INSTR# **2023048636** OR BK **10785** PG **125** Page 1 of 10 03/22/2023 09:16 AM Rcpt: 2563200 Rec: 86.50 DS: 0.00 IT: 0.00 Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller

This instrument was prepared by and upon recording should be returned to:

Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301

# NOTICE OF ESTABLISHMENT OF THE HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT

PLEASE TAKE NOTICE that on March 7, 2023, pursuant to a petition filed by Galvin-Harris Land Services, LLC, the Board of County Commissioners of Pasco County, Florida, adopted Ordinance No. 23-08 which became effective on March 8, 2023, establishing the Harvest Hills Community Development District ("District"). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, Florida Statutes, or by contacting the District's registered agent as designated to the Department of Economic Opportunity in accordance with Section 189.014, Florida Statutes.

THE HARVEST HILLS COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, this Notice has been executed on this day of March, 2023, and recorded in the Official Records of Pasco County, Florida.	
Witness  Kamere Donce  Print Name	Jere Earlywine Kurtak Rock LLP  Witness  Winess  Print Name
STATE OF FLORIDA COUNTY OF LEON	
The foregoing instrument was acknowledged before me by means of a physical presence or online notarization, this 15th day of	
(NOTARY SEAL)	NOTARY PUBLIC STATE OF FLORIDA  KIM HANCOCK  Name:  Name:  Name:  (Name of Notary Public, Pointed by 12023) or Typed as Commissioned)

# **EXHIBIT A**

(SOUTH OF PROSPECT ROAD-PARCEL 1)

# **DESCRIPTION:**

A portion of Section 18, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of Section 18, Township 25 South, Range 21 East, Pasco County, Florida; thence North 00°19'52" East along the West line of the Southwest 1/4 of said Section 18, a distance of 2623.52 feet to a point on the Southerly Right of Way line of Prospect Road (F.D.O.T. Right of way Section No. 1451-151 State Road Nos. S-579 & S-579-A, R,P.B. 1, Pg. 107) (Conveyed to Paso County, recorded in Road Plat Book 2, Pages 13-14, Public records of Pasco County, Florida); said point lying on a curve concave Northerly having a radius of 17218.75 feet, a chord bearing of North 88°37'02" East, a chord length of 314.55 feet; thence along said Southerly Right of Way line and the arc of said curve through a central angle of 01°02'48", an arc length of 314.56 feet; thence continue along said Southerly Right of Way line the following three (3) courses: 1) North 88°05'38" East, 443.11 feet; 2) North 89°48'38" East, 722.25 feet; 3) South 89°49'07" East, 635.04 feet; thence departing said Southerly Right of Way line run South 00°10'53" West, 5.00 feet to the beginning of a non-tangent curve concave Southerly having a radius of 25.00 feet, a chord bearing of South 45°14'33" West, a chord length of 35.32 feet; thence run along the arc of said curve through a central angle of 89°52'41", an arc length of 39.22 feet to a point of tangency; thence South 00°18'13" West, 413.56 feet to the beginning of a tangent curve concave Easterly having a radius of 25.00 feet, a chord bearing of South 44°41'47" East, a chord length of 35.36 feet; thence run along the arc of said curve through a central angle of 90°00'00", an arc length of 39.27 feet; thence South 89°41'47" East, 502.00 feet to the beginning of a tangent curve concave Northerly having a radius of 35.00 feet, a chord bearing of North 45°18'13" East, a chord length of 49.50 feet; thence run along the arc of said curve through a central angle of 90°00'00", an arc length of 54.98 feet to a point of non-tangency; thence South 89°41'48" East, 21.00 feet to the West Right of Way line of Handcart Road, as recorded in Official Records Book 4690, Page 537, Public Records of Pasco County, Florida; thence South 00°18'12" West along said West Right of Way line, 120.00 feet; thence departing said West Right of Way run North 89°41'48" West, 21.00 feet to the beginning of a nontangent curve concave Westerly having a radius of 35.00 feet, a chord bearing of North 44°41'47" West, a chord length of 49.50 feet; thence run along the arc of said curve through a central angle of 90°00'00", an arc length of 54.98 feet to a point of tangency; thence North 89°41'47" West, 502.00 feet to the beginning of a tangent curve concave Southerly having a radius of 25.00 feet, a chord bearing of South 45°18'13" West, a chord length of 35.36 feet; thence run along the arc of said curve through a central angle of 90°00'00", an arc length of 39.27 feet; thence South 00°18'13" West, 1006.86 feet to the beginning of a tangent curve concave Easterly having a radius of 458.50 feet, a chord bearing of South 08°28'02" East, a chord length of 139.83 feet; thence run along the arc of said curve through a central angle of 17°32'30", an arc length of 140.37 feet; thence South 17°14'17" East, 52.86 feet to the beginning of a tangent curve concave Northerly having a radius of 25.00 feet, a chord bearing of South 60°43'31" East, a chord length of 34.41 feet; thence run along the arc of said curve through a central angle of 86°58'29", an arc length of 37.95 feet to the beginning of a reverse curve concave Southerly having a radius of 1235.00 feet, a chord bearing of North 82°45'35" East, a chord length of 299.84 feet; thence run along the arc of said curve through a central angle of 13°56'41", an arc length of 300.58 feet; thence North 89°43'56" East, 162.76 feet to the beginning of a tangent curve concave Northerly having a radius of 35.00 feet, a chord bearing of North 45°01'04" East, a chord length of 49.25 feet; thence run

along the arc of said curve through a central angle of 89°25'43", an arc length of 54.63 feet to a point of non-tangency; thence South 89°41'48" East, 21.00 feet to afore said West Right of Way line of Handcart Road; thence South 00°18'12" West along said West Right of Way line, 947.31 feet; thence departing said West Right of Way line run South 89°39'07" West, 2673.97 feet to the POINT OF BEGINNING.

