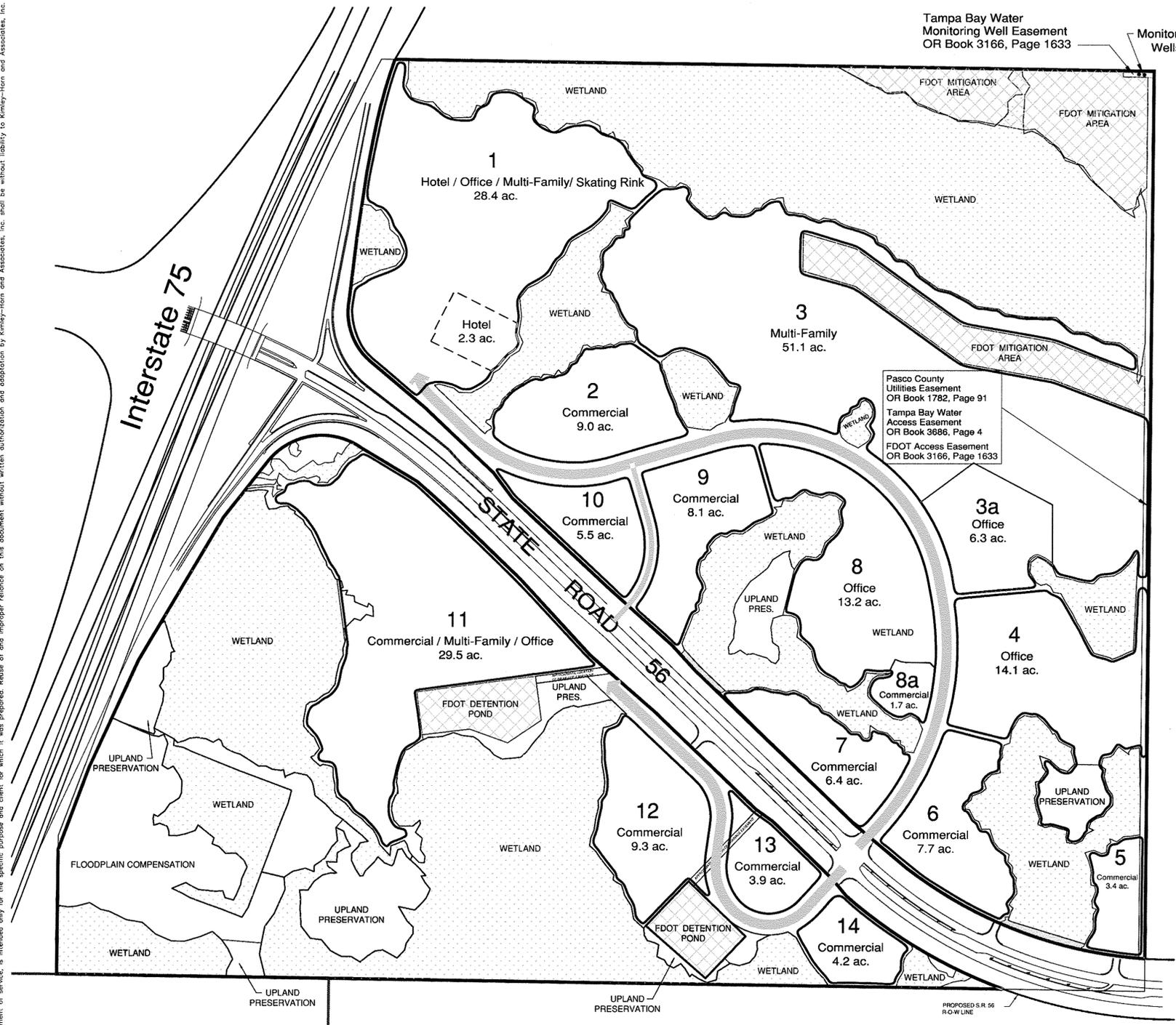


Drawing name: H:\048659\01\CADD\CYPRESS_CREEK_NEW_BASE\MPUD.DWG 24x36 Nov 08, 2005 9:34am by: Edgort, Ortiz
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Cypress Creek DRI Legal Description

The South 461 acres of that part of Section 26, Township 26 South, Range 19 East (also being described as the South 4,454.33 feet of said Section 26), lying East of the right-of-way of Interstate No. 75, as now established.

