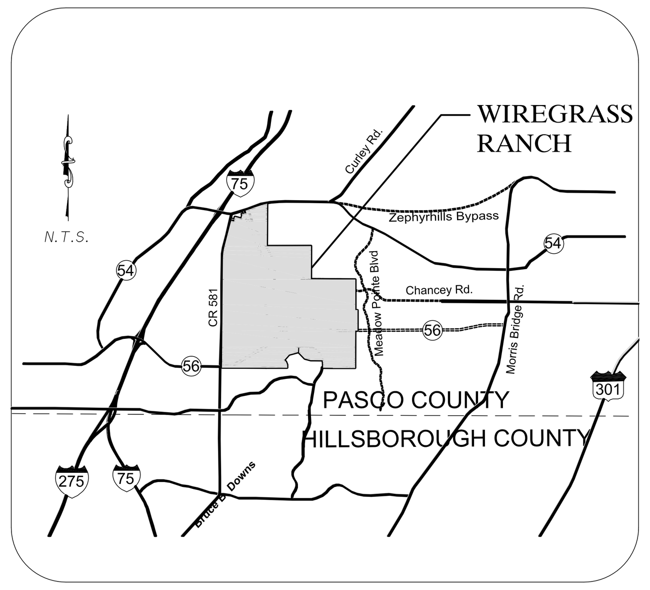
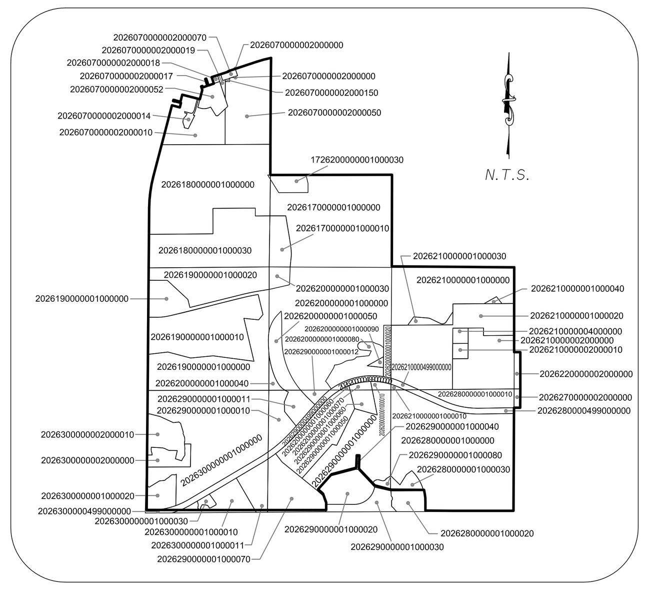
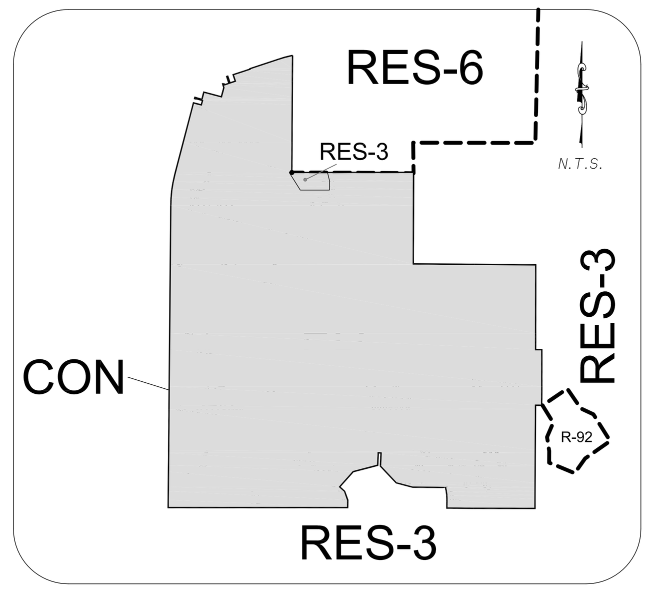


VICINITY MAP

SECTION 7, 17, 18, 19, 20, 21, 28, 29 & 30,
TOWNSHIP 26 S, RANGE 20 E
PASCO COUNTY, FLORIDA

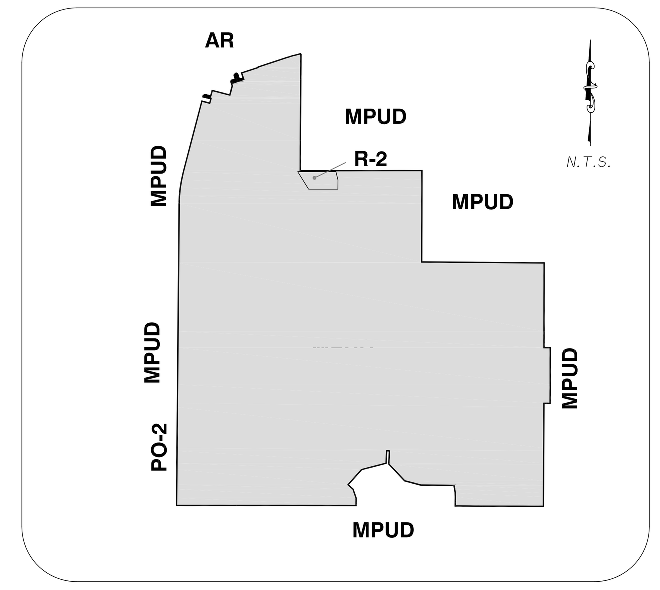


PARCEL ID MAP



LAND USE MAP

CONSERVATION PD



EXISTING ZONING MAP

CONSERVATION CORRIDOR MAP

APPROVED LAND USES:

