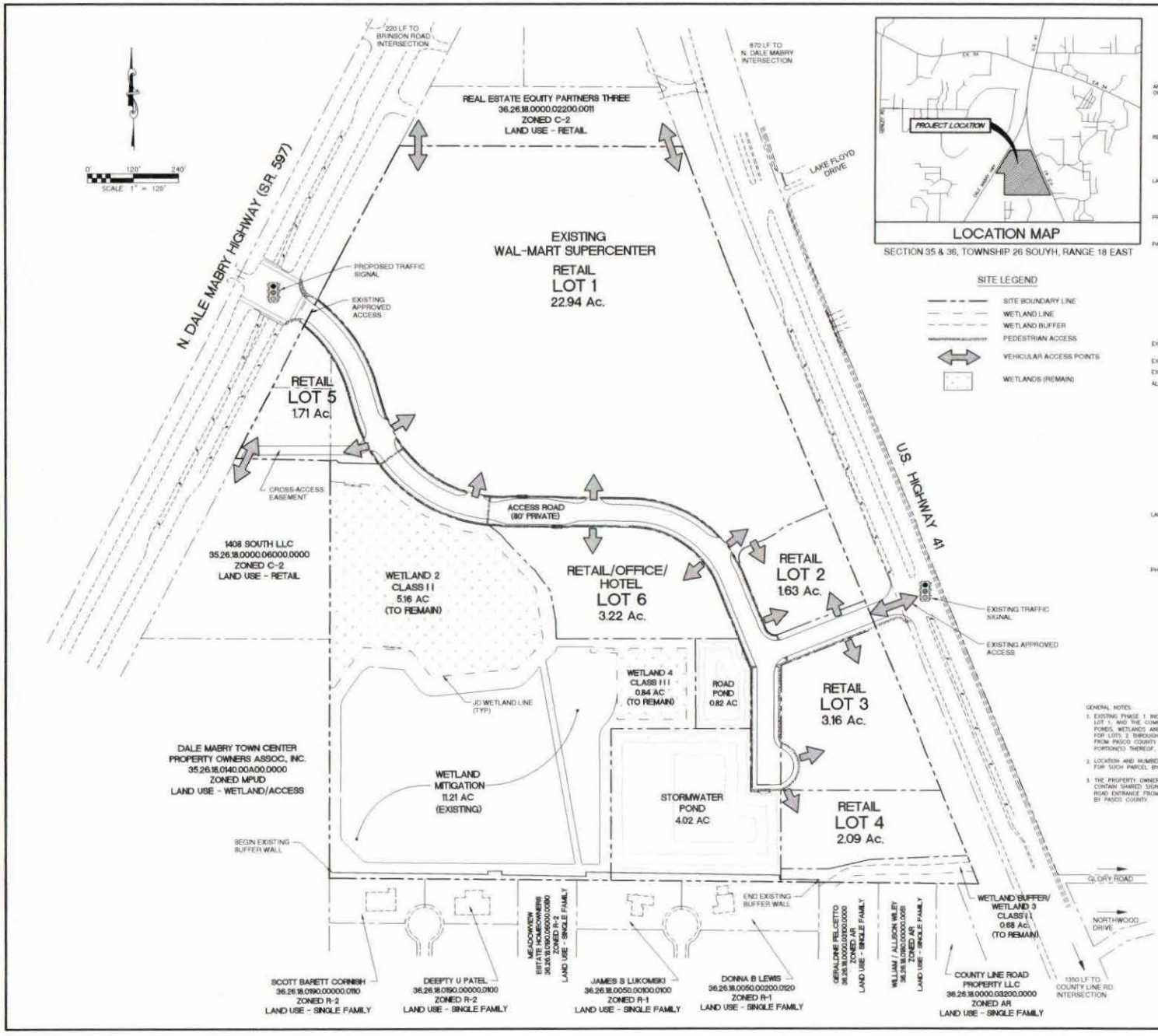


LOCATION MAP

SECTION 35 & 36, TOWNSHIP 26 SOUYH, RANGE 18 EAST

SITE LEGEND

- SITE BOUNDARY LINE
- WETLAND LINE
- WETLAND BUFFER
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS POINTS
- WETLANDS (REMAIN)

