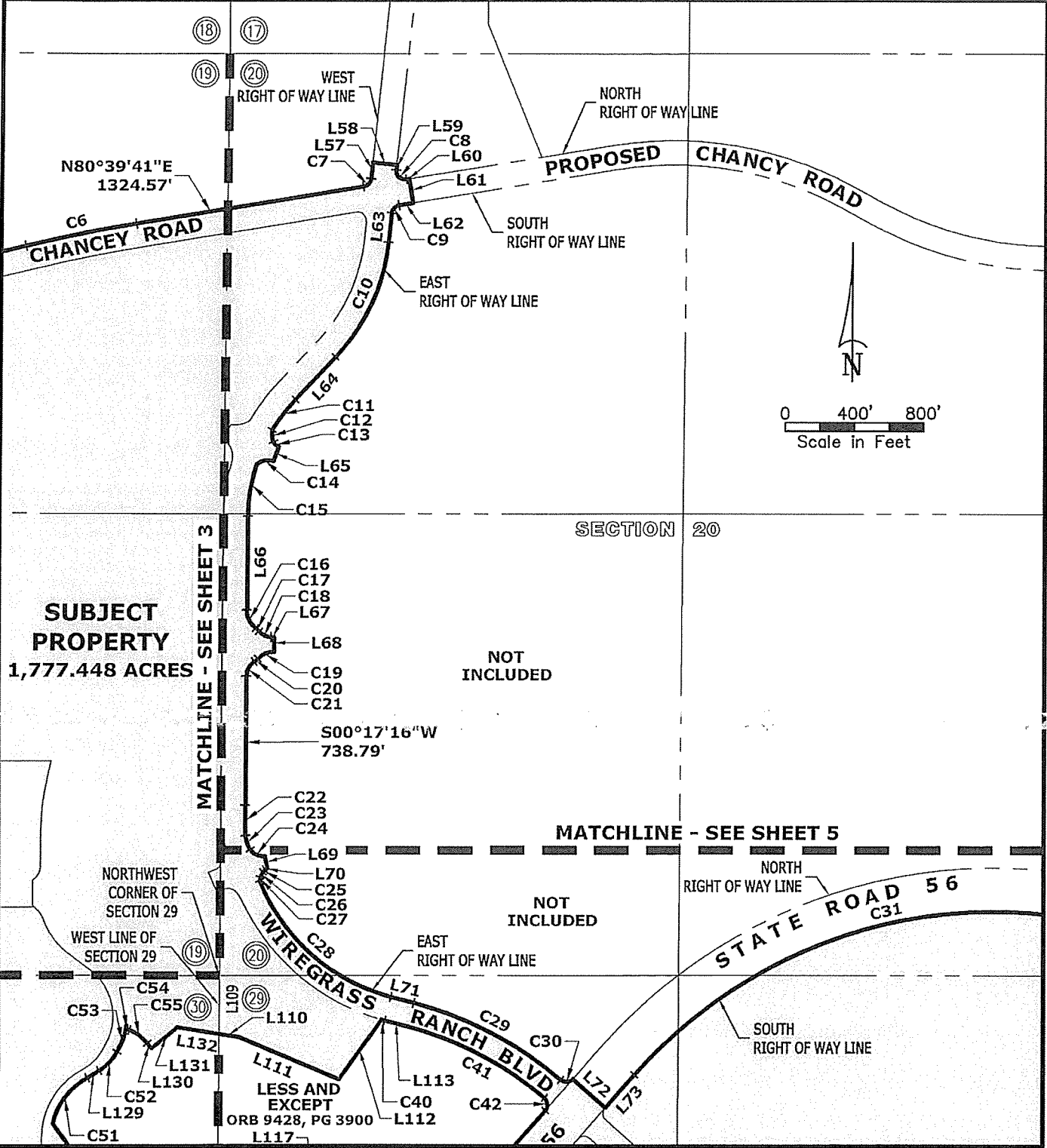
WIREGRASS CDD

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**SUBJECT PROPERTY**  
 1,777.448 ACRES

NOT INCLUDED

NOT INCLUDED

LESS AND EXCEPT  
 ORB 9428, PG 3900  
 L117

WIREGRASS CDD

CONTRACTION

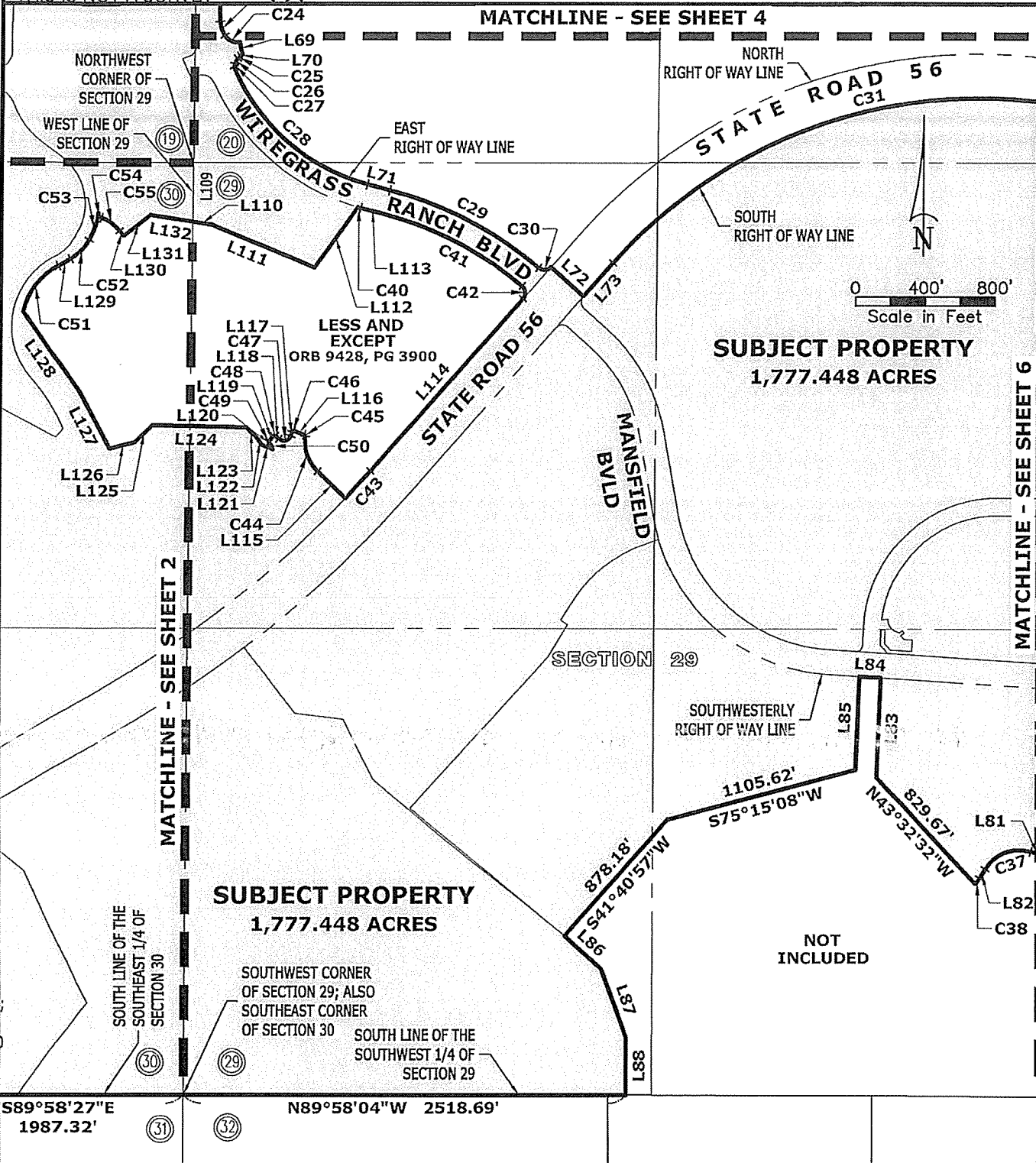
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MATCHLINE - SEE SHEET 4



NORTH  
RIGHT OF WAY LINE

STATE ROAD 56  
C31

SOUTH  
RIGHT OF WAY LINE

0 400' 800'  
Scale in Feet

**SUBJECT PROPERTY**  
1,777.448 ACRES

LESS AND EXCEPT  
ORB 9428, PG 3900

**SUBJECT PROPERTY**  
1,777.448 ACRES

SOUTHWEST CORNER  
OF SECTION 29; ALSO  
SOUTHEAST CORNER  
OF SECTION 30

SOUTH LINE OF THE  
SOUTHWEST 1/4 OF  
SECTION 29

SOUTHWESTERLY  
RIGHT OF WAY LINE

SECTION 29

878.18'  
S41°40'57"W

1105.62'  
S75°15'08"W

829.67'  
N43°32'32"W

NOT  
INCLUDED

SOUTH LINE OF THE  
SOUTHEAST 1/4 OF  
SECTION 30

S89°58'27"E  
1987.32'