# Containing 139.390 acres, more or less.

AND

(SOUTH OF PROSPECT ROAD-PARCEL 2)

**DESCRIPTION:** 

A portion of Section 18, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of the Northeast 1/4 of Section 18, Township 25 South, Range 21 East, Pasco County, Florida; thence South 89°26'42" West, 211.69 feet to Southerly Right of Way line of Prospect Road (F.D.O.T. Right of way Section No. 1451-151 State Road Nos. S-579 & S-579-A, R,P.B. 1, Pg. 107)) (Conveyed to Paso County, recorded in Road Plat Book 2, Pages 13-14, Public records of Pasco County, Florida) and to the beginning of a non-tangent curve concave Westerly having a radius of 439.26 feet, a chord bearing of North 42°34'23" East, a chord length of 314.61 feet; thence run along said Southerly right of way line and the arc of said curve through a central angle of 41°58'09", an arc length of 321.76 feet to the East line of said Northeast 1/4 of Section 18; thence South 00°17'26" West, 229.64 feet to the POINT OF BEGINNING.

# Containing 18151 square feet, 0.417 acres, more or less.

(NORTH OF PROSPECT ROAD-PARCEL 3)

# **DESCRIPTION:**

A portion of Sections 12 and 13, Township 25 South, Range 20 East and Sections 7 and 18, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of Section 18, Township 25 South, Range 21 East, Pasco County, Florida; thence North 00°19'52" East along the West line of the Southwest 1/4 of said Section 18, a distance of 2650.59 feet to the Northwest corner of said Southwest 1/4 Section 18; thence North 00°19'02" East along the West line of the Northwest 1/4 of said Section 18, a distance of 32.94 feet to the Northerly Right of Way line of Prospect Road (F.D.O.T. Right of way Section No. 1451-151 State Road Nos. S-579 & S-579-A, R,P.B. 1, Pg. 107)) (Conveyed to Paso County, recorded in Road Plat Book 2, Pages 13-14, Public records of Pasco County, Florida) for the POINT OF BEGINNING and the beginning of a nontangent curve concave Northerly having a radius of 17158.75 feet, a chord bearing of South 89°39'25" West, a chord length of 311.68 feet; thence run along said Northerly Right of Way line and along the arc of said curve through a central angle of 01°02'27", an arc length of 311.69 feet; thence continuing along said Northerly Right of Way line the following two (2) courses: 1) North 89°49'22" West, 986.32 feet; 2) North 89°51'52" West, 16.42 feet to the West line of the East 1/2 of the Northeast 1/4 of Section 13, township 25 South, Range 20 East, Pasco County, Florid; thence departing said Northerly Right of Way line run North 00°29'58" East along said West line of the East 1/2 of the Northeast 1/4, 2618.51 feet to

the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 12 Township 25 South, Range 20 East, Pasco County, Florida; thence North 00°17'34" East along the West line of said Southeast 1/4 of the Southeast 1/4 of Section 12, a distance of 1322.28 feet to the Northwest corner of said Southeast 1/4 of the Southeast 1/4 of Section 12; thence North 89°59'00" East along the North line of said Southeast 1/4 of the Southeast 1/4 of Section 12, a distance of 1306.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 7, Township 25 South, Range 21 East, Pasco County, Florida; thence North 89°35'56" East along the North line of the Southwest 1/4 of the Southwest 1/4 and the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 7, a distance of 2720.25 feet to the Northeast corner of said Southeast 1/4 of the Southeast 1/4 of Section 7; thence South 00°16'42" West along the East line of said Southeast 1/4 of the Southeast 1/4 of Section 7, a distance of 1323.55 feet to the Northeast corner of the Northwest 1/4 of said Section 18; thence South 00°16'50" West, 1321.40 feet to the North line of the South 10.00 feet of the North 1/2 of the Northeast 1/4 of said Section 18; thence North 89°30'27" East along said North line, 2624.17 feet to the Westerly Right of Way line of Prospect Road (F.D.O.T. Right of way Section No. 1451-151 State Road Nos. S-579 & S-579-A, R,P.B. 1, Pg. 107)) (Conveyed to Paso County, recorded in Road Plat Book 2, Pages 13-14, Public records of Pasco County, Florida); thence along the Westerly and Northerly Right of Way line of said Prospect Road the following eighteen (18) courses: 1) South 00°17'26" West, 947.98 feet to the beginning of a tangent curve concave Northerly having a radius of 379.26 feet, a chord bearing of South 45°14'09" West, a chord length of 535.84 feet; 2)thence run along the arc of said curve through a central angle of 89°53'28", an arc length of 595.02 feet; 3) North 89°49'07" West, 273.57 feet; 4) thence North 00°10'53" East, 5.00 feet; 5) North 89°49'07" West, 600.00 feet; 6) South 00°10'53" West, 5.00 feet; 7) North 89°49'07" West, 1200.00 feet; 8) South 00°10'53" West, 3.00 feet; 9) North 89°49'07" West, 830.00 feet; 10) North 00°10'53" East, 3.00 feet; 11) thence North 89°49'07" West, 585.38 feet; 12) South 89°48'38" West, 56.02 feet; 13) South 00°11'22" East, 7.50 feet; 14) South 89°48'38" West, 21.40 feet; 15) North 00°11'22" West, 7.50 feet; 16) South 89°48'38" West, 645.93 feet; 17) South 88°05'38" West, 444.01 feet to the beginning of a tangent curve concave Northerly having a radius of 17158.75 feet, a chord bearing of South 88°36'55" West, a chord length of 312.22 feet; 18) thence run along the arc of said curve through a central angle of 01°02'33", an arc length of 312.22 feet to the POINT OF BEGINNING.