SITE DATA

APPLICANT (FOR MPUD MOD)/ OWNER (LOTS 2 THRU 6):	HAGMAN PROPERTIES, INC., AND CANAAN DEVELOPMENT CORPORATION 2956 WENTWORTH WAY TARPON SPRINGS, FL 334688 (727) 936-1234
REPRESENTATIVE:	TEW & ASSOCIATES ATTN: JOEL TEW, ESQ. 2999 PALM HARBOR BLVD., SUITE A PALM HARBOR, FL 34683 (727) 361-6575
LAND PLANNER/ENGINEER:	LINCKS & ASSOCIATES, INC. 5023 W. LAUREL ST TAMPA, FL 33607 (813) 289-0039
PROPERTY LOCATION:	APPROXIMATELY 870 FEET SOUTH OF THE U.S. HWY. 41 & DALE MABRY HWY. APEX
PARCEL ID NO.:	36.26.18.0000.02300.0020 (LOT 1) 36.26.18.0000.02400.0020 (LOT 2) 36.26.18.0000.02400.0000 (LOT 3, 4 & WETLAND 3) 36.26.18.0000.02300.0060 (PORTION OF LOT 5) 36.26.18.0000.00200.0070 (PORTION OF LOT 5) 36.26.18.0000.06000.0010 (PORTION OF LOT 5) 36.26.18.0000.02300.0080 (PORTION OF LOT 6) 36.26.18.0000.02400.0010 (PORTION OF LOT 6)
EXISTING/PROPOSED USE:	RETAIL, MEDICAL OFFICE/OFFICE, HOTEL, ALF, AND MINI-WAREHOUSE
EXISTING FUTURE LAND USE:	RES-9, ROR, IH
EXISTING/PROPOSED ZONING:	MPUD
ALLOWABLE USES:	LOT 1: PRE-EXISTING 185,513 SF WAL-MART SUPERCENTER (INCLUSIVE OF GARDEN CENTER) LOT 2: PROPOSED 15,000 SF RETAIL USE/FAMOUS TATE OF TAMPA, LLC LOT 5: PROPOSED 12,000 SF MEDICAL OFFICE/NPR HOSPITAL EMERGENCY CLINIC LOTS 3, 4 AND 6: C-2 RETAIL USES (INCLUDING HOTEL AND SELF-STORAGE WAREHOUSE), OFFICE USES, OR ASSISTED LIVING/MEMORY CARE FACILITY USES, WITH A MAXIMUM AGGREGATE (FOR LOTS 3, 4 AND 6) OF 140,000 SF RETAIL USE AND 50,000 SF OF OFFICE USE, OR THEIR FUNCTIONAL EQUIVALENT PURSUANT TO THE APPROVED LAND USE EXCHANGE MATRIX (LUEM) SET FORTH IN THE CONDITIONS OF APPROVAL, OF THE FORGOING AGGREGATE LIMITS, 100,000 SF OF SELF-STORAGE WAREHOUSE USE IS AUTHORIZED WITHIN LOT 4 AS SET FORTH THE CONDITIONS OF APPROVAL

LAND USE BREAKDOWN

LAND USE	ACRES
LOT 1 (WAL-MART)	22.94
OUTPARCELS 2-6	11.61
ACCESS ROAD	4.31
POND TRACTS	4.84
WETLAND TRACT	17.89
TOTAL	61.79

PHASING/AREA BREAKDOWN

PHASE/SUB AREA	ACRES
LOT 1	22.94
ACCESS ROAD	4.31
ROAD POND	0.82
WETLAND MITIGATION AREA	11.21
STORMWATER POND	4.02
WETLAND 2 AREA	5.16
WETLAND 4 AREA	0.84
WETLAND 3/BUFFER AREA	0.68
PHASE 1 TOTAL	49.98
PHASE 2 (LOT 2)	1.63
PHASE 3 (LOT 3)	3.16
PHASE 4 (LOT 4)	2.09
PHASE 5 (LOT 5)	1.71
PHASE 6 (LOT 6)	3.22
TOTAL SITE AREA	61.79

GENERAL NOTES:

1. EXISTING PHASE 1 INCLUDED THE PERMITTING AND CONSTRUCTION OF THE WAL-MART SUPERCENTER ON LOT 1, AND THE COMPLETE SITE PERMITTING AND CONSTRUCTION OF ALL ACCESS ROADS, STORMWATER PONDS, WETLANDS AND/OR FLOOD PLAIN MITIGATION AREAS, AND CLEARING, FILL AND SITE PREPARATION FOR LOTS 2 THROUGH 6. AS PART OF PHASE 1 OF THE DEVELOPMENT, SEPARATE SITE PLAN APPROVALS FROM PASCO COUNTY WILL BE REQUIRED FROM THE OWNER OF EACH OF LOTS 2 THROUGH 6, OR ANY PORTION(S) THEREOF, AS EACH OUTPARCEL IS DEVELOPED/BUILT FOR A SPECIFIC USE.
2. LOCATION AND NUMBER OF ACCESS POINTS TO EACH PARCEL ARE SUBJECT TO FINAL DESIGN APPROVAL FOR SUCH PARCEL BY PASCO COUNTY.
3. THE PROPERTY OWNER'S ASSOCIATION FOR THE PROJECT MAY PROPOSE A MASTER SIGNAGE PLAN TO CONTAIN SHARED SIGNAGE BY THE OUTPARCEL USERS, AT APPROPRIATE SIGN LOCATIONS AT THE ACCESS ROAD ENTRANCE FROM U.S. HIGHWAY 41 AND/OR NORTH DALE MABRY HIGHWAY, SUBJECT TO APPROVAL BY PASCO COUNTY.