N89°58'04"W 2518.69'

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 6

WIREGRASS CDD

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THIS IS NOT A SURVEY

NOT INCLUDED

NOT INCLUDED

MATCHLINE - SEE SHEET 5

HUELAND POND BVLVD

0 400' 800'  
Scale in Feet

S65°29'36"E  
2100.21'

STATE ROAD 56

C32

SOUTH RIGHT OF WAY LINE

S89°54'24"E  
1555.02'

EAST LINE OF SECTION 28

SECTION 28

SUBJECT PROPERTY  
1,777.448 ACRES

NOT INCLUDED

SOUTHWESTERLY RIGHT OF WAY LINE

SOUTH LINE OF THE  
SOUTHWEST 1/4 OF  
SECTION 28  
1172.72'

SOUTHWEST CORNER  
OF SOUTHEAST 1/4  
OF SECTION 28

SOUTH LINE OF THE  
SOUTHEAST 1/4 OF  
SECTION 28

SOUTHEAST  
CORNER OF  
SECTION 28

N89°34'44"W

N89°56'42"W

2652.67'

NOT INCLUDED

500°16'42"W 4222.09'

WIREGRASS CDD

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°58'40"E	99.24'
L2	N00°29'34"E	125.00'
L3	S89°58'40"E	222.16'
L4	N50°22'10"W	231.55'
L5	S82°05'43"W	252.03'
L6	S72°01'12"W	275.31'
L7	S00°29'39"W	105.25'
L8	S64°21'53"W	36.83'
L9	S78°01'35"W	39.60'
L10	N82°54'03"W	53.61'
L11	S85°30'57"W	79.15'
L12	S47°35'43"W	54.48'
L13	S52°42'43"W	62.69'
L14	S44°20'16"W	48.69'
L15	S61°57'11"W	39.49'
L16	S56°28'07"W	87.30'
L17	S44°47'06"W	61.21'
L18	S62°14'03"W	43.47'
L19	S84°26'10"W	210.00'
L20	S59°10'51"W	535.00'
L21	N50°28'38"W	75.00'
L22	S72°15'04"W	85.00'
L23	N00°29'34"E	30.62'
L24	N64°10'19"E	507.61'
L25	N00°29'15"E	400.46'
L26	N89°30'26"W	454.94'
L27	N00°29'34"E	704.01'
L28	N89°59'10"E	220.76'
L29	N03°44'29"W	74.82'
L30	N16°52'44"W	98.01'

LINE	BEARING	DISTANCE
L31	N03°46'07"W	62.94'
L32	N00°22'35"E	104.74'
L33	S86°50'56"E	477.21'
L34	S77°35'12"E	83.05'
L35	S65°48'44"E	215.81'
L36	S88°33'55"E	372.54'
L37	S13°08'45"W	364.40'
L38	S72°07'45"E	281.75'
L39	N25°56'27"E	75.83'
L40	N31°35'03"E	206.97'
L41	N01°41'15"W	100.25'
L42	N00°47'20"W	88.53'
L43	N01°25'46"E	103.27'
L44	N04°23'06"W	250.82'
L45	N08°18'53"E	85.50'
L46	N01°11'14"W	132.14'
L47	N20°56'46"W	187.10'
L48	N08°35'31"E	55.29'
L49	N17°08'23"W	406.24'
L50	S78°21'22"E	395.52'
L51	N25°15'11"W	626.56'
L52	N16°35'41"E	538.07'
L53	S76°04'04"W	795.54'
L54	N89°30'26"W	367.20'
L55	N00°29'34"E	240.00'
L56	S89°30'26"E	367.20'
L57	N05°39'41"E	94.10'
L58	S84°20'19"E	140.00'
L59	S05°39'41"W	29.79'
L60	N80°39'41"E	17.08'

LINE	BEARING	DISTANCE
L61	S09°20'19"E	140.00'
L62	S80°39'41"W	81.39'
L63	S05°39'41"W	169.37'
L64	S43°29'45"W	336.99'
L65	S19°25'46"W	87.08'
L66	S00°17'16"W	537.25'
L67	S89°42'44"E	17.96'
L68	S00°17'16"W	84.00'
L69	S13°35'50"E	70.82'
L70	S52°25'00"W	16.87'
L71	S75°16'49"E	134.17'
L72	S48°41'36"E	250.00'
L73	N41°27'09"E	252.59'
L74	N00°25'16"E	395.38'
L75	N89°34'44"W	10.35'
L76	S54°32'51"W	288.28'
L77	S33°18'46"W	521.78'
L78	N45°10'53"W	559.76'
L79	S58°58'45"W	243.60'
L80	S58°58'45"W	42.08'
L81	N73°47'50"W	122.06'
L82	S32°00'54"W	62.44'
L83	N02°23'47"E	562.34'
L84	N86°22'56"W	120.03'
L85	S02°23'47"W	528.96'
L86	S48°19'03"E	283.03'
L87	S20°01'02"E	408.18'
L88	S00°06'28"W	330.06'
L89	N00°01'33"E	62.08'
L90	N36°42'50"W	180.07'

LINE	BEARING	DISTANCE
L91	N34°05'58"W	528.85'
L92	N36°15'46"W	202.91'
L93	S59°38'45"W	602.67'
L94	S15°58'56"E	145.51'
L95	S08°04'12"E	32.50'
L96	S10°59'03"W	114.40'
L97	S67°07'43"E	84.57'
L98	N03°59'20"E	57.98'
L99	N15°24'08"E	61.40'
L100	N28°59'53"E	28.76'
L101	N35°50'38"E	45.56'
L102	N25°23'21"E	40.79'
L103	S87°05'12"E	125.21'
L104	S78°20'30"E	58.10'
L105	S71°25'13"E	62.53'
L106	S38°21'51"E	57.02'
L107	S28°40'52"E	297.94'
L108	N89°58'27"W	273.22'
L109	S00°27'46"W	334.50'
L110	S80°54'37"E	107.99'
L111	S67°21'49"E	632.33'
L112	N35°45'11"E	421.52'
L113	S75°16'49"E	134.17'
L114	S41°27'09"W	1,302.49'
L115	N45°59'52"W	220.92'
L116	N70°44'43"W	64.97'
L117	S19°15'17"W	24.15'
L118	N47°07'25"W	26.26'
L119	S44°01'16"W	39.61'
L120	S44°50'02"E	6.87'

WIREGRASS CDD

CONTRACTION

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LINE	BEARING	DISTANCE
L121	N70°17'03"W	63.23'
L122	N35°35'44"W	52.69'
L123	N44°22'21"W	84.11'
L124	N88°49'20"W	532.16'
L125	S46°29'04"W	140.80'
L126	S75°31'18"W	144.61'
L127	N27°52'44"W	374.00'
L128	N35°22'02"W	545.61'
L129	N57°23'01"E	45.11'
L130	S38°24'06"E	35.98'
L131	N51°35'54"E	192.36'
L132	S80°54'37"E	242.24'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	1,725.70'	3,255.00'	30°22'35"	N74°50'03"E	1,705.56'
C2	647.04'	2,570.00'	14°25'30"	S83°16'49"W	645.33'
C3	78.54'	50.00'	90°00'00"	S45°29'34"W	70.71'
C4	78.54'	50.00'	90°00'00"	S44°30'26"E	70.71'
C5	611.79'	2,430.00'	14°25'30"	N83°16'49"E	610.18'
C6	647.03'	8,070.00'	4°35'38"	N78°21'52"E	646.86'
C7	65.45'	50.00'	75°00'00"	N43°09'41"E	60.88'
C8	91.63'	50.00'	105°00'00"	S46°50'19"E	79.34'
C9	65.45'	50.00'	75°00'00"	S43°09'41"W	60.88'
C10	739.57'	1,120.00'	37°50'04"	S24°34'43"W	726.21'
C11	220.57'	980.00'	12°53'45"	S37°02'53"W	220.11'
C12	68.33'	137.82'	28°24'20"	S06°53'25"E	67.63'
C13	42.62'	53.00'	46°04'37"	S46°47'40"E	41.48'
C14	103.81'	104.47'	56°55'58"	S79°23'20"W	99.59'
C15	302.98'	980.00'	17°42'49"	S09°08'40"W	301.77'
C16	118.84'	130.00'	52°22'43"	S25°54'06"E	114.75'
C17	27.17'	119.00'	13°04'55"	S45°32'59"E	27.11'
C18	80.53'	91.00'	50°42'13"	S64°21'38"E	77.93'
C19	105.66'	131.00'	46°12'41"	S67°10'55"W	102.82'
C20	25.67'	119.00'	12°21'27"	S50°15'18"W	25.62'
C21	97.99'	100.00'	56°08'46"	S28°21'39"W	94.12'
C22	174.32'	2,146.11'	4°39'14"	S00°41'11"E	174.27'
C23	84.82'	197.05'	24°39'52"	S18°35'29"E	84.17'
C24	97.89'	82.00'	68°24'00"	S66°07'59"E	92.18'
C25	18.11'	66.32'	15°38'51"	S49°19'44"W	18.05'
C26	34.61'	67.72'	29°17'07"	S26°25'52"W	34.24'
C27	19.13'	178.27'	6°08'55"	S12°54'26"W	19.12'
C28	1,048.06'	1,130.00'	53°08'28"	S48°42'35"E	1,010.90'
C29	963.59'	2,170.00'	25°26'32"	S62°33'33"E	955.70'