Land Use	Phase 1 (3/1/26)
Single family*	6,947
Multi-family	3,526
Retail s.f.	2,720,800
Hotel Rooms	600
Office s.f.	2,000,000
Medical Office s.f.	600,000
Hospital beds	600
Community College (F.T.E. Students)	4,000 F.T.E. Students
University	
Light Industrial	1,000,000
Attraction and Recreation Facilities (ARF)	300,000
Golf Course (Holes)	18
Elementary Schools	3

*Includes 2,500 Elderly Housing Units

Wiregrass MPUD Zoning Land Use Matrix (Revised 2-13-14)

	S Parcels (Except S-4)	Parcel S-4 (5)	M Parcels (Except M-7)	Parcel M-7 (1)	C Parcels	O Parcels	V Parcels (6)
Commercial (includes Hotel, A.R.F.)		X	X	X	X	X	
Office (includes Med. Office)		X	X	X	X	X	
Hospital		X	X		X	X	
Light Industrial (3)		X	X		X	X	
Residential Support Uses (4)	X	X	X	X	X	X	X
Residential (single-family (attached & detached), multifamily, townhomes, ALF)	X	X	X	X	X (7)		
RV/Boat Open Storage	X	X	X		X		
Personal Wireless Service Facilites	X	X	X	X	X	X	X
Golf Course	X	X	X		X		
TND/TOD (2)	X	X	X	X	X	X	X
MUTRM	X	X	X	X	X	X	X

Notes:

(1) See the Development Order, MPUD Conditions of Approval, and the Development Agreement for more information regarding M-7.
(2) TND and/or TOD development may include retail, office, Civic, medical office or other similar uses.
(3) Light Industrial uses shall be subject to the buffering requirements within the conditions of approval.
(4) Residential support uses may include, but not be limited to, public or private schools, parks,colleges or universities and recreation facilities; places of worship, cemetary, daycare or other similar related use.
(5) Nonresidential uses on "S" parcels are permitted uses only on S4 per Condition 53.h.
(6) Upon the relocation of a school site as approved by the District School Board of Pasco County and the Master Developer from a V-Parcel to another parcel, all uses permitted on M Parcels shall be permitted uses on such V Parcel without an amendment to the MPUD.
(7) Multifamily residential shall be permitted uses on Parcels C5 and C6 if included in a commercial mixed use project.
The Development Matrix table is for informational purposes and shall not limit the development of other uses otherwise allowed by the Development Order or the Land Development Code for all commercial and office zoning categories.