# **LESS**

A portion of Section 13, Township 25 South, Range 20 East and Section 18, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of Section 18, Township 25 South, Range 21 East, Pasco County, Florida; thence North 00°19'52" East along the West line of the Southwest 1/4 of said Section 18, a distance of 2650.59 feet to the Northwest corner of said Southwest 1/4 Section 18; thence North 00°19'02" East along the West line of the Northwest 1/4 of said Section 18, a distance of 1068.40 to the POINT OF BEGINNING; thence South 89°37'48" East, 183.00 feet; thence South 01°14'13" East, 142.25 feet; thence South 89°44'01" West, 364.54 feet; thence North 07°45'04" East, 15.00 feet; thence North 35°43'57" East, 90.28 feet; thence North 88°35'52" East, 120.46 feet; thence North 03°29'31" East, 54.10 feet to the POINT OF BEGINNING.

## **ALSO LESS**

A portion of Sections 7 and 18, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 18, Township 25 South, Range 21 East, Pasco County, Florida; thence North 89°34'42" East along the North line of the Northwest 1/4 of said Section 18, a distance of 864.63 feet to the POINT OF BEGINNING and to the beginning of a non-tangent curve concave Westerly having a radius of 345.00 feet, a chord bearing of North 37°37'46" East, a chord length of 311.04 feet; thence departing said North line run along the arc of said curve through a central angle of 53°35'13", an arc length of 322.67 feet to the beginning of a non-tangent curve concave Easterly having a radius of 1471.00 feet, a chord bearing of South 44°55'40" East, a chord length of 19.59 feet; thence run along the arc of said curve through a central angle of 00°45'46", an arc length of 19.59 feet to a point of tangency; thence South 45°18'33" East, 668.87 feet to the beginning of a tangent curve concave Westerly having a radius of 35.00 feet, a chord bearing of South 01°13'44" West, a chord length of 50.81 feet; thence run along the arc of said curve through a central angle of 93°04'34", an arc length of 56.86 feet to the beginning of a compound curve concave Northerly having a radius of 2070.00 feet, a chord bearing of South 65°47'24" West, a chord length of 1280.90 feet; thence run along the arc of said curve through a central angle of 36°02'45", an arc length of 1302.28 feet; thence South 83°48'47" West, 96.46 feet to the beginning of a tangent curve concave Northerly having a radius of 25.00 feet, a chord bearing of North 51°34'53" West, a chord length of 35.11 feet; thence run along the arc of said curve through a central angle of 89°12'41", an arc length of 38.93 feet; to the beginning of a reverse curve concave Westerly having a radius of 4335.00 feet, a chord bearing of North 10°58'59" West, a chord length of 605.90 feet; thence run along the arc of said curve through a central angle of 08°00'53", an arc length of 606.40 feet

to the beginning of a non-tangent curve concave Northerly having a radius of 345.00 feet, a chord bearing of North 89°18'12" East, a chord length of 276.14 feet; thence run along the arc of said curve through a central angle of 47°10'52", an arc length of 284.10 feet to a point of tangency; thence North 65°42'46" East, 489.06 feet to the beginning of a tangent curve concave Northerly having a radius of 345.00 feet, a chord bearing of North 65°04'04" East, a chord length of 7.77 feet; thence run along the arc of said curve through a central angle of 01°17'24", an arc length of 7.77 feet to the POINT OF BEGINNING.

# **ALSO LESS**

A portion of Section 18, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of Section 18, Township 25 South, Range 21 East, Pasco County, Florida; thence North 00°19'52" East along the West line of the Southwest 1/4 of said Section 18, a distance of 2650.59 feet to the Northwest corner of said Southwest 1/4 Section 18; thence North 00°19'02" East along the West line of the Northwest 1/4 of said Section 18, a distance of 32.94 feet to the Northerly Right of Way line of Prospect Road (F.D.O.T. Right of way Section No. 1451-151 State Road Nos. S-579 & S-579-A, R,P.B. 1, Pg. 107)) (Conveyed to Paso County, recorded in Road Plat Book 2, Pages 13-14, Public records of Pasco County, Florida) to the beginning of a non-tangent curve concave Northerly having a radius of 17158.75 feet, a chord bearing of North 88°36'55" East, a chord length of 312.22 feet; thence run along said Northerly Right of Way line and along the arc of said curve through a central angle of 01°02'33", an arc length of 312.22 feet; thence continue along said Northerly Right of Way line the following nine (9) courses: 1) North 88°05'38" East, 444.01 feet; 2) North 89°48'38" East, 645.93 feet; 3) South 00°11'22" East, 7.50 feet; 4) North 89°48'38" East, 21.40 feet; 5) North 00°11'22"

