

PARCEL 3
TOTAL DEVELOPABLE AREA=± 1.95 AC
OFFICE/ HOTEL

PARCEL 2
TOTAL DEVELOPABLE AREA= ± 7.15 AC
COMM./HOTEL

COMM C1

RES-3 ZONING
RES-3 ZONING

SR 52 ARTERIAL-ROADWAY

PRE-DEVELOPMENT WETLAND ± 2.5 AC

PRE-DEVELOPMENT WETLAND ± 9.0 AC

PARCEL 4
TOTAL DEVELOPABLE AREA= ± 9.58 AC
OFFICE/FLEX-IND/
RESIDENTIAL

PARCEL 11
TOTAL DEVELOPABLE AREA= ± 2.50 AC
OFFICE/
RESIDENTIAL/
FLEX-IND

PRE-DEVELOPMENT WETLAND ± 29.7 AC

PARCEL 5
TOTAL DEVELOPABLE AREA= ± 5.28 AC
OFFICE/FLEX-IND/
RESIDENTIAL

60' ROW FOR ACCESS

PRE-DEVELOPMENT WETLAND ± 1.0 AC

PARCEL 6
TOTAL DEVELOPABLE AREA= ± 5.52 AC
(PARCEL REQUIRE WETLAND IMPACT FOR ACCESS)
OFFICE/FLEX-IND/
RESIDENTIAL

PARCELS 10
TOTAL DEVELOPABLE AREA= ± 1.40 AC
QUASI-PUBLIC/
OFFICE (EXCLUDES POND AREA)

PRE-DEVELOPMENT WETLAND ± 33.5 AC

PARCEL 7
TOTAL DEVELOPABLE AREA= ± 8.23 AC
(PARCEL REQUIRES WETLAND IMPACTS FOR ACCESS)
OFFICE/FLEX-IND/
RESIDENTIAL
MULTI-FAMILY

PARCELS 8
TOTAL DEVELOPABLE AREA= ± 12.28 AC
OFFICE/FLEX-IND/
RESIDENTIAL
/TOWN HOMES

DEVELOPABLE LAND
LAND AREA MINUS ANY KNOWN EASEMENTS*, WETLANDS, WETLAND BUFFERS, AND ANY SUB PARCELS. THIS AREA MAY INCLUDE BUILDING SETBACKS AND LANDSCAPE BUFFERS.

* NO TITLE SEARCH WAS PERFORMED FOR THIS EXHIBIT. FDC DOES NOT WARRANT THIS EXHIBIT AGAINST UNKNOWN EASEMENTS OR OTHER ENCUMBRANCES

PRE-DEVELOPMENT WETLAND ± 38.3 AC

DATE: 5/11/21
SCALE: AS SHOWN
BY: [Signature]

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PREPARED FOR:
RIZK FLORIDA JOINT VENTURE
SUNCOAST LAKES

SHEET DESCRIPTION:
DEVELOPABLE AREA PLAN

DATE: 5/11/21	SCALE: AS SHOWN	BY: [Signature]
DATE: 5/11/21	SCALE: AS SHOWN	BY: [Signature]

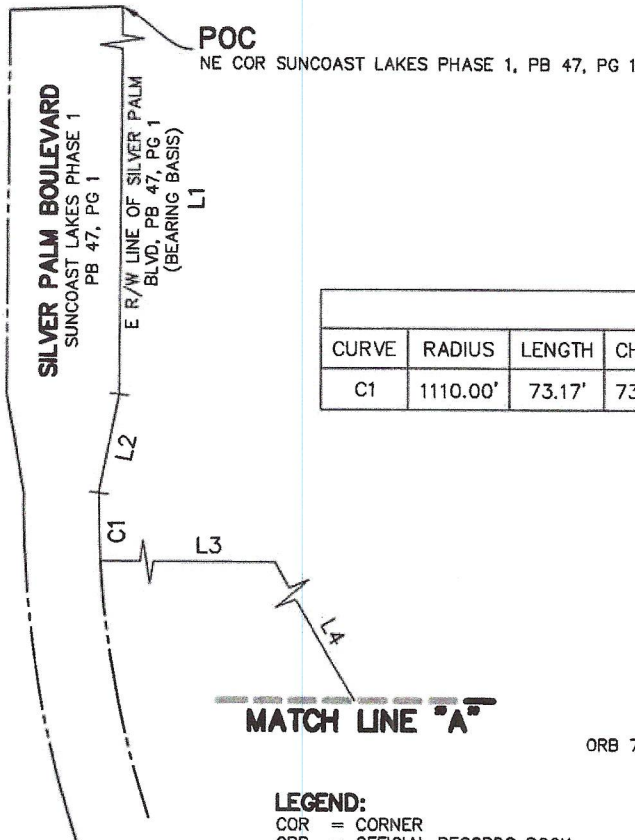
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THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.
 BEARINGS ARE BASED UPON: SEE THE LEGAL DESCRIPTION AND SKETCH