WIREGRASS CDD

CONTRACTION

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C30	77.41'	50.00'	88°42'34"	N85°48'26"E	69.91'
C31	3,538.22'	2,775.00'	73°03'14"	N77°58'47"E	3,303.37'
C32	1,587.19'	3,725.00'	24°24'48"	S77°42'00"E	1,575.21'
C33	506.02'	1,940.00'	14°56'41"	N07°03'04"W	504.59'
C34	1,024.82'	1,930.00'	30°25'26"	N29°48'53"W	1,012.83'
C35	39.27'	25.00'	90°00'00"	S13°58'45"W	35.36'
C36	140.12'	170.00'	47°13'25"	S82°35'28"W	136.18'
C37	297.81'	230.00'	74°11'16"	S69°06'32"W	277.44'
C38	38.17'	270.00'	8°05'58"	S36°03'53"W	38.14'
C39	70.89'	52.00'	78°06'46"	S28°04'20"E	65.53'
C40	19.01'	1,270.00'	0°51'28"	S74°51'05"E	19.01'
C41	895.88'	2,030.00'	25°17'09"	S62°38'14"E	888.63'
C42	79.80'	50.00'	91°26'49"	S04°16'15"E	71.60'
C43	209.94'	5,875.00'	2°02'51"	S42°28'35"W	209.93'
C44	216.29'	240.00'	51°38'05"	N20°10'49"W	209.04'
C45	10.66'	8.00'	76°22'56"	N32°33'15"W	9.89'
C46	12.57'	8.00'	90°00'00"	S64°15'17"W	11.31'
C47	79.32'	40.00'	113°37'19"	S76°03'56"W	66.95'
C48	12.41'	8.00'	88°51'19"	S88°26'56"W	11.20'
C49	12.05'	8.00'	86°18'29"	S00°52'02"W	10.94'
C50	37.39'	80.00'	26°46'43"	S31°26'41"E	37.05'
C51	337.76'	386.00'	50°08'09"	N37°15'03"E	327.09'
C52	150.20'	314.00'	27°24'27"	N43°40'48"E	148.77'
C53	160.70'	412.00'	22°20'53"	N18°48'08"E	159.68'
C54	34.45'	25.00'	78°57'48"	S31°51'12"E	31.79'
C55	129.33'	225.00'	32°56'00"	S54°52'06"E	127.56'

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**LEGAL DESCRIPTION: (BY KING ENGINEERING)**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 19, 20, 21, 28, 29 AND 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'40" EAST, A DISTANCE OF 99.24 FEET TO THE EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD, SAME BEING THE POINT OF BEGINNING; THENCE NORTH 00°29'34" EAST, A DISTANCE OF 125.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 56; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°58'40" EAST, A DISTANCE OF 222.16 FEET TO A POINT ON A CURVE TO THE LEFT; (2) EASTERLY 1,725.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,255.00 FEET, A CENTRAL ANGLE OF 30°22'35", AND A CHORD BEARING AND DISTANCE OF NORTH 74°50'03" EAST 1,705.56 FEET; (3) NORTH 59°38'45" EAST, A DISTANCE OF 2,344.31 FEET; THENCE 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 231.55 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 87.30 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 AFORESAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD; THENCE NORTH 00°29'34" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 30.62 FEET; THENCE, LEAVING SAID EAST RIGHT OF WAY 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 SAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD; THENCE NORTH 00°29'34" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 704.01 FEET; THENCE, LEAVING SAID EAST RIGHT OF WAY LINE, NORTH 89°59'10" 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 250.82 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

(LEGAL DESCRIPTION CONTINUED)

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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 SOUTH RIGHT OF WAY LINE OF CHANCEY ROAD; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 76°04'04" WEST, A DISTANCE OF 795.54 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) WESTERLY 647.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,570.00 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 ON A CURVE TO THE LEFT; (4) SOUTHWESTERLY 78.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°29'34" WEST 70.71 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE OF CHANCEY ROAD AND AFORESAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD; THENCE NORTH 00°29'34" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 240.00 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD AND THE NORTH RIGHT OF WAY LINE OF SAID CHANCEY ROAD, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTHEASTERLY 78.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 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 ON A CURVE TO THE LEFT; (3) EASTERLY 611.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,430.00 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 ON A CURVE TO THE RIGHT; (5) EASTERLY 647.03 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,070.00 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 ON A CURVE TO THE LEFT; (7) NORTHEASTERLY 65.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 75°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 43°09'41" EAST 60.88 FEET TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE OF CHANCEY ROAD AND THE WEST RIGHT OF WAY LINE OF WIREGRASS RANCH BOULEVARD; THENCE NORTH 05°39'41" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 94.10 FEET; THENCE, LEAVING SAID WEST RIGHT OF WAY LINE, SOUTH 84°20'19" EAST, A DISTANCE OF 140.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID WIREGRASS RANCH BOULEVARD; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 05°39'41" WEST, A DISTANCE OF 29.79 FEET TO A POINT ON A CURVE TO THE LEFT; (2) SOUTHEASTERLY 91.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°50'19" EAST 79.34 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF WIREGRASS RANCH BOULEVARD AND AFORESAID NORTH RIGHT OF WAY LINE OF CHANCEY ROAD; THENCE NORTH 80°39'41" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 17.08 FEET; THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, SOUTH 09°20'19" EAST, A DISTANCE OF 140.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID CHANCEY ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 80°39'41" WEST, A DISTANCE OF 81.39 FEET TO A POINT ON A CURVE TO THE LEFT; (2) SOUTHWESTERLY 65.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 75°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 43°09'41" WEST 60.88 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF WIREGRASS RANCH BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THIRTY-ONE (31) COURSES: (1) SOUTH 05°39'41" WEST, A DISTANCE OF 169.37 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) SOUTHWESTERLY 739.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,120.00 FEET, A CENTRAL ANGLE OF 37°50'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°34'43" WEST 726.21 FEET; (3) SOUTH 43°29'45" WEST,

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A DISTANCE OF 336.99 FEET TO A POINT ON A CURVE TO THE LEFT; (4) SOUTHWESTERLY 220.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 12°53'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 37°02'53" WEST 220.11 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (5) SOUTHERLY 68.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 137.82 FEET, A CENTRAL ANGLE OF 28°24'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 06°53'25" EAST 67.63 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (6) SOUTHEASTERLY 42.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 46°04'37", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°47'40" EAST 41.48 FEET; (7) SOUTH 19°25'46" WEST, A DISTANCE OF 87.08 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (8) WESTERLY 103.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 104.47 FEET, A CENTRAL ANGLE OF 56°55'58", AND A CHORD BEARING AND DISTANCE OF SOUTH 79°23'20" WEST 99.59 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (9) SOUTHERLY 302.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 17°42'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°08'40" WEST 301.77 FEET; (10) SOUTH 00°17'16" WEST, A DISTANCE OF 537.25 FEET TO A POINT ON A CURVE TO THE LEFT; (11) SOUTHEASTERLY 118.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 52°22'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 25°54'06" EAST 114.75 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (12) SOUTHEASTERLY 27.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 119.00 FEET, A CENTRAL ANGLE OF 13°04'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°32'59" EAST 27.11 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (13) SOUTHEASTERLY 80.53 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 50°42'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 64°21'38" EAST 77.93 FEET; (14) SOUTH 89°42'44" EAST, A DISTANCE OF 17.96 FEET; (15) SOUTH 00°17'16" WEST, A DISTANCE OF 84.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (16) SOUTHWESTERLY 105.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 131.00 FEET, A CENTRAL ANGLE OF 46°12'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 67°10'55" WEST 102.82 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (17) SOUTHWESTERLY 25.67 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 119.00 FEET, A CENTRAL ANGLE OF 12°21'27", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°15'18" WEST 25.62 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (18) SOUTHWESTERLY 97.99 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 56°08'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°21'39" WEST 94.12 FEET; (19) SOUTH 00°17'16" WEST, A DISTANCE OF 738.79 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (20) SOUTHERLY 174.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,146.11 FEET, A CENTRAL ANGLE OF 04°39'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°41'11" EAST 174.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (21) SOUTHERLY 84.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 197.05 FEET, A CENTRAL ANGLE OF 24°39'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°35'29" EAST 84.17 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (22) SOUTHEASTERLY 97.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 82.00 FEET, A CENTRAL ANGLE OF 68°24'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°07'59" EAST 92.18 FEET; (23) SOUTH 13°35'50" EAST, A DISTANCE OF 70.82 FEET; (24) SOUTH 52°25'00" WEST, A DISTANCE OF 16.87 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (25) SOUTHWESTERLY 18.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.32 FEET, A CENTRAL ANGLE OF 15°38'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 49°19'44" WEST 18.05 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (26) SOUTHWESTERLY 34.61 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 67.72 FEET, A CENTRAL ANGLE OF 29°17'07", AND A CHORD BEARING AND DISTANCE OF SOUTH 26°25'52" WEST 34.24 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (27) SOUTHERLY 19.13 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 178.27 FEET,