West, 7.50 feet; 6) North 89°48'38" East, 56.02 feet; 7) South 89°49'07" East, 585.38 feet; 8) South 00°10'53" West, 3.00 feet; 9) South 89°49'07" East, 50.11 feet to the POINT OF BEGINNING; thence departing said Northerly Right of Way line run North 00°10'53" East, 8.00 feet to the beginning of a nontangent curve concave Easterly having a radius of 25.00 feet, a chord bearing of North 44°45'27" West, a chord length of 35.39 feet; thence run along the arc of said curve through a central angle of 90°07'19", an arc length of 39.32 feet to the beginning of a reverse curve concave Westerly having a radius of 1431.18 feet, a chord bearing of North 07°55'49" West, a chord length of 409.92 feet; thence run along the arc of said curve through a central angle of 16°28'03", an arc length of 411.34 feet to the beginning of a reverse curve concave Easterly having a radius of 25.40 feet, a chord bearing of North 36°27'30" East, a chord length of 40.37 feet; thence run along the arc of said curve through a central angle of 105°14'41", an arc length of 46.66 feet to a point of tangency; thence South 89°41'47" East, 561.89 feet to the beginning of a tangent curve concave Westerly having a radius of 35.00 feet, a chord bearing of South 44°41'47" East, a chord length of 49.50 feet; thence run along the arc of said curve through a central angle of 90°00'00", an arc length of 54.98 feet; thence South 00°18'13" West, 392.23 feet to the beginning of a tangent curve concave Northerly having a radius of 35.00 feet, a chord bearing of South 45°14'33" West, a chord length of 49.44 feet; thence run along the arc of said curve through a central angle of 89°52'41", an arc length of 54.90 feet to a point of non-tangency; thence South 00°10'53" West, 8.00 feet to aforesaid Northerly Right of Way line; thence North 89°49'07" West along said Northerly Right of Way line, 502.02 feet to the POINT OF BEGINNING.

## **ALSO LESS**

A portion of Section 18, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of Section 18, Township 25 South, Range 21 East, Pasco County, Florida; thence North 00°19'52" East along the West line of the Southwest 1/4 of said Section 18, a distance of 2650.59 feet to the Northwest corner of said Southwest 1/4 Section 18; thence North 00°19'02" East along the West line of the Northwest 1/4 of said Section 18, a distance of 32.94 feet to the Northerly Right of Way line of Prospect Road (F.D.O.T. Right of way Section No. 1451-151 State Road Nos. S-579 & S-579-A, R,P.B. 1, Pg. 107)) (Conveyed to Paso County, recorded in Road Plat Book 2, Pages 13-14, Public records of Pasco County, Florida) to the beginning of a non-tangent curve concave Northerly having a radius of 17158.75 feet, a chord bearing of North 88°36'55" East, a chord length of 312.22 feet; thence run along said Northerly Right of Way line and along the arc of said curve through a central angle of 01°02'33", an arc length of 312.22 feet; thence continue along said Northerly Right of Way line the following nine (9) courses: 1) North 88°05'38" East, 444.01 feet; 2) North 89°48'38" East, 645.93 feet; 3) South 00°11'22" East, 7.50 feet; 4) North 89°48'38" East, 21.40 feet; 5) North 00°11'22" West, 7.50 feet; 6) North 89°48'38" East, 56.02 feet; 7) South 89°49'07" East, 585.38 feet; 8) South 00°10'53" West, 3.00 feet; 9) South 89°49'07" East, 764.13 feet to the POINT OF BEGINNING; thence departing said Northerly Right of Way line run North 00°10'53" East, 8.00 feet to the beginning of a nontangent curve concave Easterly having a radius of 35.00 feet, a chord bearing of North 44°45'27" West, a chord length of 49.55 feet; thence run along the arc of said curve through a central angle of 90°07'19", an arc length of 55.05 feet to a point of tangency; thence North 00°18'13" East, 387.39 feet to the beginning of a tangent curve concave Southerly having a radius of 35.00 feet, a chord bearing of North 48°11'23" East, a chord length of 51.93 feet; thence run along the arc of said curve through a central angle of 95°46'21", an arc length of 58.50 feet to the beginning of a compound curve concave Southerly

having a radius of 900.00 feet, a chord bearing of South 73°05'12" East, a chord length of 338.44 feet; thence run along the arc of said curve through a central angle of 21°40'29", an arc length of 340.47 feet to the beginning of a compound curve concave Southerly having a radius of 50.00 feet, a chord bearing of South 56°52'31" East, a chord length of 9.37 feet; thence run along the arc of said curve through a central angle of 10°44'53", an arc length of 9.38 feet; thence South 00°10'53" West, 359.67 feet to aforesaid Northerly Right of Way line; thence run along said Northerly Right of Way line the following three (3) courses: North 89°49'07" West, 270.52 feet; thence South 00°10'53" West, 3.00 feet; thence North 89°49'07" West, 65.87 feet to the POINT OF BEGINNING.

Containing 413.328 acres, more or less.

FOR A TOTAL OF 553.135 ACRES, MORE OR LESS.

