



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

July 6, 2020

Ms. Nikki Alvarez-Sowles, Esq.
Pasco County Clerk and Comptroller
The East Pasco Governmental Center
14236 6th Street, Suite 201
Dade City, Florida 33523

Attention: Jessica Floyd

Dear Ms. Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your amended electronic copy of Pasco County Ordinance No. 20-25, which was filed in this office on July 6, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 20-25

AN ORDINANCE AMENDING THE BOUNDARIES OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND AMENDING PASCO COUNTY ORDINANCE NO. 18-01, AS AMENDED BY PASCO COUNTY ORDINANCE NO. 19-02; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Epperson Ranch II Community Development District through its Board of Supervisors, (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to amend Ordinance No. 18-01, adopted on January 9, 2018, as amended by Ordinance No. 19-02, adopted on January 8, 2019, to adopt an ordinance amending the boundaries of the Epperson Ranch II Community Development District (the "District") pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the County, in determining whether to amend the District boundaries, has considered and finds that all statements contained in the Petition to Amend the Boundaries of the Epperson Ranch II Community Development District (the "Petition") are true and correct; and

WHEREAS, the County has considered and finds that the amendment to the boundaries of the District is not inconsistent with any applicable element or portion of the Pasco County Comprehensive Plan; and

WHEREAS, the County has considered and finds that the area of land within the amended boundaries of the District is a sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as a functional interrelated community; and

WHEREAS, the County has considered and finds that the District is the best alternative for delivering the community development services and facilities to the area that will be served by the District; and

WHEREAS, the County has considered and finds that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the County has considered and finds that the area that will be served by the District is amenable to separate special-district government; and

WHEREAS, the County, on June 30, 2020, held a virtual adoption public hearing, with a quorum attending and voting through Communications Media Technology, on the Petition with duly provided public notice prior to the adoption of this Ordinance amending the boundaries of the District.

NOW, THEREFORE, BE IT ORDAINED, in a virtual session with a quorum attending and voting through Communications Media Technology, by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. AUTHORITY

Pasco County Ordinance No. 18-01, as amended by Ordinance No. 19-02, is hereby amended pursuant to Chapters 125 and 190, Florida Statutes, and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

The foregoing Whereas clauses, incorporated herein, are true and correct.

SECTION 3. AMENDMENT OF THE BOUNDARIES OF THE DISTRICT

- a. The Petition is attached hereto in its entirety as Exhibit A and incorporated herein.
- b. The area within Exhibit C of the Petition is hereby added to the District as authorized by Section 190.046, Florida Statutes. The areas within Composite Exhibit D-1 through D-3 of the Petition are hereby removed from the District. The amended boundaries of the District shall be those depicted in Exhibit E of the Petition.
- c. The amendment to the boundaries of the District shall not affect any requirements, provisions, conditions, powers or terms of Ordinance No. 18-01, as amended by Ordinance No. 19-02, not inconsistent with this amendment to Ordinance No. 18-01, as amended by Ordinance No. 19-02.

SECTION 4. SEVERABILITY

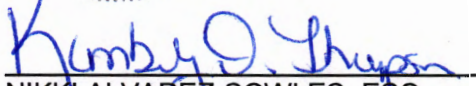
To the extent that any portion of this Ordinance is in conflict with Chapter 190, Florida Statutes or any other Florida Statute, as amended, then the Florida Statutes shall govern, and the remainder of this Ordinance shall be construed as not having contained such section, subsection, sentence, clause, or provision and shall not be affected by such holding.

SECTION 5. EFFECTIVE DATE

This Ordinance and the Petition shall be transmitting to the Department of State by the Clerk to the Board of County Commissioners by electronic email within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt.

DONE AND ADOPTED by the Board of County Commissioners of Pasco County in a virtual session with a quorum attending and voting through Communications Media Technology this 30th day of June, 2020.




NIKKI ALVAREZ-SOWLES, ESQ.
CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS OF PASCO
COUNTY, FLORIDA


MIKE MOORE, CHAIRMAN
APPROVED
IN SESSION

JUN 30 2020

PASCO COUNTY
BCC

Amended Petition to

Amend the Boundaries of the

Epperson Ranch II

Community Development District

January 29, 2020
Revised May 7, 2020
Revised June 9, 2020

Submitted by:
STRALEY ROBIN VERICKER
Attorneys at Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone: 813-223-9400
Facsimile: 813-223-5043

Application

APPLICATION FORM

I. APPLICANT: Epperson Ranch II Community Development District
ADDRESS: 15310 Amberly Drive, Suite 175
CITY Tampa STATE Florida ZIP 33647
PHONE (813) 374-9105


PROPERTY OWNER(S): Epperson Ranch, LLC
ADDRESS: 2502 North Rocky Pointe Drive, Suite 1050
CITY Tampa STATE FL ZIP 33607
PHONE (813)288-8078 FAX: (813) 288-8178

PROPERTY OWNER(S): Epperson Club LLC
ADDRESS: 2502 North Rocky Pointe Drive, Suite 1050
CITY Tampa STATE FL ZIP 33607
PHONE (813)288-8078 FAX: (813) 288-8178

REPRESENTATIVE: John M. Vericker, Esq.
(Contact Person):
ADDRESS: Straley Robin Vericker, 1510 W. Cleveland Street
CITY Tampa STATE Florida ZIP 33606
PHONE (813) 223-9400 FAX: (813) 223-5043

II. Current Use of Property: Parking Lot, roadway and open common areas
Current zoning of property : Epperson CC-MPUD Rezoning No. 7338
Current future land use designation of property: RES-3
Current Number and Types of Units to be assessed by this CDD Approximately 1,000 residential units
Name of MPUD or Development: Epperson CC-MPUD Rezoning No. 7338

III. I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THE SUBMITTED APPLICATION PACKET IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF ON THIS PETITION.

BY: 
Signature of the Applicant/(Petitioner)

Michael Lawson, Chairman
Type or Print Name Legibly

IV. **Growth Management**
Department
Date Stamp

V. OFFICIAL COMMENTS

Is this application accompanied by other applications?

If so, what are the application numbers?

Other comments:

Petition

**PETITION TO AMEND THE BOUNDARIES
OF THE
EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Epperson Ranch II Community Development District (the "District"), petitions the Board of County Commissioners of Pasco County, Florida, ("Pasco County") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. 18-01 adopted by the Board of County Commissioners of Pasco County, Florida on January 9, 2018, as amended by Ordinance No. 19-02 adopted by the Board of County Commissioners of Pasco County, Florida on January 8, 2019 (collectively, the "Ordinance"), for purposes of amending the boundaries of the District, and designating the area for which the District is authorized to manage and finance the delivery of basic community infrastructure services.

Section 190.046, Florida Statutes, authorizes the District to file this petition to amend its boundaries. Accordingly, the Petitioner states as follows:

1. Petitioner is Epperson Ranch II Community Development District.
2. Resolution Number 2020-05 authorizing the boundary amendment of the District and the submittal of a petition to amend the boundaries of the District by the Board of Supervisors of the District is attached as **Exhibit A**.
3. The current land area contained in the District consists of approximately 344.39 acres and is located entirely within the unincorporated portion of Pasco County, Florida. A map showing the general location of the project and an aerial photograph are attached as **Composite Exhibit B**.
4. The District is petitioning to amend its boundaries by adding three parcels of land into the District, as described in **Composite Exhibit C-1 through C-3** (the "**Expansion Parcels**"), and by removing four parcels from the District, as described in **Composite Exhibit D-1 through D-4** (the "**Contraction Parcels**") (collectively, the "**Boundary Amendment Parcels**"). After the boundary has been amended, the District will be approximately 342.606 acres.
5. A metes and bounds legal description of the proposed amended boundaries of the District is attached as **Exhibit E**. Sections 190.005(1)(a)1; 190.046(1)(a), Florida Statutes.
6. The written consent to the amendment of the boundaries of the District by the landowners of 100% of the real property to be included in and served by the District, are attached as **Composite Exhibit F-1 through F-2**. Section 190.005(1)(a)2, Florida Statutes.

7. There are four persons who presently serve as members of the Board of Supervisors of the District and one vacant seat as identified in **Exhibit G** attached hereto. All of the Supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

8. The major trunk water mains, sewer interceptors and outfalls in existence to serve the amended boundaries of the District are shown on **Exhibit H** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

9. There are no services and facilities currently being provided by the District to the Contraction Parcels based upon available data, Section 190.046(1)(a), Florida Statutes. Any services and facilities being provided to the Contraction Parcels have been and continue to be provided by the Developer.

10. The estimates of cost to construct services and facilities within the overall District, including, but not limited to, the Expansion Parcels, based upon available data, are attached as **Exhibit I**. Sections 190.005(1)(a)6; 190.046(1)(a), Florida Statutes.

11. The statement of estimated regulatory costs of the granting of this petition and the amendment to the boundaries of the District pursuant thereto is attached as **Exhibit J**. Sections 190.005(1)(a)8; 190.046(1)(a), Florida Statutes.

12. The future general distribution, location, and extent of public and private uses of land proposed for the area within the Expansion Parcels are incorporated into the adopted and approved Pasco County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the Pasco County Future Land Use Element is attached as **Exhibit K**. Sections 190.005(1)(a)7; 190.046(1)(a), Florida Statutes.

13. The property within the Expansion Parcels, when added to the remaining existing lands within the District, is amenable to operation as an independent special district for the following reasons:

(a) The amendment to the District boundaries and all land uses and services planned within the District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved Pasco County Comprehensive Plan.


(b) The area of land within the amended District boundaries, when added to the remaining existing lands within the District, is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(c) The District provides the best mechanism for delivering community development services and facilities for the Expansion Parcels. The amendment to the District boundaries promotes development of the land within the District by providing for a more efficient use of resources. Such development benefits Pasco County and its residents outside the District by increasing the ad valorem tax base of Pasco County and generating water and wastewater impact fees which will assist Pasco County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(d) The community development services and facilities of the amended District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District is a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

Respectfully submitted on the 13th day of December, 2019.

Attest:


Name: Lori Price
Title: Asst. Supervisor

**Epperson Ranch II Community
Development District**

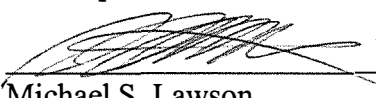

Michael S. Lawson
Chair of the Board of Supervisors

Exhibit A

RESOLUTION NO. 2020-05

A RESOLUTION AUTHORIZING THE BOUNDARY AMENDMENT OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the Epperson Ranch II Community Development District ("**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

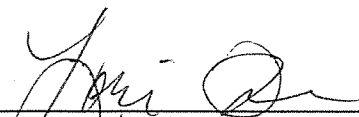
WHEREAS, the Board of Supervisors of the District ("**Board**") desires to amend the boundaries of the District and to submit a Petition to Amend the Boundaries of the Epperson Ranch Community II Development District ("**Petition**"). The District shall be amended by expanding the District by adding the parcels shown in **Exhibit A** and by contracting the District by removing the parcels shown in **Exhibit B**, ("**Property**"). Exhibits A and B are attached hereto, and incorporated herein.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Board hereby authorizes and approves of the boundary amendment of the District, and the Board hereby authorizes and directs the Chair or Vice Chair to sign and submit the Petition to Pasco County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from Pasco County, Florida.
3. This Resolution shall be effective as of May 5, 2020.

PASSED AND ADOPTED THIS 5TH DAY OF MAY, 2020.

ATTEST:


Name: Lori Price
Secretary/Assistant Secretary

**EPPERSON RANCH II COMMUNITY
DEVELOPMENT DISTRICT**

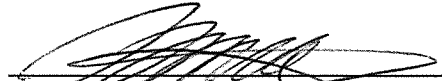
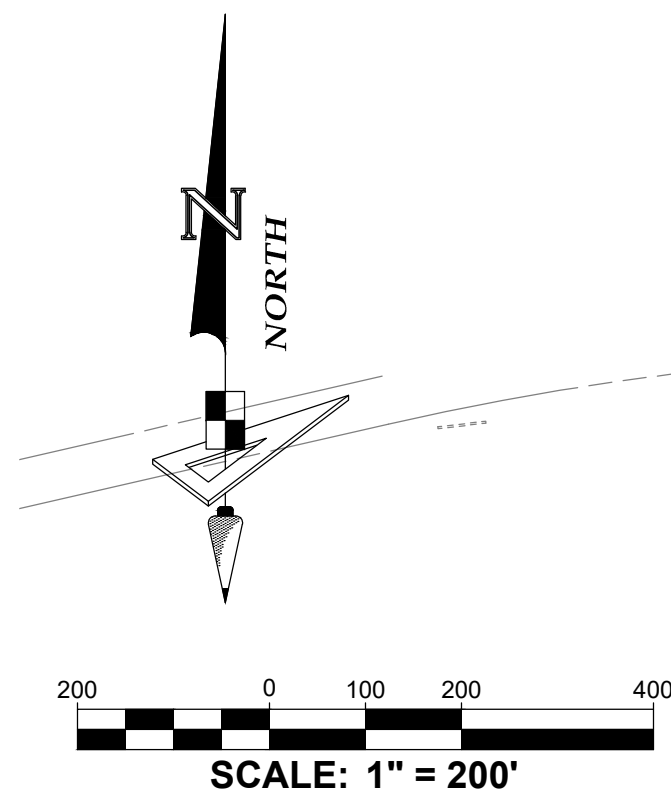

Michael Lawson
Chair of the Board of Supervisors

Exhibit "A"



EPPERSON RANCH CDD II WITH
ADDED PARCELS

Exhibit B



ELAM ROAD
EXISTING ASPHALT ROAD
(50' MAINTAINED R/W)

NORTHERLY MAINTAINED RIGHT-OF-WAY LINE

NOT INCLUDED

EPPERSON RANCH II CDD

EPPERSON RANCH CDD II
CONTRACTION
PARCEL 1

AREA= 0.661 ± ACRES

EPPERSON RANCH II
 CONTRACTION
 PARCEL 2

AREA= 1.033 ± ACRES

EPPERSON RANCH II-
 CONTRACTION
 PARCEL 3

AREA= 0.641 ± ACRES

EPPERSON RANCH II
 CONTRACTION
 PARCEL 4

AREA= 0.109 ± ACRES

FUTURE
TOWN CENTER

EPPERSON RANCH CDD II WITH REMOVED PARCELS

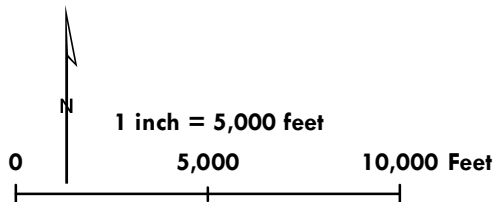
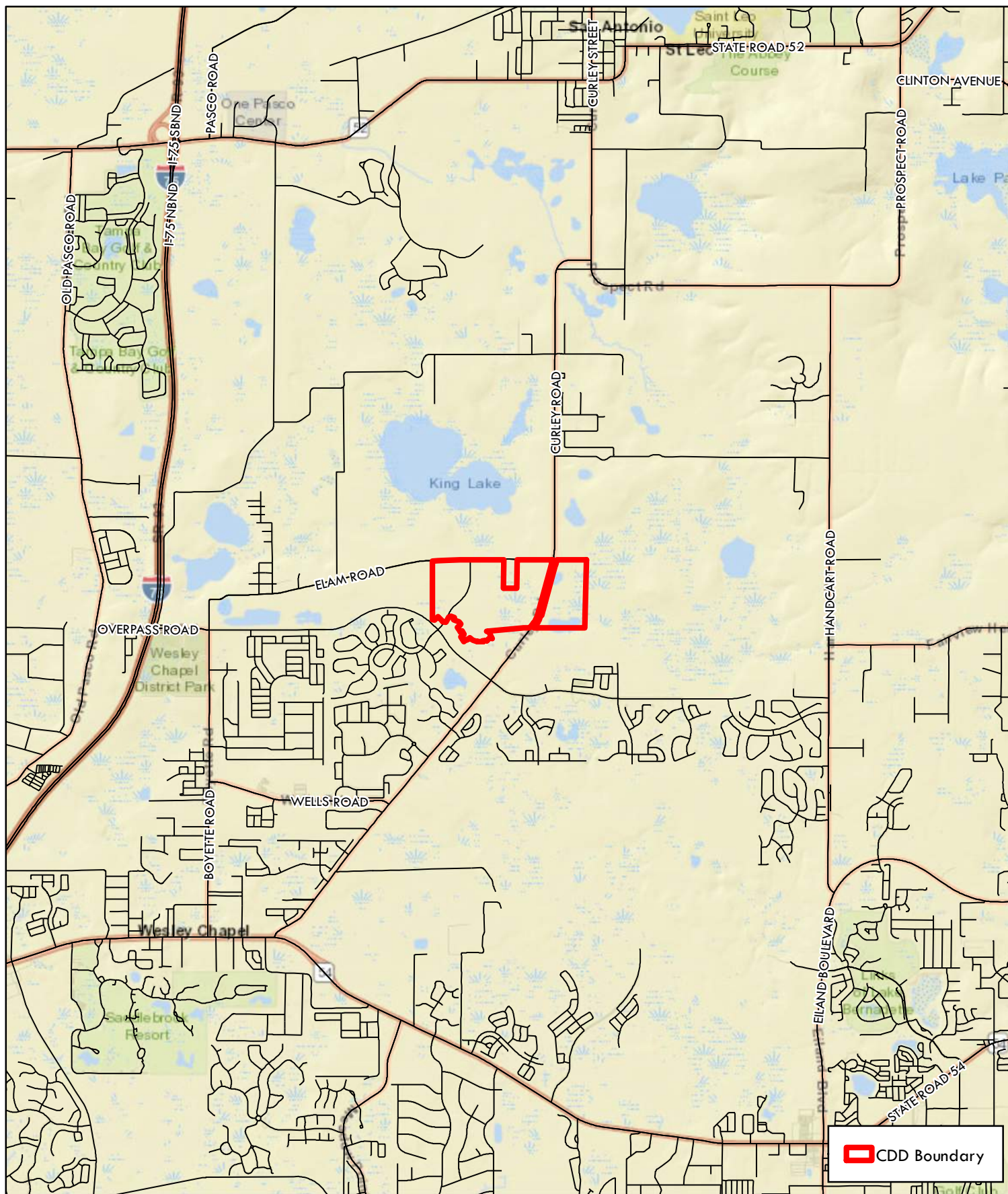


GeoPoint
Surveying, Inc.

555 Winderly Pl, Suite 120
Maitland, Florida 32751
www.geopointsurvey.com

Phone: (321) 270-0440
Fax: (813) 248-2266
Licensed Business No.: LB 7768

Composite Exhibit B



EPPERSON RANCH CDD II

Vicinity Map



Clearview
LAND DESIGN, P.L.

3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919



EPPERSON RANCH CDD II

Aerial Map



Clearview
LAND DESIGN, P.L.

3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

Composite Exhibit C-1


DESCRIPTION: A parcel of land lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

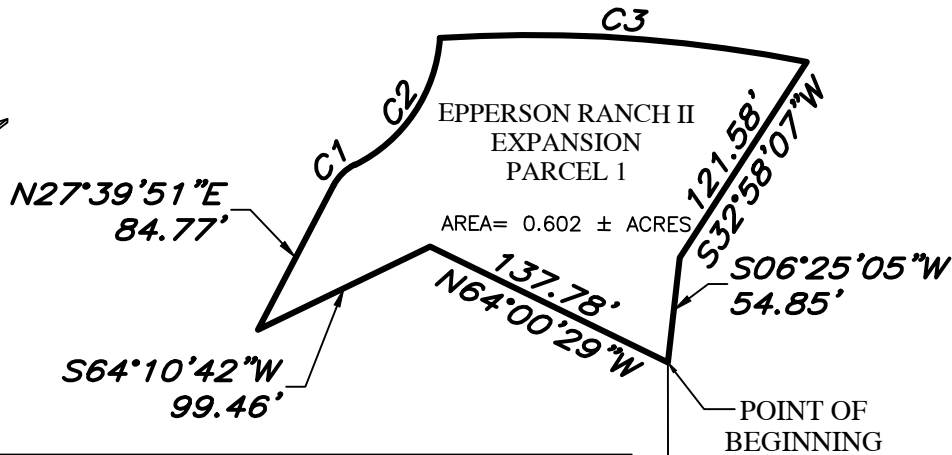
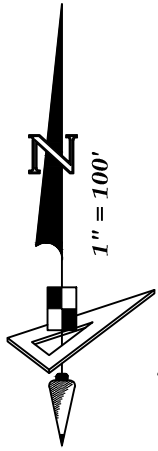
COMMENCE at the Southeast corner of said Section 27, run thence along the South boundary of the Southeast 1/4 of said Section 27, run thence along said boundary S.89°55'36"W., a distance of 1092.19 feet; thence N.00°04'24"W., a distance of 388.56 feet to the **POINT OF BEGINNING**; thence N.64°00'29"W., a distance of 137.78 feet; thence S.64°10'42"W., a distance of 99.46 feet; thence N.27°39'51"E., a distance of 84.77 feet; thence Northeasterly, 15.69 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 35°57'02" (chord bearing N.45°38'22"E., 15.43 feet); thence Northeasterly, 83.20 feet along the arc of a reverse curve to the left having a radius of 80.00 feet and a central angle of 59°35'17" (chord bearing N.33°49'15"E., 79.50 feet); thence Easterly, 191.99 feet along the arc of a non-tangent curve to the right having a radius of 733.30 feet and a central angle of 15°00'02" (chord bearing S.86°15'58"E., 191.44 feet); thence S.32°58'07"W., a distance of 121.58 feet; thence S.06°25'05"W., a distance of 54.85 feet to the **POINT OF BEGINNING**.