RECEIVED
APR 12 2016
PDD ZONING & INTAKE

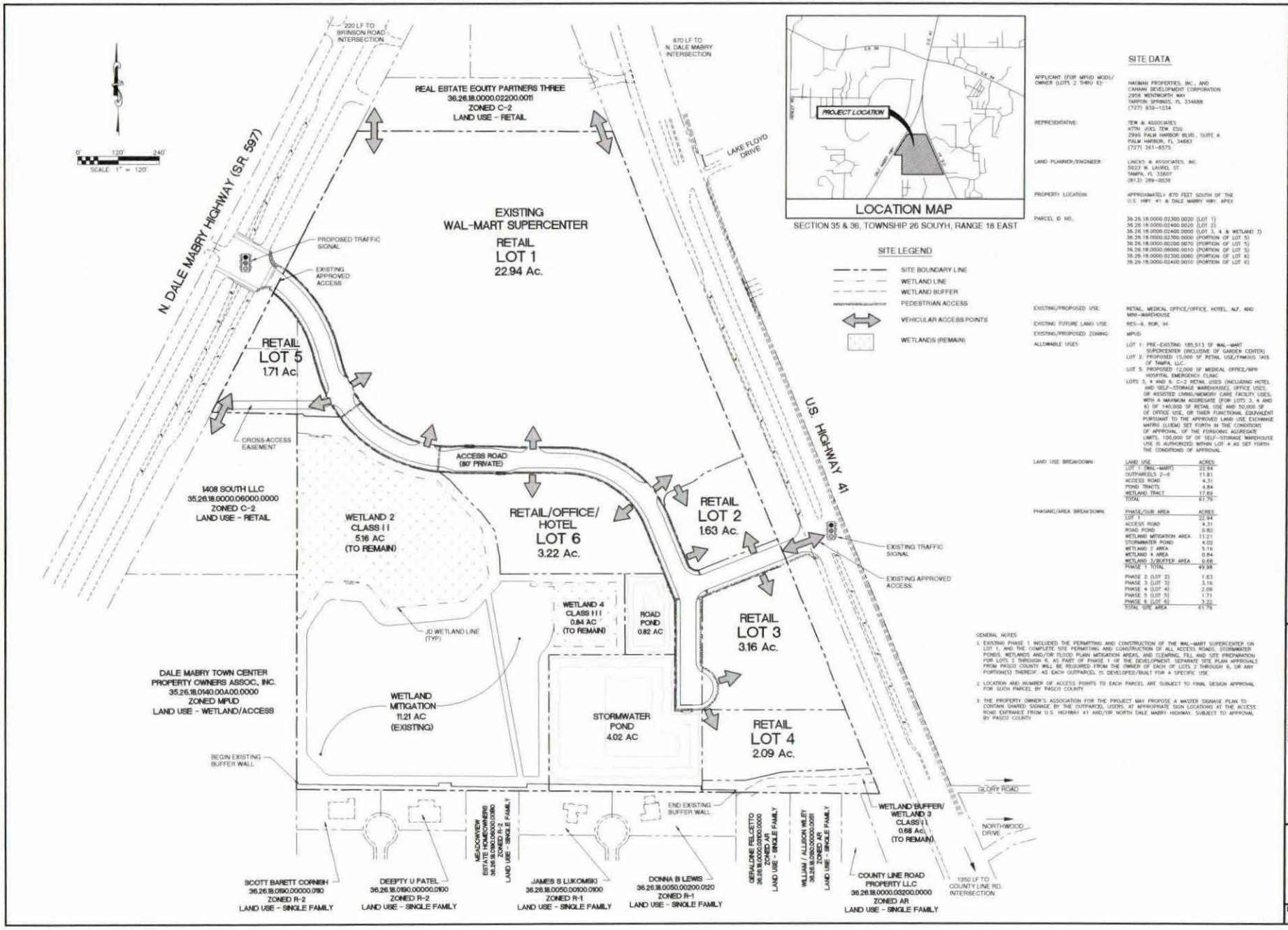
LINCKS & ASSOCIATES, INC.
5023 West Laurel Street
Tampa, Florida 33607
Tel (813) 289-0039
Fax (813) 287-0674
Engineers
Planners