Less and except the following:

Parcel 101
 A parcel of land being a portion of the Northwest 1/4, the Southwest 1/4 and the Southeast 1/4 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:
 Commence at a 2" iron pipe marking the Southwest corner of the Southwest 1/4 of said Section 26, Township 26 South, Range 19 East, Pasco County, Florida; thence along the West line of the Southwest 1/4 of said Section 26, N 00° 38' 18" E, a distance of 593.99 feet to the POINT OF BEGINNING; thence continue N 00° 38' 18" E, a distance of 72.49 feet to the existing East limited access right-of-way line of State Road 93 (Interstate 75); thence along said East limited access right-of-way line, N 207° 46' 38" E, a distance of 1982.15 feet to a tangent curve concave Southeastly, having a radius of 17038.73 feet; thence continuing along said East limited access right-of-way line and Northerly along said curve 1933.80 feet, through a central angle of 06° 30' 10", (chord bearing N 247° 01' 43" E, a distance of 1932.77 feet) to the intersection with a tangent line; thence along said East limited access right-of-way line, N 277° 16' 48" E, 162.97 feet; thence leaving said East limited access right-of-way line, S 89° 06' 34" E, a distance of 67.01 feet to the intersection with a non-tangent curve concave Easterly, having a radius of 2620.45 feet; thence Southerly along said curve 391.88 feet, through a central angle of 08° 34' 06" (chord bearing S 15° 13' 51" W, a distance of 391.51 feet) to a tangent line; thence S 107° 56' 48" W, a distance of 174.73 feet; thence S 087° 39' 22" W, a distance of 300.24 feet thence S 077° 02' 41" W, a distance of 323.31 feet to the intersection with a non-tangent curve concave Easterly, having a radius of 314.00 feet; thence Southerly along said curve 349.51 feet, through a central angle of 63° 46' 30", (chord bearing S 207° 56' 29" E, a distance of 331.74 feet) to the intersection with a non-tangent line; thence S 50° 00' 28" E, a distance of 325.18 feet; thence S 46° 39' 24" E, a distance of 462.58 feet thence S 36° 50' 05" E, a distance of 154.03 feet; thence S 47° 05' 29" E, a distance of 650.08 feet; thence S 11° 10' 22" E, a distance of 493.72 feet; thence N 48° 55' 04" W, a distance of 254.71 feet; thence N 42° 44' 30" W, a distance of 500.90 feet; thence N 46° 10' 31" W, a distance of 451.99 feet to a tangent curve concave Southwestly, having a radius of 3689.72 feet; thence Northerly along said curve 239.57 feet, through a central angle of 03° 43' 13", (chord bearing N 48° 02' 08" W, a distance of 239.53 feet) to the intersection with a non-tangent line; thence N 59° 04' 37" W, a distance of 315.00 feet to the intersection with a non-tangent curve concave Southerly, having a radius of 338.00 feet; thence Westerly along said curve 510.11 feet, through a central angle of 06° 59' 08", (chord bearing S 81° 43' 42" W, a distance of 462.51 feet) to a tangent line; thence S 38° 14' 08" W, a distance of 280.00 feet; thence S 38° 22' 19" W, a distance of 64.60 feet; thence S 30° 46' 32" W, a distance of 804.62 feet; thence S 24° 46' 38" W, a distance of 561.81 feet; thence S 207° 37' 23" W, a distance of 441.27 feet to the POINT OF BEGINNING.

Part "A" containing 32.070 acres (1,396,990.0114 SF), more or less, together with all rights of ingress, egress, light, air and view the grantor's remaining property and any facility constructed above described property.

And

Part "B" Fee Simple Right-of-Way
 A parcel of land being a portion of the Southeast 1/4 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:
 Commence at a 4"x4" concrete monument marking the Southwest corner of the Southeast 1/4 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida; thence along the West line of the Southeast 1/4 of said Section 26, N 00° 31' 55" E, a distance of 1525.71 feet; thence leaving said West line, S 48° 55' 04" E, a distance of 165.36 feet to the POINT OF BEGINNING; thence N 11° 10' 22" W, a distance of 483.72 feet; thence S 47° 05' 29" E, a distance of 38.01 feet; thence S 48° 23' 14" E, a distance of 362.74 feet; thence S 42° 44' 59" E, a distance of 167.38 feet; thence S 46° 10' 31" E, a distance of 1083.51 feet; thence S 50° 17' 08" E, a distance of 324.46 feet to the intersection with a non-tangent curve concave Northerly, having a radius of 2141.83 feet; thence Southeastly along said curve 1256.73 feet, through a central angle of 33° 37' 07", (chord bearing S 69° 21' 45" E, a distance of 1238.78 feet) to the East line of the Southeast 1/4 of said Section 26, being a non-tangent line; thence along said East line, S 007° 28' 57" W, a distance of 159.10 feet to the Southeast corner of said Southeast 1/4 of Section 26; thence along the South line of said Section 26, N 89° 05' 53" W, a distance of 687.06 feet to the intersection with a non-tangent curve concave Northeasterly, having a radius of 2431.83 feet; thence leaving said South line and Westerly along said curve 891.49 feet, through a central angle of 21° 00' 15", (chord bearing N 59° 30' 30" W, a distance of 886.51 feet) to the intersection with a non-tangent line; thence N 39° 41' 11" W, a distance of 105.83 feet; thence N 46° 10' 52" W, a distance of 400.72 feet; thence N 54° 42' 23" W, a distance of 101.12 feet; thence N 46° 10' 31" W, a distance of 682.45 feet; thence N 48° 55' 04" W, a distance of 163.32 feet to the POINT OF BEGINNING.