3

ATLANTIC SURVEYING
xos x diado shert
where consen. rights and
(407) 656-690/fex. (407) 856-4437
(407) 650-1080000

#### (SOUTH OF PROSPECT ROAD)

## (PARCEL 1)

A portion of Section 18, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of Section 18, Township 25 South, Range 21 East, Pasco County, Florida; thence North 0019'52" East along the West line of the Southwest 1/4 of said Section 18, a Finding, thence hadron our 9-bit. Cast along the west line of the Solutiness 1.9 of 3 aloi Section 19, distance of 205.25 feet to a point on the Solutiney Right of they line of Prospect Road (F.D.O.T. Right of way Section No. 1451—151 State Road Nos. 5-579 & S-579-A. R.P.B. 1, Pg. 107. Right of way Section No. 1451—151 State Road Nos. 5-579 & S-579-A. R.P.B. 1, Pg. 107. Conveyed to Poso County, recorded in Road Plat Book 2, Pages 13-14, Public records of Pasco County, Florido), said point lying on a curve concover Northerly having a radius of 17218.75 feet, a County, indirect), soil point lying on a curve concover increment moving a robust or 1/216.75 reet, a chard bearing of Morth 88730°C East, a chard length of 31455 feet; thesce along sold Southerly Right of Way line and the arc of soil curve through a central angle of 0102°48°, an arc length of 31456 feet; thence confirme along soil Southerly Right of Way line the following three (3) courses: North 88'05'38° East, 443.11 feet; 2) North 89'48'38° East, 722.25 feet; 3) South 89'49'07° East, 635.04 feet, thence departing said Southerly Right of Way line run South 00°10'53" West, 5.00 feet to the beginning of a non-tangent curve concave Southerly howing a radius of 25'00 feet, a chard bearing of South 45'14'33" West, a chard length of 35.32 feet; thence run along the arc of said curve through a central angle of 89°52'41", on arc length of 39.22 feet to a point of tangency; thence South 00°18'13' West, 413.56 feet to the beginning of a tangent curve concove Easterly howing a radius of 25.00 feet, a ch radius of 25.00 feet, a chard bearing of South 44\*14\*7\* East, a chard length of 35.30 feet, threes un along the arc of said curve through a central angle of 900'000", on oral length of 39.27 feets there. South 89\*41\*97\* East, 502.00 feet to the beginning of a tangent curve concove Northerly having a radius of 55.00 feet, a chard bearing of North 45\*18\*13\* East, a chard length of 49.50 feet; thence run along the arc of said curve through a central angle of 900'00", on arc length of 54.95 feet to point of ron-tangency, thence South 89\*41\*45\* East, 21.00 feet to the West Right of Way line of Handcort Rood, as recorded in Official Records Book 4990, Page 537, Public Records of Posco County, Florido, thence South 00\*18\*12\* West along said West Right of Way line, 120.00 feet, thence deposing said West Right of Way run North 89\*41\*46\* West, 21.00 feet to the beginning of a non-tempet curve concover Nesternia was also shown to the said of the said South 45 to 13 Med, a chind length of 35.50 feet, thence run along the arc of asid curve through a central angle of 8000000°, and resigns of 32.27 feet, thence South CPS 13" Med. 100.66 feet to South 0828.02" East, a chind length of 139.63 feet, thence run along the arc of asid curve through a central angle of 172230°, and celling the 139.63 feet, thence run along the arc of asid curve through a central angle of 172230°, and celling the 140.37 feet; thence subsuit 174147" East, 152.65 feet to the beginning of a tangent curve concave Northerly briving a radius of 25.00 feet, a chard beening of South 06433". East, a chord length of 34.41 feet; thence run along the arc of asid curve through the contral angle of the 150 feet of 150.00 feet. a central angle of 86'58'29", an arc length of 37.95 feet to the beginning of a reverse curve concave Southerly having a radius of 1235.00 feet, a chard bearing of North 82'45'35" East, a chard length of 299.84 feet, thence run clong the arc of said curve through a central angle of 13'56'41'r, and length of 300.85 feet, thence North 89'43'56" East, 162.76 feet to the beginning of a tangent curve concave Northerly having a radius of 35.00 feet, a chard bearing of North 45'01'04" East, a chard length of 49.25 feet; thence run along the arc of said curve through a central angle of 89'25'43", an leager or M-SU leaf, the first point of non-tongency, thence South 0974 149. East, 21.00 feet to ofore soid West Right of Way line of Handcort Rood; thence South 0018 12. West along soid West Right of Way line, 947.31 feet; thence departing soid West Right of Way line run South 89'39'07" 2673.97 feet to the PORT OF BEGINNING.

Containing 139.390 acres, more or less.

## (PARCEL 2)

### DESCRIPTION

A portion of Section 18, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of the Northeast 1/4 of Section 18, Township 25 South, Range 21 BSURFI of the Southeast corner of the Norhheast I/4 of Section 18, Township 23 South, Monge 2 South, Pospo County, Florids: There's South 807262 "West, 27.1169 (see the Souther) fight of May line of Prospect Road (E.D.O.I. Right of way Section No. 1432-1151 State Road Nos. 5-579 & 5-579-A; R.P.B. 1, Pg. 1077 (Conveyed to Pasa County, recorded in Road Plat Book 2, Poges 13-14, Public records of Pasac County, Florida) and to the beginning of a non-tongent curve conceive Westerly howing produs of 439.26 feet, a chord bearing of North 4234232" East, a chord length of 314.61 feet; thence of 309.26 feet, a chord bearing of North 4234232" East, a chord length of 314.61 feet; thence of 309.26 feet, of 321.76 feet to the East line of said curve through a central angle of 415957" and or length of 321.76 feet to the East line of said fourther 1/4 of Section angle of 415957" and or length of 321.76 feet to the East line of said Northeral 1/4 of Section to the said of the said Northeral 1/4 of Section to the said of the said of the said of the said of the said Northeral Northeral to the said of the said of the said of the said of the said Northeral to the said of the said of the said of the said of the said Northeral to the said of the said of the said of the said of the said Northeral to the said of th 18; thence South 00'17'26" West, 229.64 feet to the POINT OF BEGINNING.