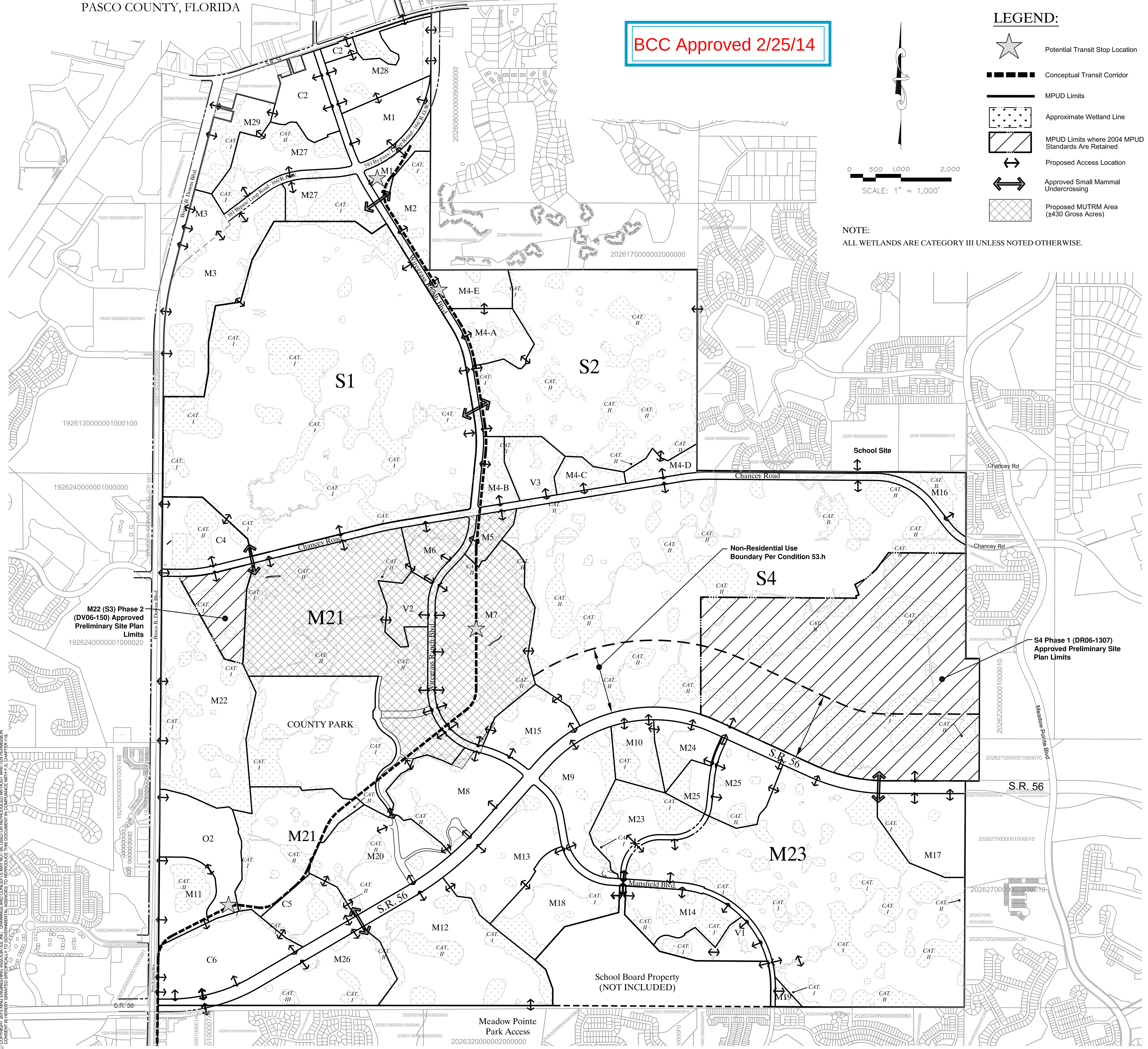
THE ABOVE TABLE IDENTIFIES THE TOTAL SPECIFICALLY APPROVED ENTITLEMENTS ALLOWED WITHIN THE WIREGRASS D.R.I.

1. CONSISTENT WITH DEVELOPMENT ORDER 4.e. THE DRI ENTITLEMENTS ARE NOT GEOGRAPHICALLY ASSIGNED.

2. THE PROPOSED ENTITLEMENTS SCHEDULE ABOVE IS ESTIMATED AND SUBJECT TO THE APPROVED TRADE OFF MATRIX (EXHIBIT F) AND SECTIONS 4.a, 4.b, 4.e, 5.a AND 5.c OF THE APPROVED DEVELOPMENT ORDER.

THE ASSIGNMENT OF USES AND ENTITLEMENTS TO EACH DEVELOPMENT PARCEL SHALL BE AS DEFINED WITHIN THE MPUD CONDITIONS OF APPROVAL.

BCC Approved 2/25/14



NOTE:
ALL WETLANDS ARE CATEGORY III UNLESS NOTED OTHERWISE.

SITE DATA

MPUD PARCEL

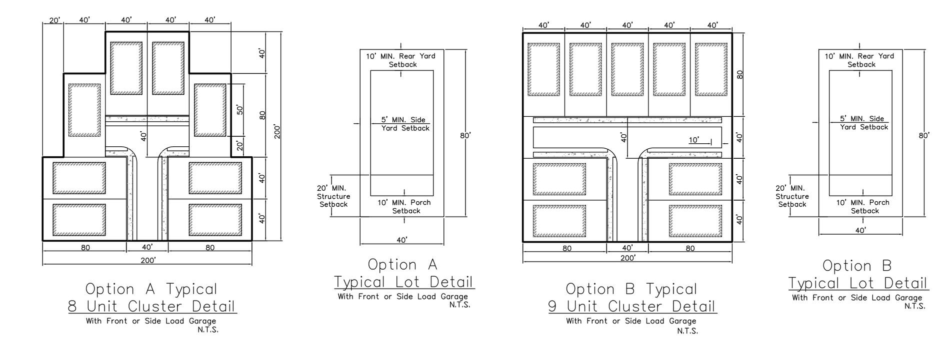
ACREAGE: ±5,142.6 AC
WETLANDS: ±1,300.2 AC
EXISTING LAKES: ±12.4 AC
UPLANDS: ±3,830.0 AC
ZONING:
EXISTING: MPUD/R-2
PROPOSED: MPUD