Containing 0.602 acres, more or less.

SEE SHEET 2 FOR SKETCH

EPPERSON RANCH II EXPANSION PARCEL 1

REVISIONS				Prepared For: METRO DEVELOPMENT							
No.	Date	Description	Dwn.								
				<div style="text-align: center;">DESCRIPTION AND SKETCH (NOT A SURVEY)</div> <div><u>James D. LeViner</u> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</div> <div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</div>							
Sheet No. 1 of 2 Sheets				<div> GeoPoint Surveying, Inc. 555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurvey.com Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768</div> <table border="1"><tr><td>Drawn: MTP</td><td>Date: 12/03/19</td></tr><tr><td>Check: JDL</td><td></td></tr><tr><td colspan="2">Section: 27 Twn. 25 S Rng. 20 E</td></tr></table>		Drawn: MTP	Date: 12/03/19	Check: JDL		Section: 27 Twn. 25 S Rng. 20 E	
Drawn: MTP	Date: 12/03/19										
Check: JDL											
Section: 27 Twn. 25 S Rng. 20 E											



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	035°57'02"	15.69'	15.43'	N 45°38'22" E
C2	80.00'	059°35'17"	83.20'	79.50'	N 33°49'15" E
C3	733.30'	015°00'02"	191.99'	191.44'	S 86°15'58" E

SEE SHEETS 1 FOR LEGAL

EPPERSON RANCH ii EXPANSION PARCEL 1

REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.	<div>DESCRIPTION AND SKETCH (NOT A SURVEY)</div> <div>James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</div> <div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</div>	
Sheet No. 2 of 2 Sheets					

Composite Exhibit C-2

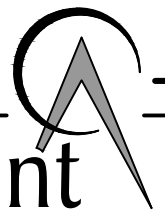
DESCRIPTION: A parcel of land lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 27, run thence along the South boundary of the Southeast 1/4 of said Section 27, run thence along said boundary S.89°55'36"W., a distance of 1088.65 feet; thence N.00°04'24"W., a distance of 298.35 feet to the **POINT OF BEGINNING**; thence N.65°27'09"W., a distance of 27.30 feet; thence N.24°32'57"E., a distance of 39.30 feet; thence S.06°25'05"W., a distance of 16.32 feet; thence S.18°30'25"E., a distance of 32.56 feet to the **POINT OF BEGINNING**.

Containing 0.010 acres, more or less.

SEE SHEET 2 FOR SKETCH

EPPERSON RANCH II EXPANSION PARCEL 2



REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.		
				<div>DESCRIPTION AND SKETCH (NOT A SURVEY)</div> <div>James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</div> <div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</div>	
Sheet No. 1 of 2 Sheets				<div>555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurvey.com</div> <div>Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768</div> <div>Drawn: MTP Date: 12/04/19</div> <div>Check: JDL</div> <div>Section: 27 Twn. 25 S Rng. 20 E</div>	

N24°32'57"E
39.30'

S06°25'05"W
16.32'

S18°30'25"E
32.56'

N65°27'09"W
27.30'

EPPERSON RANCH II
EXPANSION
PARCEL 2

AREA= 0.010 ± ACRES

POINT OF
BEGINNING

N 00°04'24" W 298.35'

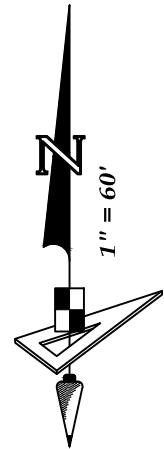
SOUTH BOUNDARY OF
SOUTHEAST 1/4
OF 27-25-20

POINT OF
COMMENCEMENT
SOUTHEAST CORNER OF
SECTION 27-25-20

27 26

S 89°55'36" W 1088.65'

34 35



SEE SHEETS 1 FOR LEGAL

EPPERSON RANCH II EXPANSION PARCEL 2

REVISIONS

Prepared For: METRO DEVELOPMENT

No.	Date	Description	Dwn.

DESCRIPTION AND SKETCH
(NOT A SURVEY)

James D. LeViner

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS6915**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint
Surveying, Inc.

555 Winderley Place, STE 120 Phone: (321) 270-0440
Maitland, Florida 32751 Fax: (813) 248-2266
www.geopointsurveying.com Licensed Business Number LB 7768

Drawn: MTP Date: 12/04/19

Check: JDL

Section: 27 Twn. 25 S Rng. 20 E

Sheet No. 2 of 2 Sheets

Composite Exhibit C-3

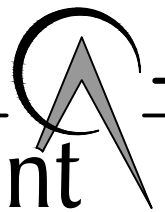
DESCRIPTION: A parcel of land lying in Section 35, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 35, run thence along the North boundary of the Northwest 1/4 of said Section 35, run thence along said boundary S.89°49'52"E., a distance of 256.34 feet; thence S.00°10'08"W., a distance of 415.90 feet to the **POINT OF BEGINNING**; thence S.38°47'56"W., a distance of 111.18 feet; thence N.51°06'36"W., a distance of 19.84 feet; thence Northeasterly, 0.96 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 02°11'53" (chord bearing N.37°42'00"E., 0.96 feet); thence N.38°47'56"E., a distance of 77.75 feet; thence Northeasterly, 17.69 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 40°32'45" (chord bearing N.59°04'19"E., 17.32 feet); thence N.79°20'42"E., a distance of 21.31 feet to the **POINT OF BEGINNING**.

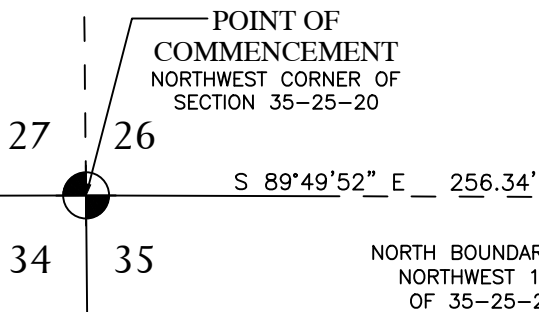
Containing 0.045 acres, more or less.

SEE SHEET 2 FOR SKETCH

EPPERSON RANCH II EXPANSION PARCEL 3

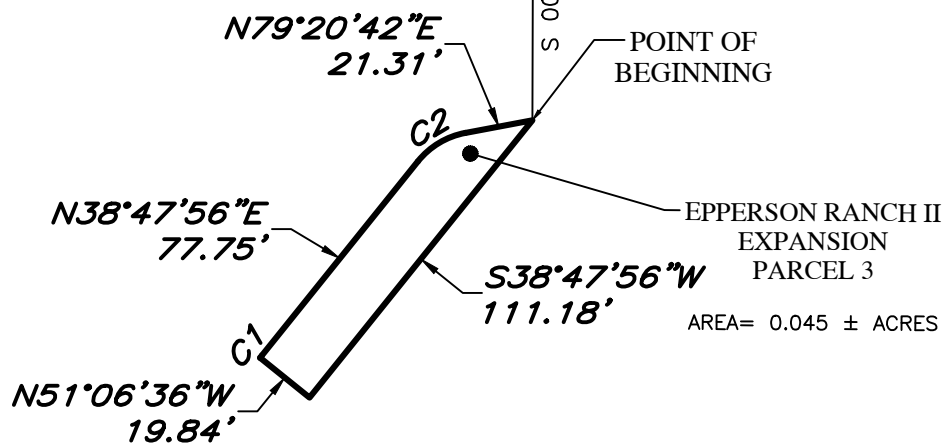
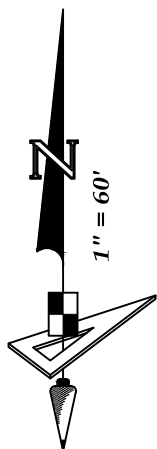


REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.		
				<div>DESCRIPTION AND SKETCH (NOT A SURVEY)</div> <div>James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</div> <div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</div>	
Sheet No. 1 of 2 Sheets				<div>555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurvey.com</div> <div>Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768</div> <div>Drawn: MTP Date: 12/04/19</div> <div>Check: JDL</div> <div>Section: 35 Twn. 25 S Rng. 20 E</div>	




CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	002°11'53"	0.96'	0.96'	N 37°42'00" E
C2	25.00'	040°32'45"	17.69'	17.32'	N 59°04'19" E



SEE SHEETS 1 FOR LEGAL

EPPERSON RANCH II EXPANSION PARCEL 3

REVISIONS				Prepared For: METRO DEVELOPMENT		 <p>GeoPoint Surveying, Inc.</p> <p>555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurveying.com</p> <p>Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768</p>
No.	Date	Description	Dwn.	<p>DESCRIPTION AND SKETCH (NOT A SURVEY)</p> <p>James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</p> <p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>		
						<p>Drawn: MTP Date: 12/04/19</p> <p>Check: JDL</p> <p>Section: 35 Twn. 25 S Rng. 20 E</p>
Sheet No. 2 of 2 Sheets						

Composite Exhibit D-1

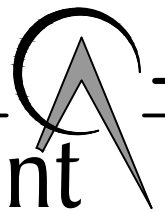
DESCRIPTION: A parcel of land lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 27, run thence along the South boundary of the Southeast 1/4 of said Section 27, run thence along said boundary S.89°55'36"W., a distance of 1535.30 feet; thence N.00°04'24"W., a distance of 234.71 feet to the **POINT OF BEGINNING**; thence N.81°03'14"W., a distance of 237.49 feet; thence N.77°12'32"W., a distance of 89.01 feet; thence N.44°48'56"E., a distance of 196.31 feet; thence S.45°07'13"E., a distance of 50.95 feet; thence S.45°36'07"E., a distance of 151.84 feet; thence S.53°20'22"E., a distance of 33.86 feet; thence S.58°49'42"E., a distance of 27.23 feet; thence Southwesterly, 22.83 feet along the arc of a non-tangent curve to the right having a radius of 1090.00 feet and a central angle of 01°11'59" (chord bearing S.31°46'18"W., 22.82 feet) to the **POINT OF BEGINNING**.

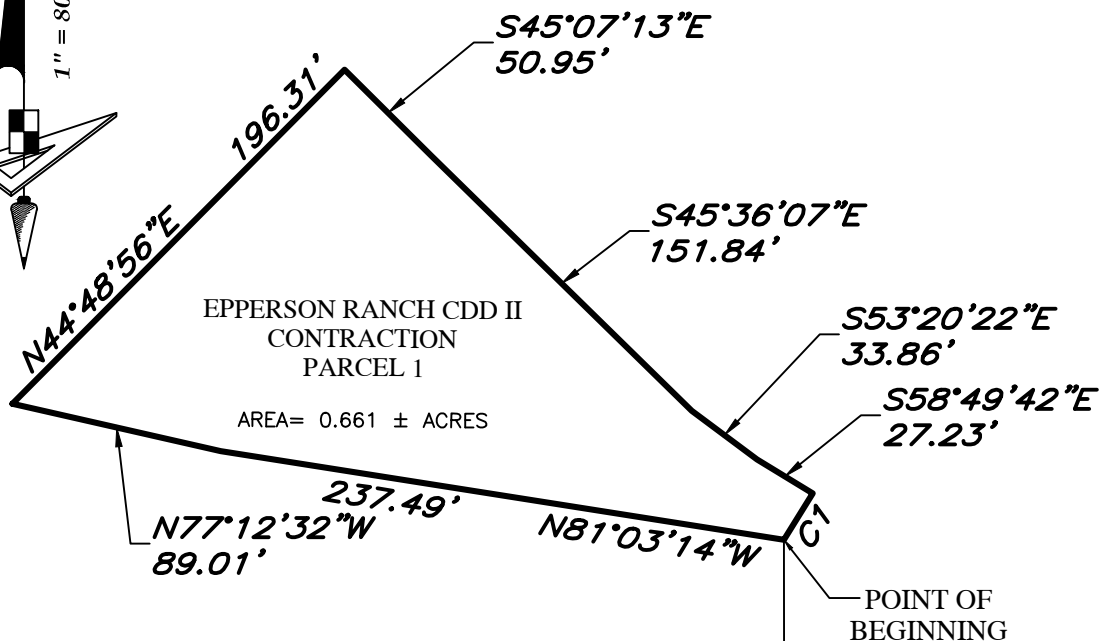
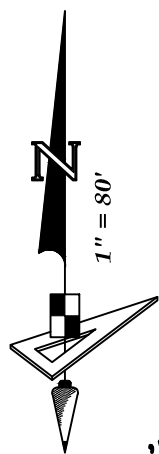
Containing 0.661 acres, more or less.

SEE SHEET 2 FOR SKETCH

EPPERSON RANCH II CDD - CONTRACTION PARCEL 1



REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.		
				<div>DESCRIPTION AND SKETCH (NOT A SURVEY)</div> <div>James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</div> <div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</div>	
Sheet No. 1 of 2 Sheets				<div>555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurvey.com</div> <div>Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768</div> <div>Drawn: MTP Date: 12/02/19</div> <div>Check: JDL</div> <div>Section: 27 Twn. 25 S Rng. 20 E</div>	



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1090.00'	001°11'59"	22.83'	22.82'	S 31°46'18" W

SEE SHEETS 1 FOR LEGAL

EPPERSON RANCH II CDD - CONTRACTION PARCEL 1

REVISIONS				Prepared For: METRO DEVELOPMENT							
No.	Date	Description	Dwn.	<div>DESCRIPTION AND SKETCH (NOT A SURVEY)</div> <div>James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</div> <div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</div>							
Sheet No. 2 of 2 Sheets				<div>GeoPoint Surveying, Inc.</div> <div>555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurvey.com</div> <div>Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768</div> <table><tr><td>Drawn:MTP</td><td>Date: 12/02/19</td></tr><tr><td>Check:JDL</td><td> </td></tr><tr><td colspan="2">Section: 27 Twn. 25 S Rng. 20 E</td></tr></table>		Drawn:MTP	Date: 12/02/19	Check:JDL		Section: 27 Twn. 25 S Rng. 20 E	
Drawn:MTP	Date: 12/02/19										
Check:JDL											
Section: 27 Twn. 25 S Rng. 20 E											

Composite Exhibit D-2


DESCRIPTION: A parcel of land lying in Sections 27 & 34, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

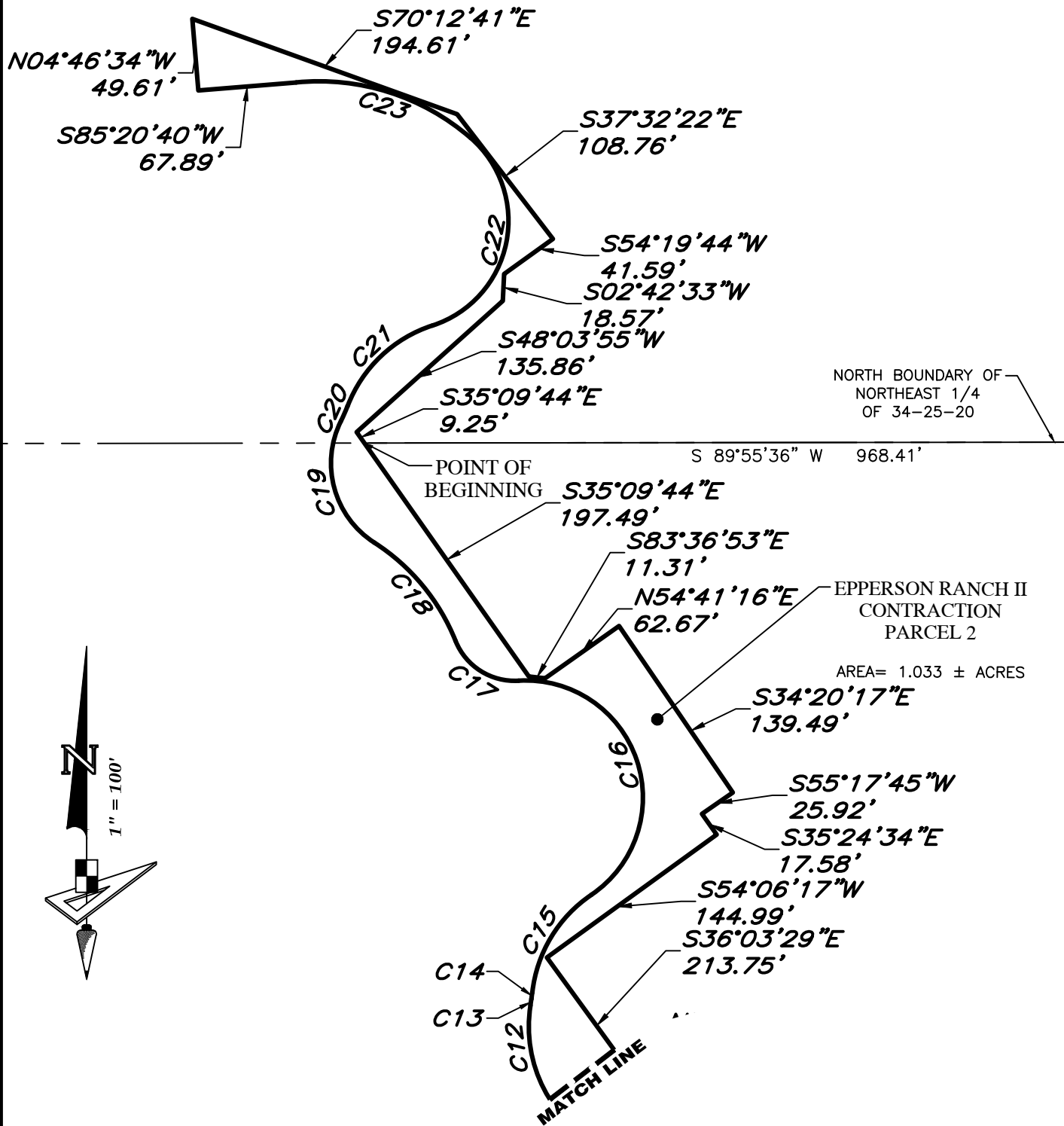
COMMENCE at the Northeast corner of said Section 34, run thence along the North boundary of the Northeast 1/4 of said Section 34, run thence along said boundary S.89°55'36"W., a distance of 968.41 feet to the **POINT OF BEGINNING**; thence S.35°09'44"E., a distance of 197.49 feet; thence S.83°36'53"E., a distance of 11.31 feet; thence N.54°41'16"E., a distance of 62.67 feet; thence S.34°20'17"E., a distance of 139.49 feet; thence S.55°17'45"W., a distance of 25.92 feet; thence S.35°24'34"E., a distance of 17.58 feet; thence S.54°06'17"W., a distance of 144.99 feet; thence S.36°03'29"E., a distance of 213.75 feet; thence N.54°38'02"E., a distance of 94.73 feet; thence N.55°01'29"E., a distance of 49.02 feet; thence S.34°04'27"E., a distance of 21.66 feet; thence N.54°51'05"E., a distance of 122.41 feet; thence S.51°45'54"E., a distance of 132.50 feet; thence S.62°34'54"E., a distance of 39.68 feet; thence S.71°54'28"E., a distance of 98.38 feet; thence Westerly, 37.75 feet along the arc of a non-tangent curve to the left having a radius of 119.52 feet and a central angle of 18°05'40" (chord bearing S.73°52'17"W., 37.59 feet); thence Westerly, 19.46 feet along the arc of a non-tangent curve to the right having a radius of 85.50 feet and a central angle of 13°02'20" (chord bearing S.70°57'14"W., 19.42 feet); thence Westerly, 69.47 feet along the arc of a compound curve to the right having a radius of 85.50 feet and a central angle of 46°33'10" (chord bearing N.79°15'01"W., 67.57 feet); thence Northwesterly, 7.60 feet along the arc of a reverse curve to the left having a radius of 89.50 feet and a central angle of 04°52'02" (chord bearing N.58°24'27"W., 7.60 feet); thence Northwesterly, 51.91 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 31°38'23" (chord bearing N.45°01'17"W., 51.25 feet); thence Westerly, 183.61 feet along the arc of a reverse curve to the left having a radius of 98.00 feet and a central angle of 107°20'54" (chord bearing N.82°52'32"W., 157.91 feet); thence Southwesterly, 14.98 feet along the arc of a non-tangent curve to the left having a radius of 216.88 feet and a central angle of 03°57'28" (chord bearing S.39°04'03"W., 14.98 feet); thence Southwesterly, 36.56 feet along the arc of a non-tangent curve to the right having a radius of 44.00 feet and a central angle of 47°36'46" (chord bearing S.58°29'28"W., 35.52 feet); thence Westerly, 65.39 feet along the arc of a reverse curve to the left having a radius of 189.83 feet and a central angle of 19°44'06" (chord bearing S.72°25'48"W., 65.06 feet); thence Westerly, 122.43 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 74°37'19" (chord bearing N.80°07'36"W., 113.95 feet); thence Northwesterly, 18.46 feet along the arc of a reverse curve to the left having a radius of 51.50 feet and a central angle of 20°32'25" (chord bearing N.53°05'09"W., 18.36 feet); thence Northwesterly, 118.74 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 72°22'34" (chord bearing N.27°10'05"W., 111.00 feet); thence Northerly, 4.47 feet along the arc of a reverse curve to the left having a radius of 189.83 feet and a central angle of 01°21'01" (chord bearing N.08°20'42"E., 4.47 feet); thence Northerly, 4.40 feet along the arc of a non-tangent curve to the right having a radius of 52.16 feet and a central angle of 04°50'20" (chord bearing N.07°00'19"E., 4.40 feet); thence Northeasterly, 81.51 feet along the arc of a non-tangent curve to the right having a radius of 94.00 feet and a central angle of 49°41'09" (chord bearing N.31°11'01"E., 78.98 feet); thence Northerly, 211.46 feet along the arc of a reverse curve to the left having a radius of 81.00 feet and a central angle of 149°34'33" (chord bearing N.18°45'42"W., 156.32 feet); thence Northwesterly, 55.05 feet along the arc of a reverse curve to the right having a radius of 44.00 feet and a central angle of 71°41'03" (chord bearing N.57°42'27"W., 51.53 feet); thence Northwesterly, 89.68 feet along the arc of a reverse curve to the left having a radius of 144.83 feet and a central angle of 35°28'42" (chord bearing N.39°36'17"W., 88.26 feet); thence Northerly, 95.47 feet along the arc of a reverse curve to the right having a radius of 65.17 feet and a central angle of 83°56'19" (chord bearing N.15°22'29"W., 87.16 feet); thence Northeasterly, 11.29 feet along the arc of a reverse curve to the left having a radius of 114.83 feet and a central angle of 05°37'54" (chord bearing N.23°46'44"E., 11.28 feet); thence Northeasterly, 83.81 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 51°05'16" (chord bearing N.46°30'25"E., 81.07 feet); thence Northerly, 160.69 feet along the arc of a reverse curve to the left having a radius of 76.00 feet and a central angle of 121°08'47" (chord bearing N.11°28'39"E., 132.39 feet); thence Westerly, 130.10 feet along the arc of a compound curve to the left having a radius of 160.21 feet and a central angle of 46°31'32" (chord bearing N.72°21'30"W., 126.55 feet); thence S.85°20'40"W., a distance of 67.89 feet; thence N.04°46'34"W., a distance of 49.61 feet; thence S.70°12'41"E., a distance of 194.61 feet; thence S.37°32'22"E., a distance of 108.76 feet; thence S.54°19'44"W., a distance of 41.59 feet; thence S.02°42'33"W., a distance of 18.57 feet; thence S.48°03'55"W., a distance of 135.86 feet; thence S.35°09'44"E., a distance of 9.25 feet to the **POINT OF BEGINNING**.

