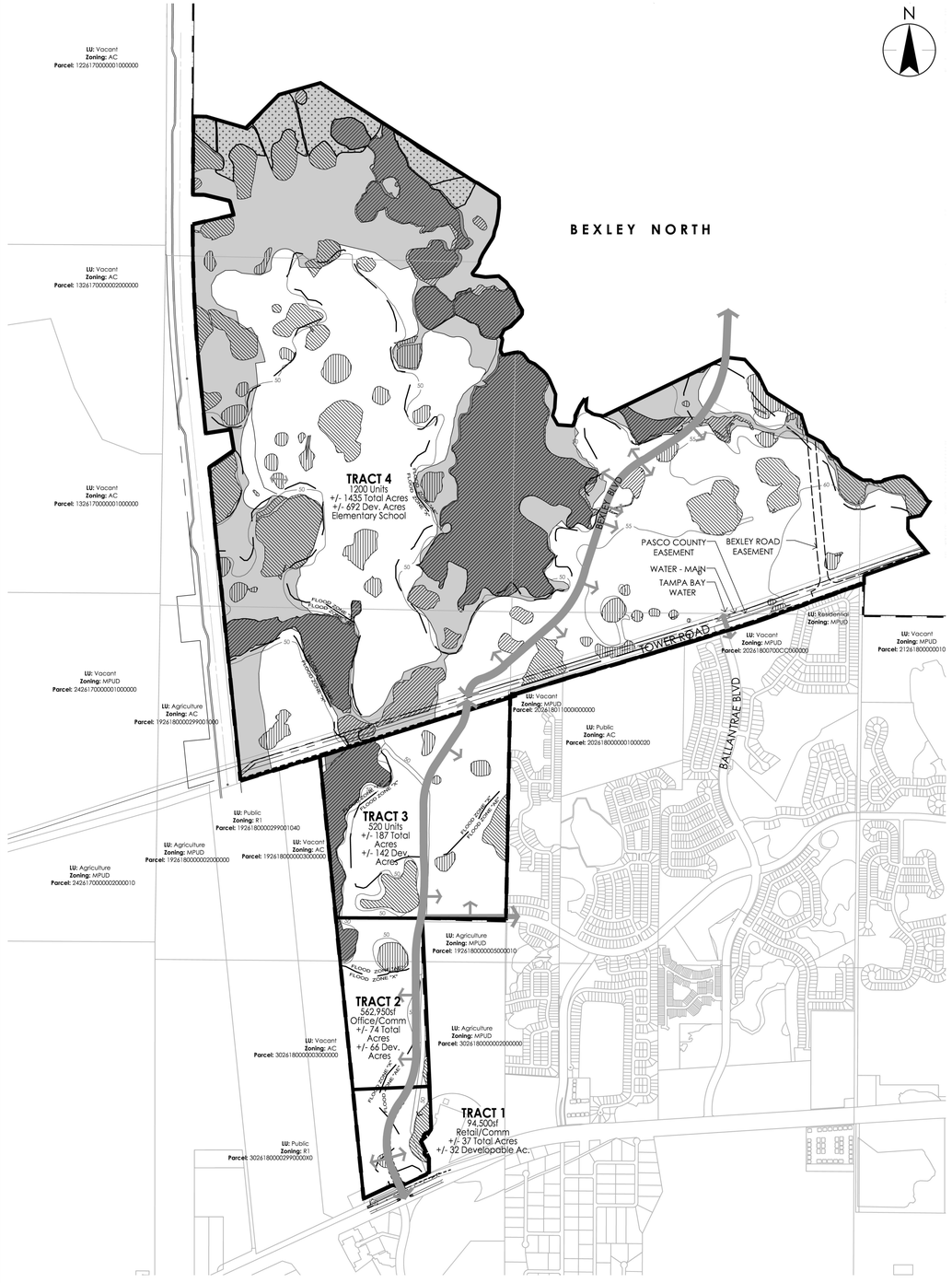


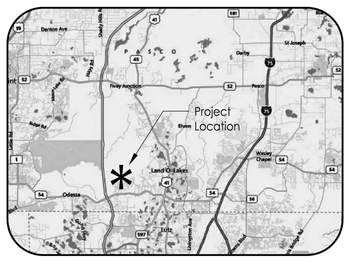
Legend

- Wetlands Category 1: 248 Acres
- Wetlands Category 2: 132 Acres
- Wetlands Category 3: 58 Acres
- Mitigation Areas: 46 Acres
- Greenway Corridor/Open Space: 652 Acres
- Future Land Use Conservation: 247 Acres
- Flood Plain Boundary
- Major Thoroughfare Access
- Tract Boundary