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A CENTRAL ANGLE OF 06°08'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 12°54'26" WEST 19.12 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (28) SOUTHEASTERLY 1,048.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 53°08'28", AND A CHORD BEARING AND DISTANCE OF SOUTH 48°42'35" EAST 1,010.90 FEET; (29) SOUTH 75°16'49" EAST, A DISTANCE OF 134.17 FEET TO A POINT ON A CURVE TO THE RIGHT; (30) SOUTHEASTERLY 963.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 25°26'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 62°33'33" EAST 955.70 FEET TO THE TO A POINT OF REVERSE CURVE TO THE LEFT; (31) EASTERLY 77.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 88°42'34", AND A CHORD BEARING AND DISTANCE OF NORTH 85°48'26" EAST 69.91 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF WIREGRASS RANCH BOULEVARD AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 56; THENCE, LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 48°41'36" EAST, A DISTANCE OF 250.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 56; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 41°27'09" EAST, A DISTANCE OF 252.59 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) EASTERLY 3,538.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,775.00 FEET, A CENTRAL ANGLE OF 73°03'14", AND A CHORD BEARING AND DISTANCE OF NORTH 77°58'47" EAST 3,303.37 FEET; (3) SOUTH 65°29'36" EAST, A DISTANCE OF 2,100.21 FEET TO A POINT ON A CURVE TO THE LEFT; (4) EASTERLY 1,587.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,725.00 FEET, A CENTRAL ANGLE OF 24°24'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°42'00" EAST 1,575.21 FEET; (5) 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, PASCO COUNTY FLORIDA; THENCE SOUTH 00°16'42" WEST, ALONG SAID EAST LINE, A DISTANCE OF 4,222.09 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 89°56'42" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2,652.67 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 28; THENCE NORTH 89°34'44" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 1,172.72 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF MANSFIELD BOULEVARD; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT ON A CURVE TO THE LEFT; (2) NORTHERLY 506.02 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,940.00 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 A POINT ON A NON-TANGENT CURVE TO THE LEFT; (4) NORTHWESTERLY 1,024.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,930.00 FEET, A CENTRAL ANGLE OF 30°25'26", AND A CHORD BEARING AND DISTANCE OF NORTH 29°48'53" WEST 1,012.83 FEET; THENCE, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY 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 A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 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 ON A CURVE TO THE RIGHT; THENCE WESTERLY 140.12 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.00 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 ON A CURVE TO THE LEFT; THENCE WESTERLY 297.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 230.00 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 ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 38.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 08°05'58",

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THIS IS NOT A SURVEY

(LEGAL DESCRIPTION CONTINUED)

AND A CHORD BEARING AND DISTANCE OF SOUTH 36°03'53" WEST 38.14 FEET; 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 AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF MANSFIELD BOULEVARD; THENCE NORTH 86°22'56" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 120.03 FEET; THENCE, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY 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 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 TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, NORTH 89°58'04" WEST, A DISTANCE OF 2,518.69 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29, SAME BEING THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 89°58'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,987.32 FEET; THENCE, LEAVING SAID SOUTH 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 AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 56; THENCE SOUTH 59°38'45" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 602.67 FEET; THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY 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 ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 70.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 52.00 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 AFORESAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE NORTH 89°58'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 273.22 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 30, SAME BEING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE NORTH 89°58'40" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 30, A DISTANCE OF 2,602.65 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD, SAME BEING THE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 9428, PAGE 3900 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

CONTAINING A TOTAL OF 1,777.448 ACRES.

**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. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, BEING S89°58'40"E, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

WIREGRASS CDD

CONTRACTION



4921 Memorial Highway  
 One Memorial Center, Suite 300  
 Tampa, Florida 33634  
 Phone 813 880-8881  
 Fax 813 880-8882  
 www.kingengineering.com  
 LB2610

Q:\SURVEY\4463\001\001\Production\Drawings\S&L CDD Contraction.dwg, August 14, 2017 2:21 PM, King Engineering Associate Inc.

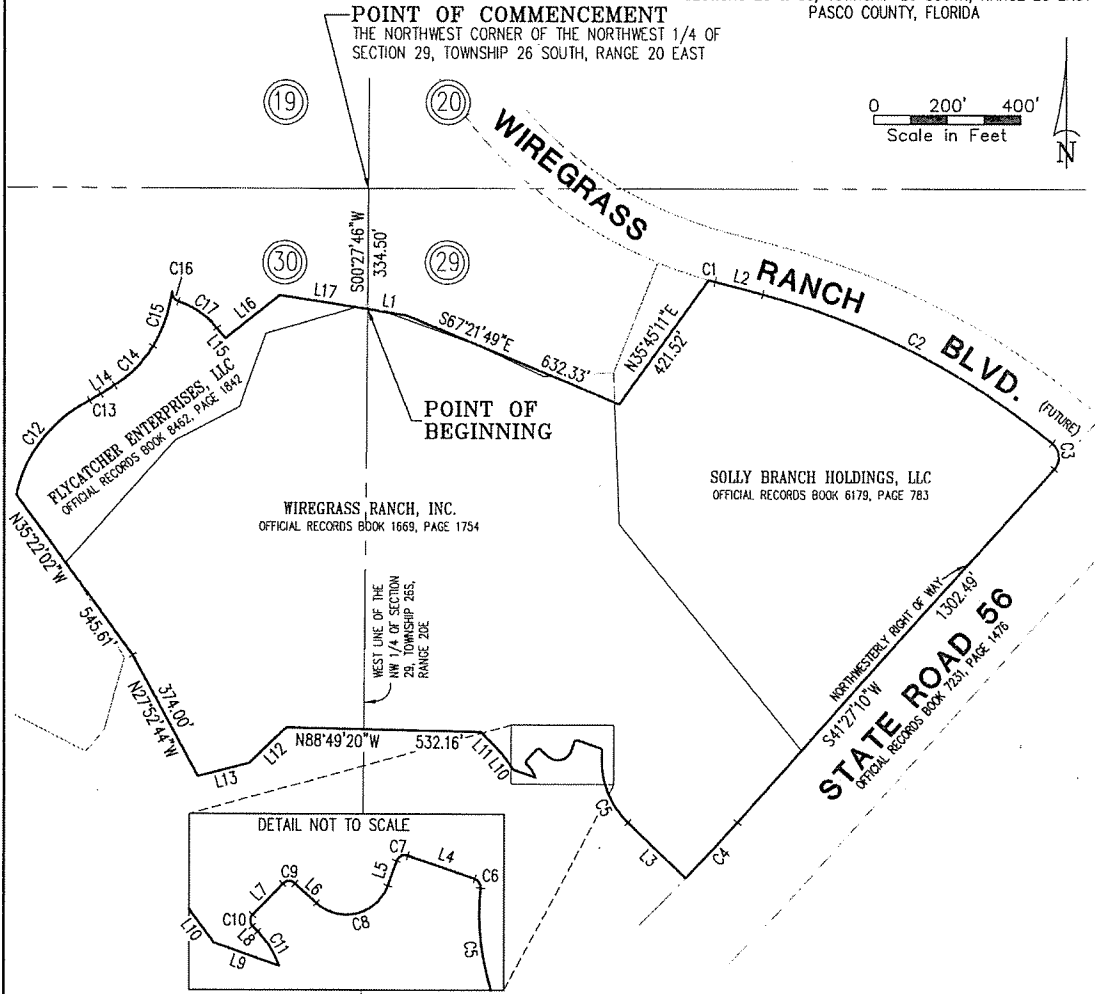
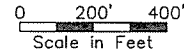
# EXHIBIT 5



THIS IS NOT A SURVEY

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

POINT OF COMMENCEMENT  
THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF  
SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST



LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°54'37"E	107.99'
L2	S75°16'49"E	134.17'
L3	N45°59'52"W	220.92'
L4	N70°44'43"W	64.97'
L5	S19°15'17"W	24.15'
L6	N47°07'25"W	26.26'
L7	S44°01'16"W	39.61'
L8	S44°50'02"E	6.87'
L9	N70°17'03"W	63.23'
L10	N35°35'44"W	52.69'
L11	N44°22'21"W	84.11'
L12	S46°29'04"W	140.80'
L13	S75°31'18"W	144.61'
L14	N57°23'01"E	45.11'
L15	S38°24'06"E	35.98'
L16	N51°35'54"E	192.36'
L17	S80°54'37"E	242.24'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1270.00'	19.01'	19.01'	S74°51'05"E	0°51'28"
C2	2030.00'	895.88'	888.63'	S62°38'14"E	25°17'09"
C3	50.00'	79.80'	71.60'	S04°16'15"E	91°26'49"
C4	5875.00'	209.94'	209.93'	S42°28'35"W	2°02'51"
C5	240.00'	216.29'	209.04'	N20°10'49"W	51°38'05"
C6	8.00'	10.66'	9.89'	N32°33'15"W	76°22'56"
C7	8.00'	12.57'	11.31'	S64°15'17"W	90°00'00"
C8	40.00'	79.32'	66.95'	S76°03'56"W	113°37'19"
C9	8.00'	12.41'	11.20'	S88°26'56"W	88°51'19"
C10	8.00'	12.05'	10.94'	S00°52'02"W	86°18'29"
C11	80.00'	37.39'	37.05'	S31°26'41"E	26°46'43"
C12	386.00'	337.76'	327.09'	N37°15'03"E	50°08'09"
C13	401.00'	34.54'	34.53'	N59°51'04"E	4°56'06"
C14	314.00'	150.20'	148.77'	N43°40'48"E	27°24'27"
C15	412.00'	160.70'	159.68'	N18°48'08"E	22°20'53"
C16	25.00'	34.45'	31.79'	S31°51'12"E	78°57'48"
C17	225.00'	129.33'	127.56'	S54°52'06"E	32°56'00"

REVISED BOUNDARY & LEGAL 12/17/2012 J.D.G.  
REVISED BOUNDARY & LEGAL 10/13/2011 J.D.G.  
REVISED BOUNDARY & LEGAL 7/26/2011 J.D.G.

SKETCH & LEGAL OF THE PROPERTY

PREPARED FOR LOCUST BRANCH, INC.

SCALE 1" = 400'	DATE JUNE 20, 2011	DRAWN R.E.D.	CALCED R.E.D.	CHECKED J.D.G.
JOB No. 3778-001-000	SECTION 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

ENGINEERING ASSOCIATES, INC.  
4221 MEMORIAL HIGHWAY  
ONE MEMORIAL CENTER, SUITE 300  
TAMPA, FLORIDA 33634  
PHONE 813-880-8881  
FAX 813-880-8882  
E-MAIL king@kingengineering.com

*James D. Greer*  
JAMES D. GREER  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA # L.S. 5189  
CERTIFICATE OF AUTHORIZATION No. LB 2610

C:\SURVEY\3778\001\SKETCH & LEGALS\PARCEL M8\_REV3.dwg

THIS IS NOT A SURVEY  
LEGAL DESCRIPTION

THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTIONS 29 AND 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°27'46" WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 334.50 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID LINE, SOUTH 80°54'37" EAST, A DISTANCE OF 107.99 FEET; THENCE SOUTH 67°21'49" EAST, A DISTANCE OF 632.33 FEET; THENCE NORTH 35°45'11" EAST, A DISTANCE OF 421.52 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 19.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 0°51'28", AND A CHORD BEARING AND DISTANCE OF SOUTH 74°51'05" EAST 19.01 FEET; THENCE SOUTH 75°16'49" EAST, A DISTANCE OF 134.17 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 895.88 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 25°17'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 62°38'14" EAST 888.63 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE SOUTHERLY 79.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 91°26'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°16'15" EAST 71.60 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 56 AS DESCRIBED IN OFFICIAL RECORDS BOOK 7231, PAGE 1476 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 41°27'10" WEST, A DISTANCE OF 1,302.49 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) SOUTHWESTERLY 209.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,875.00 FEET, A CENTRAL ANGLE OF 02°02'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 42°28'35" WEST 209.93 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 45°59'52" WEST, A DISTANCE OF 220.92 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 216.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 51°38'05", AND A CHORD BEARING AND DISTANCE OF NORTH 20°10'49" WEST 209.04 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY 10.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 76°22'56", AND A CHORD BEARING AND DISTANCE OF NORTH 32°33'15" WEST 9.89 FEET; THENCE NORTH 70°44'43" WEST, A DISTANCE OF 64.97 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 12.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 64°15'17" WEST 11.31 FEET; THENCE SOUTH 19°15'17" WEST, A DISTANCE OF 24.15 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 79.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 113°37'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 76°03'56" WEST 66.95 FEET; THENCE NORTH 47°07'25" WEST, A DISTANCE OF 26.26 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 12.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 88°51'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 88°26'56" WEST 11.20 FEET; THENCE SOUTH 44°01'16" WEST, A DISTANCE OF 39.61 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 12.05 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 86°18'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°52'02" WEST 10.94 FEET; THENCE SOUTH 44°50'02" EAST, A DISTANCE OF 6.87 FEET TO THE POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 37.39 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 26°46'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 31°26'41" EAST 37.05 FEET; THENCE NORTH 70°17'03" WEST, A DISTANCE OF 63.23 FEET; THENCE NORTH 35°35'44" WEST, A DISTANCE OF 52.69 FEET; THENCE NORTH 44°22'21" WEST, A DISTANCE OF 84.11 FEET; THENCE NORTH 88°49'20" WEST, A DISTANCE OF 532.16 FEET; THENCE SOUTH 46°29'04" WEST, A DISTANCE OF 140.80 FEET; THENCE SOUTH 75°31'18" WEST, A DISTANCE OF 144.61 FEET; THENCE NORTH 27°52'44" WEST, A DISTANCE OF 374.00 FEET; THENCE NORTH 35°22'02" WEST, A DISTANCE OF 545.61 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 337.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 386.00 FEET, A CENTRAL ANGLE OF 50°08'09", AND A CHORD BEARING AND DISTANCE OF NORTH 37°15'03" EAST 327.09 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY 34.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 401.00 FEET, A CENTRAL ANGLE OF 04°56'06", AND A CHORD BEARING AND DISTANCE OF NORTH 59°51'04" EAST 34.53 FEET; THENCE NORTH 57°23'01" EAST, A DISTANCE OF 45.11 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 150.20 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 314.00 FEET, A CENTRAL ANGLE OF 27°24'27", AND A CHORD BEARING AND DISTANCE OF NORTH 43°40'48" EAST 148.77 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE NORTHERLY 160.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 412.00 FEET, A CENTRAL ANGLE OF 22°20'53", AND A CHORD BEARING AND DISTANCE OF NORTH 18°48'08" EAST 159.68 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 34.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°57'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 31°51'12" EAST 31.79 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 129.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 32°56'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 54°52'06" EAST 127.56 FEET; THENCE SOUTH 38°24'06" EAST, A DISTANCE OF 35.98 FEET; THENCE NORTH 51°35'54" EAST, A DISTANCE OF 192.36 FEET; THENCE SOUTH 80°54'37" EAST, A DISTANCE OF 242.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 64.321 ACRES.

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 U.S. SURVEY FEET.

REVISED BOUNDARY & LEGAL 12/17/2012 J.D.G.  
REVISED BOUNDARY & LEGAL 10/13/2011 J.D.G.  
REVISED BOUNDARY & LEGAL 7/26/2011 J.D.G.

SKETCH & LEGAL OF THE PROPERTY

PREPARED FOR LOCUST BRANCH, INC.

