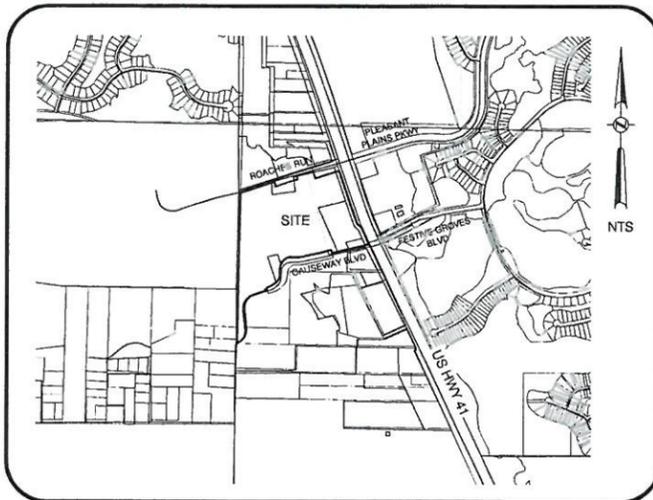


LOCATION MAP



MAP REFERENCES

BOUNDARY AND TOPOGRAPHIC SURVEY
 INFORMATION TAKEN FROM "BOUNDARY SURVEY" FOR BOB HAGMAN PREPARED BY A. GENE COPELAND, PLS. OF COPELAND AND SONS, INC., DATED 05/01/07 AND REVISED THROUGH 4/1/10.
 SKETCH AND LEGAL DESCRIPTION FOR ZONING DESCRIPTION PREPARED BY JOHN L. WABY, PLS. OF AVID GROUP, DATED 06/16/10.
LEGAL DESCRIPTION: ZONING DESCRIPTION FOR HAGMAN GROVES
 A PARCEL OF LAND BEING A PORTION OF NORTH WEST 1/4 SECTION 35, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE FROM THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 18 EAST; THENCE SOUTH 89°02'44" EAST ALONG THE NORTH LINE OF SAID SECTION FOR 81.69 FEET TO INTERSECT THE WESTERN RIGHT OF WAY OF US HIGHWAY 41 (STATE ROAD NO. 40) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP S.R. 45, W.P. ITEM # 56-55824-1; THENCE SOUTH 18°01'10" EAST ALONG SAID WESTERN RIGHT OF WAY FOR 64.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18°01'10" EAST ALONG SAID WESTERN RIGHT OF WAY LINE FOR 404.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,809.58 FEET, A CENTRAL ANGLE OF 0°56'25", AN ARC LENGTH OF 288.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 19°29'00" EAST 288.21 FEET; THENCE SOUTH 42°24'47" EAST ALONG SAID RIGHT OF WAY FOR 65.21 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,778.59 FEET, A CENTRAL ANGLE OF 0°12'09", AN ARC LENGTH OF 218.65 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 20°02'22" EAST 218.64 FEET TO THE CENTERLINE OF CAUSEWAY BOULEVARD (PREVIOUSLY CROSSING RAYON ROAD AND A NON-TANGENT LINE); THENCE SOUTH 77°14'02" WEST ALONG THE SAID CENTERLINE FOR 146.18 FEET; THENCE SOUTH 78°53'40" WEST ALONG SAID CENTERLINE FOR 291.81 FEET; THENCE NORTH 19°51'11" WEST FOR 35.00 FEET TO THE NORTHERN RIGHT OF WAY OF FOREGARD CAUSEWAY BOULEVARD; THENCE ALONG SAID NORTHERN RIGHT OF WAY THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: (1) SOUTH 77°09'19" WEST FOR 113.64 FEET; (2) SOUTH 77°09'19" WEST FOR 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; (3) WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 475.58 FEET, A CENTRAL ANGLE OF 17°54'52", AN ARC LENGTH OF 143.07 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 87°02'22" WEST 148.