DATE	03/01/16
DESIGNED	SJH/OAR
DRAWN	OAR
CHECKED	SJH
JOB NO.	16020

U.S. Hwy. 41 / N. Dale Mabry Hwy.
Pasco County, Florida
MPUD PLAN

REVISIONS

SHEET 1 OF 1



SITE DATA

APPLICANT (FOR MPUD MOD)/ OWNER (LOTS 2 THRU 6):	HAGMAN PROPERTIES, INC., AND CAHAIN DEVELOPMENT CORPORATION 2956 WENTWORTH WAY TARPON SPRINGS, FL 34688 (727) 939-1234
REPRESENTATIVE:	TEW & ASSOCIATES ATTN: JOEL TEW, ESQ. 2999 PALM HARBOR BLVD., SUITE A PALM HARBOR, FL 34683 (727) 261-8575
LAND PLANNER/ENGINEER:	LINCKS & ASSOCIATES, INC. 5023 W. LAUREL ST. TAMPA, FL 33607 (813) 289-0039
PROPERTY LOCATION:	APPROXIMATELY 870 FEET SOUTH OF THE U.S. HWY. 41 & DALE MABRY HWY. APEX
PARCEL ID NO.:	36.26.18.0000.02300.0020 (LOT 1) 36.26.18.0000.02400.0020 (LOT 2) 36.26.18.0000.02400.0000 (LOT 3, 4 & WETLAND 3) 36.26.18.0000.02300.0000 (PORTION OF LOT 5) 36.26.18.0000.00200.0070 (PORTION OF LOT 5) 36.26.18.0000.06000.0010 (PORTION OF LOT 5) 36.26.18.0000.02300.0080 (PORTION OF LOT 6) 36.26.18.0000.02400.0010 (PORTION OF LOT 6)
EXISTING/PROPOSED USE:	RETAIL, MEDICAL OFFICE/OFFICE, HOTEL, ALF, AND MINI-WAREHOUSE
EXISTING FUTURE LAND USE:	RES-9, ROR, IH
EXISTING/PROPOSED ZONING:	MPUD
ALLOWABLE USES:	LOT 1: PRE-EXISTING 185,513 SF WAL-MART SUPERCENTER (INCLUSIVE OF GARDEN CENTER) LOT 2: PROPOSED 15,000 SF RETAIL USE/FAMOUS TATE OF TAMPA, LLC. LOT 5: PROPOSED 12,000 SF MEDICAL OFFICE/NPH HOSPITAL EMERGENCY CLINIC LOTS 3, 4 AND 6: C-2 RETAIL USES (INCLUDING HOTEL AND SELF-STORAGE WAREHOUSE), OFFICE USES, OR ASSISTED LIVING/MEMORY CARE FACILITY USES, WITH A MAXIMUM AGGREGATE (FOR LOTS 3, 4 AND 6) OF 140,000 SF RETAIL USE AND 50,000 SF OF OFFICE USE, OR THEIR FUNCTIONAL EQUIVALENT PURSUANT TO THE APPROVED LAND USE EXCHANGE MATRIX (LUEM) SET FORTH IN THE CONDITIONS OF APPROVAL, OF THE FORGOING AGGREGATE LIMITS, 100,000 SF OF SELF-STORAGE WAREHOUSE USE IS AUTHORIZED WITHIN LOT 4 AS SET FORTH THE CONDITIONS OF APPROVAL.

LAND USE BREAKDOWN:

LAND USE	ACRES
LOT 1 (WAL-MART)	22.94
OUTPARCELS 2-6	11.81
ACCESS ROAD	4.31
POND TRACTS	4.84
WETLAND TRACT	17.89
TOTAL	61.79

PHASING/AREA BREAKDOWN:

PHASE/SUB AREA	ACRES
LOT 1	22.94
ACCESS ROAD	4.31
ROAD POND	0.82
WETLAND MITIGATION AREA	11.21
STORMWATER POND	4.02
WETLAND 2 AREA	5.16
WETLAND 4 AREA	0.84
WETLAND 3/BUFFER AREA	0.68
PHASE 1 TOTAL	49.98
PHASE 2 (LOT 2)	1.63
PHASE 3 (LOT 3)	3.16
PHASE 4 (LOT 4)	2.09
PHASE 5 (LOT 5)	1.71
PHASE 6 (LOT 6)	3.22
TOTAL SITE AREA	61.79

GENERAL NOTES:

1. EXISTING PHASE 1 INCLUDED THE PERMITTING AND CONSTRUCTION OF THE WAL-MART SUPERCENTER ON LOT 1, AND THE COMPLETE SITE PERMITTING AND CONSTRUCTION OF ALL ACCESS ROADS, STORMWATER PONDS, WETLANDS AND/OR FLOOD PLAIN MITIGATION AREAS, AND CLEARING, FILL AND SITE PREOPARATION FOR LOTS 2 THROUGH 6, AS PART OF PHASE 1 OF THE DEVELOPMENT. SEPARATE SITE PLAN APPROVALS FROM PASCO COUNTY WILL BE REQUIRED FROM THE OWNER OF EACH OF LOTS 2 THROUGH 6, OR ANY PORTION(S) THEREOF, AS EACH OUTPARCEL IS DEVELOPED/BUILT FOR A SPECIFIC USE.
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LINCKS & ASSOCIATES, INC.
5023 West Laurel Street
Tampa, Florida 33607
Tel (813) 289-0039
Fax (813) 287-0674
Engineers
Planners