LAND USE CLASSIFICATION: PD, RES-3, CON
GROSS RESIDENTIAL ACREAGE: ±3,830.0 Acres

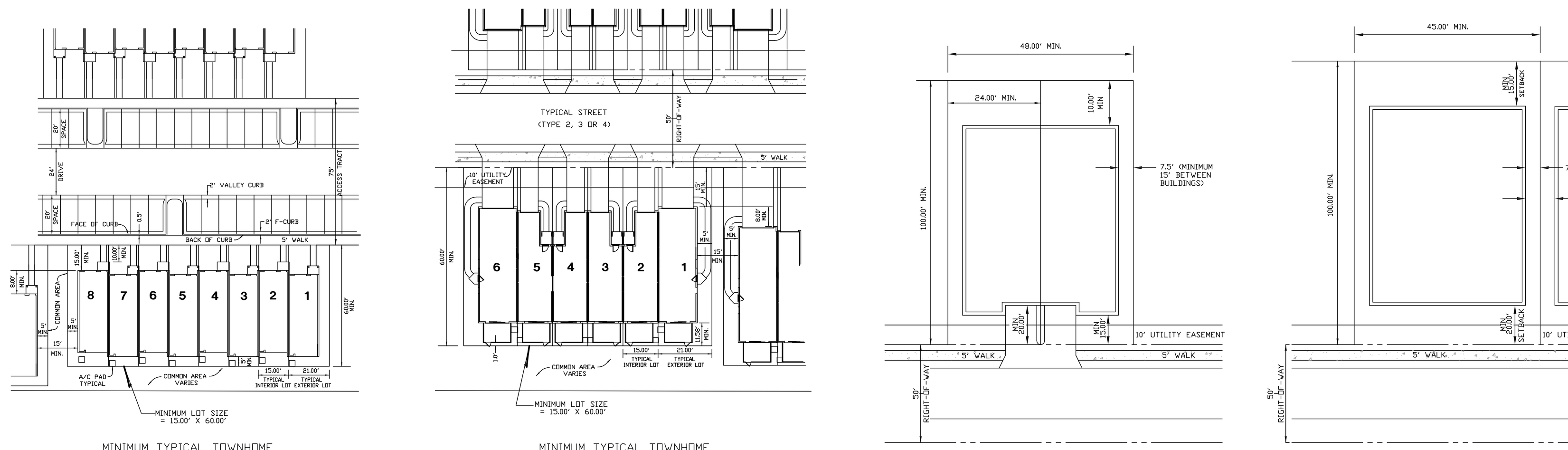
THE MAXIMUM DEVELOPMENT RIGHTS ARE ESTABLISHED IN THE DRI DEVELOPMENT ORDER, DEVELOPER'S AGREEMENT, AND THE MPUD CONDITIONS OF APPROVAL BY REFERENCE TO THE COMPREHENSIVE PLAN.

REFER TO THE WIREGRASS MPUD CONDITIONS OF APPROVAL FOR ALL DEVELOPMENT STANDARDS SUCH AS BUILDING SETBACKS, BUILDING HEIGHTS, MAXIMUM F.A.R., MAXIMUM DENSITY, ETC.

NOTE:
THE BELOW DEVELOPMENT STANDARDS SHALL BE APPLICABLE TO RESIDENTIAL DEVELOPMENT EXCEPT FOR THOSE PORTIONS OF S1, M21, M22 AND S4 DEVELOPMENTS THAT RETAIN THE PRIOR MPUD (RZ04-1677) DEVELOPMENT STANDARDS, AND EXCEPT FOR TND, TOD, MUTRM DEVELOPMENTS.



NOTE: COMPACT SINGLE FAMILY DETACHED (SFD) AND ATTACHED (SFA) HOUSING PRODUCTS ARE ALLOWED SUBJECT TO CONDITION 53.a.1.(g).



MINIMUM TYPICAL TOWNHOME BUILDING ARRANGEMENT WITHOUT GARAGE
N.T.S.

NOTES:
1) TOWNHOMES SHALL PROVIDE 15' FRONT YARD SETBACK BETWEEN THE PRIMARY STRUCTURE TO THE BACK OF THE SIDEWALK; COVERED PORCHES, STOOPS OR SIMILAR ENTRY FEATURES SHALL HAVE A MINIMUM 10' SETBACK.
2) MAXIMUM BUILDING COVERAGE SHALL BE COMPUTED FOR AN ENTIRE BLOCK (INCLUSIVE OF INTERIOR AND EXTERIOR LOTS) AND SHALL NOT EXCEED 100%.
3) BUILDINGS ALONG LINEAR PORTIONS OF STREETS SHALL HAVE STAGGERED FRONT SETBACKS.

MINIMUM TYPICAL TOWNHOME BUILDING ARRANGEMENT WITH GARAGE
N.T.S.

NOTES:
1) REAR PORCHES, PATIOS, LANAI'S OR OTHER SIMILAR FEATURES SHALL HAVE A MINIMUM 1' SETBACK.
2) A MINIMUM OF 15' SHALL BE PROVIDED BETWEEN STRUCTURES. BUILDINGS CONTAINING MORE THAN 4 UNITS SHALL PROVIDE 20' BETWEEN STRUCTURES. COVERED PORCHES, STOOPS, OR SIMILAR ENTRY FEATURES SHALL HAVE A MINIMUM 2' SETBACK.
3) MAXIMUM BUILDING COVERAGE SHALL BE COMPUTED FOR AN ENTIRE BLOCK (INCLUSIVE OF INTERIOR AND EXTERIOR LOTS) AND SHALL NOT EXCEED 100%.
4) BUILDINGS ALONG LINEAR PORTIONS OF STREETS SHALL HAVE STAGGERED FRONT SETBACKS.