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT; (4) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 141.24 FEET, A CENTRAL ANGLE OF 58°30'10", AN ARC LENGTH OF 144.21 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 87°15'10" WEST 138.00 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT; (5) SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 201.59 FEET, A CENTRAL ANGLE OF 30°33'10", AN ARC LENGTH OF 130.07 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 17°57'52" WEST 127.83 FEET; (6) SOUTH 00°21'10" EAST FOR 62.87 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; (7) SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 61.31 FEET, A CENTRAL ANGLE OF 39°17'19", AN ARC LENGTH OF 55.83 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 17°07'20" WEST 55.85 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; (8) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 369.96 FEET, A CENTRAL ANGLE OF 39°40'48", AN ARC LENGTH OF 175.43 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 52°22'04" WEST 177.29 FEET; THENCE SOUTH 19°18'52" EAST FOR 29.50 FEET TO THE FOREGARD CENTERLINE OF CAUSEWAY BOULEVARD; THENCE ALONG THE SAID CENTERLINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) SOUTH 10°20'20" WEST FOR 147.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 160.80 FEET, A CENTRAL ANGLE OF 7°30'20", AN ARC LENGTH OF 221.96 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 51°07'27" WEST 19.72 FEET TO INTERSECT THE WESTERN LINE OF FOREGARD SECTION 35; THENCE NORTH 07°25'19" EAST ALONG SAID WESTERN LINE FOR 1,863.89 FEET; THENCE NORTH 7°56'27" EAST FOR 442.10 FEET; THENCE SOUTH 81°13'07" EAST FOR 60.00 FEET; THENCE NORTH 72°18'28" EAST FOR 281.41 FEET; THENCE NORTH 07°31'42" WEST FOR 43.82 FEET; THENCE NORTH 72°18'28" EAST FOR 197.21 FEET; THENCE SOUTH 18°04'48" EAST FOR 101.81 FEET; THENCE NORTH 71°51'11" EAST FOR 300.02 FEET TO THE POINT OF BEGINNING.
 (NOTE: THIS DESCRIPTION IS TO BE USED FOR ZONING ONLY AND NOT TO TRANSFER TITLE TO LAND)
 CONTAINING 1,618,212 SQUARE FEET OR 34.8533 ACRES, MORE OR LESS.