Containing 1.033 acres, more or less.

SEE SHEET 2 & 3 FOR SKETCH
SEE SHEET 4 FOR CURVE TABLE

EPPERSON RANCH II CONTRACTION PARCEL 2

REVISIONS				Prepared For: METRO DEVELOPMENT							
No.	Date	Description	Dwn.								
				<div style="text-align: center;">DESCRIPTION AND SKETCH (NOT A SURVEY)</div> <div>James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</div> <div style="text-align: center;">NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</div>							
Sheet No. 1 of 4 Sheets				<div style="text-align: right;"> GeoPoint Surveying, Inc.</div> <div>555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurvey.com</div> <div>Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768</div> <table border="1"><tr><td>Drawn: MTP</td><td>Date: 12/04/19</td></tr><tr><td>Check: JDL</td><td></td></tr><tr><td colspan="2">Sections: 27 & 34 Twn. 25 S Rng. 20 E</td></tr></table>		Drawn: MTP	Date: 12/04/19	Check: JDL		Sections: 27 & 34 Twn. 25 S Rng. 20 E	
Drawn: MTP	Date: 12/04/19										
Check: JDL											
Sections: 27 & 34 Twn. 25 S Rng. 20 E											



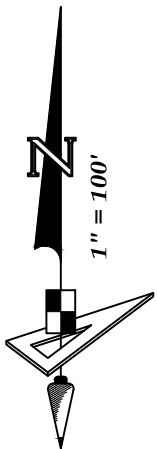
SEE SHEET 1 FOR LEGAL
SEE SHEET 4 FOR CURVE TABLE

EPPERSON RANCH II CONTRACTION PARCEL 2

REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.	<div>DESCRIPTION AND SKETCH (NOT A SURVEY)</div> <div>James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</div> <div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</div>	
Sheet No. 2 of 4 Sheets				<div> <div>GeoPoint</div> <div>Surveying, Inc.</div> </div> <div> 555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurvey.com </div> <div> Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768 </div>	
				Drawn: MTP	Date: 12/04/19
				Check: JDL	
				Sections: 27 & 34 Twn. 25 S Rng. 20 E	

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	119.52'	018°05'40"	37.75'	37.59'	S 73°52'17" W
C2	85.50'	013°02'20"	19.46'	19.42'	S 70°57'14" W
C3	85.50'	046°33'10"	69.47'	67.57'	N 79°15'01" W
C4	89.50'	004°52'02"	7.60'	7.60'	N 58°24'27" W
C5	94.00'	031°38'23"	51.91'	51.25'	N 45°01'17" W
C6	98.00'	107°20'54"	183.61'	157.91'	N 82°52'32" W
C7	216.88'	003°57'28"	14.98'	14.98'	S 39°04'03" W
C8	44.00'	047°36'46"	36.56'	35.52'	S 58°29'28" W
C9	189.83'	019°44'06"	65.39'	65.06'	S 72°25'48" W
C10	94.00'	074°37'19"	122.43'	113.95'	N 80°07'36" W
C11	51.50'	020°32'25"	18.46'	18.36'	N 53°05'09" W
C12	94.00'	072°22'34"	118.74'	111.00'	N 27°10'05" W
C13	189.83'	001°21'01"	4.47'	4.47'	N 08°20'42" E
C14	52.16'	004°50'20"	4.40'	4.40'	N 07°00'19" E
C15	94.00'	049°41'09"	81.51'	78.98'	N 31°11'01" E
C16	81.00'	149°34'33"	211.46'	156.32'	N 18°45'42" W
C17	44.00'	071°41'03"	55.05'	51.53'	N 57°42'27" W
C18	144.83'	035°28'42"	89.68'	88.26'	N 39°36'17" W
C19	65.17'	083°56'19"	95.47'	87.16'	N 15°22'29" W
C20	114.83'	005°37'54"	11.29'	11.28'	N 23°46'44" E
C21	94.00'	051°05'16"	83.81'	81.07'	N 46°30'25" E
C22	76.00'	121°08'47"	160.69'	132.39'	N 11°28'39" E
C23	160.21'	046°31'32"	130.10'	126.55'	N 72°21'30" W



SEE SHEET 1 FOR LEGAL
SEE SHEETS 2 & 3 FOR SKETCH

EPPERSON RANCH II CONTRACTION PARCEL 2

REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.	<div style="font-size: 2em; font-weight: bold;">DESCRIPTION AND SKETCH</div> <div style="font-size: 1.2em;">(NOT A SURVEY)</div> <div style="border-top: 1px solid black; padding-top: 5px;"> James D. LeViner <small>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</small> </div>	
Sheet No. 4 of 4 Sheets				<div style="font-size: 1.5em; font-weight: bold;">GeoPoint</div> <div style="font-size: 1.2em;">Surveying, Inc.</div> <small>555 Winderley Place, STE 120 Phone: (321) 270-0440 Maitland, Florida 32751 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business Number LB 7768</small>	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				Drawn: MTP	Date: 12/04/19
				Check: JDL	Sections: 27 & 34 Twn. 25 S Rng. 20 E

Composite Exhibit D-3

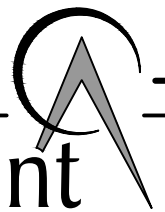
DESCRIPTION: A parcel of land lying in Sections 34 & 35, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 34, run thence along the East boundary of the Northeast 1/4 of said Section 34, run thence along said boundary S.00°32'28"E., a distance of 540.86 feet to the **POINT OF BEGINNING**; thence S.87°19'45"E., a distance of 19.87 feet; thence Southeasterly, 12.16 feet along the arc of a non-tangent curve to the left having a radius of 67.00 feet and a central angle of 10°23'46" (chord bearing S.21°56'53"E., 12.14 feet); thence S.28°42'34"E., a distance of 53.09 feet; thence Southerly, 25.23 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 28°55'00" (chord bearing S.14°15'04"E., 24.97 feet); thence S.00°12'26"W., a distance of 62.54 feet; thence N.89°59'06"W., a distance of 188.14 feet; thence Northerly, 64.52 feet along the arc of a non-tangent curve to the left having a radius of 130.53 feet and a central angle of 28°19'17" (chord bearing N.02°52'30"E., 63.87 feet); thence Northwesterly, 82.60 feet along the arc of a non-tangent curve to the left having a radius of 129.23 feet and a central angle of 36°37'26" (chord bearing N.29°27'58"W., 81.20 feet); thence Northwesterly, 39.03 feet along the arc of a compound curve to the left having a radius of 106.00 feet and a central angle of 21°05'41" (chord bearing N.58°19'32"W., 38.81 feet); thence S.87°19'45"E., a distance of 202.31 feet to the **POINT OF BEGINNING**.

Containing 0.641 acres, more or less.

SEE SHEET 2 FOR SKETCH

EPPERSON RANCH II CONTRACTION PARCEL 3



REVISIONS				Prepared For: METRO DEVELOPMENT							
No.	Date	Description	Dwn.								
				<div>DESCRIPTION AND SKETCH (NOT A SURVEY)</div> <div>James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</div> <div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</div>							
Sheet No. 1 of 2 Sheets				<div>555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurvey.com</div> <div>Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768</div> <table border="1"><tr><td>Drawn: MTP</td><td>Date: 12/04/19</td></tr><tr><td>Check: JDL</td><td></td></tr><tr><td colspan="2">Sections: 34 & 35 Twn. 25 S Rng. 20 E</td></tr></table>		Drawn: MTP	Date: 12/04/19	Check: JDL		Sections: 34 & 35 Twn. 25 S Rng. 20 E	
Drawn: MTP	Date: 12/04/19										
Check: JDL											
Sections: 34 & 35 Twn. 25 S Rng. 20 E											

27 | 26

34 | 35

POINT OF
COMMENCEMENT
NORTHEAST CORNER OF
SECTION 34-25-20

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	67.00'	010°23'46"	12.16'	12.14'	S 21°56'53" E
C2	50.00'	028°55'00"	25.23'	24.97'	S 14°15'04" E
C3	130.53'	028°19'17"	64.52'	63.87'	N 02°52'30" E
C4	129.23'	036°37'26"	82.60'	81.20'	N 29°27'58" W
C5	106.00'	021°05'41"	39.03'	38.81'	N 58°19'32" W

S 00°32'28" E 540.86'

EAST BOUNDARY OF
NORTHEAST 1/4
OF 34-25-20

POINT OF
BEGINNING
202.31'

S87°19'45"E

S87°19'45"E
19.87'

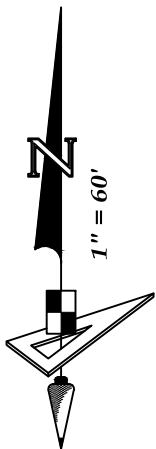
S28°42'34"E
53.09'

EPPERSON RANCH II
CONTRACTION
PARCEL 3

AREA= 0.641 ± ACRES

62.54'
S00°12'26"W C2

188.14'
N89°59'06"W



SEE SHEETS 1 FOR LEGAL

EPPERSON RANCH II CONTRACTION PARCEL 3

REVISIONS

Prepared For: METRO DEVELOPMENT

No.	Date	Description	Dwn.

DESCRIPTION AND SKETCH
(NOT A SURVEY)

James D. LeViner
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS6915**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint
Surveying, Inc.

555 Winderley Place, STE 120 Phone: (321) 270-0440
Maitland, Florida 32751 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

Drawn:MTP	Date: 12/04/19
Check:JDL	
Sections: 34 & 35 Twn. 25 S Rng. 20 E	

Composite Exhibit D-4

DESCRIPTION: A parcel of land lying in Section 35, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 35, run thence along the North boundary of the Northwest 1/4 of said Section 35, run thence along said boundary S.89°49'52"E., a distance of 167.53 feet; thence S.00°10'08"W., a distance of 498.32 feet to the **POINT OF BEGINNING**; thence S.16°07'29"W., a distance of 156.41 feet; thence Southerly, 18.12 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 41°31'33" (chord bearing S.04°38'18"E., 17.73 feet); thence S.25°24'04"E., a distance of 21.93 feet; thence N.89°49'25"W., a distance of 22.54 feet; thence N.00°12'26"E., a distance of 67.15 feet; thence Northerly, 21.92 feet along the arc of a tangent curve to the right having a radius of 83.00 feet and a central angle of 15°07'49" (chord bearing N.07°46'20"E., 21.85 feet); thence N.15°20'15"E., a distance of 25.43 feet; thence Northerly, 37.29 feet along the arc of a tangent curve to the left having a radius of 85.00 feet and a central angle of 25°08'03" (chord bearing N.02°46'13"E., 36.99 feet); thence N.09°47'49"W., a distance of 43.16 feet; thence S.84°12'46"E., a distance of 51.03 feet to the **POINT OF BEGINNING**.

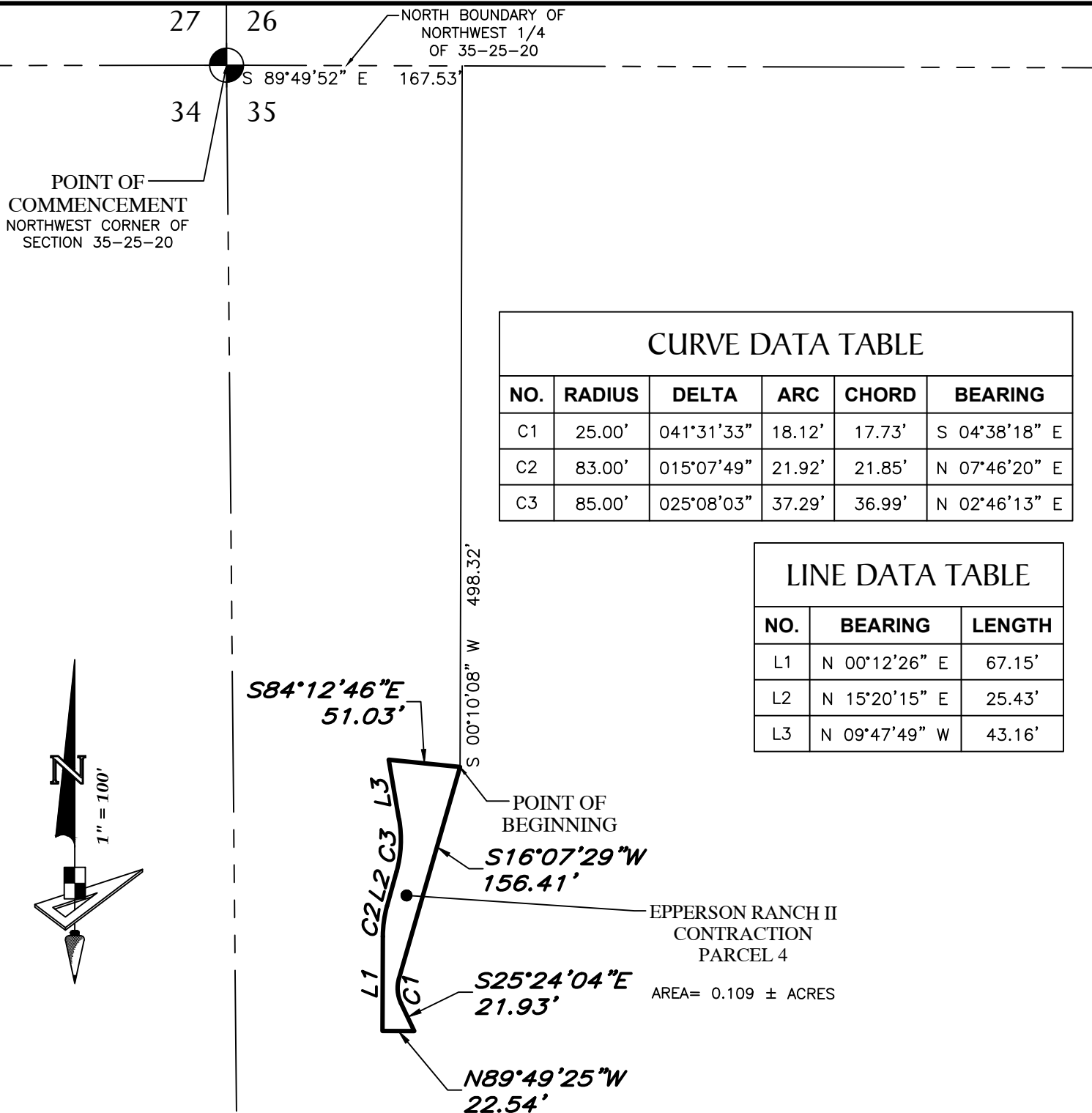
Containing 0.109 acres, more or less.

SEE SHEET 2 FOR SKETCH

EPPERSON RANCH II CONTRACTION PARCEL 4



REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.		
				<div>DESCRIPTION AND SKETCH (NOT A SURVEY)</div> <div>James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</div> <div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</div>	
Sheet No. 1 of 2 Sheets				<div>555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurvey.com</div> <div>Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768</div> <div>Drawn: MTP Date: 12/04/19</div> <div>Check: JDL</div> <div>Section: 35 Twn. 25 S Rng. 20 E</div>	



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	041°31'33"	18.12'	17.73'	S 04°38'18" E
C2	83.00'	015°07'49"	21.92'	21.85'	N 07°46'20" E
C3	85.00'	025°08'03"	37.29'	36.99'	N 02°46'13" E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00°12'26" E	67.15'
L2	N 15°20'15" E	25.43'
L3	N 09°47'49" W	43.16'

SEE SHEETS 1 FOR LEGAL

EPPERSON RANCH II CONTRACTION PARCEL 4

REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.	<div>DESCRIPTION AND SKETCH (NOT A SURVEY)</div> <div>James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</div> <div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</div>	
Sheet No. 2 of 2 Sheets				<div> <div>GeoPoint Surveying, Inc.</div> <div> 555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurvey.com </div> <div> Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768 </div> </div> <div> Drawn: MTP Date: 12/04/19 Check: JDL Section: 35 Twn. 25 S Rng. 20 E </div>	