MINIMUM SINGLE FAMILY ATTACHED LOT DETAIL
N.T.S.

NOTES:
1) (ALL ENCROACHMENTS MUST COMPLY WITH LDC SECTION 530.2) MAXIMUM LOT COVERAGE 100%
2) SETBACKS SHALL BE 15' TO FRONT OF HOUSE; IN UNITES WITH GARAGES, GARAGES SHALL BE SETBACK 20'.

MINIMUM SINGLE FAMILY DETACHED LOT DETAIL
N.T.S.

NOTES:
1) (ALL ENCROACHMENTS MUST COMPLY WITH LDC SECTION 530.2)
2) LOT COVERAGE REPRESENTS 55% FOR PRIMARY STRUCTURE AND 10% FOR ACCESSORY STRUCTURE.

NOTES

1. REFER TO WIREGRASS D.R.I.-260 DEVELOPMENT ORDER, WIREGRASS DEVELOPER'S AGREEMENT AND WIREGRASS MPUD DEVELOPMENT STANDARDS FOR DEVELOPMENT REGULATIONS APPLICABLE TO EACH PARCEL LAND USE.
2. WATER, SEWER AND EMS SERVICES BY PASCO COUNTY; ELECTRIC SERVICE FROM WITHLACOOCHIE RIVER CORPORATION.
3. ROADWAY ALIGNMENTS, INTERNAL ACCESS POINTS AND CROSS-ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE, SUBJECT TO COUNTY ACCESS MANAGEMENT STANDARDS AND FINAL APPROVAL OF THE MASTER ROADWAY PLAN.
4. OPEN SPACE MAY INCLUDE, BUT IS NOT LIMITED TO WETLANDS, LAKES, LANDSCAPED AREAS, MITIGATION AREAS, GOLF COURSE AND OTHER RECREATION AREAS, AND STORMWATER MANAGEMENT AREAS. DETAILED OPEN SPACE CALCULATIONS WILL BE PROVIDED AT TIME OF PRELIMINARY PLAN SUBMITTAL.
5. THE SITE LIES WITHIN FLOOD ZONES "A", "AE" AND "X" ACCORDING TO FEMA FLOOD INSURANCE MAPS.
6. APPROVED MPUD LAND USES MAY BE CONVERTED, SUBJECT TO D.R.I. APPROVED LAND USE EQUIVALENCY MATRIX AND THE LIMITATIONS SPECIFIED IN THE D.R.I. DEVELOPMENT ORDER CONSISTENT WITH THE DEVELOPER'S AGREEMENT.
7. PROJECT ACCESS SHALL BE PROVIDED VIA S.R. 56 CONSISTENT WITH THE S.R. 56 ROAD AGREEMENT.
8. THE SPECIFICALLY APPROVED ENTITLEMENTS WITHIN THE DRI ARE NOT GEOGRAPHICALLY ASSIGNED, THEREFORE THE APPROVAL OF EACH PRELIMINARY SITE PLAN SHALL BE ACCOMPANIED BY AN EXECUTED "ASSIGNMENT OF WIREGRASS DRI ENTITLEMENTS" AS REQUIRED WITHIN THE DEVELOPMENT ORDER.
9. THE LOCATION OF USES WITHIN THE MPUD LIMITS SHALL BE CONSISTENT WITH THE PROVISIONS CONTAINED WITHIN THE MPUD CONDITIONS OF APPROVAL. AS DETERMINED WITHIN THE ADOPTED DEVELOPMENT ORDER THE ENTITLEMENTS ARE NOT GEOGRAPHICALLY ASSIGNED AND THEREFORE ALLOW FOR FLEXIBILITY ON THE LOCATION WITH THE DRI/MPUD LIMITS.
10. PARCEL O2 HAS RECEIVED APPROVAL FOR A CONDITIONAL USE (ZN10-CU17) FOR A HELIPAD AND TWO BUILDING HEIGHT VARIANCES FOR THE MEDICAL OFFICE AND HOSPITAL USES, VAR 1694 AND VAR 09-1984 RESPECTIVELY.
11. PARCELS V1, V2 AND V3 ARE PROPOSED ELEMENTARY SCHOOL SITES.