DATE	03/01/16
DESIGNED	SJH/OAR
DRAWN	OAR
CHECKED	SJH
JOB NO.	16020

U.S. Hwy. 41 / N. Dale Mabry Hwy.
Pasco County, Florida
MPUD PLAN

REVISIONS

SHEET 1 OF 1

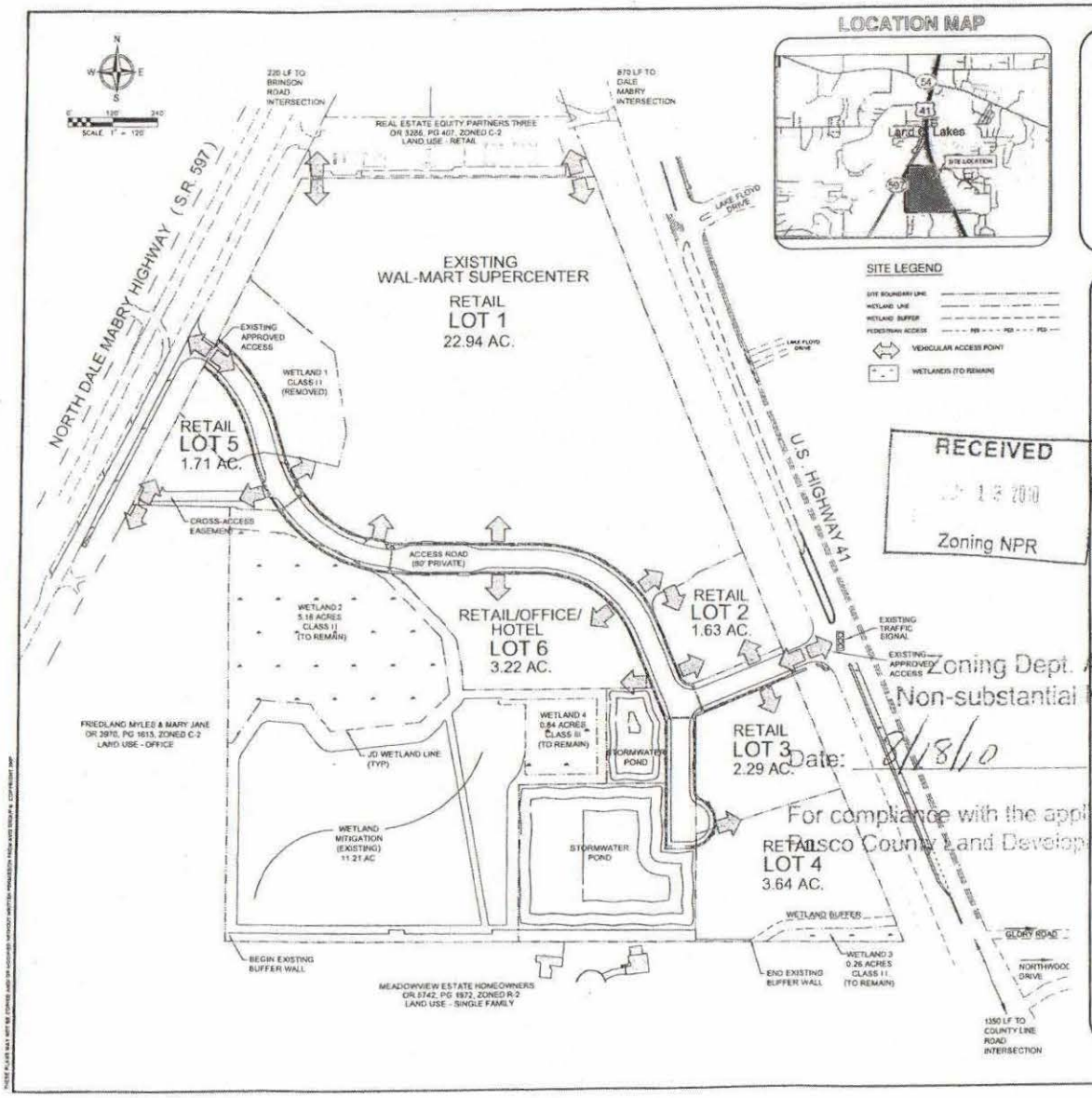
U.S. HIGHWAY 41 / DALE MABRY PROPERTY

MASTER PLANNED UNIT DEVELOPMENT PLAN

NON-SUBSTANTIAL MODIFICATION TO RZ-5750 (APPROVED MAY 15, 2001)

PASCO COUNTY, FLORIDA

SECTION 35 & 36, TOWNSHIP 26 SOUTH, RANGE 18 EAST



LOCATION MAP

SITE LEGEND

- SITE BOUNDARY LINE
- WETLAND LINE
- WETLAND BUFFER
- PEDESTRIAN ACCESS — PB — PB — PB —
- VEHICULAR ACCESS POINT
- WETLANDS (TO REMAIN)

RECEIVED
APR 12 2016
Zoning NPR

Zoning Dept. Approved
Non-substantial Modification
Date: 8/18/10
By:
For compliance with the applicable provisions of
Pasco County Land Development Code

APPLICANT (FOR MPUD MODE) / OWNER (LOTS 2 THRU 6): HAGMAN PROPERTIES, INC., & CANAAN DEVELOPMENT CORPORATION, 2936 WENTWORTH WAY, TARPON SPRINGS, FL 34688, (727) 939-1334

REPRESENTATIVE: TEW & ASSOCIATES, ATTN: JOEL TEW, ESQ., 7747 MITCHELL BLVD. SUITE C, NEW PORT RICHEY, FL 34653, (727) 843-6944

LAND PLANNER: AVID GROUP, ATTN: PETER R. PENSA, AICP, 3309 CURLEW ROAD, SUITE 100, PALM HARBOR, FL 34683, (727) 789-9500

PROPERTY LOCATION: APPROXIMATELY 870 FEET SOUTH OF THE U.S. HIGHWAY 41 & DALE MABRY HIGHWAY APEX

PARCEL ID NO.:
- 36/26/18/0000/02300/0030 (LOT 1)
- 36/26/18/0000/02400/0030 (LOT 2)
- 36/26/18/0000/02400/0080 (LOTS 3, 4 & WETLAND 3)
- 36/26/18/0000/02300/0090 (PORTION OF LOT 5)
- 35/26/18/0000/02200/0070 (PORTION OF LOT 5)
- 35/26/18/0000/02600/0010 (PORTION OF LOT 5)
- 36/26/18/0000/02300/0060 (PORTION OF LOT 6)
- 36/26/18/0000/02400/0010 (PORTION OF LOT 6)
- 36/26/18/0000/02300/0030 (WETLANDS 2, 4, MITIGATION & STORMWATER POND)
- 36/26/18/0000/02400/0030 (ROAD POND)
- 36/26/18/0000/02300/0040 (STORMWATER POND)
- 36/26/18/0000/02300/0050 (ROAD)