PROFESSIONAL TEAM

LAND USE ATTORNEYS:
 TEW AND ASSOCIATES
 7747 MITCHELL BLVD., SUITE C
 NEW PORT RICHEY, FL 34655
 PHONE: (727) 645-6944

CIVIL ENGINEERS/PLANNERS:
 AVID GROUP
 2300 CURLEW ROAD, SUITE 100
 PALM HARBOR, FLORIDA 34683
 PHONE: (727) 789-9500

SURVEYORS:
 COPELAND AND SONS, INC. AVID GROUP
 3300 LAND O' LAKES BLVD. 2300 CURLEW ROAD, SUITE 100
 LAND O' LAKES, FL 34639 PALM HARBOR, FLORIDA 34683
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TRAFFIC ENGINEERS:
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 2205 NORTH 20TH STREET
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 PHONE: (813) 223-8500

ARCHAEOLOGIST/HISTORIAN:
 MCL ENGINEERING & CONSTRUCTION CORP.
 14005 N. DALE MABRY HWY, SUITE A
 TAMPA, FL 33618
 PHONE: (813) 969-0600

ENVIRONMENTAL SCIENTIST:
 MCL ENGINEERING & CONSTRUCTION CORP.
 14005 N. DALE MABRY HWY, SUITE A
 TAMPA, FL 33618
 PHONE: (813) 969-0600

UTILITY COMPANIES

GAS:
 TECO PEOPLES GAS
 1400 CHANNELSIDE DRIVE
 TAMPA, FLORIDA 33605
 PHONE: (813) 927-7719

POWER:
 WITHLACOCOCHEE RIVER ELECTRIC COOPERATIVE, INC.
 30461 COMMERCE DRIVE
 SAN ANTONIO, FL 33576
 PHONE: (352) 588-5115