LEGAL DESCRIPTION

ALL 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S.00°29'59"W., ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 7, A DISTANCE OF 1,530.52 FEET TO THE INTERSECTION OF SAID EASTERLY LINE OF SECTION 7 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 (AS IT NOW EXISTS) FOR A POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S.00°29'59"W., ALONG SAID EAST LINE OF SECTION 7, A DISTANCE OF 1,112.41 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 7; THENCE S.00°17'31"W., A DISTANCE OF 2,644.07 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE S.00°17'04"W., ALONG THE LINE BETWEEN SAID SECTIONS 17 AND 18, A DISTANCE OF 1,322.31 FEET TO THE SOUTHWEST CORNER OF THE NORTH ¼ OF SAID SECTION 17; THENCE S.89°54'52"W., A DISTANCE OF 122.50 FEET; THENCE S.32°00'57"E., A DISTANCE OF 901.62 FEET; THENCE N.89°54'52"E., A DISTANCE OF 1,235.69 FEET; THENCE N.01°21'00"W., A DISTANCE OF 34.15 FEET; THENCE N.58°17'36"E., A DISTANCE OF 18.29 FEET; THENCE N.10°07'36"E., A DISTANCE OF 47.77 FEET; THENCE N.15°01'14"W., A DISTANCE OF 37.26 FEET; THENCE N.00°16'25"W., A DISTANCE OF 34.10 FEET; THENCE N.28°14'49"W., A DISTANCE OF 48.81 FEET; THENCE N.35°23'51"W., A DISTANCE OF 35.73 FEET; THENCE N.42°01'17"W., A DISTANCE OF 74.66 FEET; THENCE S.53°29'29"W., A DISTANCE OF 3.88 FEET; THENCE N.67°22'47"W., A DISTANCE OF 56.94 FEET; THENCE N.66°07'39"W., A DISTANCE OF 43.71 FEET; THENCE N.61°50'08"W., A DISTANCE OF 36.84 FEET; THENCE N.84°10'42"W., A DISTANCE OF 46.39 FEET; THENCE S.66°03'28"W., A DISTANCE OF 43.33 FEET; THENCE S.70°44'48"W., A DISTANCE OF 50.36 FEET; THENCE N.28°06'22"W., A DISTANCE OF 18.09 FEET; THENCE N.26°14'40"E., A DISTANCE OF 55.86 FEET; THENCE N.46°01'59"E., A DISTANCE OF 51.53 FEET; THENCE N.07°56'04"W., A DISTANCE OF 51.58 FEET; THENCE N.88°45'05"E., A DISTANCE OF 27.00 FEET; THENCE N.49°32'44"E., A DISTANCE OF 37.70 FEET; THENCE N.24°21'42"E., A DISTANCE OF 40.47 FEET; THENCE N.70°30'07"E., A DISTANCE OF 30.27 FEET; THENCE N.66°14'45"E., A DISTANCE OF 33.96 FEET; THENCE N.41°18'54"E., A DISTANCE OF 43.25 FEET; THENCE N.81°19'08"E., A DISTANCE OF 29.73 FEET; THENCE S.76°54'12"E., A DISTANCE OF 43.86 FEET; THENCE N.27°45'10"E., A DISTANCE OF 52.04 FEET; THENCE N.18°00'53"W., A DISTANCE OF 45.22 FEET; THENCE N.25°30'52"W., A DISTANCE OF 22.26 FEET; THENCE N.84°40'35"E., A DISTANCE OF 60.61 FEET; THENCE N.11°10'34"E., A DISTANCE OF 16.14 FEET; THENCE N.81°20'00"W., A DISTANCE OF 73.87 FEET; THENCE N.27°24'42"W., A DISTANCE OF 30.32 FEET; THENCE N.27°24'42"W., A DISTANCE OF 19.26 FEET TO THE SOUTH LINE OF THE NORTH ¼ OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF THE NORTH ¼ OF SAID SECTION 17, N.89°54'52"E., A DISTANCE OF 3,787.37 FEET TO THE SOUTHEAST CORNER OF THE NORTH ¼ OF SAID SECTION 17; THENCE S.00°09'55"W., ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 3,972.39 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 21; THENCE ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 21, S.89°35'53"E., A DISTANCE OF 2,659.07 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 21; THENCE ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 21, S.89°32'37"E., A DISTANCE OF 2,656.37 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE S.00°01'39"E., ALONG THE EAST LINE OF SECTION 21 A DISTANCE OF 2,640.26 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 21; THENCE S.00°09'58"W., ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 21 A DISTANCE OF 1,037.80 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1600 FEET OF THE WEST 270 FEET OF SAID SECTION 22; THENCE S.89°54'24"E., A DISTANCE OF 270.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1600 FEET OF THE WEST 270 FEET OF SAID SECTION 22; THENCE S.00°09'58"W., A DISTANCE OF 1,600.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1600 FEET OF THE WEST 270 FEET OF SAID SECTION 22, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTH 815 FEET OF THE WEST 270 FEET OF SAID SECTION 27; THENCE S.00°16'42"W., A DISTANCE OF 815.