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

O:\SURVEY\3778\001\SKETCH & LEGALS\PARCEL M8 REV3.dwg

# EXHIBIT 6

**Last Known Address of Excluded Parcel Owner**

**Raymond James & Associates, Inc.**

c/o John Kresge

880 Carillon Parkway

St. Petersburg, Florida 33716

\$ 1,700,000.00



Rcpt: 1801524 Rec: 86.50  
DS: 11900.00 IT: 0.00  
09/16/2016 D. B., Dpty Clerk

Documentary Stamps: \$11,900.00  
Recording Fees: \$86.50

Prepared by and return to:

G. MATTHEW BROCKWAY



2033 Main Street, Suite 600  
Sarasota, Florida 34237  
Tel: (941) 366-8100

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
09/16/2016 01:28pm 1 of 10  
OR BK 9428 PG 3900

Portions of Pasco County Property Appraiser's Parcel ID Nos. 29-26-20-0000-00100-0011;  
29-26-20-0000-00100-0010; 29-26-20-0000-00100-0S30; 30-26-20-0000-00100-0S31; and  
30-26-20-0000-00100-0000

**SPECIAL WARRANTY DEED**

GRANTORS: WIREGRASS RANCH, INC., a Florida corporation  
c/o James W. Goodwin, II  
201 N. Franklin St., Suite 2000  
Tampa, Florida 33602

SOLLY BRANCH HOLDINGS, LLC, a Florida limited liability company  
c/o James W. Goodwin, II  
201 N. Franklin St., Suite 2000  
Tampa, Florida 33602

FLYCATCHER ENTERPRISES, LLC, a Florida limited liability company  
c/o James W. Goodwin, II  
201 N. Franklin St., Suite 2000  
Tampa, Florida 33602

GRANTEE: RAYMOND JAMES FINANCIAL, INC., a Florida corporation  
880 Carillon parkway  
St. Petersburg, Florida 33716

Grantors, for good and valuable consideration from Grantee to Grantors, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, conveys, and sells to Grantee, and Grantee's successors and assigns forever, the real property lying in Pasco County, Florida, identified and described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property")

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT TO the permitted exceptions set forth in Exhibit "B" attached hereto, without re-imposing the same.

And the Grantor does hereby covenant with and warrant to the Grantee that Grantor is lawfully seized of the Property in fee simple and has good right and lawful authority to sell and convey the Property; and, except as above noted, at the time of the delivery of this deed, the Property is free from all encumbrances whatsoever, save for and excepting the permitted exceptions, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against no others.

*[THIS SPACE LEFT BLANK INTENTIONALLY]*

*[SIGNATURES COMMENCE ON FOLLOWING PAGE]*

[ATTACHED TO SPECIAL WARRANTY DEED]

Signed, sealed, and delivered  
in the presence of:

[Signature]  
Print Name: SCOTT STEMAN

[Signature]  
Print Name: Deborah Porter

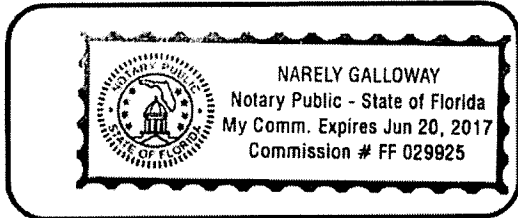
WIREGRASS RANCH, INC.,  
a Florida corporation

By: [Signature]  
J. Michael Gramling, Vice President

Dated: September 13, 2016.

STATE OF FLORIDA  
COUNTY OF Pasco

The foregoing instrument was acknowledged before me this 13 day of September, 2016, by J. Michael Gramling, as Vice President of Wiregrass Ranch, Inc., a Florida corporation, on behalf of the same. He  is personally known to me or  has produced \_\_\_\_\_ as identification, and did not take an oath.



Notary Stamp

[Signature]  
Signature of Notary

Narely Galloway  
Print Name of Notary

My Commission Expires: June 20, 2017

[THIS SPACE LEFT BLANK INTENTIONALLY]

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[ATTACHED TO SPECIAL WARRANTY DEED]

Signed, sealed, and delivered  
in the presence of:

SOLLY BRANCH HOLDINGS, LLC.,  
a Florida limited liability company

[Signature]  
Print Name: SCOTT SHAWMAN

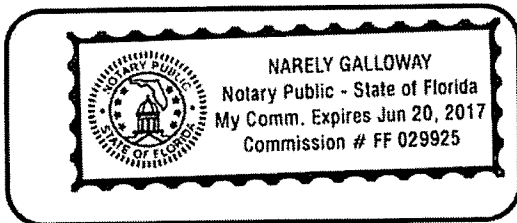
By: [Signature]  
J. Michael Gramling, Manager

[Signature]  
Print Name: Deborah Porter

Dated: September 13 2016.

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 13 day of September, 2016, by J. Michael Gramling, as Manager of Solly Branch Holdings, LLC, a Florida limited liability company, on behalf of the same. He  is personally known to me or  has produced \_\_\_\_\_ as identification, and did not take an oath.



Notary Stamp

[Signature]  
Signature of Notary

Narely Galloway  
Print Name of Notary

My Commission Expires: June 20, 2017

[THIS SPACE LEFT BLANK INTENTIONALLY]

[SIGNATURES CONTINUED ON FOLLOWING PAGE]



[ATTACHED TO SPECIAL WARRANTY DEED]

Signed, sealed, and delivered  
in the presence of:

[Signature]  
Print Name: SARAH SHERMAN

[Signature]  
Print Name: Deborah Tarter

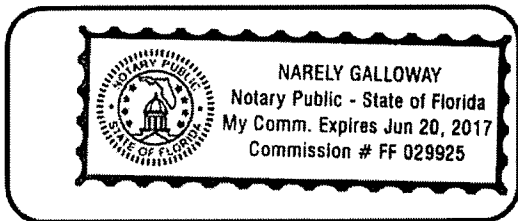
FLYCATCHER ENTERPRISES, LLC.,  
a Florida limited liability company

By: [Signature]  
J. Michael Gramling, Manager

Dated: September 13, 2016.

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 13 day of September, 2016, by J. Michael Gramling, as Manager of Flycatcher Enterprises, LLC, a Florida limited liability company, on behalf of the same. He  is personally known to me or  has produced \_\_\_\_\_ as identification, and did not take an oath.



Notary Stamp

[Signature]  
Signature of Notary

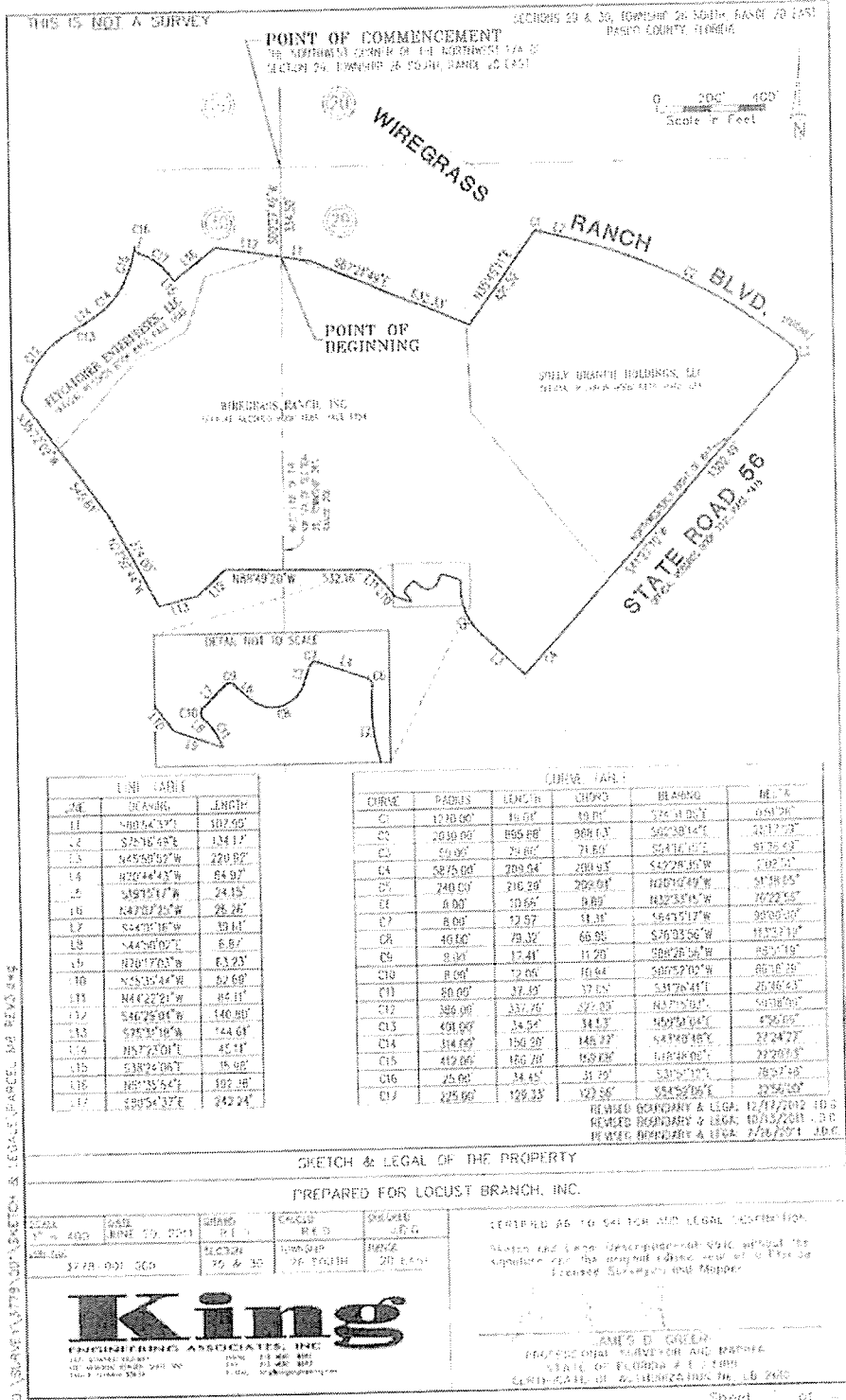
Narely Galloway  
Print Name of Notary

My Commission Expires: June 20, 2017

[THIS SPACE LEFT BLANK INTENTIONALLY]