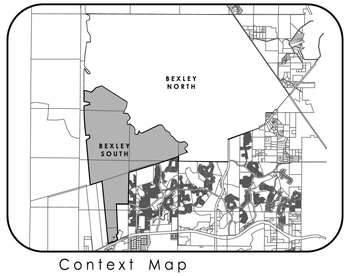
PRODUCT DISTRIBUTION TABLE		
TRACT	LAND USE DESCRIPTION	TOTAL PROPOSED No. of DWELLING UNITS/Sq.Ft. (a)
1	Retail/Commercial	(b)
32 +/- acres		
2	Office/Commercial	(b)
66 +/- acres		
3	Residential Community	520
142 +/- acres	Multi-Family	
4	Residential Community	1200
653 +/- acres	Single Family Detached	
	SF Detached Cluster 8-plex	
	Single Family Attached	
	Single Family Attached Cluster	
	Multi-Family	
	Elementary School	
TOTALS	TOTAL ACREAGE:	1,733
	TOTAL DEVELOPABLE ACREAGE:	932
	TOTAL SF DWELLING UNITS:	1,200 (1.7 du/acre)
	TOTAL MF DWELLING UNITS:	520
	TOTAL OFFICE SQ. FT.:	562,950
	TOTAL RETAIL/COMMERCIAL SQ. FT.:	94,500

(a) Development totals may vary according to the adopted Land Use Equivalency Matrix

(b) Office, commercial and retail uses shall be permitted in Tracts 1&2. Total uses across Tracts 1&2 shall not exceed 562,950 SF of office space and 94,500 SF of retail/commercial space.