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH 815 FEET OF THE WEST 270 FEET OF SAID SECTION 27; THENCE N.89°54'24"W., A DISTANCE OF 270.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 815 FEET OF THE WEST 270 FEET OF SAID SECTION 27, SAID POINT ALSO BEING ON THE EAST LINE OF SAID SECTION 28; THENCE S.00°16'42"W., ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 4,472.09 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N.89°56'42"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2,652.67 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 28; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°34'44"W., A DISTANCE OF 1,172.72 FEET; THENCE LEAVING SAID LINE N.00°25'16"E., A DISTANCE OF 395.38 FEET TO A POINT OF CURVATURE; THENCE 506.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,940.00 FEET, DELTA 14°56'41", CHORD BEARING AND DISTANCE N.07°03'04"E., 504.59 FEET; THENCE N.89°34'44"W., A DISTANCE OF 1,421.64 FEET; THENCE N.75°14'58"W., A DISTANCE OF 737.43 FEET; THENCE N.43°32'32"W., A DISTANCE OF 1,001.00 FEET; THENCE N.02°23'47"E., A DISTANCE OF 35.94 FEET; THENCE N.02°23'47"E., A DISTANCE OF 536.40 FEET; THENCE N.86°22'56"W., A DISTANCE OF 120.03 FEET; THENCE S.02°23'47"W., A DISTANCE OF 538.96 FEET; THENCE S.75°15'08"W., A DISTANCE OF 1,105.62 FEET; THENCE S.41°40'57"W., A DISTANCE OF 878.18 FEET; THENCE S.48°19'03"E., A DISTANCE OF 283.03 FEET; THENCE S.20°01'02"E., A DISTANCE OF 408.18 FEET; THENCE S.00°06'28"W., A DISTANCE OF 330.06 FEET TO THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 29; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID SECTION 29, N.89°58'04"W., A DISTANCE OF 2,518.69 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE N.89°58'27"W., ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 2,675.07 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 30; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID SECTION 30, N.89°58'40"W., A DISTANCE OF 2,602.65 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 581 (BRUCE B. DOWNS BOULEVARD) (A 200' R/W); THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1. N.00°29'34"E., A DISTANCE OF 13,100.79 FEET TO A POINT OF CURVATURE; 2. THENCE 1,389.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 5,629.80 FEET, DELTA 14°08'19", CHORD BEARING AND DISTANCE N.07°33'44"E., 1,385.72 FEET; 3. THENCE N.14°37'52"E., A DISTANCE OF 3,183.89 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S.75°21'08"E., A DISTANCE OF 353.01 FEET; THENCE N.14°37'03"E., A DISTANCE OF 201.80 FEET; THENCE N.75°23'12"W., A DISTANCE OF 292.99 FEET; THENCE S.14°38'06"W., A DISTANCE OF 10.00 FEET; THENCE N.75°16'55"W., A DISTANCE OF 59.94 FEET; THENCE N.14°41'33"E., A DISTANCE OF 55.90 FEET; THENCE S.75°22'18"E., A DISTANCE OF 81.92 FEET; THENCE S.66°23'33"E., A DISTANCE OF 38.47 FEET; THENCE S.75°21'54"E., A DISTANCE OF 177.94 FEET; THENCE N.55°20'58"E., A DISTANCE OF 30.59 FEET; THENCE N.14°38'33"E., A DISTANCE OF 296.41 FEET; THENCE S.75°21'37"E., A DISTANCE OF 791.07 FEET; THENCE N.14°37'57"E., A DISTANCE OF 416.31 FEET; THENCE N.18°18'45"W., A DISTANCE OF 164.96 FEET; THENCE N.71°41'15"E., A DISTANCE OF 58.70 FEET; THENCE S.18°18'45"E., A DISTANCE OF 65.00 FEET; THENCE N71°41'15" E., A DISTANCE OF 207.00 FEET; THENCE N.18°18'45" W., A DISTANCE OF 310.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N.71°41'15" E., A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S.18°18'45" E., A DISTANCE OF 310.00 FEET; THENCE N.71°41'15" E., A DISTANCE OF 245.00 FEET; THENCE N.18°18'45" W., A DISTANCE OF 300.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54 (R/W VARIES); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1. N.71°40'25"E., A DISTANCE OF 580.63 FEET; 2. THENCE N.71°43'50"E., A DISTANCE OF 187.70 FEET; 3. THENCE N.18°18'45"W., A DISTANCE OF 20.00 FEET; 4. THENCE N.71°41'08"E., A DISTANCE OF 1,301.84 FEET TO A POINT OF CURVATURE; 5. THENCE 637.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5,729.58 FEET, DELTA 06°22'41", CHORD BEARING AND DISTANCE S.74°54'21"E., 637.49 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID SECTION 7 AND THE POINT OF BEGINNING.