[EXHIBIT "A" TO SPECIAL WARRANTY DEED COMMENCES ON FOLLOWING PAGE]

EXHIBIT "A" TO SPECIAL WARRANTY DEED  
LEGAL DESCRIPTION OF THE PROPERTY



LINE	BEARING	DISTANCE
01	N89°49'20"W	552.38'
02	S89°49'20"E	552.38'
03	N89°49'20"W	552.38'
04	S89°49'20"E	552.38'
05	N89°49'20"W	552.38'
06	S89°49'20"E	552.38'
07	N89°49'20"W	552.38'
08	S89°49'20"E	552.38'
09	N89°49'20"W	552.38'
10	S89°49'20"E	552.38'
11	N89°49'20"W	552.38'
12	S89°49'20"E	552.38'
13	N89°49'20"W	552.38'
14	S89°49'20"E	552.38'
15	N89°49'20"W	552.38'
16	S89°49'20"E	552.38'
17	N89°49'20"W	552.38'

CURVE	RADIUS	LENGTH	CHORD	BEARING	BEARING
C1	1230.00'	16.01'	16.01'	S72°41'00"E	083°20'
C2	2030.00'	896.88'	988.13'	S62°08'00"E	24°17'23"
C3	50.00'	29.86'	21.60'	S24°16'00"E	81°36'03"
C4	5875.00'	288.94'	288.94'	S42°28'30"W	70°27'20"
C5	740.00'	216.29'	209.09'	N02°04'49"W	81°38'05"
C6	8.00'	10.95'	8.00'	N02°35'00"W	70°22'58"
C7	8.00'	12.97'	11.35'	S64°51'17"W	88°30'30"
C8	46.16'	79.32'	66.95'	S76°03'58"W	11°53'10"
C9	8.00'	12.41'	11.28'	S88°28'58"W	85°31'19"
C10	8.00'	12.05'	10.64'	S89°27'00"W	86°16'26"
C11	80.00'	17.89'	17.82'	S31°26'41"E	25°36'43"
C12	399.39'	337.25'	372.83'	N47°00'00"E	50°08'00"
C13	401.00'	24.92'	34.13'	N09°00'00"E	47°50'00"
C14	114.00'	156.28'	146.77'	S43°00'00"E	27°24'27"
C15	419.00'	166.70'	169.83'	N08°00'00"E	20°26'00"
C16	25.00'	14.45'	11.79'	S30°51'00"E	78°27'48"
C17	425.00'	128.23'	123.58'	S54°52'00"E	22°56'00"

SKETCH & LEGAL OF THE PROPERTY  
PREPARED FOR LOCUST BRANCH, INC.

SCALE: 1" = 400'

DATE: 07/28/2011

BY: KING ENGINEERING ASSOCIATES, INC.

PROJECT: WIREGRASS RANCH, INC.

REVISIONS: 01

**King**  
ENGINEERING ASSOCIATES, INC.  
1111 W. 11TH AVENUE, SUITE 101  
DENVER, CO 80202  
303.733.8888  
www.kingeng.com

CERTIFIED AS TO SET FOR AND LEGAL DESCRIPTION.

Survey and Legal Description was prepared by signature and the original of this set of Licensed Surveyor and Mapper.

**King D. Green**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA # 11111  
4400 N.W. 11TH AVENUE, SUITE 101, DENVER, CO 80202

THIS IS NOT A SURVEY  
LEGAL DESCRIPTION

THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTIONS 29 AND 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°27'46" WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 334.50 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID LINE, SOUTH 86°54'37" EAST, A DISTANCE OF 107.99 FEET; THENCE SOUTH 67°21'49" EAST, A DISTANCE OF 632.33 FEET; THENCE NORTH 35°45'11" EAST, A DISTANCE OF 421.52 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 19.61 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 0°51'28", AND A CHORD BEARING AND DISTANCE OF SOUTH 74°51'05" EAST 19.01 FEET; THENCE SOUTH 75°18'40" EAST, A DISTANCE OF 134.17 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 855.88 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 25°17'08", AND A CHORD BEARING AND DISTANCE OF SOUTH 62°38'14" EAST 888.63 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE SOUTHERLY 79.50 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 91°26'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°16'15" EAST 71.60 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 56 AS DESCRIBED IN OFFICIAL RECORDS BOOK 7231, PAGE 1478 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 41°27'10" WEST, A DISTANCE OF 1,302.45 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) SOUTHWESTERLY 269.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,875.00 FEET, A CENTRAL ANGLE OF 62°02'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°28'35" WEST 209.93 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 45°59'52" WEST, A DISTANCE OF 220.92 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 216.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 51°38'06", AND A CHORD BEARING AND DISTANCE OF NORTH 20°10'48" WEST 209.04 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY 10.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 76°22'56", AND A CHORD BEARING AND DISTANCE OF NORTH 32°33'15" WEST 9.89 FEET; THENCE NORTH 70°44'43" WEST, A DISTANCE OF 64.97 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 12.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 64°15'17" WEST 11.31 FEET; THENCE SOUTH 19°15'17" WEST, A DISTANCE OF 24.15 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 78.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 113°37'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 78°02'56" WEST 66.95 FEET; THENCE NORTH 47°07'25" WEST, A DISTANCE OF 26.26 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 12.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 88°51'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 88°26'56" WEST 11.20 FEET; THENCE SOUTH 44°01'16" WEST, A DISTANCE OF 36.61 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 12.05 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 80°10'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 51°26'41" EAST 37.05 FEET; THENCE NORTH 78°17'03" WEST, A DISTANCE OF 63.23 FEET; THENCE NORTH 35°35'44" WEST, A DISTANCE OF 52.69 FEET; THENCE NORTH 44°22'21" WEST, A DISTANCE OF 84.11 FEET; THENCE NORTH 88°49'20" WEST, A DISTANCE OF 532.16 FEET; THENCE SOUTH 46°29'04" WEST, A DISTANCE OF 149.00 FEET; THENCE SOUTH 75°31'18" WEST, A DISTANCE OF 144.61 FEET; THENCE NORTH 27°52'44" WEST, A DISTANCE OF 374.00 FEET; THENCE NORTH 35°22'02" WEST, A DISTANCE OF 545.61 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 337.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 386.00 FEET, A CENTRAL ANGLE OF 50°08'09", AND A CHORD BEARING AND DISTANCE OF NORTH 37°15'03" EAST 327.09 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY 34.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 401.00 FEET, A CENTRAL ANGLE OF 04°56'06", AND A CHORD BEARING AND DISTANCE OF NORTH 58°51'04" EAST 34.52 FEET; THENCE NORTH 57°23'01" EAST, A DISTANCE OF 45.11 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 150.20 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 314.00 FEET, A CENTRAL ANGLE OF 27°24'27", AND A CHORD BEARING AND DISTANCE OF NORTH 43°40'48" EAST 148.77 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE NORTHERLY 160.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 412.00 FEET, A CENTRAL ANGLE OF 22°20'53", AND A CHORD BEARING AND DISTANCE OF NORTH 18°48'08" EAST 159.68 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 34.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°57'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 31°51'12" EAST 31.79 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 129.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 32°56'03", AND A CHORD BEARING AND DISTANCE OF SOUTH 64°52'06" EAST 127.56 FEET; THENCE SOUTH 38°24'08" EAST, A DISTANCE OF 35.98 FEET; THENCE NORTH 51°35'54" EAST, A DISTANCE OF 192.36 FEET; THENCE SOUTH 80°54'37" EAST, A DISTANCE OF 242.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 64.321 ACRES.

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, PLAN 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 U.S. SURVEY FEET.

REVISED BOUNDARY & LEGAL 12/17/2012 J.O.G.  
REVISED BOUNDARY & LEGAL 10/13/2011 J.O.G.  
REVISED BOUNDARY & LEGAL 7/26/2008 J.O.G.

SKETCH & LEGAL OF THE PROPERTY

PREPARED FOR LOCUST BRANCH, INC.