Vicinity Map



Context Map

Legal Description

Bexley Ranch

DESCRIPTION: A parcel of land lying in Sections 7, 8, 16, 17, 18, 19, and 20, Township 26 South, Range 18 East, Pasco County , Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 16, said point also lying on the Easterly boundary of BALLANTRAE VILLAGE 5, according to the plat thereof as recorded in Plat Book 52, Pages 30 through 49, inclusive, of the Public Records of Pasco County, Florida; thence along the West boundary of said Section 16, also being said Easterly boundary of BALLANTRAE VILLAGE 5, N.00°22'14E., 478.45 feet to a point on the Southerly right-of-way boundary of former Seaboard Coast Line Railroad, now abandoned, said point also being the Northeasterly corner of said BALLANTRAE VILLAGE 5 for a POINT OF BEGINNING; thence a long said Southerly right-of-way boundary, and the Northerly boundary of said BALLANTRAE VILLAGE 5, and also the Northerly boundary of BALLANTRAE VILLAGE 6, according to the plat thereof as recorded in Plat Book 53, Pages 1 through 10, inclusive, of the Public Records of Pasco County, Florida, the following three (3) courses: 1) S.70°23'44"W., 161.67 feet to a point on a curve; 2) Westerly, 250.36 feet along the arc of a curve to the right of 5789.58 feet and a central angle of 02°28'40" (chord bearing S.71°37'21"W., 250.34 feet); 3) S.72°52'10"W., 931.40 feet to a point on the East boundary of the Northwest 1/4 of the aforesaid Section 20, said point also being the Northwesterly corner of said BALLANTRAE VILLAGE 6; thence along said East boundary of the Northwest 1/4 of Section 20, N.00°28'56"E., 125.88 feet to a point on the Northerly right-of-way boundary of said former Seaboard Coast Line Railroad; thence along said Northerly boundary, S.72°53'07"W., 1930.40 feet; thence S.00°28'55"W., 92.31 feet; thence along a line lying 32.00 feet North of and parallel with the aforesaid Southerly right-of-way boundary of former Seaboard Coast Line Railroad, also being the Northerly boundary of SUNCOAST POINTE VILLAGES 2A, 2B, AND 3, according to the plat thereof as recorded in Plat Book 59, Pages 31 through 38, inclusive, of the Public Records of Pasco County, Florida, S.72°53'07"W., 835.32 feet to a point on the East boundary of the aforesaid Section 19; thence along said East boundary of Section 19, S.00°36'22"W., 33.39 feet to a point on the aforesaid Southerly right-of-way boundary of former Seaboard Coast Line Railroad, said point also being the Northeasterly corner of the aforesaid SUNCOAST POINTE VILLAGES 2A, 2B, AND 3; thence a long said Southerly right-of-way boundary, the following two (2) courses: 1) S.72°53'41"W., 3020.39 feet; 2) S.72°51'13"W., 1346.12 feet to a point on the Easterly Limited Access Right-of-way line, the following eleven (11) courses: 1) N.00°43'13"W., 478.57 feet; 2) N.59°28'01"E., 456.51 feet; 3) N.09°17'48"W., 320.63 feet; 4) S.81°16'01"W., 380.53 feet; 5) N.00°43'13"W., 853.80 feet to a point of curvature; 6) Northerly, 2325.72 feet along the arc of a curve to the right having a radius of 22718.31 feet and a central angle of 05°51'56" (chord bearing