PREVIOUS USE: VACANT/AGRICULTURAL
EXISTING/PROPOSED USE: WAL-MART & 5 RETAIL/OFFICE/HOTEL PARCELS

EXISTING/PROPOSED FUTURE LAND USE: RES-6, R/O/A, I/I

PREVIOUS ZONING: AR
EXISTING/PROPOSED ZONING: MPUD

ALLOWABLE USES: LOT 1 PREVIOUSLY WAS APPROVED IN DR 98-203 FOR THE NOW EXISTING 176,312 SF WAL-MART SUPERCENTER, PLUS 9,251 SF GARDEN CENTER FOR A TOTAL OF 185,513 SF RETAIL USE ON LOT 1. LOTS 2 THROUGH 6 ARE HEREBY APPROVED FOR C-2 ZONING DISTRICT (EXCLUDING HOTEL AND MINI-WAREHOUSE) USES WITH A MAXIMUM OF 89,487 SF OF SUCH RETAIL USES, IN THE AGGREGATE, FOR LOTS 2 THROUGH 6.*
IN ADDITION TO THE MAXIMUM 89,487 SF RETAIL USES ALLOWED ON LOTS 2 THROUGH 6, A MAXIMUM OF 30,000 SF PO-2 ZONING DISTRICT OFFICE USES ALSO SHALL BE ALLOWED ON LOT 6 ONLY.
THE PREVIOUSLY APPROVED MULTI-FAMILY USES FOR THIS MPUD ARE DELETED BY THIS NON-SUBSTANTIAL MODIFICATION, WHICH NOW CONFORMS TO THE APPROVED PRELIMINARY PLAN/CONSTRUCTION PLAN FOR THIS MPUD.

LAND USE BREAKDOWN:

LAND USE	ACRES
LOT 1 (WAL-MART)	22.94
OUTPARCELS 2-6	12.49
ACCESS ROAD	4.31
POND TRACTS	4.83
WETLAND TRACT	17.32
TOTAL	61.79

PHASING/AREA BREAKDOWN:

PHASE/SUBAREA	ACRES
LOT 1	22.94
ACCESS ROAD	4.31
ROAD POND	0.82
WETLAND MITIGATION AREA	11.21
STORMWATER POND	4.02
WETLAND 2 AREA	5.18
WETLAND 4 AREA	0.84
PHASE 1 (TOTAL AREA)	49.32
PHASE 2 (LOT 2)	1.63
PHASE 3 (LOT 3)	2.29
PHASE 4 (LOT 4)	3.64
PHASE 5 (LOT 5)	1.71
PHASE 6 (LOT 6)	3.22
TOTAL SITE AREA	61.79

GENERAL NOTES:
1. EXISTING PHASE 1 INCLUDED THE PERMITTING AND CONSTRUCTION OF LOT 1, ACCESS ROAD, STORMWATER PONDS, WETLANDS, AND WETLAND MITIGATION AREA. LOTS 2 THRU 6 WERE CLEARED AND GRADED AS PART OF PHASE 1 BUT SEPARATE SITE PLAN APPROVAL(S) FROM PASCO COUNTY WILL BE REQUIRED FOR EACH OUTPARCEL AS DEVELOPED/BUILT.
2. LOCATION AND NUMBER OF ACCESS POINTS TO EACH PARCEL ARE SUBJECT TO FINAL DESIGN APPROVAL BY PASCO COUNTY.
3. * THIS AVAILABLE RETAIL SF FIGURE FOR LOTS 2-6 IS BASED UPON 275,000 SF RETAIL ORIGINALLY APPROVED IN MPUD PETITION # 5750 (5/15/01), LESS THE 185,513 SF RETAIL APPROVED FOR WAL-MART ON LOT 1 IN DR 98-203. THEREFORE, NO FURTHER SF IS AVAILABLE FOR LOT 1.

ENGINEER: DWL ENGINEERING, 3309 CURLEW ROAD, STE 100, PALM HARBOR, FLORIDA 34683; TRANSPORTATION: LANDMARK PROJECTS, 1 LANDMARK PLAZA, SARASOTA, FL; PHONE (727) 789-9500, FAX (727) 789-9502, SIGNATURE: SEE ENGINEER'S SEAL

AVID GROUP

HAGMAN PROPERTIES, INC.