TELEPHONE:
 VERIZON FLORIDA INC.
 1778 PARK AVENUE NORTH, SUITE 200
 MAITLAND, FLORIDA 32751
 PHONE: (407) 539-0644

SEWER:
 PASCO COUNTY UTILITIES
 7508 LITTLE ROAD
 NEW PORT RICHEY, FL 34654
 PHONE: (727) 847-8145

CABLE:
 BRIGHT HOUSE NETWORKS
 30432 SR 54
 WESLEY CHAPEL, FLORIDA 33543
 PHONE: (813) 856-5128, x84402

WATER:
 PASCO COUNTY UTILITIES
 7508 LITTLE ROAD
 NEW PORT RICHEY, FL 34654
 PHONE: (727) 847-8145

M.P.U.D. PLANS

FOR

CAUSEWAY CENTER COMMERCIAL MPUD

SECTION 35, TOWNSHIP 25 SOUTH, RANGE 18 EAST PASCO COUNTY, FLORIDA

Prepared For:
HAGMAN GROVES, INC.

2956 WENTWORTH WAY
 TARPON SPRINGS, FL 34688-8428

Prepared By:



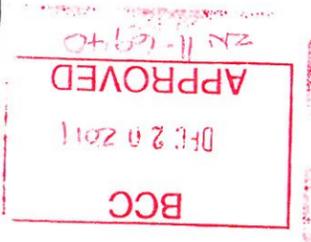
CIVIL ENGINEERING 2300 CURLEW ROAD, STE 100
 LAND PLANNING PALM HARBOR, FLORIDA
 TRAFFIC/TRANSPORTATION 34683
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL SCIENCES PHONE (727) 789-9500
 SURVEYING FAX (727) 784-6662
 GIS AVIDGROUP.COM

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 DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING AVID GROUP, @ (727)789-9500.

PLAN INDEX

- 1 COVER SHEET
- 2 M.P.U.D. PLAN

NO.	DATE	DESCRIPTION	BY
1	11/01/2010	REVISED PER COUNTY COMMENTS	PRP
R E V I S I O N S			



SITE DATA

PROJECT DEVELOPER/OWNER: HAGMAN GROVES INC
 2956 WENTWORTH WAY
 TARPON SPRINGS, FL 34688-8428

PROPERTY LOCATION: SOUTHWEST CORNER OF US HIGHWAY 41 (LAND O' LAKES BLVD) & ROACHES RUN/PLEASANT PLAINS PARKWAY

PROPERTY PARCEL ID NUMBERS: 35-25-18-0000-00900-0000 35-25-18-0000-00900-0030
 35-25-18-0000-00900-0010 35-25-18-0000-00900-0050
 35-25-18-0000-00900-0020

EXISTING USES: GAS STATION/CONVENIENCE STORE, COMMERCIAL/MECHANICAL SERVICE, RESIDENTIAL (3 SINGLE-FAMILY UNITS), AND CITRUS GROVES

EXISTING FUTURE LAND USE: COM (COMMERCIAL)

EXISTING ZONING: C-2 (GENERAL COMMERCIAL DISTRICT), A-C (AGRICULTURAL DISTRICT)

PROPOSED FUTURE LAND USE: COM (COMMERCIAL)

PROPOSED ZONING: MPUD (MASTER PLANNED UNIT DEVELOPMENT)

ALLOWABLE USES: ALL USES ALLOWED IN THE C-2 (GENERAL COMMERCIAL DISTRICT) ZONING DISTRICT

MINIMUM PERIMETER SETBACKS:
 FRONT: 25 FT
 SIDE: 0 FT (ABUTTING NON-RESIDENTIAL) / 30 FT (ABUTTING RESIDENTIAL)
 REAR: 0 FT (ABUTTING NON-RESIDENTIAL) / 30 FT (ABUTTING RESIDENTIAL)

LOT AREA: 15,000 SQ. FT. MIN

LOT WIDTH: 90 FT MIN

BUILDING COVERAGE: 50% MAX

BUILDING HEIGHT: 60 FT (5 STORIES) MAX.

