

**ATTACH A LEGAL DESCRIPTION OF THE DEVELOPMENT SITE. INCLUDE SECTION, TOWNSHIP AND RANGE.**

A PARCEL OF LAND LOCATED AND LYING IN SECTIONS 2 AND 11, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, LYING NORTH OF STATE ROAD NO. 52 AND WEST OF HAYS ROAD AND EAST OF THE FLORIDA POWER CORPORATION RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE COMMON CORNER OF SECTIONS 1, 2, 11 AND 12, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, AS A POINT OF REFERENCE; THENCE  $S89^{\circ}52'40''W$ , ALONG THE SOUTH LINE OF SAID SECTION 2, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 11, 505.81 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HAYS ROAD (A 86' R/W) AS IT NOW EXISTS FOR A POINT OF BEGINNING; THENCE  $S00^{\circ}55'00''W$ , ALONG SAID WESTERLY R/W LINE, 644.24 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 52 (A 100' R/W); THENCE  $S83^{\circ}15'22''W$ , ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1,249.67 FEET; THENCE ALONG THE EASTERLY LINE OF THE PROPOSED SUNCOAST RIGHT-OF-WAY LINE  $N14^{\circ}12'11''E$ , 1,300.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE  $S00^{\circ}57'24''E$ , 548.93 FEET; THENCE  $N89^{\circ}52'40''E$ , 800.00 FEET TO THE P.O.B.  
CONTAINING 20.848 ACRES, MORE OR LESS.

**ALSO:**

FROM THE COMMON CORNER OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA AS A POINT OF REFERENCE; THENCE  $S00^{\circ}14'32''W$ , ALONG THE WEST LINE OF SAID SECTION 11, SAID LINE ALSO BEING THE EAST LINE OF SECTION 10, 1,077.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 52 (A 100' R/W), FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE BY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE  $S80^{\circ}29'27''E$ , 448.14 FEET; 2) THENCE 871.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,341.83 FEET, CHORD  $S88^{\circ}42'38''E$ , 669.58 FEET; 3) THENCE  $N82^{\circ}59'28''E$ , 1,646.97 FEET; 4) THENCE 47.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 22,868.31 FEET, CHORD  $N83^{\circ}03'04''E$ , 47.82 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDS OF THE FLORIDA POWER CORPORATION RIGHT-OF-WAY AS RECORDED IN O.R. BOOK 288, PAGES 34 AND 35, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE  $S14^{\circ}12'11''W$ , ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 22,462.13 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE  $N00^{\circ}18'05''E$ , ALONG SAID LINE, 1,573.45 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 27,  $N00^{\circ}11'03''E$ , 5,283.47 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE  $S89^{\circ}58'36''W$ , 1,358.26 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE  $N00^{\circ}26'01''E$ , 5,297.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE  $N01^{\circ}30'11''E$ , 2,674.80 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE  $N00^{\circ}01'20''E$ , 2,653.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE  $N00^{\circ}37'38''W$ , 3,928.33 FEET TO THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE  $N89^{\circ}50'03''E$ , 1,333.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE  $N00^{\circ}24'29''W$ , ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 10, 854.70 FEET TO THE INTERSECTION OF SAID LINE AND THE SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 52; THENCE ALONG SAID RIGHT-OF-WAY LINE BY THE FOLLOWING FOUR (4) COURSES AND DISTANCES, 1) THENCE 824.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2,341.83 FEET, CHORD  $S89^{\circ}59'29''E$ , 822.74 FEET; 2) THENCE  $S77^{\circ}08'05''E$ , 991.92 FEET; 3) THENCE 573.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT

HAVING A RADIUS OF 11,309.16 FEET, CHORD S79°03'46"E, 571.66 FEET; 4) THENCE S80°29'27"E, 525.11 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1,780.488 ACRES, MORE OR LESS.