U.S. 41 / DALE MABRY PROPERTY
PASCO COUNTY, FLORIDA
M.P.U.D. PLAN

1

RECEIVED
APR 12 2016
PDD ZONING & INTAKE

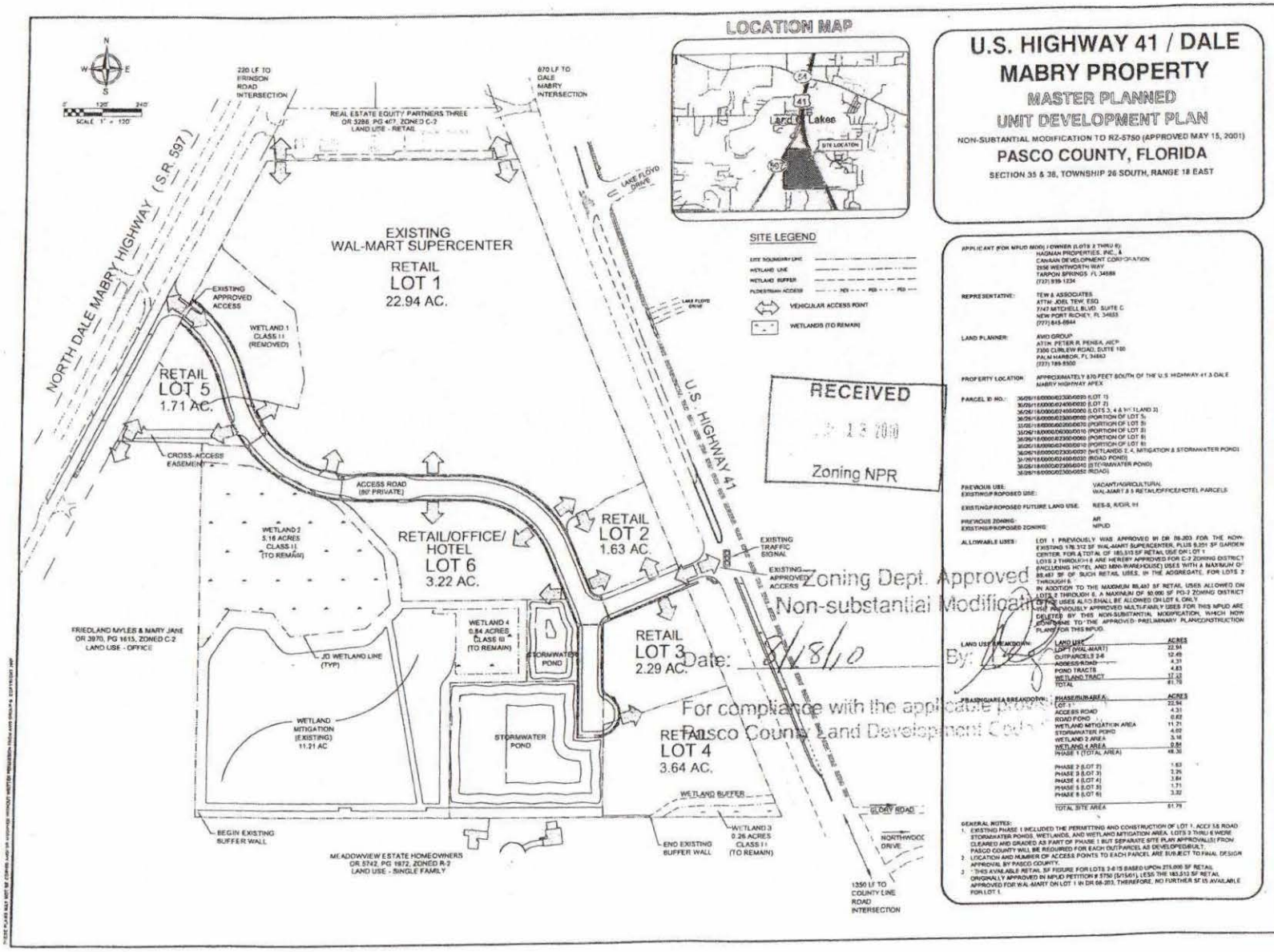
U.S. HIGHWAY 41 / DALE MABRY PROPERTY

MASTER PLANNED UNIT DEVELOPMENT PLAN

NON-SUBSTANTIAL MODIFICATION TO RZ-5750 (APPROVED MAY 15, 2001)

PASCO COUNTY, FLORIDA

SECTION 35 & 36, TOWNSHIP 26 SOUTH, RANGE 18 EAST



RECEIVED
13 2010
Zoning NPR

Zoning Dept. Approved
Non-substantial Modification
Date: 8/18/10
By:
For compliance with the applicable provisions of Pasco County Land Development Code

APPLICANT (FOR MPUD MOD.) / OWNER (LOTS 2 THRU 6):
HAGMAN PROPERTIES, INC., &
CANAAN DEVELOPMENT CORPORATION
2556 WENTWORTH WAY
TARPON SPRINGS, FL 34689
(727) 939-1234

REPRESENTATIVE: TEW & ASSOCIATES
ATTN: JOEL TEW, ESQ.
7147 MITCHELL BLVD. SUITE C
NEW PORT RICHEY, FL 34655
(727) 845-8844