Part "B" containing 19.188 acres (835,756.3323 sf), more or less.

And

Part "C" Fee Simple Right-of-Way
 A parcel of land being a portion of the South 1/2 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida, described as follows:
 Commence at a 4"x4" concrete monument marking the Southeast corner of the Southwest 1/4 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida; thence along the East line of the Southwest 1/4 of said Section 26, N 00° 31' 55" E, a distance of 1525.71 feet; thence leaving said West line, N 48° 55' 04" W, a distance of 1.03 feet; thence S 82° 28' 32" W, a distance of 334.55 feet to the POINT OF BEGINNING; thence S 077° 31' 27" E, a distance of 215.03 feet; thence S 56° 09' 17" W, a distance of 196.86 feet; thence N 70° 15' 52" W, a distance of 196.87 feet; thence S 83° 11' 27" W, a distance of 231.12 feet; thence N 077° 31' 28" W, a distance of 209.26 feet; thence N 82° 28' 32" E, a distance of 582.56 feet to the POINT OF BEGINNING.

Part "C" containing 3.199 acres (139,353.7657 sf), more or less.

And

Part "D" Fee Simple Right-of-Way
 A parcel of land being a portion of the Southeast 1/4 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:
 Commence at a 4"x4" concrete monument marking the Southwest corner of the Southeast 1/4 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida; thence along the West line of the Southeast 1/4 of said Section 26, N 00° 31' 55" E, a distance of 1525.71 feet; thence leaving said West line, S 48° 55' 04" E, a distance of 328.68 feet; thence S 46° 10' 31" E, a distance of 682.45 feet; thence S 54° 42' 23" E, a distance of 4.42 feet; thence S 43° 49' 29" W, a distance of 477.65 feet to the POINT OF BEGINNING; thence S 46° 10' 31" E, a distance of 385.63 feet; thence S 43° 49' 27" W, a distance of 281.21 feet; thence N 48° 45' 56" W, a distance of 386.02 feet; thence N 43° 49' 29" E, a distance of 298.66 feet to the POINT OF BEGINNING.

Part "D" containing 2.567 acres (111,806.1860 sf), more or less.

And

Part "G" Fee Simple Right-of-Way
 That part of the Northeast 1/4 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:
 Commence at a found 3" x 3" concrete monument marking the Northeast corner of said Northeast 1/4 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida; thence S 00° 29' 08" W, along the East line of said Northeast 1/4, a distance of 929.29 feet to the Northeast corner of property conveyed in official record book 1076, page 421, public records of Pasco County, Florida; thence N 89° 06' 34" W, along the North line of said property, a distance of 150.00 feet to the POINT OF BEGINNING; thence S 00° 29' 08" W, parallel with said East line of the Northeast 1/4, a distance of 30.00 feet; thence S 89° 06' 34" E, parallel with said North line, a distance of 120.00 feet to a point on the West line of an existing easement depicted in official record book 1762, page 91, public records of Pasco County, Florida; thence S 00° 29' 08" W, along said West line, 533.38 feet; thence S 45° 15' 55" W, 65.92 feet; thence S 09° 52' 13" W, 50.00 feet; thence S 72° 20' 26" W, 50.00 feet; thence N 48° 15' 07" W, 199.92 feet; thence N 35° 35' 34" W, 100.00 feet; thence N 64° 38' 29" W, 100.00 feet; thence N 32° 03' 01" W, 50.00 feet; thence N 51° 29' 25" W, 150.00 feet; thence S 83° 24' 18" W, 47.64 feet; thence N 79° 16' 17" W, 239.51 feet; thence N 88° 31' 33" W, 85.90 feet; thence N 67° 35' 20" W, 226.08 feet; thence N 45° 43' 04" W, 78.08 feet; thence S 84° 39' 33" W, 87.06 feet; thence N 62° 03' 38" W, 279.13 feet to said North line of aforementioned property; thence S 89° 06' 34" E, along said North line, 1396.32 feet to the said POINT OF BEGINNING.

Part "G" containing 10.385 acres (452,381.2059 sf), more or less.