Exhibit E

EPPERSON RANCH II CDD

PARCEL 1

DESCRIPTION: A parcel of land lying in Sections 26, 27, 34 and 35, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 34, run thence along the East boundary of the Northeast 1/4 of said Section 34, S.00°32'28"E., a distance of 540.86 feet to the **POINT OF BEGINNING**; thence N.87°19'45"W., a distance of 202.31 feet; thence Westerly, 40.22 feet along the arc of a non-tangent curve to the left having a radius of 106.00 feet and a central angle of 21°44'18" (chord bearing N.79°44'31"W., 39.98 feet); thence Westerly, 17.63 feet along the arc of a non-tangent curve to the left having a radius of 119.52 feet and a central angle of 08°27'06" (chord bearing S.87°08'40"W., 17.61 feet); thence N.71°54'28"W., a distance of 98.38 feet; thence N.62°34'54"W., a distance of 39.68 feet; thence N.51°45'54"W., a distance of 132.50 feet; thence S.54°51'05"W., a distance of 122.41 feet; thence N.34°04'27"W., a distance of 21.66 feet; thence S.55°01'29"W., a distance of 49.02 feet; thence S.54°38'00"W., a distance of 94.73 feet; thence N.36°03'27"W., a distance of 213.75 feet; thence N.54°06'17"E., a distance of 144.99 feet; thence N.35°24'34"W., a distance of 17.58 feet; thence N.55°17'45"E., a distance of 25.92 feet; thence N.34°20'17"W., a distance of 139.49 feet; thence S.54°41'16"W., a distance of 62.67 feet; thence N.83°36'53"W., a distance of 11.31 feet; thence N.35°09'44"W., a distance of 206.75 feet; thence N.48°03'55"E., a distance of 135.86 feet; thence N.02°42'33"E., a distance of 18.57 feet; thence N.54°19'44"E., a distance of 41.59 feet; thence N.37°32'22"W., a distance of 108.76 feet; thence N.70°12'41"W., a distance of 194.61 feet; thence N.18°30'25"W., a distance of 5.18 feet; thence N.65°27'09"W., a distance of 27.30 feet; thence N.24°32'57"E., a distance of 39.30 feet; thence N.06°25'05"E., a distance of 43.39 feet; thence N.64°00'29"W., a distance of 137.78 feet; thence S.64°10'42"W., a distance of 99.46 feet; thence S.27°39'51"W., a distance of 168.99 feet; thence Southwesterly, 57.35 feet along the arc of a tangent curve to the right having a radius of 1210.00 feet and a central angle of 02°42'57" (chord bearing S.29°01'20"W., 57.35 feet); thence N.37°12'43"W., a distance of 12.75 feet; thence N.81°03'14"W., a distance of 116.96 feet; thence Southwesterly, 22.83 feet along the arc of a non-tangent curve to the right having a radius of 1090.00 feet and a central angle of 01°11'59" (chord bearing N.31°46'18"E., 22.82 feet); thence N.58°49'42"W., a distance of 27.23 feet; thence N.53°20'22"W., a distance of 33.86 feet; thence N.45°36'07"W., a distance of 151.84 feet; thence N.45°07'13"W., a distance of 50.95 feet; thence S.44°48'56"W., a distance of 193.31 feet thence N.77°12'32"W., a distance of 87.70 feet; thence N.00°00'00"E., a distance of 2273.58 feet; thence N.86°30'43"E., a distance of 225.21 feet; thence N.86°55'22"E., a distance of 401.50 feet; thence N.88°35'59"E., a distance of 442.78 feet; thence Easterly, 94.10 feet along the arc of a tangent curve to the right having a radius of 9950.00 feet and a central angle of 00°32'31" (chord bearing N.88°52'15"E., 94.10 feet); thence N.89°08'30"E., a distance of 156.93 feet; thence S.89°55'58"E., a distance of 680.30 feet; thence S.89°49'45"E., a distance of 771.09 feet; thence S.00°54'21"W., a distance of 1101.70 feet; thence N.90°00'00"E., a distance of 524.07 feet; thence N.00°54'21"E., a distance of 1100.14 feet; thence S.89°49'45"E., a distance of 1359.82 feet; thence Southerly, 210.98 feet along the arc of a non-tangent curve to the right having a radius of 2831.79 feet and a central angle of 04°16'08" (chord bearing S.13°11'55"W., 210.93 feet); thence S.15°19'59"W., a distance of 1958.20 feet; thence Southwesterly, 431.82 feet along the arc of a tangent curve to the right having a radius of 1112.92 feet and a central angle of 22°13'52" (chord bearing S.26°26'55"W., 429.11 feet); thence S.37°33'50"W., a distance of 192.75 feet; thence N.89°40'12"W., a distance of 242.59 feet; thence S.84°24'20"W., a distance of 1432.55 feet; thence S.88°20'19"E., a distance of 64.53 feet; thence Southeasterly, 26.89 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 61°37'52" (chord bearing S.57°31'23"E., 25.61 feet); thence S.26°42'27"E., a distance of 284.77 feet; thence N.75°44'56"W., a distance of 47.27 feet; thence Westerly, 10.87 feet along the arc of a non-tangent curve to the left having a radius of 25.07 feet and a central angle of 24°49'55" (chord bearing N.88°12'07"W., 10.78 feet); thence S.79°20'42"W., a distance of 72.81 feet; thence S.38°47'56"W., a distance of 111.18 feet; thence N.51°06'36"W., a distance of 19.84 feet; thence Southwesterly, 8.93 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 20°28'35" (chord bearing S.26°21'46"W., 8.89 feet); thence N.84°12'46"W., a distance of 51.03 feet; thence S.80°12'11"W., a distance of 75.93 feet; thence S.79°52'53"W., a distance of 17.53 feet; thence S.07°18'21"W., a distance of 4.30 feet; thence Southerly, 28.13 feet along the arc of a tangent curve to the left having a radius of 67.00 feet and a central angle of 24°03'20" (chord bearing S.04°43'19"E., 27.92 feet); thence N.87°19'45"W., a distance of 19.87 feet to the **POINT OF BEGINNING**.

Containing 252.257 acres, more or less.

Together with:

SEE SHEET 3 FOR OVERALL
SEE SHEETS 4, 5, & 8 FOR SKETCH
SEE SHEET 6 & 7 FOR CURVE AND LINE
DATA

EPPERSON RANCH II CDD



REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.		
				<div style="text-align: center;"> DESCRIPTION AND SKETCH (NOT A SURVEY) </div> <div style="text-align: center; margin-top: 20px;"> James D. LeViner <small>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</small> </div>	
Sheet No. 1 of 8 Sheets				<div style="text-align: center;"> <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small> </div>	

GeoPoint
Surveying, Inc.

555 Winderley Place, STE 120 Maitland, Florida 32751
www.geopointsurvey.com

Phone: (321) 270-0440
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: MTP	Date: 1/15/20
Check: JDL	
Section: 26, 27, 34 & 25 Twn. 25 S Rng. 20 E	

PARCEL 2

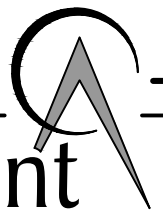
DESCRIPTION: A parcel of land lying in Section 26, Township 25 South, Range 20, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 26, run thence along the South Boundary of the Southwest 1/4 of said section 26, S.89°49'52"E., a distance of 1996.81 feet; to the **POINT OF BEGINNING**; thence N.37°32'28"E., a distance of 94.21 feet; thence Northeasterly, 481.28 feet along the arc of a tangent curve to the left having a radius of 1240.38 feet and a central angle of 22°13'52" (chord bearing N.26°25'15"E., 478.26 feet); thence S.74°39'05"E., a distance of 37.98 feet; thence N.15°18'03"E., a distance of 1957.52 feet; thence Northerly, 260.83 feet along the arc of a tangent curve to the left having a radius of 2996.82 feet and a central angle of 04°59'12" (chord bearing N.12°48'24"E., 260.75 feet); thence S.89°55'24"E., a distance of 1161.40 feet; thence S.01°30'19"W., a distance of 2640.52 feet to a point on the South boundary of Section 26; thence along said South boundary, N.89°49'52"W., a distance of 1973.24 feet to the **POINT OF BEGINNING**.

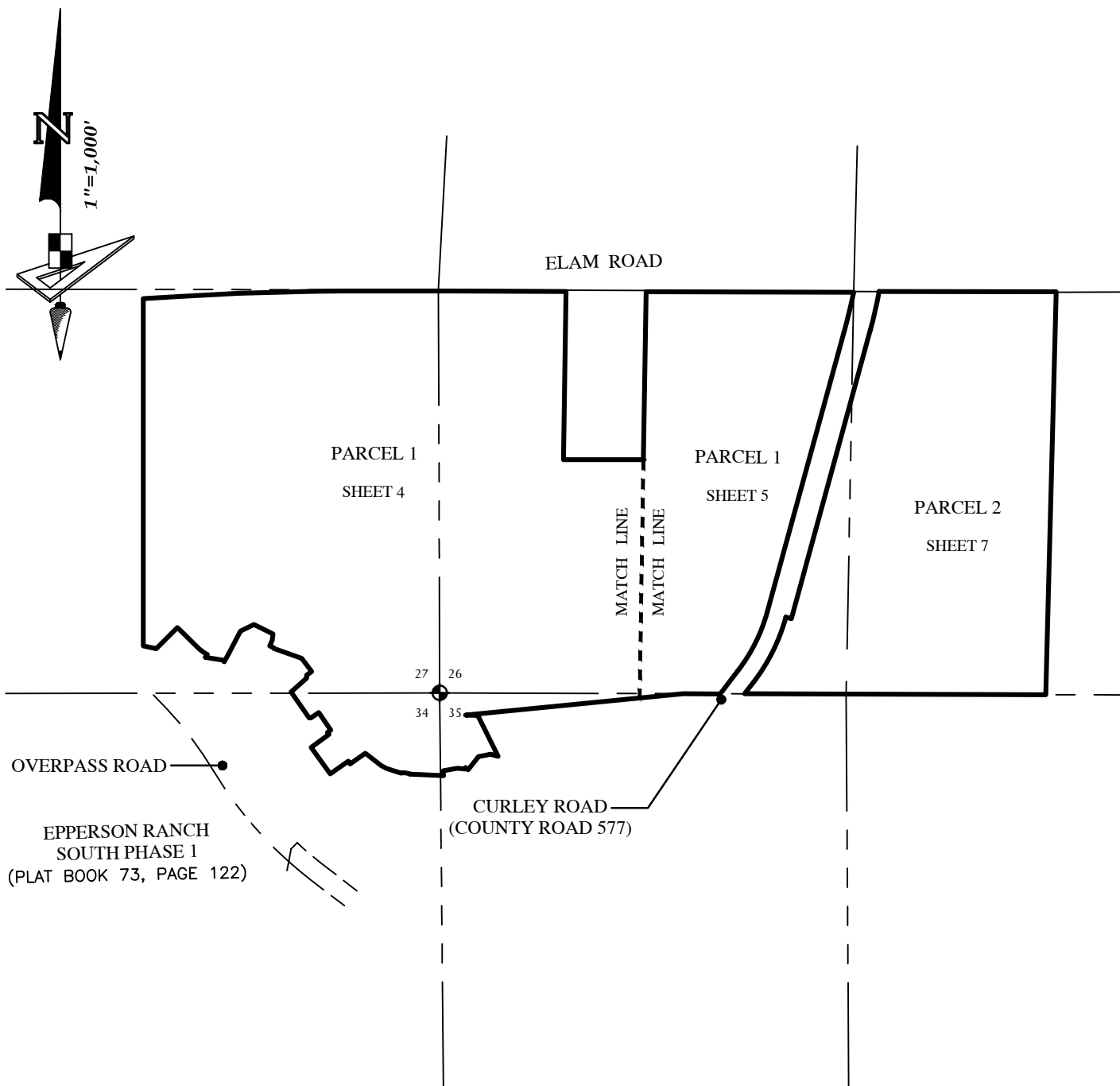
Containing 90.349 acres, more or less.

SEE SHEET 3 FOR OVERALL
SEE SHEETS 4, 5, & 8 FOR SKETCH
SEE SHEET 6 & 7 FOR CURVE AND LINE DATA

EPPERSON RANCH II CDD



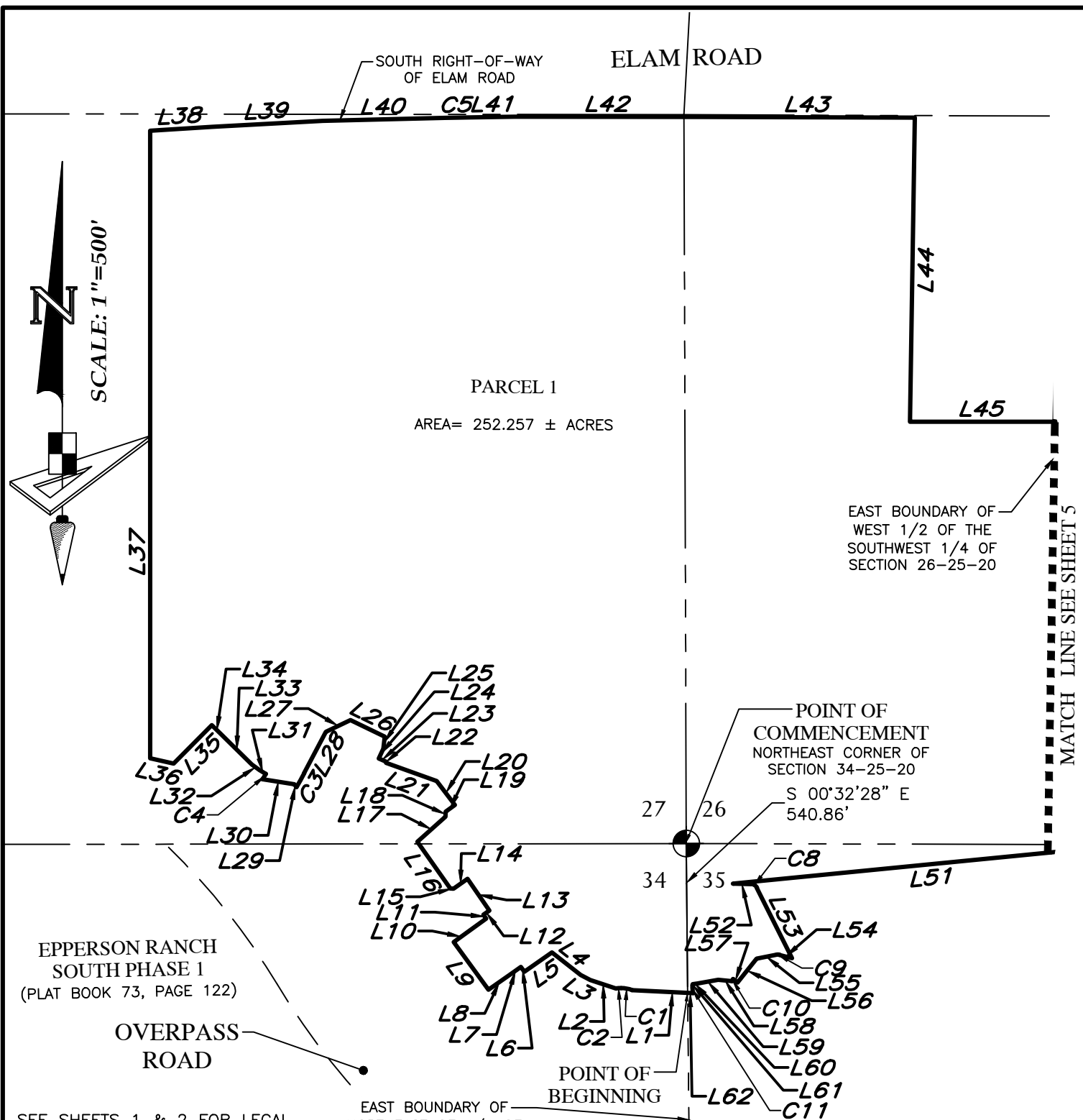
REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.		
				<div>DESCRIPTION AND SKETCH (NOT A SURVEY)</div> <div>James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</div> <div>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</div>	
Sheet No. 2 of 8 Sheets				<div>555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurvey.com</div> <div>Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768</div> <div>Drawn: MTP Date: 1/15/20</div> <div>Check: JDL</div> <div>Section: 26, 27, 34 & 25 Twn. 25 S Rng. 20 E</div>	



SEE SHEETS 1 & 2 FOR LEGAL
 SEE SHEETS 4, 5, & 8 FOR SKETCH
 SEE SHEET 6 & 7 FOR CURVE AND LINE DATA

EPPERSON RANCH II CDD

REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.		
				<div style="text-align: center;"> DESCRIPTION AND SKETCH (NOT A SURVEY) </div> <div style="text-align: center;"> James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915 </div> <div style="text-align: center;"> <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small> </div>	
Sheet No. 3 of 8 Sheets				<div style="text-align: right;"> GeoPoint Surveying, Inc. </div> <div> 555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurvey.com </div> <div> Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768 </div>	
Drawn: MTP Date: 1/15/20 Check: JDL				Section: 26, 27, 34 & 25 Twn. 25 S Rng. 20 E	



EPPERSON RANCH
SOUTH PHASE 1
(PLAT BOOK 73, PAGE 122)

OVERPASS
ROAD

SEE SHEETS 1 & 2 FOR LEGAL
SEE SHEET 3 FOR OVERALL
SEE SHEETS 5 & 8 FOR SKETCH
SEE SHEET 6 & 7 FOR CURVE AND LINE DATA

EAST BOUNDARY OF
NORTHEAST 1/4 OF
SECTION 34-25-20

EPPERSON RANCH II CDD PARCEL 1

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: METRO DEVELOPMENT

DESCRIPTION AND SKETCH
(NOT A SURVEY)

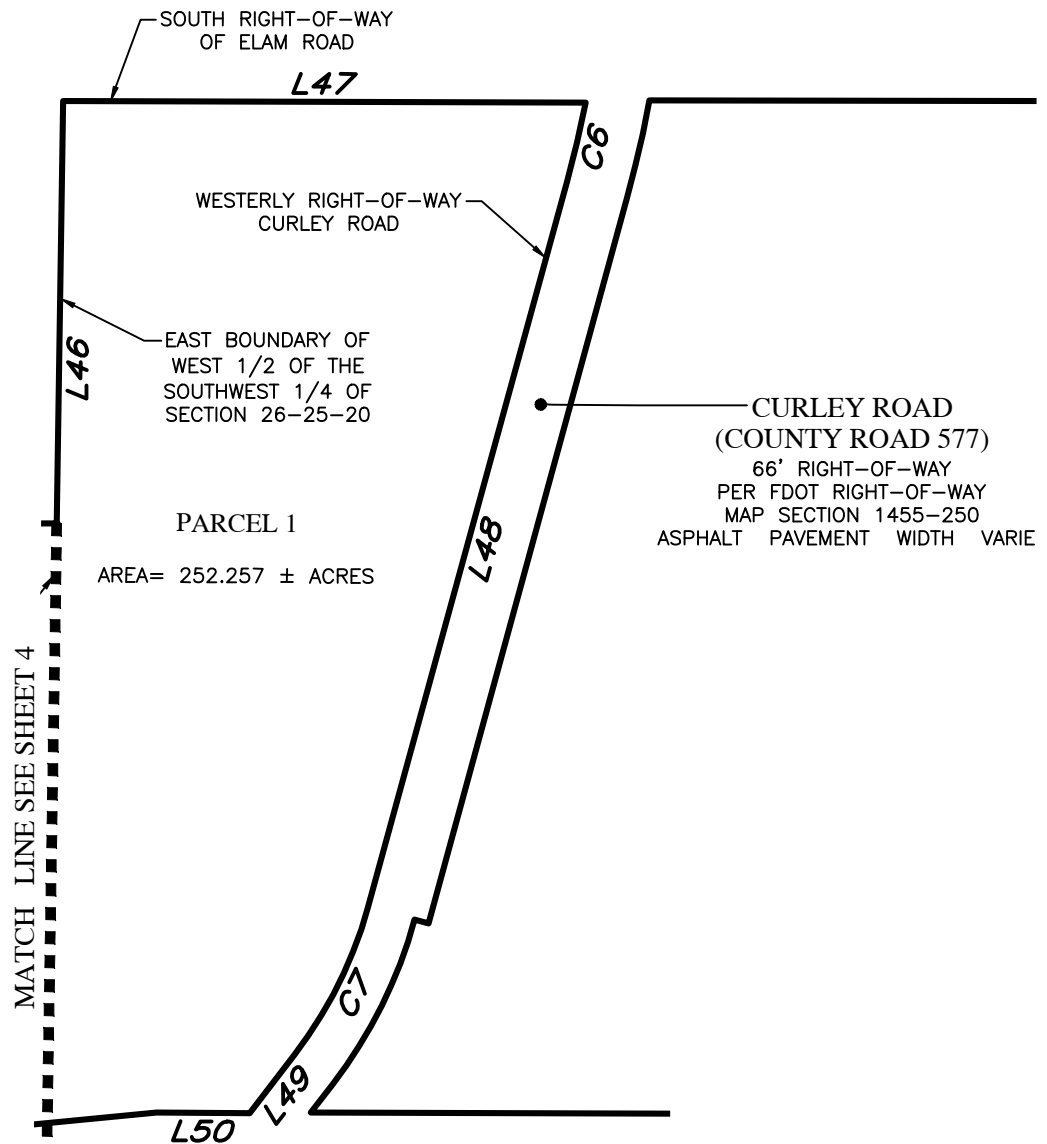
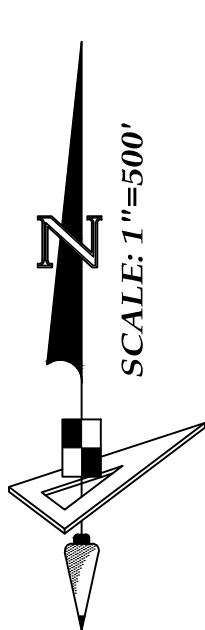
James D. LeViner
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS6915**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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Drawn: MTP	Date: 1/15/20
Check: JDL	
Section: 26, 27, 34 & 25 Twn. 25 S Rng. 20 E	