Containing 18151 square feet, 0.417 acres, more or less.

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING NOT952/E A GRID BEARING BASE ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83-2011 ADJUSTMENT). WEST ZONE.
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A PLORIDA LICENSED SURVEYOR AND MAPPER AND/OR ELECTRONIC SIGNATURE AS SET FORTH IN FAC. 5.1–7.602(3).
- THIS IS NOT A SUPPLEY

#### (NORTH OF PROSPECT ROAD)

## (PARCEL 3)

A portion of Sections 12 and 13, Township 25 South, Range 20 East and Sections 7 and 18, Township 25 South, Range 21 East, Posso County, Rarida, being more particularly described as follows:
COMMENC at the Southwest corner of Section 18, Township 25 South, Range 21 East, Pasco County, Florida, Chemica Rorth 071952° East along the West line of the Southwest 1/4 of said Section 18, a Florida; thence North 00719'52' East doing the West line of the Southwest 1/4 of said Section 18, a distance of 28.00.99 feet to the Northwest corner of said Southwest 1/4 Section 18; thence North 001902' East along the West line of the Northwest 1/4 of said Section 18, a distance of 32.94 feet to the Northwest pipel of Prospect Rock (F.O.T. Rays) for eye Section No. 1451-151 State Road Nos. 5-579 & S-579-A. R.P.B. 1, Pg. 107) (Conveyed to Paso County, recorded in Road Plot Rock 2, Pages 33-14, Public records of Pages County, Florida) for the POINT OF BEDINNING and the beginning of a non-tangent curve conceive Northerly having a radius of 17158.75 feet, a chard bearing of South 8379/25' West, to shared length of 311.68 feet, thence curve along said Northerly Right of Way line and clong the arc of said curve through a central onels of 10102'27', on arc length of 311.69 feet; thence continuing clong said Northerly Right of Way line the following two (2) curves: 1) North 83949;22' West, 1642 feet to the West line of the East 1/2 of the Northeest 1/4 of Section 13, conentio 25 South Rayse 20 East. Pages County, Right? the Northeast 1/4 of Section 13, township 25 South, Range 20 East, Pasco County, Florid; thence departing and Northerly Right of My Jine run North O'2939° East along soil West line of the East 1/2 of the Northeast 1/4, 2618.51 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 12 Township 25 South, Range 20 East, Pasco County, Florido; thence North O'1734° East along the West line of sold Southeast 1/4 of the Southeast 1/4 of Section 12, o distance of 1322.28 feet to the Northwest corner of said Southeast 1/4 of the Southeast 1/4 of alsonine on 1322.20 level to the Portunes control using 3000 East along the Morth line of sold Southeast 174 of the Southeast 174 of Section 12, a distance of 1308.91 feet to the Northwest corner of the Southeast 174 of the Southwest 174 of Section 12, a distance of 1308.91 feet to the Northwest corner of the Southwest 174 of the Southwest 174 of Section 7, Township 25 South, Range 21 East, Pasco County, Florida; thence North 8933.56° East along the North line of the Southwest 174 of the Southwest 174 ond the North line of as 3.50 cast along the inform line of the Southwest 1.4 of the Southwest 1.4 of the Southeast 1.4 of Section 7; thence South 00°1642" West clong the East line of said Southeast 1.4 of the Southeast 1.4 of Section 7, a distance of 1323.55 feet to the Northeast corner of the Northeast 1.4 of said Section 18; thence South 00°16'50" West, 132140 feet to the North line of the South 10,00 feet of the North 1/2 of the Northesst 1/4 of said Section 18; thence North 89/30/27 East along said North line, 2624.17 feet to the Westerly Right of Way ince of Prospect Rood (F.O.D. Right of Way Section No. 1451–115) 18016 Rood No. 5–579 & S–579 A, R.P.B. 1, Pg. 107)) (Conveyed to Pasc County, recorded in Rood Plot Book 2, 5-579 & 5-379-A, R.P.B. 1, Pg. 1073) (Conneyad Fo Pais County, recorded in Road Poil Book 2. Pages 13-14, Public records of Passoc County, Pinday), thence clong the Westerly and Rotthery Right 1947-88 feet to the beginning of a foreign curve concover Rottnerly Holly courses: 1) South 071726 West, a 4947-88 feet to the beginning of a foreign curve concover Rottnerly Holly or professor 373-26 Feet, a chard beginning of South 491400° West, a chord length of \$35.54 Feet, 2) Renter run inlength or correct sould curve through a central origin of 8952525; no are length of \$95.02 feet; 2) North 994907° West, \$35.000 (\$75.55 Eet. 4) (Mence North 071053° East, \$50.0 Feet, 5) North 994907° West, 601050° West, 2000, 1071053° East, \$0.0 Feet, 5) North 994907° West, 601050° West, 2000. South of 1.33 mest, 3.00 feet, 17 february 39-90 feet, 19 feet, 3.00 feet, 19 feet, 3.00 feet, 19 feet, 3.00 feet, 19 feet, 3.00 feet, 10 feet, 3.00 feet, 10 feet, 3.00 feet, 10 feet, 3.00 feet, 3.0 Northerly having a radius of 17158,75 feet, a chord begring of South 88'36'55" West, a chord length of 312.22 feet; 18) thence run along the arc of said curve through a central angle of 01'02'33", an arc length of 312.22 feet to the POINT OF BEGINNING. LESS