N.03°42'15"W., 2324.71 feet); 7) N.29°53'13"E., 637.42 feet; 8) N.13°31'45"W., 218.40 feet; 9) N.72°53'34"W., 395.38 feet; 10) N.89°30'01"W., 175.00 feet; 11) thence N.00°24'59"E., 190.32 feet; thence S.89°40'01"E., 196.65 feet; thence S.72°49'03"E., 620.74 feet; thence N.44°48'56"E., 713.35 feet; thence N.74°01'83"E., 657.14 feet; thence S.57°19'42"E., 2782.99 feet; thence S.67°16'01"E., 49.78 feet; thence S.57°16'02"E., 345.93 feet; thence S.42°02'02"E., 43.51 feet; thence S.03°22'19"E., 44.79 feet; thence S.09°48'37"E., 117.72 feet; thence S.07°20'00"W., 146.77 feet; thence S.09°32'09"W., 101.90 feet; thence S.18°23'48"W., 114.14 feet; thence S.70°18'11"W., 68.14 feet; thence S.23°15'32"W., 40.02 feet; thence S.32°04'18"W., 280.55 feet; thence S.25°15'33"W., 108.90 feet; thence S.06°54'47"W., 46.15 feet; thence S.30°07'14"W., 54.22 feet; thence S.25°15'28"W., 131.22 feet; thence S.32°40'09"E., 30.49 feet; thence S.81°00'11"E., 183.95 feet; thence N.85°59'10"E., 201.94 feet; thence S.51°09'22"E., 151.30 feet; thence S.32°26'31"E., 63.29 feet; thence S.41°00'19"E., 116.85 feet; thence S.20°10'22"E., 173.06 feet; thence S.30°35'06"E., 139.99 feet; thence S.20°05'51"W., 60.66 feet; thence S.39°39'19"W., 47.84 feet; thence S.44°27'12"W., 205.30 feet; thence S.62°25'15"W., 119.37 feet; thence S.24°21'36"W., 116.67 feet; thence S.53°04'07"E., 23.44 feet; thence S.16°43'55"E., 27.50 feet; thence S.11°10'38"W., 166.35 feet; thence S.28°14'39"E., 76.75 feet; thence N.7°42'21"E., 173.39 feet; thence N.83°28'35"E., 82.31 feet; thence S.60°42'06"E., 47.98 feet; thence S.30°24'09"E., 25.41 feet; thence S.35°25'04"E., 131.85 feet; thence S.30°24'59"E., 102.87 feet; thence S.25°09'41"E., 81.66 feet; thence S.23°05'49"E., 106.16 feet; thence S.22°14'36"E., 140.20 feet; thence S.03°30'59"W., 210.78 feet; thence S.16°11'39"W., 117.17 feet; thence S.29°12'43"E., 156.88 feet; thence S.83°46'57"E., 228.04 feet; thence N.23°06'56"E., 28.48 feet; thence N.21°07'33"E., 68.97 feet; thence N.00°17'27"W., 64.22 feet; thence N.25°59'58"E., 165.66 feet; thence N.32°22'46"E., 110.60 feet; thence S.05°04'07"W., 117.22 feet; thence N.39°46'44"E., 34.51 feet; thence N.39°47'37"E., 48.40 feet; thence N.27°47'37"E., 39.75 feet; thence N.64°13'52"E., 2063.22 feet; thence S.83°00'03"E., 289.00 feet; thence S.41°55'23"E., 310.04 feet; thence S.29°26'48"E., 307.61 feet; thence S.57°39'51"E., 611.84 feet; thence S.15°11'08"E., 316.90 feet; thence S.34°43'07"E., 229.37 feet; thence S.58°00'00"E., 116.91 feet; thence S.29°52'58"E., 471.71 feet; thence S.57°13'09"E., 372.00 feet; thence N.89°22'39"E., 121.08 feet; thence S.57°44'23"E., 58.74 feet; thence N.85°52'00"E., 99.82 feet; thence S.29°52'39"E., 201.38 feet; thence N.52°32'54"E., 165.88 feet; thence S.68°33'22"E., 33.26 feet; thence S.33°58'57"W., 253.66 feet; thence S.78°49'29"W., 195.11 feet; thence S.00°43'00"W., 177.97 feet; thence S.40°19'11"E., 459.58 feet; thence S.70°23'38"W., 1022.78 feet to the West boundary of the aforesaid Section 16; thence S.00°22'14"W., 119.17 feet the point of beginning. Containing 1431.258 acres, more or less. Together with:

Ashley Glen

The land referred to herein below is situated in the county of Pasco, State of FL, and is described as follows:

Parcel 1: Residential Parcel

A parcel of land lying in Sections 19 and 30, Township 26 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 19, Township 26 South, Range 18 East, Pasco County, Florida; run thence N00°35'31"E, along the East boundary of said Section 19, a distance of 668.75 feet to the Point of beginning; thence along the East, North and West boundaries of those lands described in Official Record Book 1969, Page 1445, of the public records of Pasco County, Florida by the following four (4) courses: (1) N00°36'12"E, a distance of 1999.20 feet to the Northeast corner of the Southeast 1/4 of said Section 19; (2) N00°36'46" E ., a distance of 1402.70 feet to a found concrete monument on the South boundary of S.C.L. Railroad right-of-way; (3) S72°53'46"W, a distance of 3020.44 feet along said right-of-way; (4) S00°41'24"E, a distance of 5129.33 feet; thence departing said boundary of said lands described in Official Record Book 1969, Page 1445; thence along said East boundary by the following two (2) courses: (1) N00°24'20"W, a distance of 2543.51 feet, (2) N89° 59'26"E, a distance of 1279.57 feet to the Point of Beginning.

Parcel 2: Collector Road Easement Parcel

All right, title and interest of Entryway Developers, LLC, in Grant of Non-Exclusive Easement recorded in Official Records Book 5053, Page 350, as amended by Amendment to Grant of Non-Exclusive Easement recorded in Official Records Book 5225, Page 48, as further amended in Second Amendment to Grant or Non-Exclusive Easement recorded in official Records Book 5629, Page 165, all of the public records of Pasco County, Florida, over the following described property: Commence at the Southeast corner of Section 19, Township 26 South, Range 18 East, Pasco County, Florida; run thence N00°35'31"E, along the East boundary of said Section 19, a distance of 668.75 feet; thence along the East, North and West boundaries of those lands described in Official Record Book 1969, Page 1445, of the public records of said Pasco County by the following four (4) courses: (1) N00°36'12"E, a distance of 1999.20 feet to the northeast corner of the Southeast 1/4 of said Section 19; (2) N00°36'46"E, a distance of 1402.70 feet to a found concrete monument on the South boundary of S.C.L. Railroad right of way; (3) S72°53'46"W, a distance of 6792.34 feet to a point of intersection with the North right of way of State Road 54 - Parcel 108 as recorded in Official Record Book 3814, Page 1328, of the public records of said Pasco County; thence along said right of way, N65°12'22"E, a distance of 43.78 feet; to the point of beginning; thence continue S.09°41'24"E, 163.01 feet to a point of curvature; thence along said right-of-way, N.65°12'22"E., a distance of 457.08 feet to a point of curvature; thence southeasterly, 125.01 feet along the arc of a curve concave southerly, having a radius of 97.00 feet, a central angle of 73°50'17" and a chord bearing S.77°52'30"E, a distance of 116.53 feet to the southeast corner of said parcel 108, said point being located on the north right of way line of state road 54 per state of Florida state road department right of way map section no. 1457-250; thence along said right-of-way, N.65°12'22"E., a distance of 136.46 feet to a point of intersection with the north right-of-way of state road 54 - parcel 108 as recorded in official records book 3814, page 1328 of the public records of said Pasco County; thence along said right-of-way the following eleven (11) courses: 1) N.00°31'00"W., a distance of 215.96 feet; 2) N.24°40'32"W., a distance of 49.58 feet; 3) S.65°09'22"W., a distance of 28.85 feet; 4) N.24°50'28"W., a distance of 66.82 feet; 5) N.60°07'53" E., a distance of 28.87 feet; 6) N.24°40'00"W., for 172.33 feet; 7) N.48°12'49"E. For 81.45 feet; 8) N.47°41'03"W., a distance of 35.00 feet; 9) N.48°20'10"E. For 69.07 feet; 10) S.41°39'14"E., a distance of 27.32 feet; 11) N.39°16'02"E., a distance of 85.82 feet to a point of intersection with the east boundary of said lands described in official record book 1969, page 1445; thence N.02°24'20"W., along said east boundary, a distance of 654.73 feet; thence S.87°35'31"W., a distance of 1170.88 feet to the point of beginning.

Less and except: East Entrance Parcel

A parcel of land lying in Section 30, Township 26 South, Range 18 East, Pasco County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 19, Township 26 South, Range 18 East, Pasco County, Florida; run thence N00°35'31"E, along the East boundary of said Section 19, a distance of 668.75 feet; thence along the East, north and West boundaries of those lands described in official records book 1969, page 1445 of the public records of said Pasco County by the following four (4) courses: (1) N00°36'12"E, a distance of 1999.20 feet to the northeast corner of the southeast 1/4 of said section 19; (2) N00°35'46"E, a distance of 1402.70 feet to a found concrete monument on the south boundary of S.C.L. Railroad right of way; (3) S72°53'46"W, a distance of 3020.44 feet along said right of way; (4) S00°41'24"E, a distance of 5129.33 feet to the point of beginning; thence continue S.09°41'24"E, 163.01 feet to a point of intersection with the north right-of-way of state road 54 - parcel 108 as recorded in official records book 3814, page 1328 of the public records of said Pasco County; thence, along said right-of-way, N.65°12'22"E., a distance of 457.08 feet to a point of curvature; thence southeasterly, 125.01 feet along the arc of a curve concave southerly, having a radius of 97.00 feet, a central angle of 73°50'17" and a chord bearing S.77°52'30"E, a distance of 116.53 feet to the southeast corner of said parcel 108, said point being located on the north right-of-way line of state road 54 per state of Florida state road department right of way map section no. 1457-250; thence along said right-of-way, N.65°12'22"E., a distance of 136.46 feet to a point of intersection with the north right-of-way of state road 54 - parcel 108 as recorded in official records book 3814, page 1328 of the public records of said Pasco County; thence along said right-of-way the following eleven (11) courses: 1) N.00°31'00"W., a distance of 215.96 feet; 2) N.24°40'32"W., a distance of 49.58 feet; 3) S.65°09'22"W., a distance of 28.85 feet; 4) N.24°50'28"W., a distance of 66.82 feet; 5) N.60°07'53" E., a distance of 28.87 feet; 6) N.24°40'00"W., for 172.33 feet; 7) N.48°12'49"E. For 81.45 feet; 8) N.47°41'03"W., a distance of 35.00 feet; 9) N.48°20'10"E. For 69.07 feet; 10) S.41°39'14"E., a distance of 27.32 feet; 11) N.39°16'02"E., a distance of 85.82 feet to a point of intersection with the east boundary of said lands described in official record book 1969, page 1445; thence N.02°24'20"W., along said east boundary, a distance of 654.73 feet; thence S.87°35'31"W., a distance of 1170.88 feet to the point of beginning.