**King**

ENGINEERING ASSOCIATES, INC.  
1001 W. WASHINGTON STREET  
TALLAHASSEE, FLORIDA 32304  
PHONE 904.400.4888  
FAX 904.400.4852  
E-MAIL king@kingengineering.com

G:\SURVEY\3778\001\SKETCH & LEGALS\PARCEL NB REV3 DWG

EXHIBIT "B" TO SPECIAL WARRANTY DEED  
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. Zoning and other restrictions and regulations imposed by governmental and regulatory authorities, including, without limitation, the Pasco County Comprehensive Plan, Pasco County Code of Ordinances, Pasco County Land Development Code, Wiregrass Ranch Development of Regional Impact #260 Development Order, Wiregrass Ranch DRI Master Planned Unit Development Conditions of Approval and Rezoning, Master Roadway Plan for Wiregrass Ranch DRI, Master Utility Plans for Wiregrass Ranch DRI, Utility Service Agreement for Wiregrass Ranch DRI, and all other regulations, restrictions, conditions, easements, permits, or agreements applicable to, or that may be imposed pursuant to zoning, site planning, regulatory, or obligations or commitments related to Wiregrass Ranch DRI, as any of the foregoing are amended and superseded, and as any of the foregoing may be amended or superseded from time to time in the future.
3. Notice of Adoption of an Amendment to the Development Order for the Wiregrass Ranch Development of Regional Impact recorded in Official Records Book 7658, Page 1176 of the Public Records, and as corrected and re-recorded in Official Records Book 8025, Page 1470 of the Public Records.
4. Notice of Adoption of the Development Order for the Wiregrass Ranch Development of Regional Impact No. 260 recorded in Official Records Book 8611, Page 2120 of the Public Records.
5. Notice of Adoption of the Development Order Amendment for the Wiregrass Ranch Development of Regional Impact No. 260 recorded in Official Records Book 8611, Page 2119 of the Public Records.
6. Notice of Adoption of The Development Order Amendment for the Wiregrass Ranch Development of Regional Impact No. 260 recorded in Official Records Book 8844, Page 3989 of the Public Records.
7. Notice of Adoption of The Development Order Amendment for the Wiregrass Ranch Development of Regional Impact No. 260 recorded in Official Records Book 8844, Page 3988 of the Public Records.
8. Notice of Adoption of The Development Order Amendment for the Wiregrass Ranch Development of Regional Impact No. 260 recorded in Official Records Book 8899, Page 597 of the Public Records.

9. Notice of Adoption of The Development Order Amendment for the Wiregrass Ranch Development of Regional Impact No. 260 recorded in Official Records Book 9004, Page 2143 of the Public Records.
10. Certificate of Establishing Water Basin Boundaries of the Southwest Florida Water Management District recorded in Official Records Book 190, Page 79, of the Public Records.
11. Notice of Establishment of the Wiregrass Community Development District recorded in Official Records Book 8200, Page 1949, of the Public Records.
12. Development Agreement for Wiregrass Ranch by and between Pasco County, Florida, Wiregrass Ranch, Inc., Maggie Pond, LLC, Jane Hole, LLC, Deer Pond, LLC, Solly Branch Holdings, LLC, Persimmon Hole, LLC, JHP Management, Inc., General Partner of JHP Real Estate Partnership, Ltd., Flycatcher Enterprises, LLC, and the Tom M. Porter Family Trust, and recorded in Official Records Book 8858, Page 167 of the Public Records, as amended by the Development Agreement Amendment approved by the Pasco County Board of County Commissioners on June 11, 2013, and recorded in Official Records Book 8895, Page 806 of the Public Records.
13. All the covenants, conditions, restrictions, easements, assessments and possible liens, terms and other provisions of the Master Declaration of Covenants, Conditions, Restrictions, and Easements for Portions of Wiregrass Ranch Located in Pasco County, Florida, and for the Wiregrass Ranch Master Association, Inc. recorded in Official Records Book 9271, Page 2749, of the Public Records, together with the Second Supplement to the Master Declaration of Covenants, Conditions, Restrictions, and Easements for Portions of Wiregrass Ranch Located in Pasco County, Florida, and for the Wiregrass Ranch Master Association, Inc. recorded in Official Records Book ~~9428~~, Page ~~3706~~ of the Public Records.
14. Assignment of Wiregrass DRI Entitlements recorded in Official Records Book 9329, Page 2103 of the Public Records.
15. Amended and Restated Water Supply, Wastewater Treatment Service, and Reclaimed Water Supply Agreement for Wiregrass Ranch Master Planned Unit Development by and between the County and Locust Branch and approved by the Pasco County Board of County Commissioners on or about April 22, 2014.
16. Memorandum of Agreement by and between Pasco County, Florida, a political subdivision of the State of Florida and Wiregrass Ranch, Inc., a Florida corporation, recorded in Official Records Book 8039, page 1771, of the Public Records.
17. Utility easements up to twenty feet (20') wide along State Road 56 and Wiregrass Ranch Blvd.

18. Slope Easements along State Road 56, including the Slope Easement Agreement recorded in Official Records Book 8734, Page 1415, of the Public Records, the Slope Easement Agreement recorded in Official Records Book 8734, Page 1480, of the Public Records, and the Slope Easement in favor of Pasco County, Florida, a political subdivision of the State of Florida, recorded in Official Records Book 9029, Page 2621, of the Public Records.
19. The Drainage Easement in favor of Pasco County, Florida, a political subdivision of the State of Florida, recorded in Official Records Book 9029, page 2391, of the Public Records.
20. The Temporary Drainage Easement dated November 21, 2013 by and between Solly Branch Holdings, LLC and Pasco County, Florida, a political subdivision of the State of Florida.
21. The General Restrictions recorded in Official Records Book 9428 Page 3718 of the Public Records.
22. The Heliport Private Use Restriction recorded in Official Records Book 9428, Page 3873 of the Public Records.
23. All matters depicted on or disclosed by the boundary survey of the Land prepared by King Engineering Associates, Inc., Job No. 4695-000-001, Field Book K1537, dated September 8, 2016, under seal of James D. Greer, P.S.M., License No. LS #5189, including encroachments of barbed wire fences along the northerly boundary of the Land, barricades along the northerly boundary of the Land, reclaimed water valves (including air release valves), potable water, and sanitary sewer lines and valves along the northerly boundary of the Land, sanitary sewer manholes along the southeasterly boundary of the Land, power poles and overhead wires along the southeasterly boundary of the Land.
24. The Notice of Department of the Army Permit recorded in Official Records Book 9422, Page 2728 of the Public Records.

Note: All recording references refer to the Public Records of Pasco County, Florida, unless otherwise noted.

*[THIS SPACE LEFT BLANK INTENTIONALLY]*

*[END OF SPECIAL WARRANTY DEED]*

# EXHIBIT 7

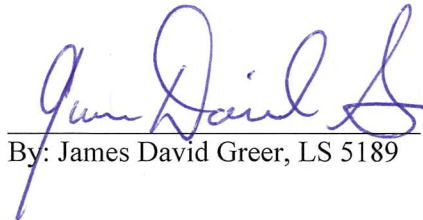
STATE OF FLORIDA )  
COUNTY OF Hillsborough )

**AFFIDAVIT**

**BEFORE ME**, the undersigned authority, this day personally appeared James David Greer, who by me first being duly sworn and deposed says:

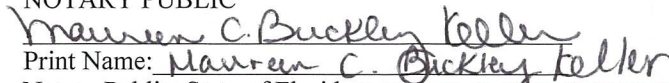
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, James David Greer, am employed by King Engineering Associates, Inc., and, in the course of that employment, prepared a legal description for certain real property within the Wiregrass Community Development District (the "District"), attached hereto as **Exhibit A**, that is desired to be removed from the boundary of the District (hereinafter, the "Contraction Parcel").
3. Based on a review of the ownership information listed on the Pasco County Property Appraisers website as of January 3, 2018 at 8:00 am it is my professional opinion that the landowner entities (the "Landowners") executing that certain *Consent and Joinder of Landowners to the Amendment of the Boundaries of the Wiregrass Community Development District* (the "Consent"), attached hereto as **Exhibit B**, together with Pasco County and the Florida Department of Transportation, collectively own the entirety of the lands within the Contraction Parcel as shown in **Exhibit A**.

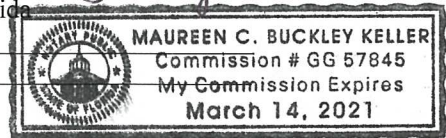
**FURTHER AFFIANT SAYETH NOT.**

  
By: James David Greer, LS 5189

**SWORN AND ASCRIBED** before me this 18<sup>th</sup> day of January, 2018, by James David Greer for King Engineering Assoc. Inc., who is  personally known to me or  has provided \_\_\_\_\_ as identification, and who did  / did not  take an oath.

NOTARY PUBLIC

  
Print Name: Maureen C. Buckley Keller  
Notary Public, State of Florida  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**EXHIBIT A:** Legal Description of Contraction Parcel  
**EXHIBIT B:** Landowners' Consent to Boundary Amendment



**EXHIBIT A**

Legal Description of Contraction Parcel

# 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