A portion of Section 13, Township 25 South, Range 20 East and Section 18, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENSE of the Southwest corner of Section 18, Township 25 South, Range 21 East, Passo County, Floride; thence North 001952" East along the West line of the Southwest 1/4 Section 18; thence North 001902" East along the West line of the Southwest 1/4 Section 18; thence North 001902" East along the West line of the Northwest corner of said Southwest 1/4 Section 18; thence North 001902" East along the West line of the Northwest 1/4 of said Section 18, a distance of 1068/40 to the POINT OF REGINNING: thence South 89'37'48" Fost, 183.00 feet: thence South 01'14'13" Fost the FURL OF ECONOMINS, there's South 99.3 48. Sext, 193,00 1967, there's there's South 97.4 13. cs. 14.2.25 feet, there's South 97.4 10.1 West, 364,354 feet, there's North 37.4 357. East, 19.0.28 feet; there's North 37.4 357. East, 19.0.28 feet; there's North 38.3 35.2° East, 120.46 feet; there's North 37.29 31.2 Sext, 120.46 feet; there's North 37.2 Sext, 120.4 ALSO LESS

A portion of Sections 7 and 18, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows

COMMENCE at the Northwest corner of Section 18, Township 25 South, Range 21 East, Posco County, Florida; thence North 8734\*42." East along the North line of the Northwest 1/4 of sold Section 18, of distance of 864.63 feet to the FORM OF BEIGNINNO and to the beginning of a non-trangent curve distance of 364.63 feet to the POINT OF BEONNINC and to the beginning of a non-tangent curve concew Meeting history history a radiation of 350.00 feet, a chord bearing of North 37.274 East, a chord series only of 53.55157, on any length of 322.67 feet to the beginning of a non-tangent curve concew Eastern history as chard in 47.100 feet, a chord bearing of South 44.55140 East, a chord length of 19.58 feet; thence run along the arc of said curve through a central angle of 047.446°, on orc tength of 19.59 feet to point of tangent; thence South 4515.35\* East, 86.87 feet to the beginning of a tangent curve concew Easterly history thence South 4515.35\* East, 86.87 feet to the beginning of a tangent curve concew Easterly history and claus of 35.00 feet, a chord bearing of South 4515.35\* East, 86.87 feet to the segioning of a tangent curve concew Easterly history and claus of 35.00 feet, a chord bearing of South 45113.4\* East, 86.87 feet to the segioning of a tangent curve concew Easterly history and the second section of the concern through a chord bearing of South 45113.4\* East, 86.87 feet to the segion of the second section of the concern through a concern through a chord bearing of South 45113.4\* East, 86.87 feet to the segion of the second section of the section of th central ongle of \$304.34", an arc length of 50.86 feet to the beginning of a compound curve concav Northerly having a radius of 2070:00 feet, a chord bearing of South 65.4724" West, a chord length of 128.090 feet; thence run along the arc of soid curve through a certain ongle of 300245", an arc length of 1302.28 feet; thence South 83.48'47" West, 96.46 feet to the beginning of a tongent curve concave Northerly having a radius of 25.00 feet, a chord bearing of North 51'34'53" West, a chord length of 35.11 feet, thence run along the arc of sold curve through a central angle of 891241", on ore length of 38.93 feet, to the beginning of a reverse curve concere Westerly having a radius of 435.00 feet, a hard bearing of North 105859" West, a chord length of 60.50 feet; thence run along the arc of sold curve through a central angle of 80°00'53", on orc length of 60.640 feet to the beginning of a non-tangent curve concove Northerly having a radius of 345.00 feet, a chord bearing of North 9918122 East, a chord length of 276.14 feet, thence run along the arc of said curve through a central ongle of 4710522. an arc length of 284.10 feet to a point of tongency. hence North SCHONNING. and re-length of 284.10 feet to a point of tengency: theree North SCHONNING. Both School SCHONNING. There North SCHONNING. Both School Schoo

(CONTINUED ABOVE)