AREA CALCULATIONS:

	PRE-DEVELOPMENT	POST-DEVELOPMENT
TOTAL SITE AREA	34.85 ACRES	34.85 ACRES
UPLANDS	30.48 ACRES	34.85 ACRES
DEVELOPABLE AREA	30.48 ACRES	32.39 ACRES*
ROADS	0.00 ACRES	2.46 ACRES
WETLANDS		
CLASS I	0.00 ACRES	0.00 ACRES
CLASS II	3.00 ACRES	0.00 ACRES**
CLASS III	1.37 ACRES	0.00 ACRES**
CONSERVATION	0.00 ACRES	0.00 ACRES
CRITICAL LINKAGES	0.00 ACRES	0.00 ACRES

* DEVELOPABLE AREA DOES NOT INCLUDE THE AREA INCREASE THAT WOULD RESULT FROM THE FUTURE POTENTIAL RIGHT-OF-WAY VACATION UPON CAUSEWAY BLVD REALIGNMENT.
 ** EXISTING JURISDICTIONAL WETLAND AREAS MAY BE IMPACTED BY DEVELOPMENT ACTIVITIES. MITIGATION MAY BE PROVIDED ON-SITE AND/OR AT AN APPROVED MITIGATION BANK.

GROSS INTENSITY: 275,000 SQ.FT. / 34.85 GROSS ACRES = 0.18 FAR

NET INTENSITY: 275,000 SQ.FT. / 32.39 NET ACRES = 0.20 FAR

FLOOD ZONE: SITE APPEARS TO LIE WITHIN FLOOD ZONES "A" (NO PUBLISHED BASED FLOOD ELEVATION) & "X", PER FEMA FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 120230 0250 E, DATED 9/30/92.

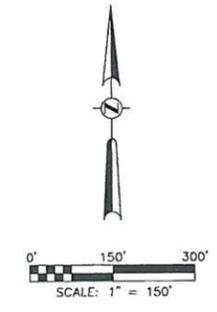
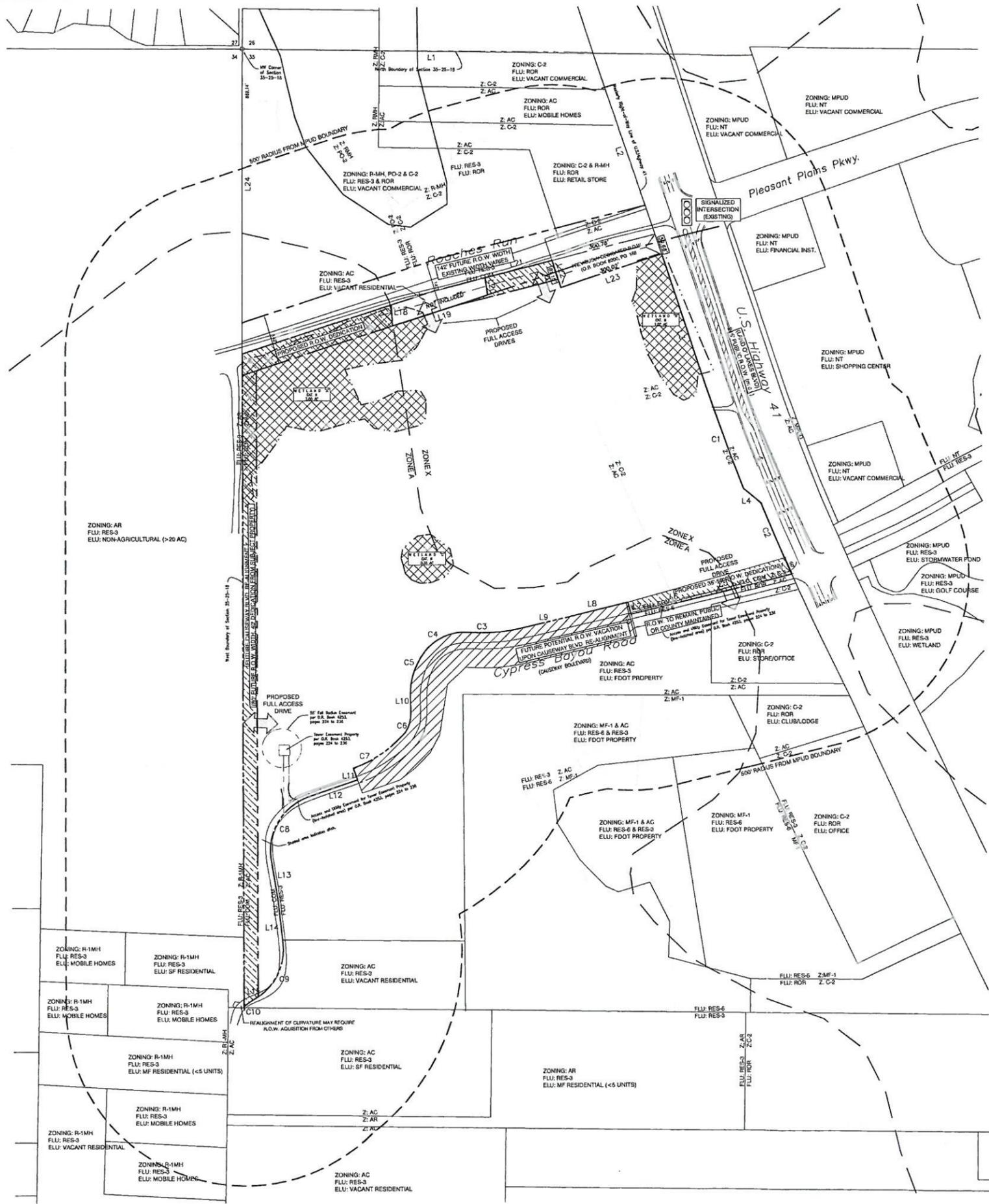
GENERAL NOTES:

- ELEVATION CONTOURS SHOWN HEREON ARE BASED ON SWFWMD LIDAR (N.A.V.D. 1988).
- JURISDICTIONAL WETLANDS SHOWN PER SWFWMD PERMIT NO. 033962-000, APPROVED 9/3/08.
- DEVELOPMENT IS PROPOSED FOR DEVELOPMENT IN ONE PHASE TO BE COMPLETED BY 2020.
- POTABLE WATER, RECLAIMED WATER, SANITARY SEWER, AND FIRE SERVICE TO BE PROVIDED BY PASCO COUNTY UTILITIES. A 16-INCH DIP WATER LINE IS LOCATED ON THE WEST SIDE OF U.S. 41. A 24-INCH PVC RECLAIMED MAIN IS LOCATED ON THE EAST SIDE OF U.S. 41. A 12-INCH PVC FORCE MAIN IS LOCATED ON THE EAST SIDE OF U.S. 41. FIRE HYDRANTS TO BE INSTALLED PER PASCO COUNTY UTILITIES REQUIREMENTS.
- ELECTRICAL SERVICE TO BE PROVIDED BY WITHLACOCOCHEE RIVER ELECTRIC COOPERATIVE, INC.
- EXISTING EASEMENTS ARE SHOWN ON THE MASTER PLAN. EASEMENTS ARE SUBJECT TO CHANGE AND MAY BE RELOCATED OR VACATED BY THE DEVELOPER. PROPOSED EASEMENTS/COMMON AREA TRACTS SHALL BE DETERMINED AT PRELIMINARY SITE PLAN SUBMITTAL.
- EXISTING ACCESS AND UTILITY EASEMENT FOR THE TOWER EASEMENT PROPERTY MAY BE RELOCATED OR VACATED IN THE FUTURE.
- FUTURE PUBLIC RIGHT-OF-WAY VACATION AND DEDICATION IS PROPOSED TO ACCOMMODATE PASCO COUNTY WIDENING OF ROACHES RUN AND REALIGNMENT OF CAUSEWAY BOULEVARD.
- ALL INTERNAL ROADS AND BICYCLE/PEDESTRIAN CIRCULATION WILL BE PRIVATE.
- LOCATIONS OF ALL INTERNAL ROADS, PEDESTRIAN/BICYCLE CIRCULATION, ACCESS POINTS, OPEN SPACE, AMENITIES, AND STORMWATER PONDS ARE APPROXIMATE AND SUBJECT TO FINAL SITE DESIGN AND PERMITTING. STORMWATER PONDS, WETLAND MITIGATION AND FLOODPLAIN COMPENSATION AREAS MAY BE LOCATED WITHIN AREAS GENERALLY DEPICTED AS OPEN SPACE OR AS DEVELOPABLE AREA.
- DIRECTION OF THE EXISTING NATURAL SURFACE DRAINAGE IS INDICATED BY ARROWS ON THE MASTER PLAN.
- THE STORMWATER SYSTEM WILL BE DESIGNED AND PERMITTED TO MEET SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) AND PASCO COUNTY STANDARDS. STORMWATER WILL BE COLLECTED IN PROPOSED ON-SITE STORM SEWER SYSTEM AND DIRECTED TO PROPOSED RETENTION POND, FOR TREATMENT AND ATTENUATION, WHICH DISCHARGES INTO THE EXISTING ON-SITE WETLAND. THE SITE IS NOT LOCATED WITHIN A BASIN OF SPECIAL CONCERN.
- THE STORMWATER SYSTEM IS TO REMAIN PRIVATE AND SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR MANAGEMENT COMPANY.
- ALL COMMON AREAS AND FACILITIES SHALL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR MANAGEMENT COMPANY.
- NO ARCHEOLOGICALLY OR HISTORICALLY SIGNIFICANT RESOURCES HAVE BEEN IDENTIFIED ON SITE.
- THERE ARE NO CRITICAL LINKAGES EXISTING ON SITE.
- GOPHER TORTOISES (IF PRESENT) MAY BE RELOCATED ON SITE. REGULATORY ISSUES WILL BE RESOLVED BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWCC). SEE WILDLIFE ASSESSMENT REPORT AND GOPHER TORTOISE BURROW LOCATION MAP.
- THERE IS NO IMPACT TO SCHOOLS, AND IMPACT TO OTHER PUBLIC FACILITIES IS MINIMAL AS OUTLINED IN THE PLAN AMENDMENT NARRATIVE. NO RESIDENTIAL USES ARE PROPOSED ON SITE.
- NO SCHOOL SITES OR FIRE STATION SITES ARE PROPOSED ON SITE.
- THIS PROJECT COMPLIES WITH THE ONE-MILE SPACING REQUIREMENT AND/OR HIGHWAY VISION MAP.
- SITE LIGHTING WILL COMPLY WITH PASCO COUNTY LDC REQUIREMENTS.