Part "H" Fee Simple Right-of-Way
 That part of the Northeast 1/4 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida, being more particularly described as follows: commence at a found 3" x 3" concrete monument marking the Northeast corner of said Northeast 1/4 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida; thence S 00° 29' 08" W, along the East line of said Northeast 1/4, a distance of 929.29 feet to the Northeast corner of property conveyed in official record book 1076, page 421, public records of Pasco County, Florida; thence N 89° 06' 34" W, along the North line of said property, a distance of 30.00 feet; thence S 00° 29' 08" W, parallel with said East line of the Northeast 1/4, a distance of 1480.87 feet to the POINT OF BEGINNING; thence N 69° 15' 16" W, a distance of 473.64 feet; thence N 73° 49' 28" W, a distance of 638.49 feet; thence N 73° 40' 41" W, a distance of 267.08 feet; thence S 00° 28' 58" W, a distance of 182.81 feet; thence S 73° 40' 41" E, a distance of 267.08 feet; thence S 54° 19' 07" E, a distance of 638.48 feet; thence S 79° 49' 28" E, a distance of 450.74 feet; thence S 69° 15' 15" E, a distance of 473.63 feet to a point 30.00 feet West of said East line of the Northeast 1/4; thence N 00° 29' 08" E, parallel with said East line, a distance of 182.80 feet to the said POINT OF BEGINNING.

Part "H" containing 7.000 acres (304,791.0216 sf), more or less.

Parts "A", "B", "C", "D", "G" and "H" having a combined area of 74.409 acres, more or less.

LAND USE DATA

USE	ACRES	UNITS/GFA
OFFICE DEVELOPMENT	50.7	524,000
RETAIL DEVELOPMENT	88.7	718,215
HOTEL or MOTEL DEVELOPMENT	11.3	373
RESIDENTIAL	51.1	464
ROADS	17.2	
UPLAND PRESERVATION	14.6	
WETLANDS	151.0	
WATER CONTROL STRUCTURES	0.4	
FLOODPLAIN COMPENSATION	20.0	
TOTAL PROJECT AREA:	405.0	

LEGEND

- SUBJECT PROPERTY
- DEVELOPMENT PODS
- WETLANDS
- UNDER FDOT OWNERSHIP

NOTES

- Development Standards for the proposed uses shall be as indicated in the appropriate sections of the Pasco County Land Development Code in effect on the date of adoption of the Development Order and/or MPUD Ordinance.
- A concurrent Comprehensive Plan amendment has designated the subject site Mixed Use.
- Utilities adjacent to the roadway will be maintained by the utility companies as follows:
 Sanitary Sewer Pasco County
 Potable Water Pasco County
 Fire Protection Pasco County
 Electricity Withlacoochee River Electric Cooperative, Inc.
- Pod acreages are approximate and are subject to revision upon final surveys.
- The development of the Cypress Creek project shall proceed in strict accordance with the terms and conditions contained in the Development Order for the Cypress Creek Development of Regional Impact; the conditions contained herein and all applicable rules, regulations and ordinances of Pasco County.
- Amount and location of land uses may vary, as allowed by the Trade-off methodology adopted as part of the DRI Development Order.

NOTES (CON'T)

- Parcel #1 depicts a specific location of 2.3 acres of the 11.3 acre hotel allocation for the overall project.
- MPUD parcel #3 has been amended to Parcel #3, "Multi-Family" and Parcel #3a, "Office" as depicted on the plan. Parcel #3, which was 57.4 acres of Multi-Family was amended to 51.1 acres Multi-Family and Parcel #3a, 6.3 acres of Office and is the result of a trade-off in accordance with the Land Use Equivalency Matrix.
- MPUD parcel #8 has been amended to Parcel #8, "Office" and Parcel #8a, "Commercial" as depicted on the plan. Parcel #8, which was 14.9 acres of Office was amended to 13.2 acres "Office" and Parcel #8a, 1.7 acres "Commercial" and is the result of a trade-off in accordance with the land use equivalency matrix.
- The land use data reflects land use exchanges pursuant to the LUEM letter dated 3/3/14.



NO.	DATE	REVISION	BY	CK.
4	03/12/14	REVISED LAND USES PER LUEM		EAL
3	01/08/14	ADDED SKATING RINK USE TO PARCEL 1		EAL
2	10/21/05	Revised Parcel 1, added Note E7, per Pasco County Revised Parcel 3, added Note E8, per Pasco County Revised Parcel 8, added Note E9, per Pasco County		WJM ALR
1	05/16/05	Revised Pod 1, Pod 3 and Pod 8 Acreage; Revised Table		DDP ALR

Scale: 1" = 300'
MPUD DEVELOPMENT PLAN
CYPRESS CREEK