SEE SHEETS 1 & 2 FOR LEGAL
SEE SHEET 3 FOR OVERALL
SEE SHEETS 5 & 8 FOR SKETCH
SEE SHEET 6 & 7 FOR CURVE AND LINE
DATA

EPPERSON RANCH II CDD PARCEL 1

REVISIONS				Prepared For: METRO DEVELOPMENT							
No.	Date	Description	Dwn.								
				<div style="text-align: center;"> DESCRIPTION AND SKETCH (NOT A SURVEY) </div> <div style="text-align: center;"> James D. LeViner <small>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</small> <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small> </div>							
Sheet No. 5 of 8 Sheets				<div style="text-align: right;"> GeoPoint Surveying, Inc. </div> <div style="font-size: small;"> 555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurvey.com </div> <div style="font-size: small;"> Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768 </div> <table border="1" style="width: 100%; font-size: x-small;"> <tr> <td>Drawn: MTP</td> <td>Date: 1/15/20</td> </tr> <tr> <td>Check: JDL</td> <td> </td> </tr> <tr> <td colspan="2">Section: 26, 27, 34 & 25 Twn. 25 S Rng. 20 E</td> </tr> </table>		Drawn: MTP	Date: 1/15/20	Check: JDL		Section: 26, 27, 34 & 25 Twn. 25 S Rng. 20 E	
Drawn: MTP	Date: 1/15/20										
Check: JDL											
Section: 26, 27, 34 & 25 Twn. 25 S Rng. 20 E											

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	106.00'	021°44'18"	40.22'	39.98'	N 79°44'31" W
C2	119.52'	008°27'06"	17.63'	17.61'	S 87°08'40" W
C3	1210.00'	002°42'57"	57.35'	57.35'	S 29°01'20" W
C4	1090.00'	001°11'59"	22.83'	22.82'	N 31°46'18" E
C5	9950.00'	000°32'31"	94.10'	94.10'	N 88°52'15" E
C6	2831.79'	004°16'08"	210.98'	210.93'	S 13°11'55" W
C7	1112.92'	022°13'52"	431.82'	429.11'	S 26°26'55" W
C8	25.00'	061°37'52"	26.89'	25.61'	S 57°31'23" E
C9	25.07'	024°49'55"	10.87'	10.78'	N 88°12'07" W
C10	25.00'	020°28'35"	8.93'	8.89'	S 26°21'46" W
C11	67.00'	024°03'20"	28.13'	27.92'	S 04°43'19" E

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 87°19'45" W	202.31'
L2	N 71°54'28" W	98.38'
L3	N 62°34'54" W	39.68'
L4	N 51°45'54" W	132.50'
L5	S 54°51'05" W	122.41'
L6	N 34°04'27" W	21.66'
L7	S 55°01'29" W	49.02'
L8	S 54°38'00" W	94.73'
L9	N 36°03'27" W	213.75'
L10	N 54°06'17" E	144.99'
L11	N 35°24'34" W	17.58'
L12	N 55°17'45" E	25.92'
L13	N 34°20'17" W	139.49'
L14	S 54°41'16" W	62.67'
L15	N 83°36'53" W	11.31'
L16	N 35°09'44" W	206.75'
L17	N 48°03'55" E	135.86'
L18	N 02°42'33" E	18.57'
L19	N 54°19'44" E	41.59'
L20	N 37°32'22" W	108.76'
L21	N 70°12'41" W	194.61'
L22	N 18°30'25" W	5.18'
L23	N 65°27'09" W	27.30'
L24	N 24°32'57" E	39.30'
L25	N 06°25'05" E	43.39'
L26	N 64°00'29" W	137.78'
L27	S 64°10'42" W	99.46'
L28	S 27°39'51" W	168.99'

SEE SHEETS 1 & 2 FOR LEGAL
SEE SHEET 3 FOR OVERALL
SEE SHEET 4, 5 & 8 FOR SKETCH

EPPERSON RANCH II CDD PARCEL 1

REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Dwn.	<div style="border: 1px solid black; padding: 10px; margin: 0 auto; width: 80%;"> <p>DESCRIPTION AND SKETCH (NOT A SURVEY)</p> <p style="text-align: right; margin-top: 20px;"> James D. LeViner <small>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</small> </p> </div>	
Sheet No. 6 of 8 Sheets				<div style="display: flex; justify-content: space-between;"> <div> <p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p> </div> <div style="text-align: right;"> <p>Section: 26 , 27, 34 & 25 Twn. 25 S Rng. 20 E</p> </div> </div>	

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 www.geopointsurvey.com Licensed Business Number LB 7768


Drawn: MTP	Date: 1/15/20
Check: JDL	

LINE DATA TABLE		
NO.	BEARING	LENGTH
L29	N 37°12'43" W	12.75'
L30	N 81°03'14" W	116.96'
L31	N 58°49'42" W	27.23'
L32	N 53°20'22" W	33.86'
L33	N 45°36'07" W	151.84'
L34	N 45°07'13" W	50.95'
L35	S 44°48'56" W	196.31'
L36	N 77°12'32" W	87.70'
L37	N 00°00'00" E	2273.58'
L38	N 86°30'43" E	225.21'
L39	N 86°55'22" E	401.50'
L40	N 88°35'59" E	442.78'
L41	N 89°08'30" E	156.93'
L42	S 89°55'58" E	680.30'
L43	S 89°49'45" E	771.09'
L44	S 00°54'21" W	1101.70'
L45	N 90°00'00" E	524.07'
L46	N 00°54'21" E	1100.14'
L47	S 89°49'45" E	1359.82'
L48	S 15°19'59" W	1958.20'
L49	S 37°33'50" W	192.75'
L50	N 89°40'12" W	242.59'
L51	S 84°24'20" W	1432.55'
L52	S 88°20'19" E	64.53'
L53	S 26°42'27" E	284.77'
L54	N 75°44'56" W	47.27'
L55	S 79°20'42" W	72.81'
L56	S 38°47'56" W	111.18'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L57	N 51°06'36" W	19.84'
L58	N 84°12'46" W	51.03'
L59	S 80°12'11" W	75.93'
L60	S 79°52'53" W	17.53'
L61	S 07°18'21" W	4.30'
L62	N 87°19'45" W	19.87'

SEE SHEETS 1 & 2 FOR LEGAL
SEE SHEET 3 FOR OVERALL
SEE SHEET 4, 5 & 8 FOR SKETCH

EPPERSON RANCH II CDD PARCEL 1

REVISIONS				Prepared For: METRO DEVELOPMENT		 <p>GeoPoint Surveying, Inc.</p> <p>555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurveying.com</p> <p>Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LB 7768</p>
No.	Date	Description	Dwn.	<p>DESCRIPTION AND SKETCH (NOT A SURVEY)</p> <p><u>James D. LeViner</u> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</p> <p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>		
Sheet No. 7 of 8 Sheets				<p>Drawn: MTP Date: 1/15/20</p> <p>Check: JDL</p> <p>Section: 26, 27, 34 & 25 Twn. 25 S Rng. 20 E</p>		

SEE SHEETS 1 & 2 FOR LEGAL
 SEE SHEET 3 FOR OVERALL
 SEE SHEETS 4 & 5 FOR SKETCH
 SEE SHEET 6 & 7 FOR CURVE AND LINE DATA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C12	1240.38'	022°13'52"	481.28'	478.26'	N 26°25'15" E
C13	2996.82'	004°59'12"	260.83'	260.75'	N 12°48'24" E

CURLEY ROAD
 (COUNTY ROAD 577)

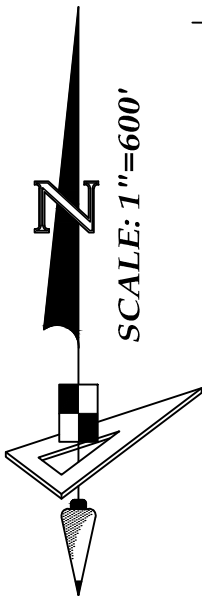
66' RIGHT-OF-WAY
 (PER FDOT RIGHT-OF-WAY MAP SECTION 1455-250)
 ASPHALT PAVEMENT WIDTH VARIES

POINT OF
 COMMENCEMENT
 SOUTHWEST CORNER OF
 SECTION 26-25-20

SOUTH BOUNDARY OF THE
 SOUTHWEST 1/4 OF
 SECTION 26-25-20

S89°49'52"E
 1,996.81'

POINT OF
 BEGINNING



ELAM ROAD

L68

NORTH BOUNDARY OF
 SOUTHEAST 1/4 OF
 SECTION 26-25-20

PARCEL 2

AREA= 90.349 ± ACRES

L70

LINE DATA TABLE

NO.	BEARING	LENGTH
L63	N 37°32'28" E	94.21'
L65	S 74°39'05" E	37.98'
L66	N 15°18'03" E	1957.52'
L68	S 89°55'24" E	1161.40'
L69	S 01°30'19" W	2640.52'
L70	N 89°49'52" W	1973.24'

EPPELSON RANCH II CDD PARCEL 2

REVISIONS

Prepared For: METRO DEVELOPMENT

No.	Date	Description	Dwn.

DESCRIPTION AND SKETCH
 (NOT A SURVEY)

James D. LeViner
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS6915**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint
 Surveying, Inc.

555 Winderley Place, STE 120 Phone: (321) 270-0440
 Maitland, Florida 32751 Fax: (813) 248-2266
 www.geopointsurveying.com Licensed Business Number LB 7768

Drawn:MTP Date: 1/15/20
 Check:JDL
 Section: 26, 27, 34 & 25 Twn. 25 S Rng. 20 E

Composite Exhibit F-1

**CONSENT AND JOINDER OF LANDOWNERS TO THE
BOUNDARY AMENDMENT OF THE
EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit "A"** attached hereto and made apart hereof ("Property").

The undersigned understands and acknowledges that the Epperson Ranch II Community Development District, (the "District"), intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary amendment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the District.

The undersigned hereby consents to the boundary amendment of the District which will include the Property within the lands to be a part of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are amended. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, a consent to the boundary amendment of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 13th day of December, 2019.

EPPERSON RANCH , LLC,
a Florida limited liability company

By: _____

John Ryan, As Manager

Consideration \$994,400.00

Prepared by & Return to:

Gary N. Strohauer, Esquire

BAXTER, STROHAUER, MANNION
& SILBERMANN, P.A.

1150 Cleveland Street, Suite 300

Clearwater, Florida 33755

File # 11-4718



2011029248

Rcpt: 1352965

Rec: 27.00

DS: 6960.80

IT: 0.00

02/25/11 L. Korb, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER

02/25/11 10:26am 1 of 3

OR BK

8518

PG

927

Portions of Parcel # 27 25 20 0000 00200 0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 22nd day of February, 2011, by and between EPCO RANCH, INC., a Florida corporation f/k/a EPPERSON AND ASSOCIATES, INC., a Florida corporation ("Grantor"), and EPPERSON RANCH, LLC, a Florida limited liability company, whose address is 2502 N. Rocky Point Drive, #1050, Tampa, FL 33607, ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable considerations, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pasco County, Florida ("Property"):

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

And the Grantor does hereby covenant with the Grantee that the Property is free from all liens and encumbrances except real estate taxes for the year 2011 and subsequent years, and easements, covenants, conditions, reservations and other matters of record;

And Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under it, but against none other.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

GRANTOR:

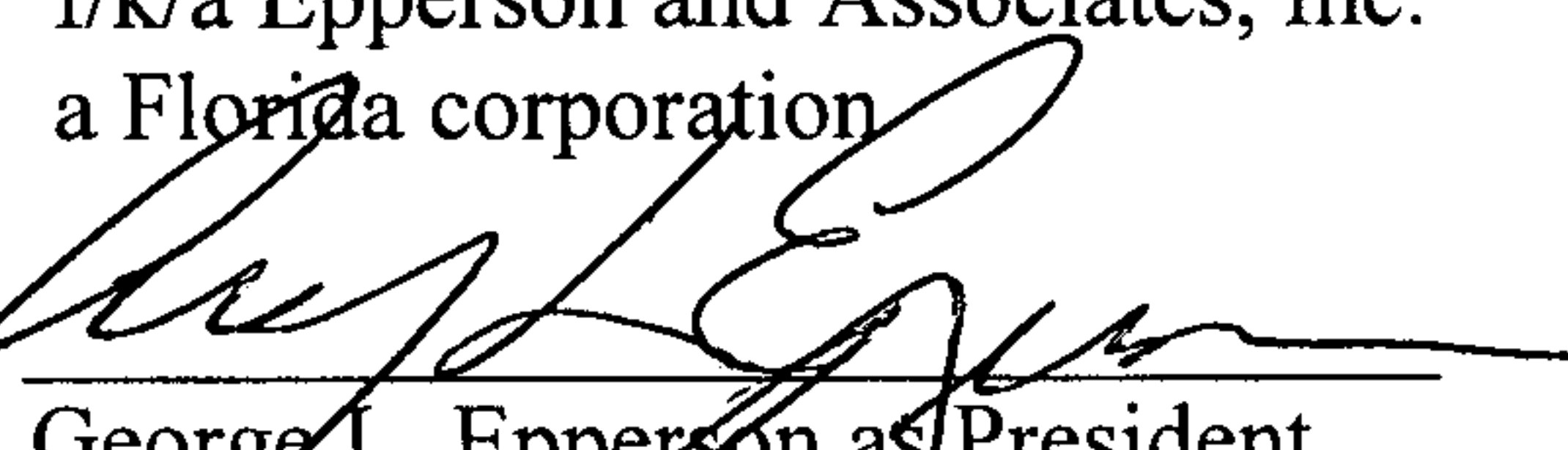
Signed, sealed and delivered
in the presence of:

Epco Ranch, Inc.
a Florida corporation
f/k/a Epperson and Associates, Inc.
a Florida corporation

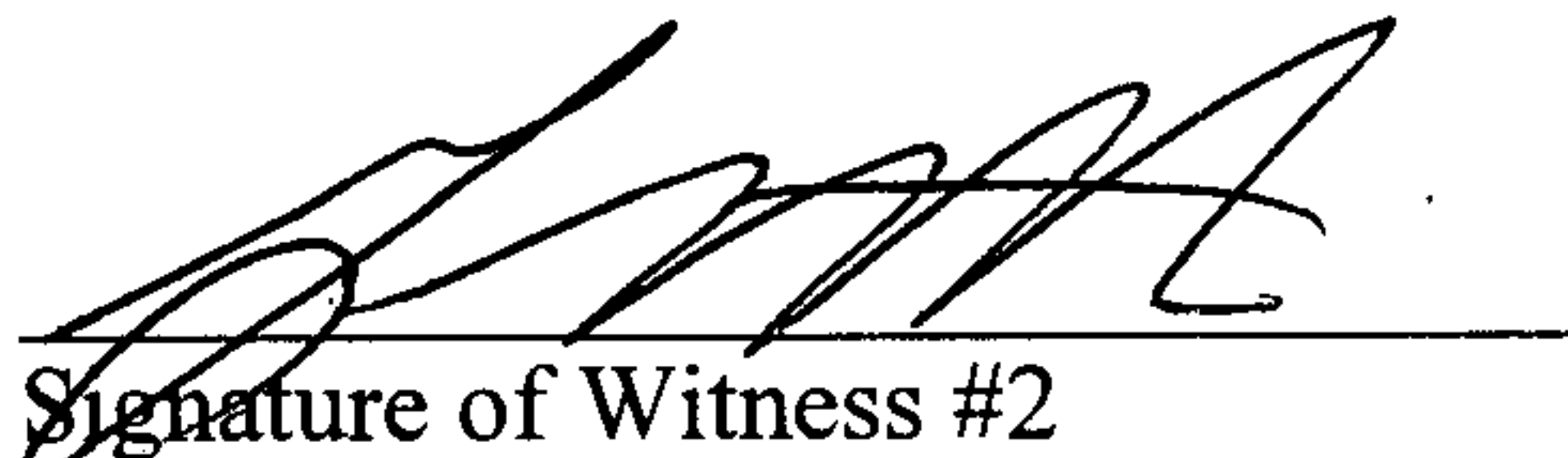

Signature of Witness #1

JAMES M. DABITY, JR.
Typed/Printed Name of Witness #1

By:


George L. Epperson as President
Box 231 State Road 577
San Antonio, FL 33576

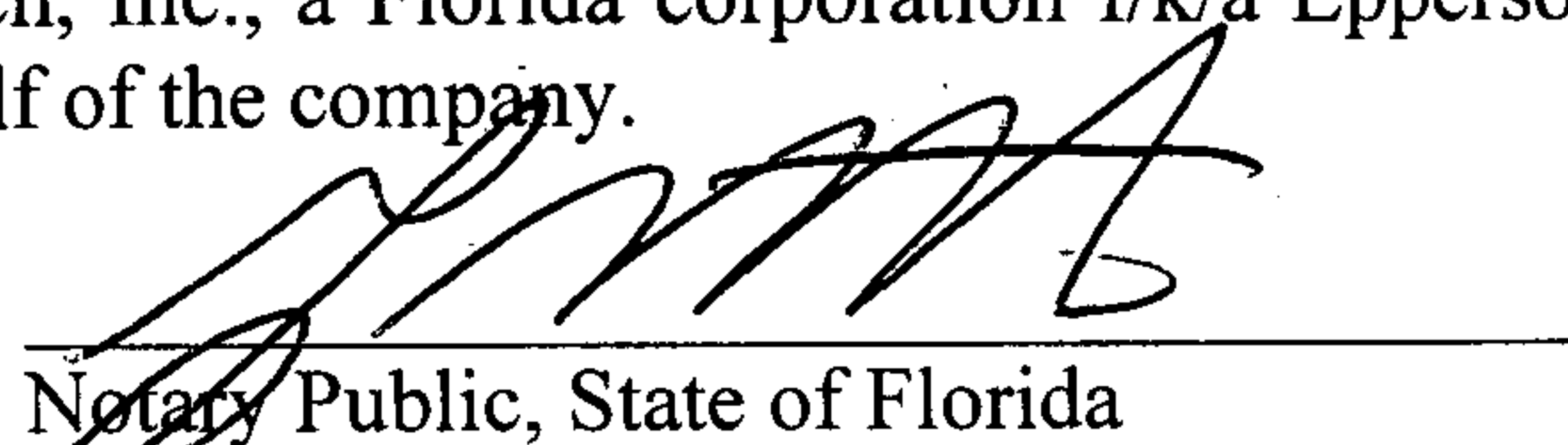
Address:


Signature of Witness #2

GARY N. STROHAUSER
Typed/Printed Name of Witness #2

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22nd day of February, 2011,
by George L. Epperson as President of Epco Ranch, Inc., a Florida corporation f/k/a Epperson
and Associates, Inc., a Florida corporation, on behalf of the company.