#### (CONTINUED) ALSO LESS

A portion of Section 18, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE of the Southwest corner of Section 18, Township 25 South, Ronge 21 East, Pasco County, Florids, thence North D01192" East along the West line of the Southwest 1/4 of said Section 18, o distance of 2650.59 feet to the Northwest corner of said Southwest 1/4 Section 18, thence North 0011902" East along the West line of the Northwest L/4 of said Section 18, a distance of 32.94 feet 001902° East along the West line of the Northwest 1/4 of sold Section 18, a distance of 32.94 feet to the Northwest Right of Way into of Prospect Road (F.D.T. Right of way Section No. 1451-151 State Road Nos. S-579 & S-579-A. R.P.B. 1. Pg., 107)) (Conneyed to Praio County, recorded in Road Plat Book 2. Pages 173-14. Public records of Pasco County, Rofida) to the beganing of a non-Langent curve conceive Northerly having a radius of 17158.75 feet, a chord beganing of 312.22 feet, times cur unalong sold Northerly Right of Way line and doing the or of said curve through a central rangle of 01702.35°, on arc length of 312.22 feet, thong on the proof of said curve through a central rangle of 01702.35°, an arc length of 312.22 feet, thong the or of said curve through a central rangle of 01702.35°, on arc length of 312.22 feet, thence continue doing said Northerly Right of Way line in following nine (9) courses: 1) North 8905.35° East, 444.01 feet; 2) North 8914318° East, 645.33° feet; 3) South 0011722° East, 7.50° feet; 4) North 894431° East, 845.85° Length 9140° Feet; 30° South 0011722° East, 50.20° feet; 7.50° South 80140° East, 50.20° feet; 7.50° Feet; 8) North 801431° East, 60140° Feet; 8) South 6011033° West, 3.00° feet; 9) South 80140° East, 50.21° feet; 8) South 6011033° West, 3.00° feet; 9) South 80140° Feet; 80° South 6011033° West, 3.00° feet; 9) South 80140° Feet; 80° South 6011033° West, 3.00° feet; 9) South 80140° Feet; 80° South 6011033° West, 3.00° feet; 9) South 80140° Feet; 80° South 6011033° West, 3.00° feet; 9) South 80140° Feet; 80° South 6011033° West, 3.00° feet; 9) South 80140° Feet; 80° South 6011033° West, 3.00° feet; 9) South 80140° Feet; 80° South 6011033° West, 3.00° feet; 9) South 80140° Feet; 80° South 6011033° West, 3.00° feet; 9) South 80140° Feet; 80° South 6011033° West, 3.00° feet; 9) South 80140° 89/49/07 East, 585.38 feet; 8) South 07/10/33 West, 300 feet; 9) South 89/49/07 East, 50.11 feet to the PORTO PERIONNER; themse departing said brotharty Right of Way line run North 07/10/33 East, 8.00 feet to the beginning of a non-tangent curve concave Easterly howing a radius of 25.00 feet, a chord bearing of North 44/16/27 West, a chord length of 39.32 feet to the beginning of or of said curve through a central angle of 90/07/19, on are length of 39.32 feet to the beginning of a reversa curve occave wheterly howing radius of 14/31.18 feet, a chord bearing of North 07/25/49 West, a chord length of 40/94/2 feet; thence run along the arc of said curve through a central angle of reversa colour of 16/40/40 feet; thence the said curve through a central angle of the 30/40/40 feet; a chord bearing of North 36/7/30 East, a chord length of 40/31 feet; thence run along the arc of said curve through a central angle of 10/51/4/41, and rule length of 46/86 feet to a point of Isonepse; thence Such 89/41/47 East, a chord length of 6 langent curve concove Westerly having a radius of 35/00 feet, a chord bearing of South 44/41/47 East, a chord length of 46/90 feet, thence no length of 90/90/90/0°, and length of 49/90/90/0°, and length of 49/90/90/0°, and length of 49/90/90/0°, and length of 49/90/90/0°. length of 49.50 feet; thence run along the arc of said curve through a central angle of 90'00'00", an arc length of 54.98 feet; thence South 00'18'13" West, 392.25 feet to the beginning of a tangent are length of 3459 feet; thence South 00°18"13" West, 392.23 feet to the beginning of a Engelt curve concrow Northerly having a rodius of 35.00 feet, a chord bening of South 45°143" West, o chord length of 49.44 feet, thence run olong the arc of said curve through a central angle of \$97524"1, an one length of \$490 feet to a point of non-tengency; thence South 00°103" West, 8.00 feet to a foresoid Northerly Right of Way line; thence North 39°49'07" West along soid Northerly Right of Way line, \$50.02 feet to the PONTO FEEDNMEN. ALSO LESS

A portion of Section 18, Township 25 South, Range 21 East, Pasco Caunty, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of Section 18, Township 25 South, Range 21 East, Pasco County Florida; thence North 00'19'52" East along the West line of the Southwest 1/4 of said Section 18, a refraign imminder forth Out 19-22. Edits doing time west line of the southwest 174 Section 153, thereon 16, a distance of 25505 feet to the Northwest corner of sold Southwest 174 Section 18, thereon North 071902" East clong the West line of the Northwest 174 of sold Section 18, a distance of 3234 feet to the Northwest Night of Way into of Prospect Road (FLD.11, Right of way Section 18, 1541—151 Stock Road Nos. 5-579 8-5793-4, RP.B. 1, Pg. 1071) (Conveyed to Posa County, recorded in Road Plat Book 2-5998 17-11, Public records of Pasas County, Bronday) to the beginning of a non-tangent Soot. 2, regges 13-11, rudus records of resco. County, feroda, to the beganning and soot-longists and the second of the second o 89'4907' East, 585.38 feet; 8) South 00'10'33' West, 3.00 feet; 9) South 89'49'07' East, 764.13 feet, to the PONTO of EBCNNNNN, Embed deporting sold Northery Right of Way line not Inoch 00'10'53' feet, 8.00 feet to the beginning of a non-tangent curve concove Easterly howing a radius of 35.00 feet, a chord bearing of North 44'45'27' West, a chord length of 49.55' feet to a point of tangency: thence North 00'16'13' East, 37.39' feet to the beginning of a compent curve concover Southerly howing a radius of 35.00 feet, a chard bearing of North 48'11'23' East, a chord length of 51.93' feet; thence run along the or of 30' day of North 48'11'23' East, a chord length of 51.93' feet; thence run along the or of 30' day of North 48'11'23' East, a chord length of 51.93' feet; thence run along the or of 30' day of North 48'11'23' East, a chord length of 51.93' feet; thence run along the or of 30' day of 10' day 89'49'07" East, 585,38 feet; 8) South 00'10'53" West, 3,00 feet; 9) South 89'49'07" East, 764,13 feet Right of Way line; thence run along said Northerly Right of Way line the following three (3) courses North 89/49/07 West, 270.52 feet; thence South 00'10'53' West, 3.00 feet; thence North 89'49'07' West, 63.87 feet to the POINT OF BEGINNING.

Containing 413,328 acres, more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA DIAMINISTRATIVE.

STEVEN E. BLANKENSHIP P.S.M. #5361

SHEET