LAND PLANNER: AVID GROUP
ATTN: PETER R. PENSA, AICP
7300 CURLEW ROAD, SUITE 100
PALM HARBOR, FL 34682
(727) 789-8300

PROPERTY LOCATION: APPROXIMATELY 670 FEET SOUTH OF THE U.S. HIGHWAY 41 & DALE MABRY HIGHWAY APEX

PARCEL ID NO.:
35/26/18/0000/00300/0000 (LOT 1)
35/26/18/0000/02400/0030 (LOT 2)
36/26/18/0000/02400/0060 (LOTS 3, 4 & WETLAND 3)
36/26/18/0000/02300/0050 (PORTION OF LOT 5)
35/26/18/0000/00200/0070 (PORTION OF LOT 5)
35/26/18/0000/00200/0010 (PORTION OF LOT 5)
35/26/18/0000/02300/0060 (PORTION OF LOT 6)
35/26/18/0000/02400/0010 (PORTION OF LOT 6)
36/26/18/0000/02300/0020 (WETLANDS 2, 4, MITIGATION & STORMWATER POND)
36/26/18/0000/02400/0030 (ROAD POND)
36/26/18/0000/02300/0040 (STORMWATER POND)
35/26/18/0000/02300/0050 (ROAD)

PREVIOUS USE: VACANT/AGRICULTURAL
EXISTING/PROPOSED USE: WAL-MART & 5 RETAIL/OFFICE/HOTEL PARCELS

EXISTING/PROPOSED FUTURE LAND USE: RES-6, R/OR, H

PREVIOUS ZONING: AR
EXISTING/PROPOSED ZONING: MPUD

ALLOWABLE USES: LOT 1 PREVIOUSLY WAS APPROVED IN DR 08-203 FOR THE NON-EXISTING 176,312 SF WAL-MART SUPERCENTER, PLUS 9,200 SF GARDEN CENTER, FOR A TOTAL OF 185,512 SF RETAIL USE ON LOT 1. LOTS 2 THROUGH 6 ARE HEREBY APPROVED FOR C-2 ZONING DISTRICT (INCLUDING HOTEL AND MINI-WAREHOUSE) USES WITH A MAXIMUM OF 88,487 SF OF SUCH RETAIL USES, IN THE AGGREGATE, FOR LOTS 2 THROUGH 6. IN ADDITION TO THE MAXIMUM 88,487 SF RETAIL USES ALLOWED ON LOTS 2 THROUGH 6, A MAXIMUM OF 90,000 SF PO-2 ZONING DISTRICT USES ALSO SHALL BE ALLOWED ON LOT 6, ONLY. THE PREVIOUSLY APPROVED MULTI-FAMILY USES FOR THIS MPUD ARE DELETED BY THIS NON-SUBSTANTIAL MODIFICATION, WHICH NOW CONFORMS TO THE APPROVED PRELIMINARY PLAN/CONSTRUCTION PLAN FOR THIS MPUD.

LAND USE BREAKDOWN:

LAND USE	ACRES
LOT 1 (WAL-MART)	22.94
OUTPARCELS 2-6	12.49
ACCESS ROAD	4.31
POND TRACTS	4.83
WETLAND TRACT	17.13
TOTAL	61.70

PHASING/AREA BREAKDOWN:

PHASE/SUB-AREA	ACRES
LOT 1	22.94
ACCESS ROAD	4.31
ROAD POND	0.62
WETLAND MITIGATION AREA	11.21
STORMWATER POND	4.02
WETLAND 2 AREA	5.16
WETLAND 4 AREA	0.84
PHASE 1 (TOTAL AREA)	49.30
PHASE 2 (LOT 2)	1.63
PHASE 3 (LOT 3)	2.29
PHASE 4 (LOT 4)	3.64
PHASE 5 (LOT 5)	1.71
PHASE 6 (LOT 6)	3.22
TOTAL SITE AREA	61.79

GENERAL NOTES:
1. EXISTING PHASE 1 INCLUDED THE PERMITTING AND CONSTRUCTION OF LOT 1, ACCESS ROAD, STORMWATER PONDS, WETLANDS, AND WETLAND MITIGATION AREA. LOTS 2 THRU 6 WERE CLEARED AND GRADED AS PART OF PHASE 1 BUT SEPARATE SITE PLAN APPROVAL(S) FROM PASCO COUNTY WILL BE REQUIRED FOR EACH OUTPARCEL AS DEVELOPED/BUILT.
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NO.	DATE	DESCRIPTION	BY
1	7/13/10	REVISED PER COUNTY COMMENTS	RBP
2	8/18/10	REVISED PER COUNTY COMMENTS	RBP

DRAWN BY: RBP
CHKD BY: PENSA
DATE: 7/13/10
SCALE: 1" = 120'
JOB NO.: 2052-004
FILE NO.: 1-2052-003
SHEET: 1 OF 1

"THIS DRAWING IS INSTRUMENT OF SERVICE OF AVID GROUP, INC. AND SHALL REMAIN THE PROPERTY OF AVID GROUP, INC."

AVID GROUP © HEREBY RELEASES THESE PLANS FOR CONSTRUCTION PER THE FOLLOWING PRINCIPAL AUTHORIZATION

HAGMAN PROPERTIES, INC.

AVID GROUP

CIVIL ENGINEERING
TRANSPORTATION
LAND DEVELOPMENT
ENVIRONMENTAL SCIENCES
PLANNING
7300 CURLEW ROAD, STE 100
PALM HARBOR, FLORIDA 34683
PHONE (727) 789-8300
FAX (727) 789-8302
WWW.AVIDGROUP.COM

U.S. 41 / DALE MABRY PROPERTY
PASCO COUNTY, FLORIDA
M.P.U.D. PLAN

1