Notary Public, State of Florida

Commission Expires: _____

☒ Personally known to me

Produced _____ as identification

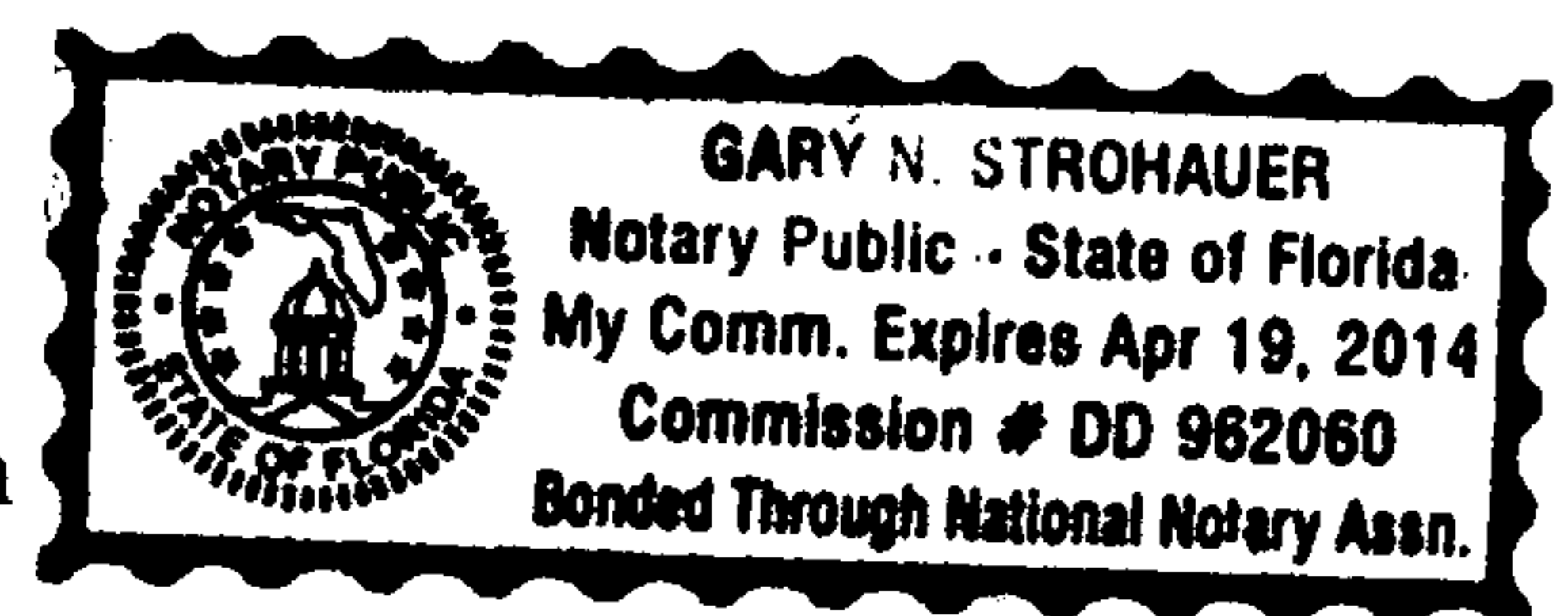


Exhibit "A"

A parcel of land lying within the Southeast 1/4 of Section 27, Township 25 South, Range 20 East, Pasco County, Florida being more particularly described as follows:

As a Point of Reference commence at the Southeast corner of Section 27, Township 25 South, Range 20 East, Pasco County, Florida, and proceed S 89°55'36" W, along the South boundary of said Section 27, a distance of 1381.93 feet to a point on the Northerly boundary of that certain tract of land described in Official Records Book 7697, Page 1396 of the Public Records of Pasco County, Florida said point lying on a non-tangential curve concave southwesterly, having a radius of 3083.00 feet and a chord bearing N 56°30'51" W, a distance of 158.26 feet; thence along the arc of said curve to the left and the Northerly boundary of said tract, a distance of 158.28 feet to a point of reverse curvature of a curve concave easterly, having a radius of 25.00 feet and a chord bearing N 13°35'03" W, a distance of 34.98 feet; thence along the arc of said curve to the right and the Northerly boundary of said tract, a distance of 38.75 feet; thence on a non-radial line and said Northerly boundary, N 59°11'00" W, a distance of 80.00 feet to a point on a non-tangent curve concave northwesterly, having a radius of 25.00 feet and a chord bearing S 75°13'03" W, a distance of 34.98 feet; thence along the arc of said curve to the right and the Northerly boundary of said tract, a distance of 38.75 feet to a point of reverse curvature of a curve concave southwesterly, having a radius of 3083.00 feet and a chord bearing N 61°33'46" W, a distance of 127.09 feet; thence along the arc of said curve to the left and the Northerly boundary of said tract, a distance of 127.10 feet to the POINT OF BEGINNING; thence continue along said curve concave southwesterly and the Northerly boundary of said tract, having a radius of 3083.00 feet and a chord which bears N 64°51'35" W, a distance of 227.67 feet; thence along the arc of said curve to the left, a distance of 227.73 feet; thence, leaving said Northerly boundary, run N 00°00'00" E, on a non-tangential line, a distance of 2273.53 feet to a point on the South right-of-way line of Elam Road; thence N 86°30'43" E, along said South right-of-way line, a distance of 225.21 feet; thence N 86°55'22" E, along said South right-of-way line, a distance of 401.50 feet; thence N 88°35'59" E, along said South right-of-way line, a distance of 442.78 feet to the point of curvature of a curve concave southerly, having a radius of 9950.00 feet and a chord which bears N 88°52'15" E, a distance of 94.10 feet, thence along the arc of said curve to the right and along said South right-of-way line, a distance of 94.10 feet to a point of tangency; thence N 89°08'30" E, along said South right-of-way line, a distance of 22.79 feet to the Northwest corner of that certain tract of land described in Official Records Book 8274, Page 1702 of the Public Records of Pasco County, Florida; thence departing said South right-of-way line, S 00°00'00" E, along the Westerly boundary of said tract, a distance of 270.83 feet to a point of curvature of a curve concave westerly, having a radius of 2970.00 feet and a chord which bears S 13°59'30" W, a distance of 1436.18 feet; thence along the arc of said curve to the right and the Westerly boundary of said tract, a distance of 1450.55 feet to a point of compound curvature of a curve concave northwesterly, having a radius of 1170.00 feet and a chord which bears S 39°31'30" W, a distance of 468.19 feet; thence along the arc of said curve to the right and the Westerly boundary of said tract, a distance of 471.37 feet to a point of reverse curvature of a curve concave southeasterly, having a radius of 1230.00 feet and a chord which bears S 42°07'50" W, a distance of 382.12 feet; thence along the arc of said curve to the left and the Westerly boundary of said tract, a distance of 383.67 feet; thence S 45°06'36" W, on a non-tangential line and the Westerly boundary of said tract, a distance of 52.90 feet to the beginning of a non-tangential curve concave southeasterly, having a radius of 1242.00 feet and a chord which bears S 29°24'11" W, a distance of 60.83 feet; thence along the arc of said curve to the left and the Westerly boundary of said tract, a distance of 60.83 feet to a point of tangency; thence S 28°00'00" W, along the Westerly boundary of said tract, a distance of 21.84 feet to the POINT OF BEGINNING.

PURCHASE PRICE: \$3,952,724.10



R
4/3
Prepared by & Return to:
Gary N. Strohauer, Esquire
BAXTER, STROHAUER, MANNION
& SILBERMANN, P.A.
1150 Cleveland Street, Suite 300
Clearwater, Florida 33755
File # 10-4682

Rcpt: 1289945 Rec: 35.50
DS: 27669.60 IT: 0.00
02/23/10 L. Korb, Dpty Clerk

PAULA S. O'NEIL, PASCO CLERK & COMPTROLLER
02/23/10 11:13am 1 of 4
OR BK 8274 PG 1702

Portions of Parcel #'s 27-25-20-0000-00200-0000; 26-25-20-0000-00200-0030;
34-25-20-0000-00100-0020; 35-25-20-0000-00300-0010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 22nd day of February, 2010, by and between EPCO RANCH, INC., a Florida corporation f/k/a EPPERSON AND ASSOCIATES, INC., a Florida corporation ("Grantor"), and EPPERSON RANCH, LLC, a Florida limited liability company, whose address is 2502 N. Rocky Point Drive, #1050, Tampa, FL 33607, ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable considerations, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pasco County, Florida ("Property"):

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

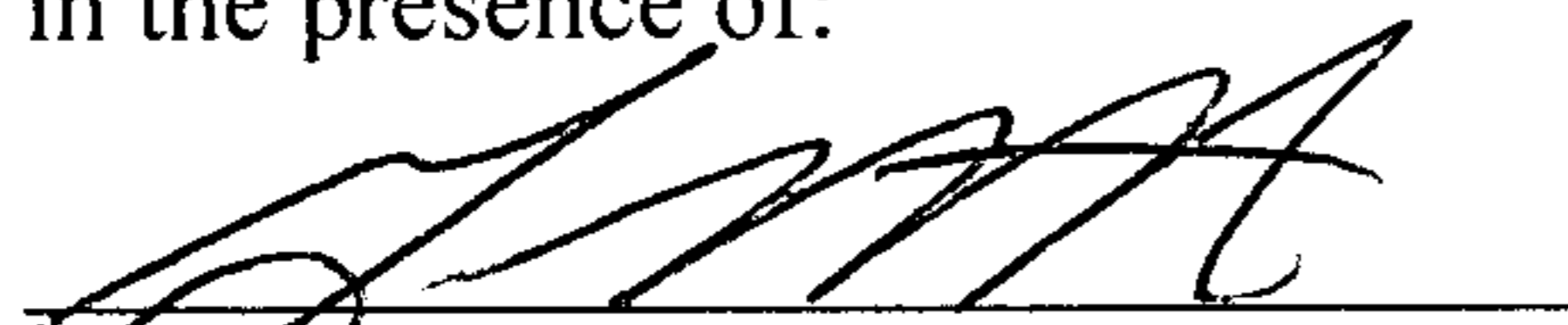
And the Grantor does hereby covenant with the Grantee that the Property is free from all liens and encumbrances except real estate taxes for the year 2010 and subsequent years, and easements, covenants, conditions, reservations and other matters of record;

And Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under it, but against none other.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

GRANTOR:

Signed, sealed and delivered
in the presence of:

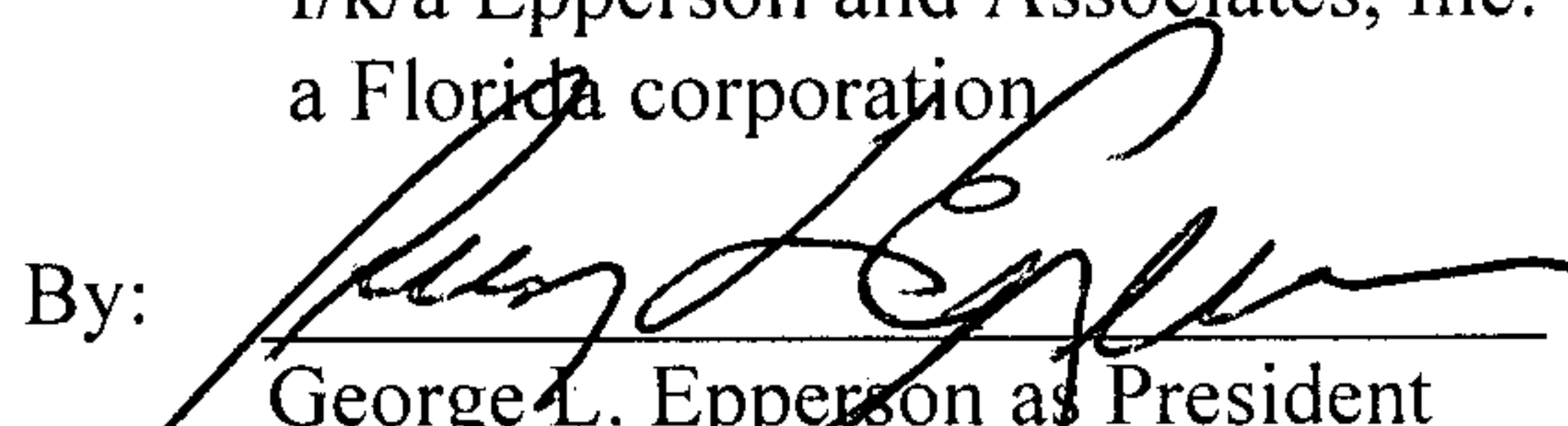

Signature of Witness #1

Gary N. Strohaner
Typed/Printed Name of Witness #1


Signature of Witness #2

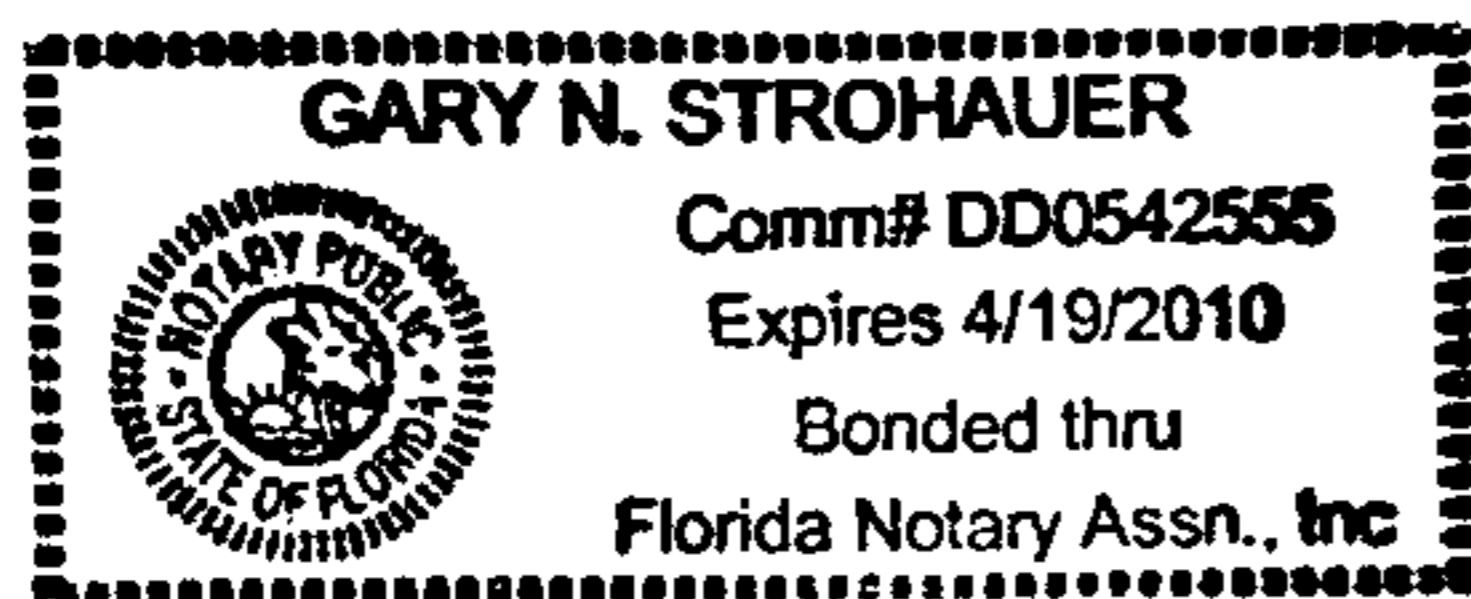
Doug Draper
Typed/Printed Name of Witness #2

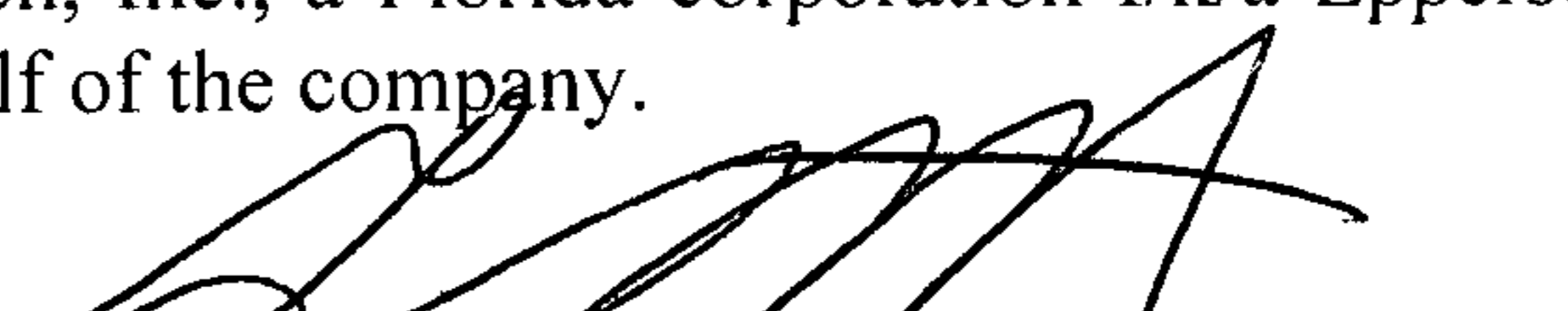
Epco Ranch, Inc.
a Florida corporation
f/k/a Epperson and Associates, Inc.
a Florida corporation

By: 
George L. Epperson as President
Address: Box 231 State Road 577
San Antonio, FL 33576

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22nd day of February, 2010, by George L. Epperson as President of Epco Ranch, Inc., a Florida corporation f/k/a Epperson and Associates, Inc., a Florida corporation, on behalf of the company.




Notary Public, State of Florida

Commission Expires: _____

1 Personally known to me

Produced _____ as identification

Exhibit "A"

A parcel of land lying in Sections 26, 27, 34 and 35, Township 25 South, Range 20 East, Pasco County, Florida being more particularly described as follows:

As a point of reference commence at the Southwest corner of said Section 26 and proceed S 89°49'52" E, along the South boundary of the West 1/2 of the Southwest 1/4 of said Section 26, a distance of 1310.65 feet to the Southeast corner of the West 1/2 of the Southwest 1/4 of said Section 26 also being the Southwest corner of that certain tract of land described in Official Records Book 7806, Page 1080 of the Public Records of Pasco County, Florida and the POINT OF BEGINNING; thence S 89°40'12" E, along the South boundary of the East 1/2 of the Southwest 1/4 of said Section 26 and along the South boundary of said tract, a distance of 526.83 to a point on the Westerly right-of-way line of Curley Road (State Road No. 577) and the Southeast corner of said tract; thence S 37°33'50" W, along said Westerly right-of-way line, a distance of 2438.40 feet to a point on the Northerly boundary of that certain tract of land described in Official Records Book 7697, Page 1396 of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following fourteen (14) courses: N 52°26'10" W, a distance of 1453.26 feet to a point on a non-tangent curve concave Easterly, having a radius of 286.50 feet and a chord bearing N 07°00'55" E, a distance of 167.83 feet; thence along the arc of said curve to the right, a distance of 170.32 feet to a point of compound curvature of a curve concave Southeasterly, having a radius of 100.00 feet and a chord bearing N 47°59'44" E, a distance of 81.19 feet; thence along the arc of said curve to the right, a distance of 83.60 feet to a point of reverse curvature of a curve concave Northwesterly, having a radius of 130.00 feet and a chord bearing N 50°39'05" E, a distance of 94.42 feet; thence along the arc of said curve to the left, a distance of 96.63 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 100.00 feet and a chord bearing N 55°48'09" E, a distance of 89.07 feet; thence along the arc of said curve to the right, a distance of 92.31 feet; thence on a non-radial line, N 11°00'07" W, a distance of 87.40 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 100.00 feet and a chord bearing N 73°38'59" W, a distance of 86.73 feet; thence along the arc of said curve to the right, a distance of 89.71 feet to a point of reverse curvature of a curve concave Southwesterly, having a radius of 130.00 feet and a chord bearing N 62°19'31" W, a distance of 64.55 feet; thence along the arc of said curve to the left, a distance of 65.23 feet to a point of reverse curvature of a curve concave Northerly, having a radius of 100.00 feet and a chord bearing N 58°18'58" W, a distance of 63.08 feet; thence along the arc of said curve to the right, a distance of 64.17 feet to a point of reverse curvature of a curve concave Southwesterly, having a radius of 3083.00 feet and a chord bearing N 48°57'31" W, a distance of 967.37 feet; thence along the arc of said curve to the left, a distance of 971.38 feet to a point of reverse curvature of a curve concave Easterly, having a radius of 25.00 feet and a chord bearing N 13°35'03" W, a distance of 34.98 feet; thence along the arc of said curve to the right, a distance of 38.75 feet; thence on a non-radial line, N 59°11'00" W, a distance of 80.00 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 25.00 feet and a chord bearing S 75°13'03" W, a distance of 34.98 feet; thence along the arc of said curve to the right, a distance of 38.75 feet to a point of reverse curvature of a curve concave Southwesterly, having a radius of 3083.00 feet and a chord bearing N 61°33'46" W, a distance of 127.09 feet; thence along the arc of said curve to the left, a distance of 127.10 feet; thence leaving the Northerly boundary of that certain tract of land described in Official Records Book 7697, Page 1396, on a non-radial line, N 28°00'00"E, a distance of 21.84 feet to point on a non-tangent curve concave Southeasterly, having a radius of 1242.00 feet and a chord bearing N 29°24'11" E, a distance of 60.83 feet; thence along the arc of said curve to the right, a distance of 60.83 feet; thence on a non-radial line, N 45°06'36" E, a distance of 52.90 feet to a point on a non-tangent curve concave Southeasterly, having a radius of 1230.00 feet and a chord bearing N 42°07'50" E, a distance of 382.12 feet; thence along the arc of said curve to the right, a distance of 383.67 feet to a point of reverse curvature of a curve concave Northwesterly, having a radius of 1170.00 feet and a chord bearing N 39°31'30" E, a distance of 468.19 feet; thence along the arc of said curve to the left, a distance of 471.37

feet to a point of compound curvature of a curve concave Northwesterly, having a radius of 2970.00 feet and a chord bearing N 13°59'30" E, a distance of 1436.18 feet; thence along the arc of said curve to the left, a distance of 1450.55 feet to a point of tangency; thence N00°00'00" W, a distance of 270.83 feet to a point on the Southerly right-of-way line of Elam Road; thence N 89°08'30" E, along said Southerly right-of-way line, a distance of 134.13 feet; thence S 89°55'58" E, along said Southerly right-of-way line, a distance of 680.30 feet; thence S 89°49'45" E, along said Southerly right-of-way line, a distance of 771.09 feet; thence leaving said Southerly right-of-way line, S 00°54'21" W, a distance of 1101.70 feet; thence N 90°00'00" E, a distance of 524.07 feet to a point on the West boundary of the aforementioned tract of land described in Official Records Book 7806, Page 1080 of the Public Records of Pasco County, Florida ; thence S 00°54'21" W, along said West boundary line, a distance of 1532.05 feet to the POINT OF BEGINNING.

Composite Exhibit F-2

**CONSENT AND JOINDER OF LANDOWNERS TO THE
BOUNDARY AMENDMENT OF THE
EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit "A"** attached hereto and made apart hereof ("Property").

The undersigned understands and acknowledges that the Epperson Ranch II Community Development District, (the "District"), intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary amendment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the District.

The undersigned hereby consents to the boundary amendment of the District which will include the Property within the lands to be a part of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are amended. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, a consent to the boundary amendment of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 13th day of December, 2019.