Less and except: East Entrance Parcel

A parcel of land lying in Section 30, Township 26 South, Range 18 East, Pasco County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 19, Township 26 South, Range 18 East, Pasco County, Florida; run thence N00°35'31"E, along the East boundary of said Section 19, a distance of 668.75 feet; thence along the East, north and West boundaries of those lands described in official records book 1969, page 1445 of the public records of said Pasco County by the following four (4) courses: (1) N00°36'12"E, a distance of 1999.20 feet to the northeast corner of the southeast 1/4 of said section 19; (2) N00°35'46"E, a distance of 1402.70 feet to a found concrete monument on the south boundary of S.C.L. Railroad right of way; (3) S72°53'46"W, a distance of 3020.44 feet along said right of way; (4) S00°41'24"E, a distance of 5129.33 feet to the point of beginning; thence continue S.09°41'24"E, 163.01 feet to a point of intersection with the North right of way of State Road 54 - Parcel 108 as recorded in Official Record Book 3814, Page 1328, of the public records of said Pasco County; thence along said right of way, N65°12'22"E, a distance of 43.78 feet, to the Point of Beginning;

Thence departing said right of way, N24°47'38"W a distance of 68.55 feet to a point of intersection with the Northerly boundary of those lands described as the West Entrance Parcel in Official Record Book 5053, Page 345, of the public records of said Pasco County; thence N30°08'56"E a distance of 10.72 feet to the Northeast corner of said West Entrance Parcel; thence 70.00 feet along the East boundary of said West Entrance Parcel by the arc of a curve, concave Northeasterly, having a radius of 1200.00 feet, a central angle of 3°26'14", a chord bearing of S19°04'17", and a chord distance of 74.99 feet to the Southeast corner of said parcel; thence S65°12'22"W along the South boundary of said parcel a distance of 2.31 feet to the Point of Beginning.

Parcel 3: East Entrance Parcel

A parcel of land lying in Section 30, Township 26 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 19, Township 26 South, Range 18 East, Pasco County, Florida; run thence N00°35'31"E, along the East boundary of said Section 19, a distance of 668.75 feet; thence along the East, North and West boundaries of those lands described in Official Record Book 1969, Page 1445, of the public records of said Pasco County, by the following four (4) courses: (1) N00°36'12"E, a distance of 1999.20 feet to the Northeast corner of the Southeast 1/4 of said Section 19; (2) N00°35'46"E, a distance of 1402.70 feet to a found concrete monument on the South boundary of S.C.L. railroad right of way, (3) S72°53'46"W, a distance of 3020.44 feet along said right of way, (4) S00°41'24"E, a distance of 5129.33 feet to a point of intersection with the North right of way of State Road 54 - Parcel 108 as recorded in Official Record Book 3814, Page 1328, of the public records of said Pasco County; thence along said right of way, N65°12'22"E, a distance of 43.78 feet, to the Point of Beginning;

Thence departing said right of way, N24°47'38"W a distance of 68.55 feet to a point of intersection with the Northerly boundary of those lands described as the West Entrance Parcel in Official Record Book 5053, Page 345, of the public records of said Pasco County; thence N30°08'56"E a distance of 10.72 feet to the Northeast corner of said West Entrance Parcel; thence 70.00 feet along the East boundary of said West Entrance Parcel by the arc of a curve, concave Northeasterly, having a radius of 1200.00 feet, a central angle of 3°26'14", a chord bearing of S19°04'17", and a chord distance of 74.99 feet to the Southeast corner of said parcel; thence S65°12'22"W along the South boundary of said parcel a distance of 2.31 feet to the Point of Beginning.