**ALSO:**

A PARCEL OF LAND LYING WITH SECTIONS 24 AND PORTIONS OF 11, 13, 14, 22, 23, 25, 26, 27 AND 28, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S00°08'54"W, ALONG THE EASTERLY LINE OF SAID SECTION 26, 3,469.84 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED SUNCOAST EXPRESSWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE BY A NON-TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 5,150.00 FEET AND A CENTRAL ANGLE OF 55°10'31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE 4949.41 FEET, (CHORD BEARING N47°06'34"W, CHORD LENGTH 4,769.98 FEET); THENCE N74°40'49"W, 3,014.84 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 2,715.00 FEET AND A CENTRAL ANGLE OF 20°00'00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 947.71 FEET, (CHORD BEARING N84°40'49"W, CHORD LENGTH 942.91 FEET); THENCE N54°40'49"W, 2,394.82 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 3,350.00 FEET AND A CENTRAL ANGLE OF 66°53'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1,027.51 FEET, (CHORD BEARING N20°14'19"W, CHORD LENGTH 3,789.30 FEET); THENCE N14°12'11"E, 14,688.35 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 52; THENCE N83°15'22"E ALONG SAID SOUTHERLY RIGHT-OF-WAY 1,827.32 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S00°06'04"E, 4,595.57 FEET; THENCE S89°44'43"E, 15.58 FEET; THENCE S30°12'45"W, 603.03 FEET; THENCE S55°31'25"W, 1,021.07 FEET; THENCE S15°42'58"E, 921.04 FEET; THENCE N75°52'32"E, 2,044.84 FEET; THENCE S37°29'50"E, 2,500.43 FEET; THENCE N44°51'16"E, 1,589.33 FEET; THENCE S52°04'10"W, 1,091.30 FEET; THENCE N83°43'00"W, 738.78 FEET TO THE EASTERLY LINE OF SAID SECTION 13; THENCE S00°08'54"W ALONG THE EASTERLY LINE OF SAID SECTIONS 13, 24 AND 25, 13,221.62 FEET TO THE POINT OF BEGINNING.  
CONTAINING 3,460.050 ACRES OF LAND, MORE OR LESS.

LESS THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 25 SOUTH, RANGE 17 EAST. CONTAINING 80 ACRES MORE OR LESS.

LESS THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 25 SOUTH, RANGE 17 EAST. CONTAINING 20 ACRES MORE OR LESS.

**ALSO:**

A PARCEL OF LAND BEING PORTIONS OF SECTIONS 26, 27, 34, 35 AND 36, TOWNSHIP 25 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE N89°59'22"W ALONG THE SOUTHERLY LINE OF SAID SECTION 36, 5,294.66 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N89°58'22"W ALONG THE SOUTHERLY LINE OF SAID SECTION 35, 5,300.85 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S89°57'57"W ALONG THE SOUTHERLY LINE OF SAID SECTION 34, 935.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE N00°02'04"W, 220.00 FEET; THENCE N89°57'58"E, 936.07 FEET TO THE EASTERLY LINE OF SAID SECTION 34; THENCE N00°14'40"E ALONG SAID EASTERLY LINE, 2,040.00 FEET; THENCE LEAVING SAID LINE N31°28'06"W, 1,043.08 FEET; THENCE S89°57'58"W, 770.00 FEET; THENCE S59°23'10"W, 383.31 FEET; THENCE N62°11'06"W, 873.24 FEET TO THE EASTERLY LINE OF A FLORIDA POWER RIGHT-OF-WAY LINE AS RECORDED IN OFFICIAL RECORD BOOK 286, PAGES 34 AND 35 OF THE PUBLIC RECORDS OF PASCO COUNTY.

FLORIDA; THENCE N14°12'11"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 3,282.42 FEET TO THE SOUTHERLY LINE OF THE PROPOSED SUNCOAST EXPRESSWAY RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY LINE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 3,350.00 FEET AND A CENTRAL ANGLE OF 68°53'00", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 4,388.18 FEET, (CHORD BEARING S20°14'19"E, CHORD LENGTH 4,128.84 FEET); THENCE S54°40'49"E, 2,594.22 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 3,015.00 FEET AND A CENTRAL ANGLE OF 20°00'00", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 1,052.43 FEET, (CHORD BEARING S64°40'49"E, CHORD LENGTH 1,047.10 FEET); THENCE S74°40'49"E, 3,014.34 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE HAVING A RADIUS OF 4,850.00 FEET AND A CENTRAL ANGLE OF 74°50'01", THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 6,324.56 FEET, (CHORD BEARING S37°15'48"E, CHORD LENGTH 5,803.81 FEET) TO THE EASTERLY LINE OF SAID SECTION 36; THENCE S00°08'54"W ALONG SAID EASTERLY LINE, 85.33 FEET, TO THE POINT OF BEGINNING; CONTAINING 1,342.960 ACRES, MORE OR LESS.

CONTAINING 6,714.344 ACRES, MORE OR LESS (TOTAL OF ALL AFOREMENTIONED PARCELS).