EPPERSON CLUB, LLC,
a Florida limited liability company

By: 

John Ryan, As Manager

This Instrument Was Prepared
By And Should Be Returned To:

Lee E. Nelson, Esq.
Shutts & Bowen LLP
4301 W. Boy Scout Blvd., Suite 300
Tampa, Florida 33607

Rcpt: 1906730 Rec: 35.50
DS: 0.00 IT: 0.00
11/03/2017 eRecording

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
11/03/2017 11:16 AM 1 of 4
OR BK **9629** PG **617**

A Portion of Parcel Id Numbers: 27-25-20-0000-00200-0010; 27-25-20-0000-00200-0030;
27-25-20-0000-00200-0031; 34-25-20-0000-00100-0011; 34-25-20-0000-00100-0013;
34-25-20-0000-00100-0020; 34-25-20-0000-00100-0021; 34-25-20-0000-00100-00B0;
35-25-20-0000-00300-0010

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED is made the 11 day of November, 2017, by **EPPERSON RANCH, LLC**, a Florida limited liability company ("Grantor"), whose address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607 to **EPPERSON CLUB, LLC**, a Florida limited liability company ("Grantee"), whose address is 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida 33607.

WITNESSETH:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to Grantor paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, the real property situate, lying, and being in Pasco County, Florida, and legally described in **Exhibit "A"** attached to this Deed (the "**Property**").

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

THIS CORRECTIVE SPECIAL WARRANTY DEED (THE "CORRECTIVE DEED") IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" (THE "ORIGINAL LEGAL DESCRIPTION") TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED OCTOBER 2, 2017, IN OFFICIAL RECORDS BOOK 9611, PAGE 3356, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA (THE "ORIGINAL DEED"). GRANTOR INTENDS THAT THE LEGAL DESCRIPTION ATTACHED TO THIS CORRECTIVE DEED AS EXHIBIT "A" REPLACE IN ITS ENTIRETY THE ORIGINAL LEGAL DESCRIPTION, SUCH THAT THE LEGAL DESCRIPTION OF THE PROPERTY (AS DEFINED IN THE ORIGINAL DEED AND AS ABOVE DEFINED) SHALL BE DEEMED TO REFER SOLELY TO EXHIBIT "A" ATTACHED TO THIS CORRECTIVE DEED.

And, subject to matters of record, Grantor hereby covenants with Grantee² that Grantor⁴ is lawfully seized of the Property in fee simple, and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and, notwithstanding anything hereto to the contrary, that the Property is being conveyed to and accepted by Grantee subject to applicable zoning ordinances, taxes and assessments for the current and subsequent years, and all matters of record, but this reference is not intended to reimpose the same.

IN WITNESS WHEREOF, Grantor has executed this Corrective Special Warranty Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

EPPERSON RANCH, LLC, a Florida limited liability company

Debi Cronin
Signature of Witness 1

By: [Signature]
John M. Ryan, Manager

Debi Cronin
Print name of Witness 1

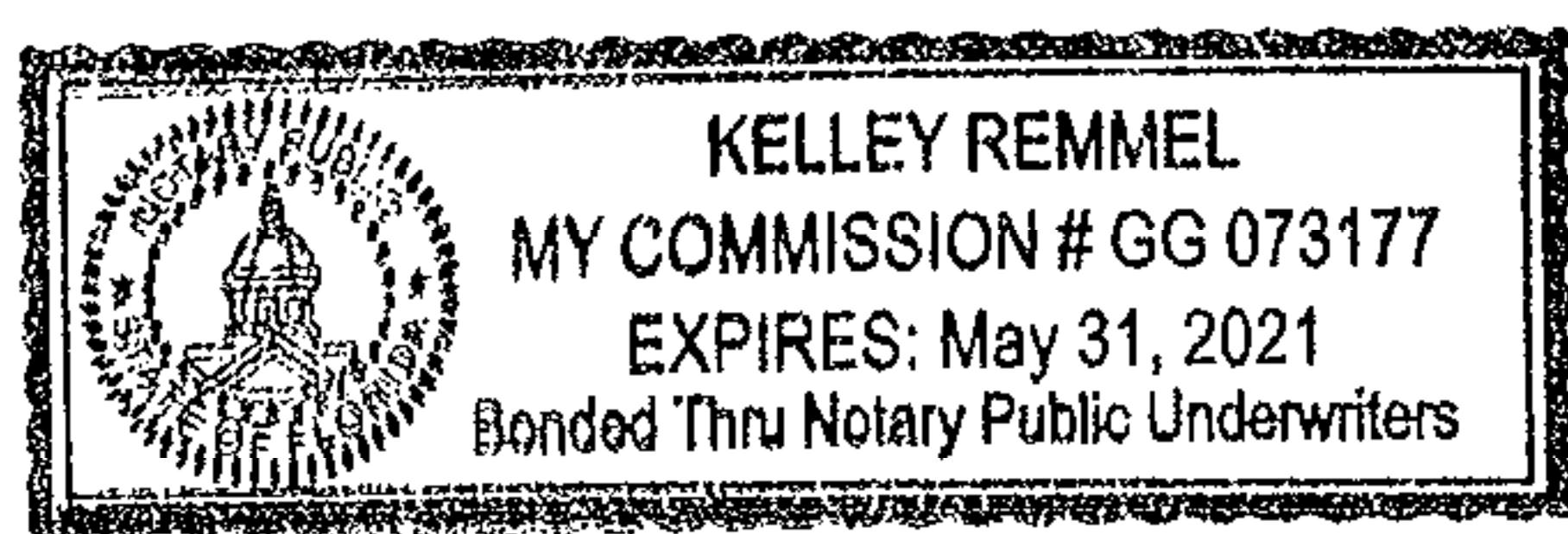
[Signature]
Signature of Witness 2

[Signature]
Print name of Witness 2

STATE OF FLORIDA)
) ss.:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 1 day of November, 2017, by John M. Ryan, Manager of **EPPERSON RANCH, LLC**, a Florida limited liability company, on behalf of the company, who () is personally known to me or () produced _____ as identification.

[Affix Notary Seal]



[Signature]
Notary Public

[Signature]
(Print or type name)

Commission No.: _____

My Commission Expires: 6/2/18

EXHIBIT "A"**(CORRECTED LEGAL DESCRIPTION)**

A parcel of land lying in Sections 27 and 34, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of said Section 27, run thence along the South boundary of said Section 27, S.89°55'36"W., a distance of 1004.34 feet to the POINT OF BEGINNING; thence Southeasterly, 93.29 feet along the arc of a curve to the left having a radius of 79.17 feet and a central angle of 67°31'14" (chord bearing S.23°35'01"E., 87.99 feet); thence Southeasterly, 153.83 feet along the arc of a reverse curve to the right having a radius of 130.83 feet and a central angle of 67°22'01" (chord bearing S.23°39'38"E., 145.12 feet); thence Southerly, 40.76 feet along the arc of a reverse curve to the left having a radius of 49.17 feet and a central angle of 47°29'43" (chord bearing S.13°43'29"E., 39.60 feet); thence Southerly, 180.90 feet along the arc of a reverse curve to the right having a radius of 175.83 feet and a central angle of 58°56'45" (chord bearing S.07°59'59"E., 173.02 feet); thence Southerly, 60.03 feet along the arc of a reverse curve to the left having a radius of 59.17 feet and a central angle of 58°08'00" (chord bearing S.07°35'37"E., 57.49 feet); thence Southeasterly, 25.77 feet along the arc of a compound curve to the left having a radius of 249.17 feet and a central angle of 05°55'32" (chord bearing S.39°37'23"E., 25.76 feet); thence Easterly, 21.51 feet along the arc of a compound curve to the left having a radius of 14.17 feet and a central angle of 86°58'57" (chord bearing S.86°04'37"E., 19.50 feet); thence Easterly, 20.39 feet along the arc of a reverse curve to the right having a radius of 20.50 feet and a central angle of 56°59'30" (chord bearing N.78°55'39"E., 19.56 feet); thence Southeasterly, 53.52 feet along the arc of a compound curve to the right having a radius of 37.50 feet and a central angle of 81°46'25" (chord bearing S.31°41'23"E., 49.09 feet); thence Southeasterly, 17.96 feet along the arc of a reverse curve to the left having a radius of 14.17 feet and a central angle of 72°39'02" (chord bearing S.27°07'41"E., 16.78 feet); thence Easterly, 27.67 feet along the arc of a compound curve to the left having a radius of 249.17 feet and a central angle of 06°21'49" (chord bearing S.66°38'07"E., 27.66 feet); thence Easterly, 53.34 feet along the arc of a compound curve to the left having a radius of 49.17 feet and a central angle of 62°09'40" (chord bearing N.79°06'09"E., 50.76 feet); thence Easterly, 227.39 feet along the arc of a reverse curve to the right having a radius of 175.83 feet and a central angle of 74°05'46" (chord bearing N.85°04'12"E., 211.87 feet); thence Easterly, 32.36 feet along the arc of a reverse curve to the left having a radius of 29.17 feet and a central angle of 63°34'40" (chord bearing S.89°40'15"E., 30.73 feet); thence Easterly, 86.29 feet along the arc of a reverse curve to the right having a radius of 75.50 feet and a central angle of 65°29'09" (chord bearing S.88°43'01"E., 81.67 feet); thence Easterly, 103.49 feet along the arc of a reverse curve to the left having a radius of 99.50 feet and a central angle of 59°35'29" (chord bearing S.85°46'11"E., 98.88 feet); thence Easterly, 82.41 feet along the arc of a reverse curve to the right having a radius of 96.50 feet and a central angle of 48°55'51" (chord bearing N.88°54'00"E., 79.93 feet); thence Southeasterly, 23.34 feet along the arc of a compound curve to the right having a radius of 96.50 feet and a central angle of 13°51'34" (chord bearing S.59°42'18"E., 23.29 feet); thence Southerly, 222.41 feet along the arc of a compound curve to the right having a radius of 112.50 feet and a central angle of 113°16'30" (chord bearing S.03°51'44"W., 187.92 feet); thence Southwesterly, 10.77 feet along the arc of a compound

curve to the right having a radius of 140.50 feet and a central angle of $04^{\circ}23'28''$ (chord bearing $S.62^{\circ}41'43''W.$, 10.77 feet); thence Westerly, 120.53 feet along the arc of a compound curve to the right having a radius of 140.50 feet and a central angle of $49^{\circ}09'03''$ (chord bearing $S.89^{\circ}27'59''W.$, 116.87 feet); thence $S.24^{\circ}02'30''W.$, a distance of 22.22 feet; thence $N.76^{\circ}18'29''W.$, a distance of 89.99 feet; thence $N.73^{\circ}46'15''W.$, a distance of 81.89 feet; thence Westerly, 22.05 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of $50^{\circ}32'11''$ (chord bearing $S.80^{\circ}57'39''W.$, 21.34 feet); thence $S.55^{\circ}41'34''W.$, a distance of 113.05 feet; thence $S.53^{\circ}18'59''W.$, a distance of 41.08 feet; thence Southwesterly, 6.58 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of $15^{\circ}04'49''$ (chord bearing $S.45^{\circ}46'35''W.$, 6.56 feet); thence $S.38^{\circ}14'10''W.$, a distance of 61.07 feet; thence Southwesterly, 11.67 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of $26^{\circ}44'25''$ (chord bearing $S.24^{\circ}51'58''W.$, 11.56 feet); thence $S.11^{\circ}29'45''W.$, a distance of 101.30 feet; thence $S.14^{\circ}45'57''W.$, a distance of 121.74 feet; thence $S.16^{\circ}05'36''W.$, a distance of 34.70 feet to a point on the Northeasterly Right of Way line of Overpass Road as recorded in Official Record Book 9455, Page 1362 of the Public Records of Pasco County, Florida; thence along said Northeasterly Right of Way line $N.52^{\circ}26'10''W.$, a distance of 18.31 feet; thence Northwesterly, 912.91 feet along the arc of a tangent curve to the right having a radius of 2436.00 feet and a central angle of $21^{\circ}28'20''$ (chord bearing $N.41^{\circ}42'00''W.$, 907.58 feet); thence Northwesterly, 47.99 feet along the arc of a reverse curve to the left having a radius of 2564.00 feet and a central angle of $01^{\circ}04'21''$ (chord bearing $N.31^{\circ}30'00''W.$, 47.99 feet); thence $N.55^{\circ}03'19''E.$, a distance of 95.12 feet; thence Northwesterly, 338.99 feet along the arc of a non-tangent curve to the left having a radius of 2659.00 feet and a central angle of $07^{\circ}18'16''$ (chord bearing $N.35^{\circ}47'33''W.$, 338.76 feet); thence Northeasterly, 243.58 feet along the arc of a non-tangent curve to the left having a radius of 1294.00 feet and a central angle of $10^{\circ}47'07''$ (chord bearing $N.38^{\circ}05'13''E.$, 243.22 feet); thence $S.56^{\circ}10'17''E.$, a distance of 106.34 feet; thence Northerly, 4.29 feet along the arc of a non-tangent curve to the right having a radius of 180.50 feet and a central angle of $01^{\circ}21'37''$ (chord bearing $N.01^{\circ}09'19''W.$, 4.29 feet); thence Northerly, 12.94 feet along the arc of a compound curve to the right having a radius of 180.50 feet and a central angle of $04^{\circ}06'25''$ (chord bearing $N.01^{\circ}34'42''E.$, 12.94 feet); thence Northeasterly, 28.82 feet along the arc of a compound curve to the right having a radius of 40.50 feet and a central angle of $40^{\circ}46'45''$ (chord bearing $N.24^{\circ}01'17''E.$, 28.22 feet); thence Easterly, 119.71 feet along the arc of a non-tangent curve to the right having a radius of 121.20 feet and a central angle of $56^{\circ}35'14''$ (chord bearing $N.73^{\circ}13'04''E.$, 114.90 feet); thence Easterly, 45.45 feet along the arc of a reverse curve to the left having a radius of 49.17 feet and a central angle of $52^{\circ}58'06''$ (chord bearing $N.75^{\circ}01'38''E.$, 43.85 feet); thence Easterly, 79.32 feet along the arc of a reverse curve to the right having a radius of 65.83 feet and a central angle of $69^{\circ}02'12''$ (chord bearing $N.83^{\circ}03'41''E.$, 74.61 feet); thence Southerly, 156.65 feet along the arc of a compound curve to the right having a radius of 100.83 feet and a central angle of $89^{\circ}00'54''$ (chord bearing $S.17^{\circ}54'46''E.$, 141.37 feet); thence Southerly, 22.69 feet along the arc of a reverse curve to the left having a radius of 79.17 feet and a central angle of $16^{\circ}25'05''$ (chord bearing $S.18^{\circ}23'08''W.$, 22.61 feet) to the POINT OF BEGINNING.

Exhibit G

**Current Board of Supervisors
Epperson Ranch II Community Development District**

Seat 1 Michael Lawson, Chairman
 c/o Metro Development Group, LLC
 2502 N. Rocky Point Drive, Suite 1050
 Tampa, FL 33607
 (Term: 11/2022)

Seat 2 Doug Draper, Vice Chairman
 c/o Metro Development Group, LLC
 2502 N. Rocky Point Drive, Suite 1050
 Tampa, FL 33607
 (Term: 11/2022)

Seat 3 Lori Price, Assistant Secretary
 c/o Metro Development Group, LLC
 2502 N. Rocky Point Drive, Suite 1050
 Tampa, FL 33607
 (Term: 11/2020)

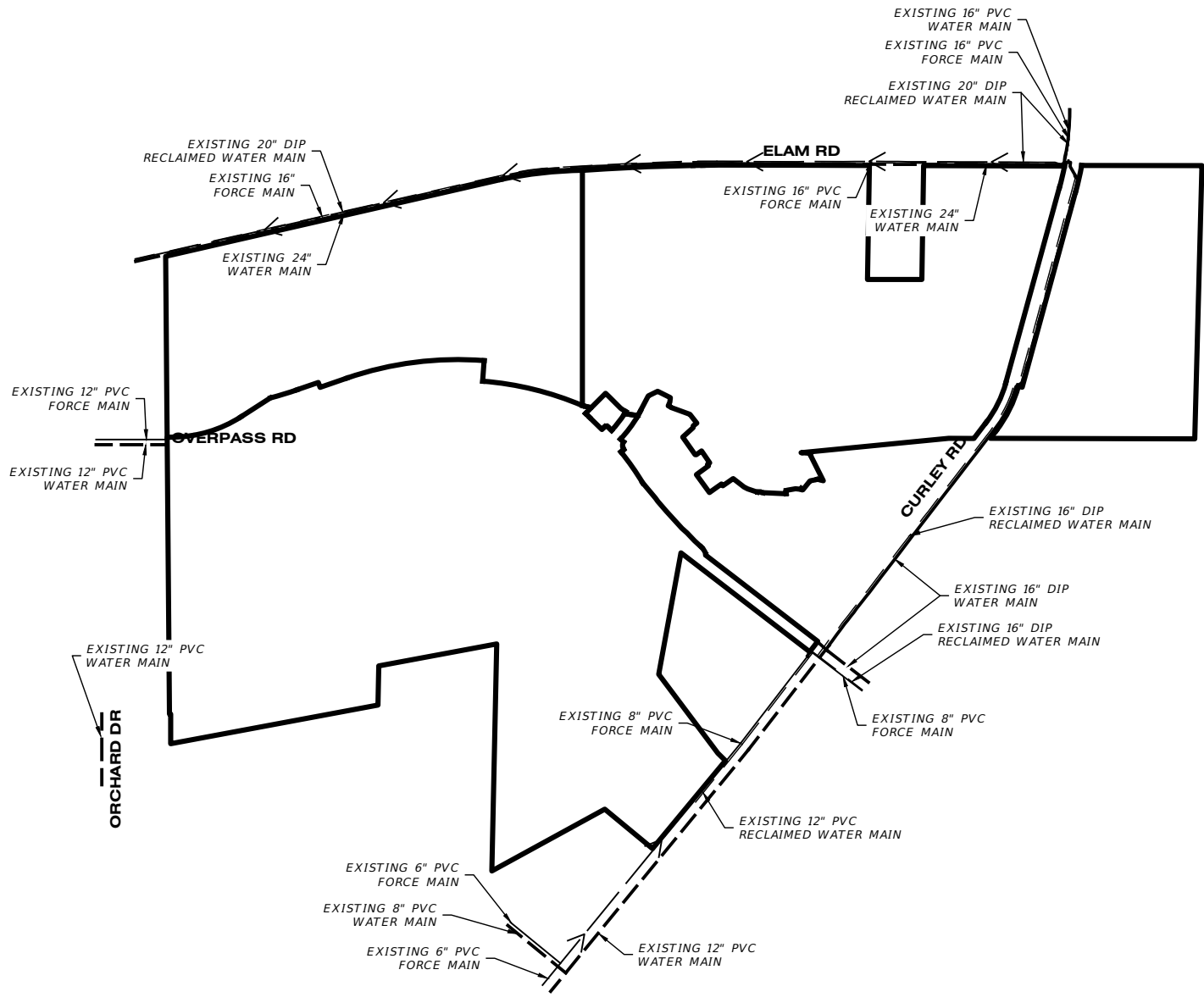
Seat 4 Christie Ray, Assistant Secretary
 c/o Metro Development Group, LLC
 2502 N. Rocky Point Drive, Suite 1050
 Tampa, FL 33607
 (Term: 11/2020)

Seat 5 Vacant
 (Term: 11/2020)

Exhibit H

P:\EPPERSON SOUTH\MASTER PLAN\DRAWING\EXHIBITS\2020.04.22_MAJOR UTILITY TRUNK LINES.DWG-A-8.5X11 2020/04/22 10:30 AM DON SCOTT

6Z



Clearview
LAND DESIGN, P.L.

Engineering Business C.A. No.: 28858
3010 W Azelee St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

MAJOR UTILITY TRUNK LINES EPPERSON

04.22.2020
SHEET 1 OF 1

Exhibit I

**Epperson Ranch II Community Development District
Boundary Amendment
Estimated Costs**

There are no estimated costs for the parcels being added or removed from the Epperson Ranch II Community Development District (the “District”). Construction on the Expansion Parcel is complete. The Contraction Parcels have already completed construction and/or are graded areas of land that are being removed from the District will be completed at the cost of the Developer.

EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT

Proposed Infrastructure Plan

Facility	Construction Funded By	Ownership	Operation and Maintenance
Earthwork	CDD	--	--
Subdivision Roadways and Alleys ²	CDD	CDD	CDD
Collector and Arterial Roadways ³	CDD	County	County
Offsite Road & Utilities ¹	CDD	County	County
Potable Water	CDD	County	County
Sanitary Sewer	CDD	County	County
Drainage Storm	CDD	CDD	CDD
Security/Landscaping/Hardscape	CDD	CDD	CDD
Recreational Facilities	CDD	CDD	CDD
Dry Utilities Trenching	CDD	--	--

¹Pasco County Utilities will only maintain lines in public rights-of-way or County owned easements. The County shall not own or maintain on-site utilities within the boundaries of the CDD.

²Roadways, entrances or similar improvements that are not constructed to county standards including use of materials, such as wood, will be owned and maintained by the CDD or other community associations with a recorded public easement over such portion.