Parcel 3: East Entrance Parcel

A parcel of land lying in Section 30, Township 26 South, Range 18 East, Pasco County, Florida, being a portion of those lands described as "Amended Exhibit C" in Official Record Book 5225, Page 48, of the public records of Pasco County, Florida and being more particularly described as follows:

Commence at the Southeast corner of Section 19, Township 26 South, Range 18 East, Pasco County, Florida; run thence N00°35'31"E, along the East boundary of said Section 19, a distance of 668.75 feet; thence along the East, North and West boundaries of those lands described in Official Record Book 1969, page 1445 of the public records of said Pasco County by the following four (4) courses: (1) N00°36'12"E, a distance of 1999.20 feet to the northeast corner of the southeast 1/4 of said section 19; (2) N00°35'46"E, a distance of 1402.70 feet to a found concrete monument on the South boundary of S.C.L. railroad right of way; (3) S72°53'46"W, a distance of 3020.44 feet along said right of way; (4) S00°41'24"E, a distance of 5129.33 feet to a point of intersection with the North right of way of State Road 54 - Parcel 108 as recorded in Official Record Book 3814, Page 1328, of the public records of said Pasco County; thence along said right of way, N65°12'22"E, a distance of 43.78 feet, to the Point of Beginning;

Thence departing said right of way, N24°47'38"W a distance of 68.55 feet to a point of intersection with the Northerly boundary of those lands described as the "East entrance parcel" in official record book 5053, page 345 of the public records of said Pasco County; thence 132.46 feet along the west boundary of said parcel by the arc of a curve, concave northeasterly, having a radius of 1,130.00 feet, a central angle of 6°42'58", a chord bearing of S21°24'50"E, and a chord distance of 132.38 feet to the southwest corner of said parcel, said point being located on the northerly right-of-way of state road 54 (section no. 1457-250); thence S65°12'22"W along said right of way a distance of 0.32 feet to the point of beginning.

Parcel 4: Sanitary Sewer Easement

All right, title and interest of Entryway Developers, LLC, in the Non-Exclusive Easements described in Sanitary Sewer Facilities Construction and Easement Agreement recorded in Official Records Book 5458, Page 1723, of the public records of Pasco County, Florida, over the real property described therein. Together With:

Wells Fargo (AKA SUNCOAST COMMERCIAL)

Parcel 1 (Fee Simple Estate)