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°15'40"W	1549.12'
L2	S10°50'21"W	108.95'
L3	N90°00'00"E	429.51'
L4	S30°19'16"E	470.62'
L5	S03°58'25"W	841.18'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	1110.00'	73.17'	73.15'	S01°37'38"E	003°46'36"	S89°44'20"E



LEGEND:
 COR = CORNER
 ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK
 PG = PAGE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 R/W = RIGHT-OF-WAY
 SR = STATE ROAD

MATCH LINE - SEE SHEET 3

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE, BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NO.: 2019-0067, DATED: 12-3-2019 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

SUNCOAST COMMERCIAL

SHEET DESCRIPTION:

PARCEL 7

SCALE: 1"=200'	DATE: 6/24/2021	DRAWN: SMS	CALCED: JTP	CHECKED: BGD
JOB No.: 549-0020	EPN: 63_NAVD88	SECTION: 12	TOWNSHIP: 25 S	RANGE: 17 E

SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEETS 2-3 SKETCH AND LEGEND



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20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
 PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
 JARED T. PATENAUDE
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 6971
 STATE OF FLORIDA

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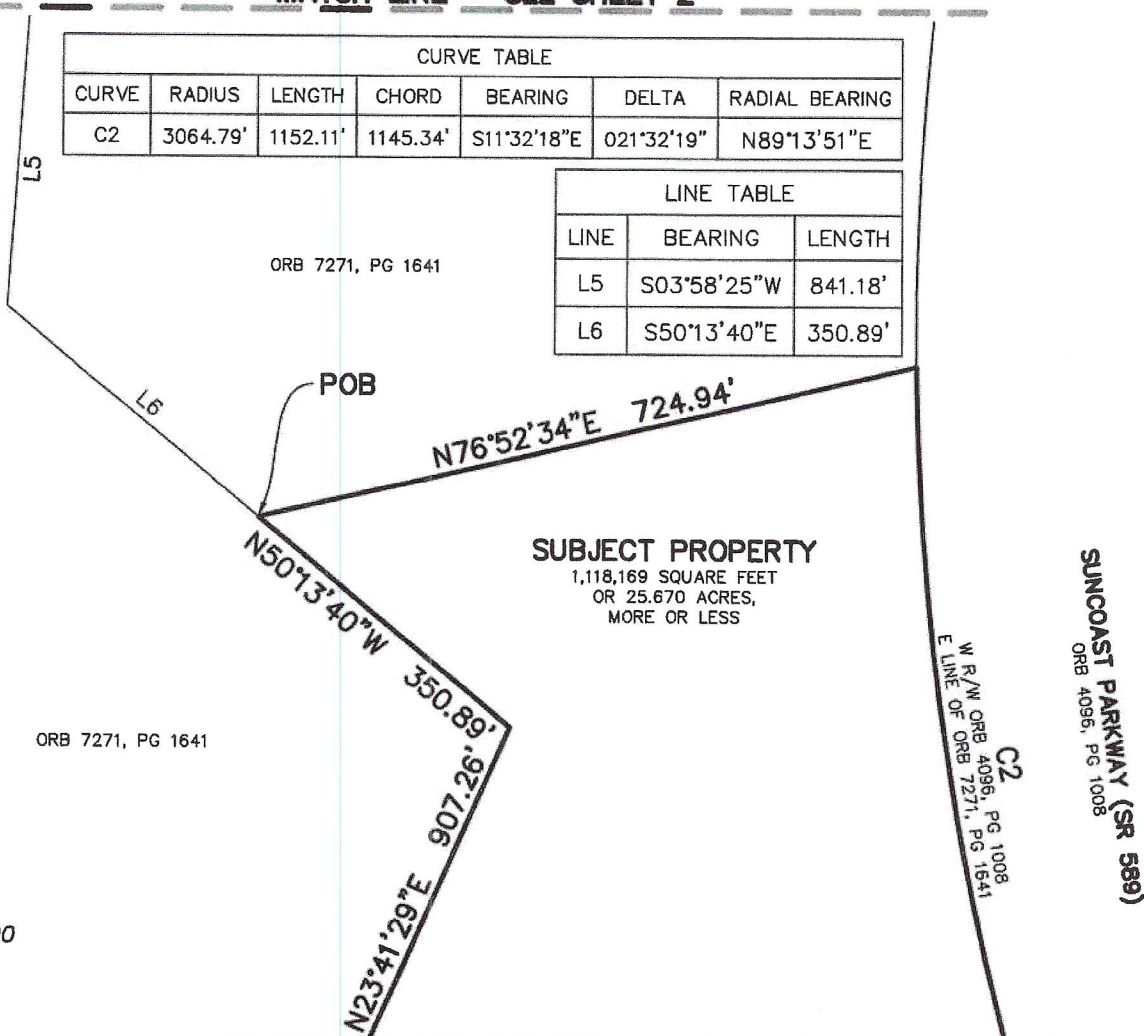
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MATCH LINE - SEE SHEET 2