CONTAINING 5,118.640 ACRES, MORE OR LESS.

TOGETHER WITH:

ALL THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 17 AND THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER BETWEEN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE S00°17'04"W., ALONG THE LINE BETWEEN SAID SECTIONS 17 AND 18, A DISTANCE OF 1,322.31 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/4 OF SAID SECTION 17 FOR A POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/4 OF SAID SECTION 17, N89°54'52"E., A DISTANCE OF 1,496.41 FEET; THENCE LEAVING SAID LINE S.27°24'42"E., A DISTANCE OF 19.26 FEET; THENCE S.27°24'42"E., A DISTANCE OF 30.32 FEET; THENCE S.81°20'00"E., A DISTANCE OF 73.87 FEET; THENCE S.11°10'34"W., A DISTANCE OF 16.14 FEET; THENCE S.84°40'35"W., A DISTANCE OF 60.61 FEET; THENCE S.25°30'52"E., A DISTANCE OF 22.26 FEET; THENCE S.18°00'53"E., A DISTANCE OF 45.22 FEET; THENCE S.27°45'10"W., A DISTANCE OF 52.04 FEET; THENCE N.76°54'12"W., A DISTANCE OF 43.86 FEET; THENCE S.81°19'08"W., A DISTANCE OF 29.73 FEET; THENCE S.41°18'54"W., A DISTANCE OF 43.25 FEET; THENCE S.66°14'45"W., A DISTANCE OF 33.96 FEET; THENCE S.70°30'07"W., A DISTANCE OF 30.27 FEET; THENCE S.24°21'42"W., A DISTANCE OF 40.47 FEET; THENCE S.49°32'44"W., A DISTANCE OF 37.70 FEET; THENCE S.88°45'05"W., A DISTANCE OF 27.00 FEET; THENCE S.07°56'04"E., A DISTANCE OF 51.58 FEET; THENCE S.46°01'59"W., A DISTANCE OF 51.53 FEET; THENCE S.26°14'40"W., A DISTANCE OF 55.86 FEET; THENCE S.28°06'22"E., A DISTANCE OF 18.09 FEET; THENCE N.70°44'48"E., A DISTANCE OF 50.36 FEET; THENCE N.66°03'28"E., A DISTANCE OF 43.33 FEET; THENCE S.84°10'42"E., A DISTANCE OF 46.39 FEET; THENCE S.61°50'08"E., A DISTANCE OF 36.84 FEET; THENCE S.66°07'39"E., A DISTANCE OF 43.71 FEET; THENCE S.67°22'47"E., A DISTANCE OF 56.94 FEET; THENCE N.53°29'29"E., A DISTANCE OF 3.88 FEET; THENCE S.42°01'17"E., A DISTANCE OF 74.66 FEET; THENCE S.35°23'51"E., A DISTANCE OF 35.73 FEET; THENCE S.28°14'49"E., A DISTANCE OF 48.81 FEET; THENCE S.00°16'25"E., A DISTANCE OF 34.10 FEET; THENCE S.15°01'14"E., A DISTANCE OF 37.26 FEET; THENCE S.10°07'36"W., A DISTANCE OF 47.77 FEET; THENCE S.58°17'36"W., A DISTANCE OF 18.29 FEET; THENCE S.01°21'00"E., A DISTANCE OF 34.15 FEET; THENCE S.89°54'52"W., A DISTANCE OF 1,235.69 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF PORTER BOULEVARD (A PROPOSED 140' R/W); THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE, N32°00'57"W., A DISTANCE OF 901.62 FEET; THENCE LEAVING SAID LINE N89°54'52"E., A DISTANCE OF 122.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.000 ACRES MORE OR LESS.

H:\PLANNING\projects\3778\001\000\Rezoning\MPUD.dwg, February 6, 2014 12:57 PM, CLARK C. LOHMILLER, King Engineering Associate Inc.

© COPYRIGHT 2013 KING ENGINEERING ASSOCIATES, INC. DRAWINGS AND CONCEPTS MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

DESIGNED
DRAWN
CHECKED
Q.C.

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

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
Engineering License #2610

OWNERS

Wiregrass Ranch Inc, Sierra BBD Property LLC , Maggie Pond LLC, Higbee Company, First Chapel Associates LP, Pasco County, Walmart Stores, Goodforest LLC, District School Board of Pasco County, Jane Hole LLC, Deer Pond LLC, Solly Branch Holdings LLC, Persimmon Hole LLC, Florida Hospital Zephyrhills, JHP Real Estate Partnership, Tom M Porter, Standard Pacific of Florida, Ten Broeck Tampa Inc, and Flycatcher LLC

APPLICANT

LOCUST BRANCH L.L.C.

WIREGRASS MPUD - REZONING PLAN DRI # 260

NO.	DATE	REVISIONS	APP'D BY
16	02/06/14	REVISED PER COUNTY COMMENTS	SDS
15	10/25/13	REVISED PER COUNTY COMMENTS	SDS
14	07/25/13	REVISED PER NOPC 4/DEVELOPMENT ORDER	SDS
13	12/28/12	REVISED PER NOPC 4/DEVELOPERS AGREEMENT	SDS
12	05/19/11	REVISED TO REMOVE MAXIMUM LEVELS OF DEVELOPMENT TABLE	SDS
11	04/05/11	REVISED TO MODIFY M PARCEL DESIGNATIONS	SDS

JOB NO. 3778-001-000
FIELD BOOK NO.
DATE: 04/05/05
SCALE: 1"=1,000'
SHT. 1 OF 1