CAUSEWAY CENTER COMMERCIAL MPUD
 AVID GROUP JOB # 2252-005
 DATE: 6/24/10

AVID GROUP IS HEREBY RELEASING THESE PLANS FOR CONSTRUCTION PER THE FOLLOWING PRINCIPAL AUTHORIZATION:

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SITE LEGEND

- SITE BOUNDARY LINE: - - - - -
- ADJACENT LOTS: - - - - -
- WETLAND LINE: - - - - -
- PROPERTY BUFFER: - - - - -
- PRIVATE ROAD: - - - - -
- FLOOD ZONE: - - - - -
- EXISTING CONTOURS: - - - - -
- DIRECTION OF FLOW FOR SURFACE DRAINAGE: - - - - -
- VEHICULAR ACCESS POINT: - - - - -
- PROPOSED PEDESTRIAN ACCESS: - - - - -
- RIGHT-OF-WAY DEDICATION: - - - - -
- RIGHT-OF-WAY VACATION: - - - - -
- POTENTIAL WETLAND IMPACT AREA: - - - - -

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°34'44"E	991.69'
L2	S18°06'16"E	604.35'
L3	S18°06'16"E	404.89'
L4	S49°25'43"E	65.21'
L5	S76°14'28"W	248.28'
L6	S76°35'48"W	221.61'
L7	N13°31'11"W	35.00'
L8	S76°08'49"W	113.64'
L9	S77°02'19"W	200.60'
L10	S00°31'10"E	52.57'
L11	S19°16'33"E	35.00'
L12	S70°50'29"W	142.05'
L13	S08°28'57"E	120.37'
L14	S05°15'52"E	120.78'
L15	S57°46'44"W	22.62'
L16	N00°25'19"E	1853.89'
L17	N21°56'22"E	442.10'
L18	S01°41'30"E	60.00'
L19	N72°16'26"E	281.41'
L20	N07°31'45"W	46.99'
L21	N75°58'15"E	197.71'
L22	S18°06'49"E	81.01'
L23	N71°54'11"E	300.02'
L24	N00°25'19"E	867.13'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C1	5809.58'	2°56'29"	298.25'	S19°34'30"E	298.21'
C2	5779.58'	2°10'39"	219.65'	S72°38'29"E	219.64'
C3	475.58'	17°54'32"	148.70'	S69°59'43"W	148.10'
C4	141.24'	58°30'10"	144.21'	S65°41'58"W	139.03'
C5	201.56'	36°58'10"	130.07'	S17°57'55"W	127.83'
C6	90.81'	35°17'15"	55.93'	S17°07'20"W	55.05'
C7	335.09'	30°40'48"	179.43'	S55°23'04"E	177.29'
C8	160.00'	7°29'30"	221.56'	S31°10'16"W	204.28'
C9	165.00'	63°38'34"	183.78'	S25°57'27"W	174.00'
C10	90.00'	12°34'39"	19.76'	S51°29'27"W	19.72'



SCALE: AS SHOWN	DATE: 6/24/10
DRAWN BY: CAD	NO. 020
PROJECT MANAGER: PENSA	DESCRIPTION: REVISED PER COUNTY COMMENTS
PROJECT NO: 252-005	DATE: 11/07/07
DATE: 6/24/10	BY: PH

HAGMAN GROVES, INC.

CIVIL ENGINEERING 2800 CURLEW ROAD, STE 100
 LAND PLANNING PALM HARBOR, FLORIDA
 TRAFFIC ENGINEERING 3488
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL SCIENCES
 SURVEYING GIS AVIDGROUP.COM