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C2	3064.79'	1152.11'	1145.34'	S11°32'18"E	021°32'19"	N89°13'51"E

LINE TABLE		
LINE	BEARING	LENGTH
L5	S03°58'25"W	841.18'
L6	S50°13'40"E	350.89'



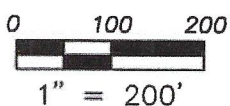
ORB 7271, PG 1641

ORB 7271, PG 1641

SUBJECT PROPERTY
 1,118,169 SQUARE FEET
 OR 25.670 ACRES,
 MORE OR LESS

SUNCOAST PARKWAY (SR 589)
 ORB 4096, PG 1008

W R/W ORB 4096, PG 1008
 E LINE OF ORB 7271, PG 1641



MATCH LINE - SEE SHEET 4

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE, BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NO.: 2019-0067, DATED: 12-3-2019 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **SUNCOAST COMMERCIAL**

SHEET DESCRIPTION: **PARCEL 7**

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MATCH LINE - SEE SHEET 3

ORB 7271, PG 1641

SUBJECT PROPERTY
 1,118,169 SQUARE FEET
 OR 25.670 ACRES,
 MORE OR LESS

SUNCOAST PARKWAY (SR 586)
 ORB A096, PG 1008

N23°41'29"E 907.26'

C2

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C2	3064.79'	1152.11'	1145.34'	S11°32'18"E	021°32'19"	N89°13'51"E

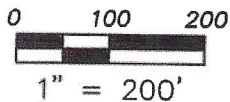
W R/W ORB A096, PG 1008
 E LINE OF ORB 7271, PG 1641
 S22°18'24"E 724.50'

N66°18'31"W 1425.04'
 N LINE OF TRACT B, PB 47, PG 1

TRACT B
 PB 47, PG 1

SUNCOAST LAKES PHASE 1
 PB 47, PG 1

NE COR OF TRACT B, PB 47, PG 1



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LEGAL DESCRIPTION:

A parcel of land being a portion of that certain property, as described in Official Records Book 7271, Page 1641, of the Public Records of Pasco County, Florida, lying in Section 12, Township 25 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of SILVER PALM BOULEVARD, according to the plat of SUNCOAST LAKES PHASE 1, as recorded in Plat Book 47, Page 1, of the Public Records of Pasco County, Florida; thence the following three (3) courses along the East Right-of-Way line of said SILVER PALM BOULEVARD; (1) thence S00°15'40"W, for 1,549.12 feet (being the basis of bearings for this legal description); (2) thence S10°50'21"W, for 108.95 feet to the point of intersection with a non-tangent curve, concave Easterly; (3) thence Southerly along the arc of said curve, with a radial bearing of S89°44'20"E, having a radius of 1,110.00 feet, a central angle of 03°46'36", an arc length of 73.17 feet, and a chord bearing S01°37'38"E, for 73.15 feet, to the point of intersection with a non-tangent line; thence leaving said East Right-of-Way line of SILVER PALM BOULEVARD, N90°00'00"E, for 429.51 feet; thence S30°19'16"E, for 470.62 feet; thence S03°58'25"W, for 841.18 feet; thence S50°13'40"E, for 350.89 feet to the POINT OF BEGINNING; thence N76°52'34"E, for 724.94 feet to the point of intersection with the East line of that certain property, as described in Official Records Book 7271, Page 1641, same being the West Right-of-Way line of SUNCOAST PARKWAY (SR 589), as described in Official Records Book 4096, Page 1008, both of the Public Records of Pasco County, Florida, same also being the point of intersection with a non-tangent curve, concave Easterly; thence the following two (2) courses along said East line of that certain property, as described in Official Records Book 7271, Page 1641, same being said West Right-of-Way line of SUNCOAST PARKWAY (SR 589); (1) thence Southerly along the arc of said curve, with a radial bearing of N89°13'51"E, having a radius of 3,064.79 feet, a central angle of 21°32'19", an arc length of 1,152.11 feet, and a chord bearing S11°32'18"E, for 1,145.34 feet, to the point of tangent; (2) thence S22°18'24"E, for 724.50 feet to the Southeast corner of said certain property, as described in Official Records Book 7271, Page 1641, same being the Northeast corner of Tract B, according to said plat of SUNCOAST LAKES PHASE 1; thence leaving said West Right-of-Way line of SUNCOAST PARKWAY (SR 589), N66°18'31"W, along the South line of said certain property, as described in Official Records Book 7271, Page 1641, same being the North line of said Tract B, for 1,425.04 feet; thence leaving said South line of that certain property, as described in Official Records Book 7271, Page 1641, same being said North line of Tract B, N23°41'29"E, for 907.26 feet; thence N50°13'40"W, for 350.89 feet to the POINT OF BEGINNING.

Containing 1,118,169 square feet or 25.670 acres, more or less.

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SHEET DESCRIPTION: **PARCEL 7**

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