A parcel of land lying in Section 30, Township 26 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 19, Township 26 South, Range 18 East, Pasco County, Florida; run thence N.00°35'31"E., along the east boundary of said Section 19, a distance of 668.75 feet: thence along the east, north and west boundaries of those lands described in official record book 1969, page 1445 of the public records of said Pasco County, by the following four (4) courses: (1) N00°36'12"E, a distance of 1999.20 feet to the northeast corner of the Southeast 1/4 of said Section 19; (2) N00°35'46"E, a distance of 1402.70 feet to a found concrete monument on the South boundary of S.C.L. Railroad right of way; (3) S72°53'46"W, a distance of 3020.44 feet along said right of way; (4) S00° 41'24"E, a distance of 5129.33 feet to a point of intersection with the North right of way of State Road 54 - Parcel 108 as recorded in Official Record Book 3814, Page 1328, of the public records of said Pasco County; thence, along said right-of-way, N.65°12'22"E., a distance of 457.08 feet to a point of curvature; thence southeasterly, 125.01 feet along the arc of a curve concave southerly, having a radius of 97.00 feet, a central angle of 73°50'17" and a chord bearing S.77°52'30"E, a distance of 116.53 feet to the southeast corner of said parcel 108, said point being located on the north right-of-way line of state road 54 per state of Florida state road department right of way map section no. 1457-250; thence along said right-of-way N.65°12'22"E., a distance of 176.66 feet to a point of intersection with the north right-of-way of state road 54 - parcel 108 as recorded in official records book 3814, page 1328 of the public records of said Pasco county; thence, along said right-of-way, N.65°12'22"E., a distance of 457.08 feet to a point of curvature; thence southeasterly, 125.01 feet along the arc of a curve concave southerly, having a radius of 97.00 feet, a central angle of 73°50'17" and a chord bearing S.77°52'30"E, a distance of 116.53 feet to the southeast corner of said parcel 108, said point being located on the north right of way line of State Road 54 per State of Florida State road department right of way map section no. 1457-250; thence along said right-of-way N.65°12'22"E., a distance of 136.46 feet to a point of intersection with the north right-of-way of state road 54 - parcel 108 as recorded in official records book 3814, page 1328 of the public records of said Pasco County; thence along said right-of-way the following eleven (11) courses: 1) N.00°31'00"W., a distance of 215.96 feet; 2) N.24°40'32"W., a distance of 49.58 feet; 3) S.65°09'22"W., a distance of 28.85 feet; 4) N.24°50'28"W., a distance of 66.82 feet; 5) N.60°07'53" E., a distance of 28.87 feet; 6) N.24°40'00"W., for 172.33 feet; 7) N.48°12'49"E. For 81.45 feet; 8) N.47°41'03"W., a distance of 35.00 feet; 9) N.48°20'10"E. For 69.07 feet; 10) S.41°39'14"E., a distance of 27.32 feet; 11) N.39°16'02"E., a distance of 85.82 feet to a point of intersection with the east boundary of said lands described in official record book 1969, page 1445; thence N.02°24'20"W., along said east boundary, a distance of 654.73 feet; thence S.87°35'31"W., a distance of 1170.88 feet to the point of beginning.

Less and except: East Entrance Parcel

A parcel of land lying in Section 30, Township 26 South, Range 18 East, Pasco County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 19, Township 26 South, Range 18 East, Pasco County, Florida; run thence N00°35'31"E., along the east boundary of said Section 19, a distance of 668.75 feet: thence along the east, north and west boundaries of those lands described in official records book 1969, page 1445 of the public records of said Pasco County by the following four (4) courses: (1) N00°36'12"E, a distance of 1999.20 feet to the northeast corner of the southeast 1/4 of said section 19; (2) N00°35'46"E, a distance of 1402.70 feet to a found concrete monument on the south boundary of S.C.L. Railroad right of way; (3) S72°53'46"W, a distance of 3020.44 feet along said right of way; (4) S00°41'24"E, a distance of 5129.33 feet to the point of beginning; thence continue S.09°41'24"E, 163.01 feet to a point of intersection with the north right-of-way of state road 54 - parcel 108 as recorded in official records book 3814, page 1328 of the public records of said Pasco county; thence, along said right-of-way, N.65°12'22"E., a distance of 457.08 feet to a point of curvature; thence southeasterly, 125.01 feet along the arc of a curve concave southerly, having a radius of 97.00 feet, a central angle of 73°50'17" and a chord bearing S.77°52'30"E, a distance of 116.53 feet to the southeast corner of said parcel 108, said point being located on the north right of way line of state road 54 per state of Florida state road department right of way map section no. 1457-250; thence along said right-of-way, N.65°12'22"E., a distance of 136.46 feet to a point of intersection with the north right-of-way of state road 54 - parcel 108 as recorded in official records book 3814, page 1328 of the public records of said Pasco county; thence, along said right-of-way, N.65°12'22"E., a distance of 457.08 feet to a point of curvature; thence southeasterly, 125.01 feet along the arc of a curve concave southerly, having a radius of 97.00 feet, a central angle of 73°50'17" and a chord bearing S.77°52'30"E, a distance of 116.53 feet to the southeast corner of said parcel 108, said point being located on the north right-of-way line of state road 54 per state of Florida state road department right of way map section no. 1457-250; thence along said right-of-way N.65°12'22"E., a distance of 176.66 feet to a point of intersection with the north right-of-way of state road 54 - parcel 108 as recorded in official records book 3814, page 1328 of the public records of said Pasco county; thence, along said right-of-way, N.65°12'22"E., a distance of 43.78