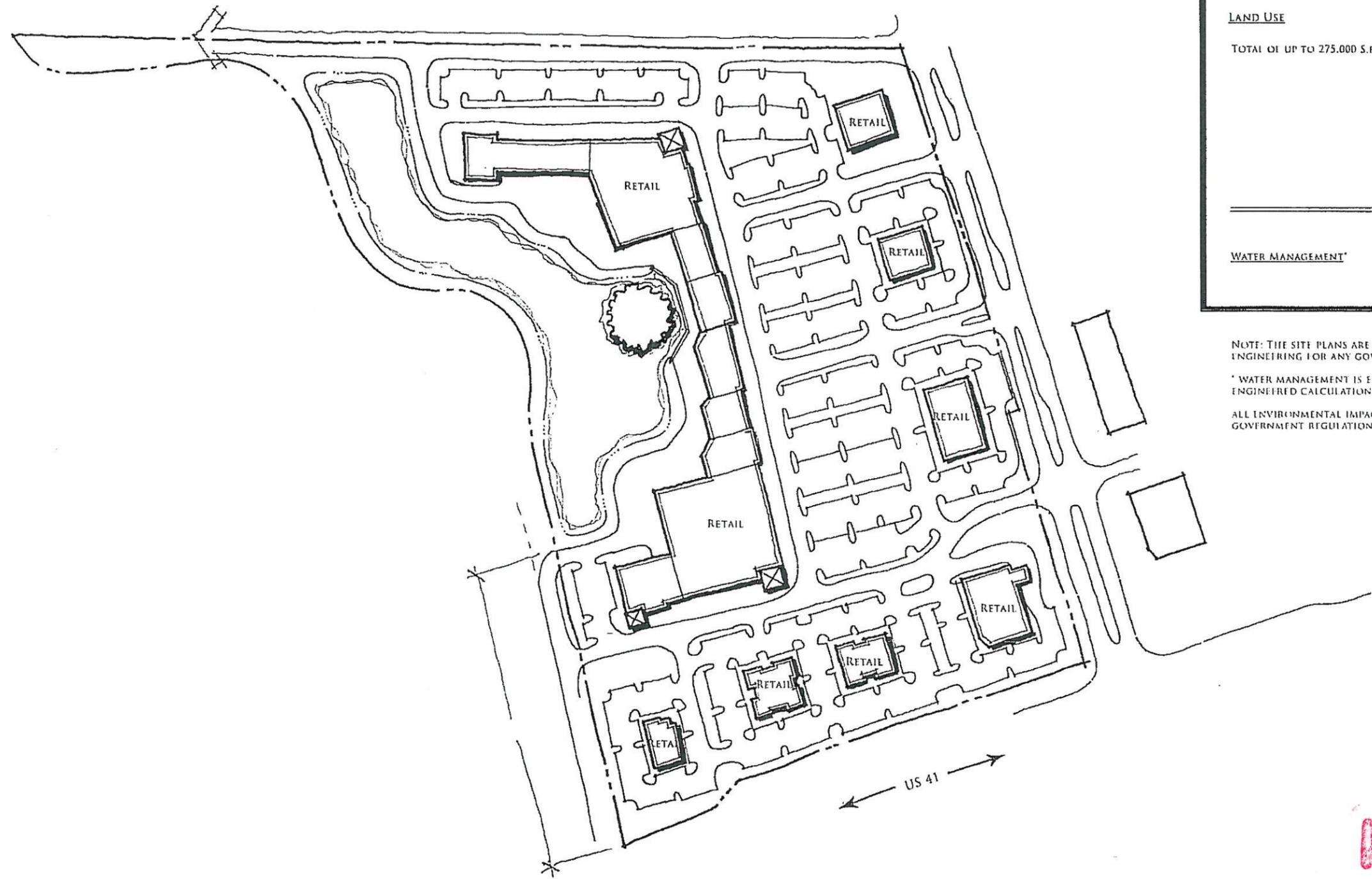
NOT VALID UNLESS SIGNED & SEALED BY A REGISTERED PROFESSIONAL
 COA 01581, U.S. D.C. 000081

AVID GROUP IS HEREBY RELEASING THESE PLANS FOR CONSTRUCTION PER THE FOLLOWING PRINCIPAL AUTHORIZATION:

**CAUSEWAY CENTER
 COMMERCIAL MPUD
 PASCO COUNTY, FLORIDA
 M.P.U.D. PLAN**

02 - 11113-6

2

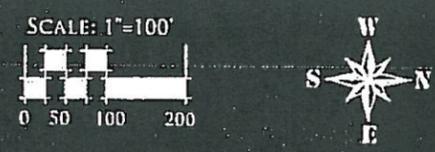


LAND USE TABLE	
<u>LAND USE</u>	
TOTAL OF UP TO 275,000 S.F. OF USES	
<u>WATER MANAGEMENT*</u>	APPROX. 3.8 ACRES (12% OF THE SITE)

NOTE: THE SITE PLANS ARE CONCEPTUAL AND DO NOT CONTAIN ANY ENGINEERING OR ANY GOVERNMENT APPROVALS OR SUBMITTAL.

* WATER MANAGEMENT IS ESTIMATED AND IS NOT BASED ON FINAL ENGINEERED CALCULATIONS.

ALL ENVIRONMENTAL IMPACTS, STORMWATER MANAGEMENT AND GOVERNMENT REGULATIONS MAY REDUCE SQUARE FOOT ESTIMATES.



CONCEPT PLAN
HAGMAN PROPERTY

WilsonMiller

OCTOBER 2009