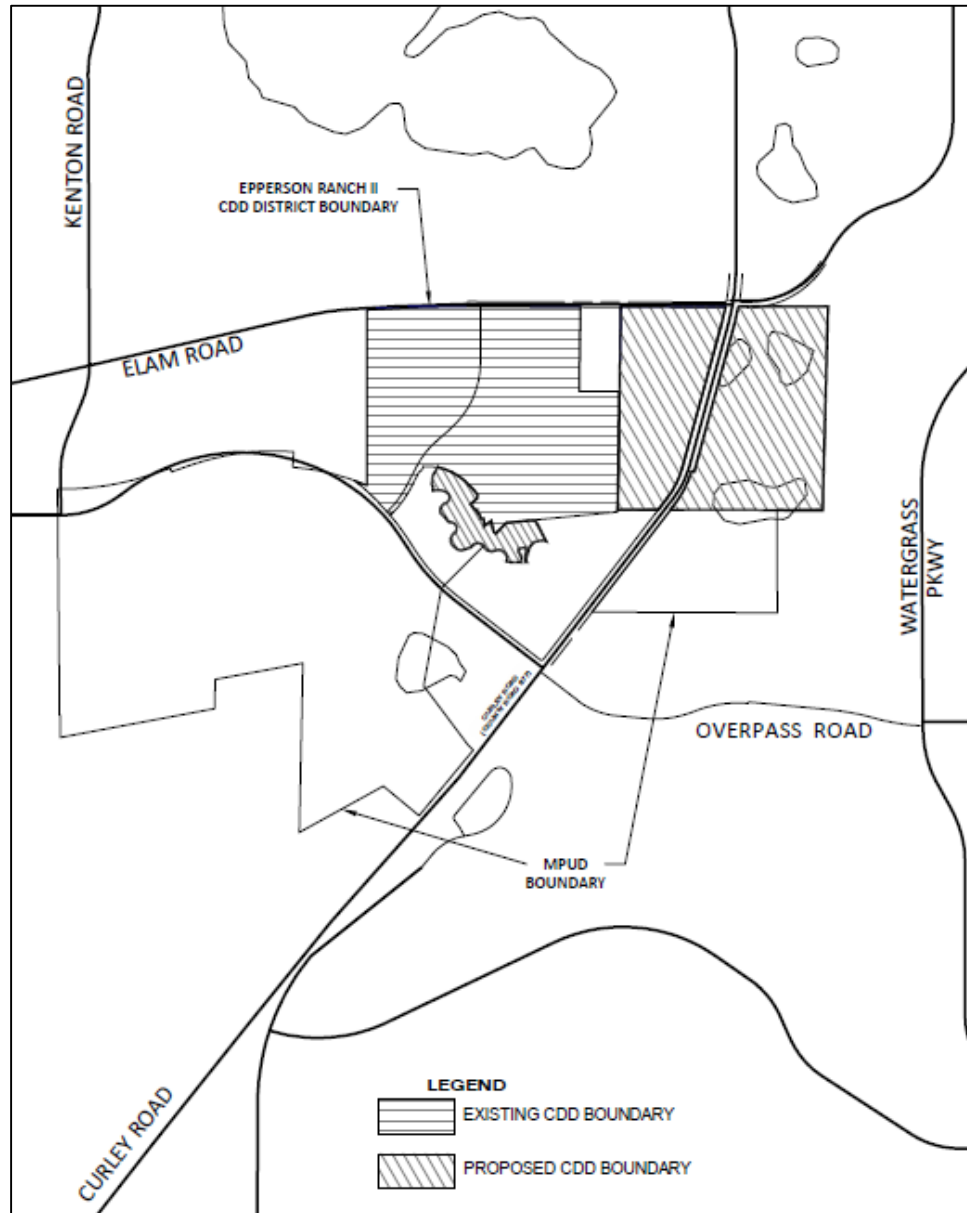
²Subdivision roadways and Alleys will be owned and maintained by the CDD or other community associations.

³Collector and Arterial roadways will be owned and maintained by County.

* The CDD or other community associations will be responsible for maintenance of sidewalks, multipurpose paths and trails and drainage facilities within the County right-of-way and non-County right-of-way pursuant to Pasco County requirements within the boundaries of the CDD.

Exhibit J

Statement of Estimated Regulatory Costs For The Boundary Amendment of the Epperson Ranch II Community Development District



January 27, 2020

Prepared by
DPFG Management & Consulting LLC
250 International Parkway | Suite 280
Lake Mary, FL 32746

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A. EXECUTIVE SUMMARY

The Petitioner, **Epperson Ranch II Community Development District** (the “**CDD**”, or “**District**”), seeks to petition the Board of County Commissioners of Pasco County, Florida, (the “**County**”) to adopt an amendment to County Ordinance No. 18-01, as amended by County Ordinance No. 19-02 to amend its boundaries by removing approximately 2.444 acres of land from the District, as described in Composite Exhibit D (collectively, the “**Contraction Parcels**”) and expanding approximately 0.657 acres, as described in Composite Exhibit C (the “**Expansion Parcels**”), which cleans up the boundary lines for the Epperson Lagoon, removes the Epperson Lagoon parking lot, and adds in a portion of a roadway. After the boundary has been amended, the District will encompass approximately 342.606 acres. This Statement of Estimated Regulatory Costs (the “**SERC**”) is a component of the petition filed with the County to amend the boundary of the District and designate the property for which the District would manage and finance the delivery of basic public services.

With respect to such boundary amendment, this document determines that there are no adverse impacts on state and local revenues, and on small businesses. Also, there are no additional administrative costs and transactional costs associated with the boundary amendment. Any one-time transactional or administrative expenses associated with this action will be covered by one-time fees paid by the Petitioner.

The amendment of the District’s boundaries will not create any significant economic costs overall for the State of Florida, nor for the County. The proposed action of the District may facilitate private development and may result in positive fiscal impacts in the long run.

Collectively, the Contraction Parcels do not have assessments (Operations & Maintenance or Debt Service) levied by the District being removed or redirected.

B. PURPOSE AND SCOPE

This SERC has been prepared as a component of the petition filed with the County to amend the boundaries of the District. Specifically, Section 190.046(1), Florida Statutes requires, as part of the petition, a SERC being prepared pursuant to Section 120.541 Florida Statutes. On January 9, 2018, the County adopted Ordinance No. 18-01, establishing the District, and on January 8, 2019, the County adopted Ordinance No. 19-02 expanding the boundaries of the District (collectively, the “**Ordinance**”). The District currently consists of approximately 344.39 acres of land as identified in the Ordinance. The District is a local unit of special-purpose government that is limited to the performance of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized

powers, operates independently of the local general-purpose governmental entity (i.e., a county or city) whose boundaries include the CDD.

A CDD cannot regulate land use or issue development orders as such powers remain with the local general-purpose government. According to Section 190.004(3), Florida Statutes, *"The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government."*

The purpose of Chapter 190, Florida Statutes, is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans, which require adequate public facilities and services as a pre-condition for future development.¹ Therefore, the scope of this SERC is limited to an evaluation of only those factors that are material to managing and financing the service-delivery function of the District as outlined in Section 120.541(2), Florida Statutes related to the amendment of the District's boundary.

The District has been structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the County as a result of this development will be incurred whether the infrastructure is financed through a District or any other alternative funding method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. Annual operations, maintenance, and administrative costs will be borne entirely by the District and will not require any subsidy from the State of Florida or the County.

C. THE DISTRICT'S PROPOSED BOUNDARY AMENDMENT

The development within the District contemplates the construction of single family detached or attached residential units. Refer to **Exhibit C** for the conceptual land use plan for the development.

If approved, the District will be authorized to fund certain types of public infrastructure improvements and on-going operation and maintenance services through special, or non-ad valorem, assessments levied against all benefited properties within the District's boundary,

¹ Refer to Section 163.3180, Florida Statutes (the "Concurrency Requirement") for details.

including the Expansion Parcels. Refer to **Exhibit D** for an overview of proposed public facilities and services related to the development of land within the District.

D. STATUTORY ELEMENTS

Section 120.541(2), Florida Statutes, provides that the SERC must contain the following:

- (a)** An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b)** A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule;
- (c)** A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues;
- (d)** A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule²;
- (e)** An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses;

² As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

- (f) Any additional information that the agency determines may be useful.

The following paragraphs summarize the estimated regulatory impacts of the boundary amendment by each of the above listed statutory elements.

(1) Impact on economic growth, job creation, business competitiveness, and regulatory costs

The boundary amendment is not likely to have an adverse impact on the items described in D (a) 1., D (a) 2., and D (a) 3. above.

Economic Growth

Since the property to be added to the District is currently vacant and in raw land condition, favorable changes in public costs and revenues associated with the development will likely take place. The boundary amendment will likely have no adverse impact in excess of \$1 million. On the contrary, the District will likely induce economic growth over the next 5 years and rising costs of providing public infrastructure and services to the development will be matched by an essentially comparable increase in revenues – the relative relationship of costs and revenues will change little over time. The District is proposed to be structured on a “pay for itself” basis and has positive direct impact on economic growth.

In addition, the district provides a financing mechanism to (i) fund public infrastructure at a low cost of capital, and (ii) on a timely, “pay for itself” type basis. The District is being used to finance basic public infrastructure and services. Owners of the property within the District agree to a lien on their property prior to purchase, which is paid off over time through a special assessment. The assessment is used to pay debt service on bonds or annual infrastructure maintenance and district operating expenditure, which are secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital as otherwise is available to fund public infrastructure, and supports community development.

Although new development results in increased land value, a larger tax base, and more tax revenue for the community at large, it also creates immediate demand for new streets, water and sewer capacity, and other infrastructure. Consequently, a cash-flow mismatch exists between the upfront costs of public facilities and generation of tax revenue to pay for same. To fill this gap, the District was established to fund infrastructure directly, and developers can fund the public-use components of new neighborhoods before improvements are conveyed to the general purpose government or municipality. The result is that new growth can “pay for itself” instead of burdening an entire community with its costs.

Job Creation

Compared to the property's existing land use, boundary amendment of the District and subsequent residential development would spur private job creation. In general, changes in the pace of home-building can have major ramifications for many other local industries. Residential housing contributes in two basic ways: through private/public residential investment and consumption spending on housing services. A jump in residential construction drives up demand for steel, wood, electricity, glass, plastic, wiring, piping and concrete. The need for skilled construction workers such as bricklayers, carpenters, and electricians soars as well. By one estimate, some 1,500 fulltime jobs are created for every 500 single-family homes under construction. In 2014, the National Association of Home Builders (NAHB) estimated that building an average single family home creates 2.97 jobs and approximately \$26,000 in state and local taxes (including permit, hook-up, impact, and other fees, sales taxes, other business taxes & license fees).³

Competitiveness

The boundary amendment is not likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years. Home building increases the property tax base which generates revenue that supports local schools and community infrastructure, which leads to the creation of a more competitive County.

Transactional Costs⁴

It is not likely that transactional costs in excess of \$1 million in the aggregate within 5 years after the boundary amendment occurs. Any transaction costs are covered with one-time fees as described above.

(2) General description of the types of individuals affected

The individuals and entities likely to be affected by the proposed adoption of the boundary amendment are:

³ NAHB (2014) "The Impact of Homebuilding and Remodeling on the U.S. Economy", Special Studies, May 1, 2014. Retrieved from <https://www.nahb.org/en/research/housing-economics/housings-economic-impact/impact-of-home-building-and-remodeling-on-the-u-s-economy.aspx>

⁴ As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

- a) THE STATE OF FLORIDA - The State of Florida and its residents and general population will not incur any compliance costs related to the boundary amendment and on-going administration of the District. They will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section (c) below.
- b) COUNTY AND ITS RESIDENTS - The County and its residents not residing within the boundaries of the District will not incur any compliance costs, or ongoing administrative costs related to the boundary amendment, other than any one-time administrative costs outlined in Section (3) below.
- c) CURRENT PROPERTY OWNERS - The current property owners of the lands subject to the boundary amendment will be affected to the extent that the District allocates assessments and bonded indebtedness for the construction of public infrastructure and undertakes operation and maintenance responsibility for District infrastructure. Any assessments and bonded indebtedness will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit. The boundary amendment requires consent from the owners of land subject to the District. The Petitioner anticipates providing full landowner consent to be included as an exhibit to the petition to amend the boundaries of the District.
- d) FUTURE PROPERTY OWNERS – The District is a form of governance which allows landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County’s overall requirements. For the imposition of special assessments to be valid, any assessments will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit from the public improvements and services provided by the District.

(3) Estimated cost to the public entities and anticipated effect on state or local revenues

- a) THE COUNTY - The County will not incur any quantifiable on-going costs without offsetting local revenues. The District is not transferring any capital expenditures to the local government. As previously stated, the District operates independently from the County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, the County should not incur any costs. The County may, however, choose to review these documents. To offset these one-time administrative costs, the petitioner will submit a petition filing fee of \$7,500 to the County.
- b) STATE - The State of Florida will not incur any additional administrative costs as a result of the boundary amendment to review the periodic reports required pursuant to Chapters 190 and 189, Florida Statutes. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, Florida Statutes.

Because the District, as defined in Chapter 190, Florida Statutes, is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own administration. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been amended.

- c) DISTRICT - The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District that benefit from its facilities and services.
- d) IMPACT ON STATE AND LOCAL REVENUES - It is anticipated that approval of this petition will not have any adverse impact on state and local revenues. There is potential for an increase in state sales tax revenue resulting from the boundary amendment and subsequent development of the subject land. It is not possible to estimate this increase with unconditional certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes. In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local municipal revenues.

A District obligation cannot be a burden, or transfer, to the State or County. Chapter 190, Florida Statutes, addresses this as follows: *"It is further the purpose and intent of the Legislature that no debt or obligation of a district will constitute a burden on any local general-purpose government without its consent."* [Section 190.002(3), Florida Statutes]. Further, *"A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state."* [Section 190.016(15), Florida Statutes]. Therefore, District obligations have no direct fiscal impact on state or county revenues and funding.

In summary, the granting of an ordinance amending the boundaries of the District will not create any significant economic costs for the State of Florida or the County. It provides potential revenue generation opportunities for local general government. The District is fiscally neutral for the State and the County.

(4) Estimate of transactional costs

The transactional costs associated with adoption of an ordinance to amend the boundaries of the District are primarily related to the funding of public infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds, it is expected that special assessments will be levied against benefited properties within the amended District. The revenue generated by payment of these assessments will be used to repay the bonds plus interest. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. The property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned. All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by County and other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a focused level of services, because they will elect the members of the District's Board of Supervisors. The District Board is limited in jurisdiction and responsibility to this single development. Therefore, the District Board should be extremely responsive to the needs of the property owners within the District.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a District as compared with viable alternatives, the cost impact to landowners is relatively small. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low.

(5) Impact on small businesses and on small counties

The boundary amendment should not have any negative impact on small businesses, as defined by Section 288.703, Florida Statutes, and the County, as defined according to Section 120.52(19), Florida Statutes. Current land use plans provide for residential development. The District must operate according to Florida's Sunshine law and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District. A District does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

The County has an estimated population that is greater than 75,000; therefore, it is not defined as a small County according to Section 120.52(19), Florida Statutes.

(6) Additional information

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by the District Manager and was based on observations, analysis and experience with private development and other CDD communities in various stages of existence.

E. CONCLUSION

For the above stated reasons, the proposed amendment of the boundaries of the Epperson Ranch II Community Development District will be a beneficial land development in the County and it will not have any material negative impacts to the State or County. This SERC Report provides supporting justification for granting the petition to amend the boundaries of this community development district.

F. EXHIBIT A: SKETCH OF CONTRACTION PARCELS


DESCRIPTION: A parcel of land lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

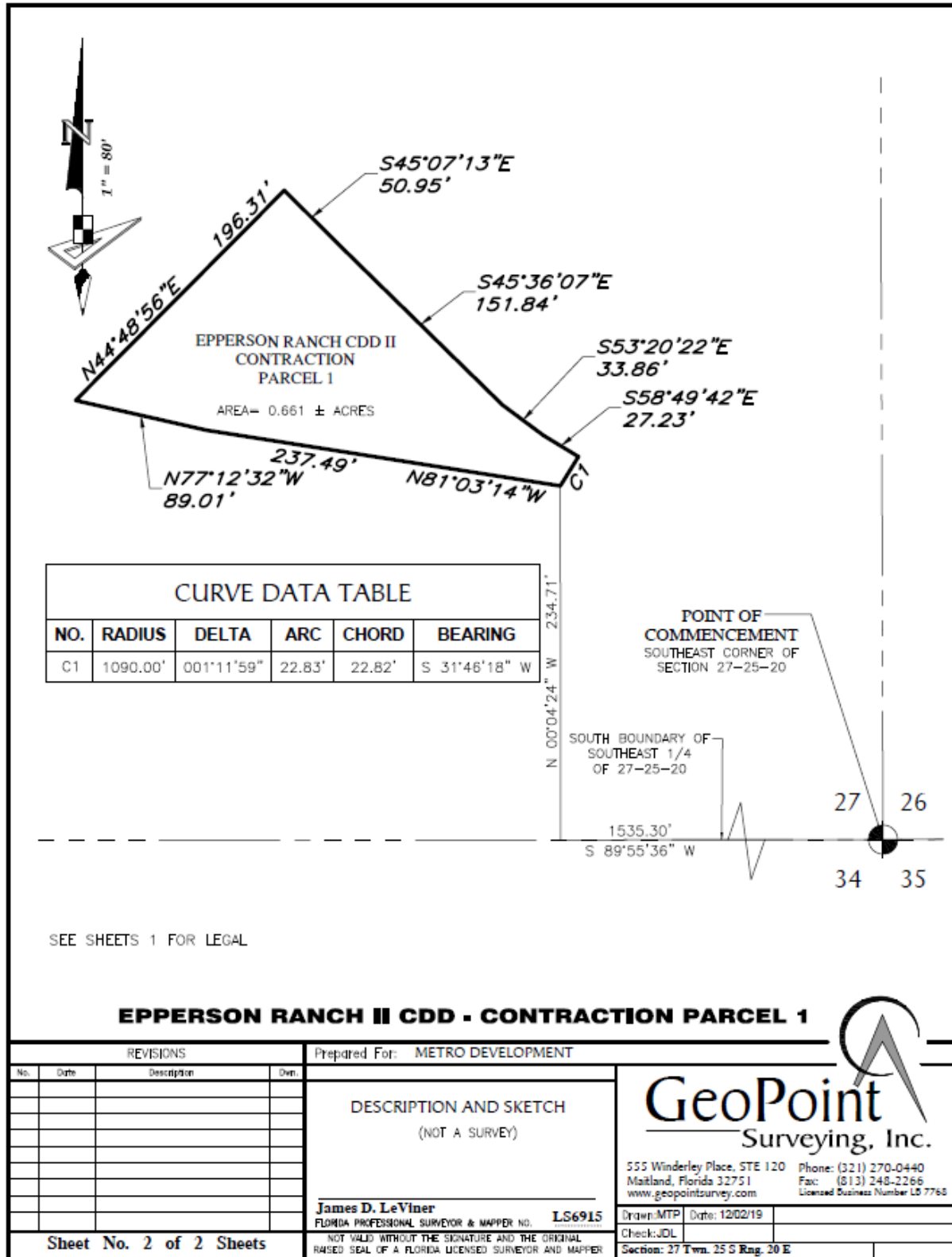
COMMENCE at the Southeast corner of said Section 27, run thence along the South boundary of the Southeast 1/4 of said Section 27, run thence along said boundary S.89°55'36"W., a distance of 1535.30 feet; thence N.00°04'24"W., a distance of 234.71 feet to the **POINT OF BEGINNING**; thence N.81°02'34"W., a distance of 237.49 feet; thence N.77°12'24"W., a distance of 89.01 feet; thence N.44°48'56"E., a distance of 196.31 feet; thence S.45°07'13"E., a distance of 50.95 feet; thence S.45°36'07"E., a distance of 151.84 feet; thence S.53°20'22"E., a distance of 33.86 feet; thence S.58°49'42"E., a distance of 27.23 feet; thence Southwesterly, 22.83 feet along the arc of a non-tangent curve to the right having a radius of 1090.00 feet and a central angle of 01°11'59" (chord bearing S.31°46'18"W., 22.82 feet) to the **POINT OF BEGINNING**.

Containing 0.661 acres, more or less.

SEE SHEET 2 FOR SKETCH

EPPELSON RANCH II CDD - CONTRACTION PARCEL 1

REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Drawn	<div style="text-align: center;"> DESCRIPTION AND SKETCH (NOT A SURVEY) </div> <div style="text-align: center;"> James D. LeViner <small>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</small> </div>	
Sheet No. 1 of 2 Sheets				<div style="text-align: right;">  </div> <div> GeoPoint Surveying, Inc. </div> <div> <small>555 Winderley Place, STE 120 Phone: (321) 270-0440 Maitland, Florida 32751 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business Number LS 7768</small> </div>	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				Drawn: MTP	Date: 12/02/19
				Check: JDL	
				Section: 27 Twp. 25 S Rng. 20 E	




DESCRIPTION: A parcel of land lying in Sections 27 & 34, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

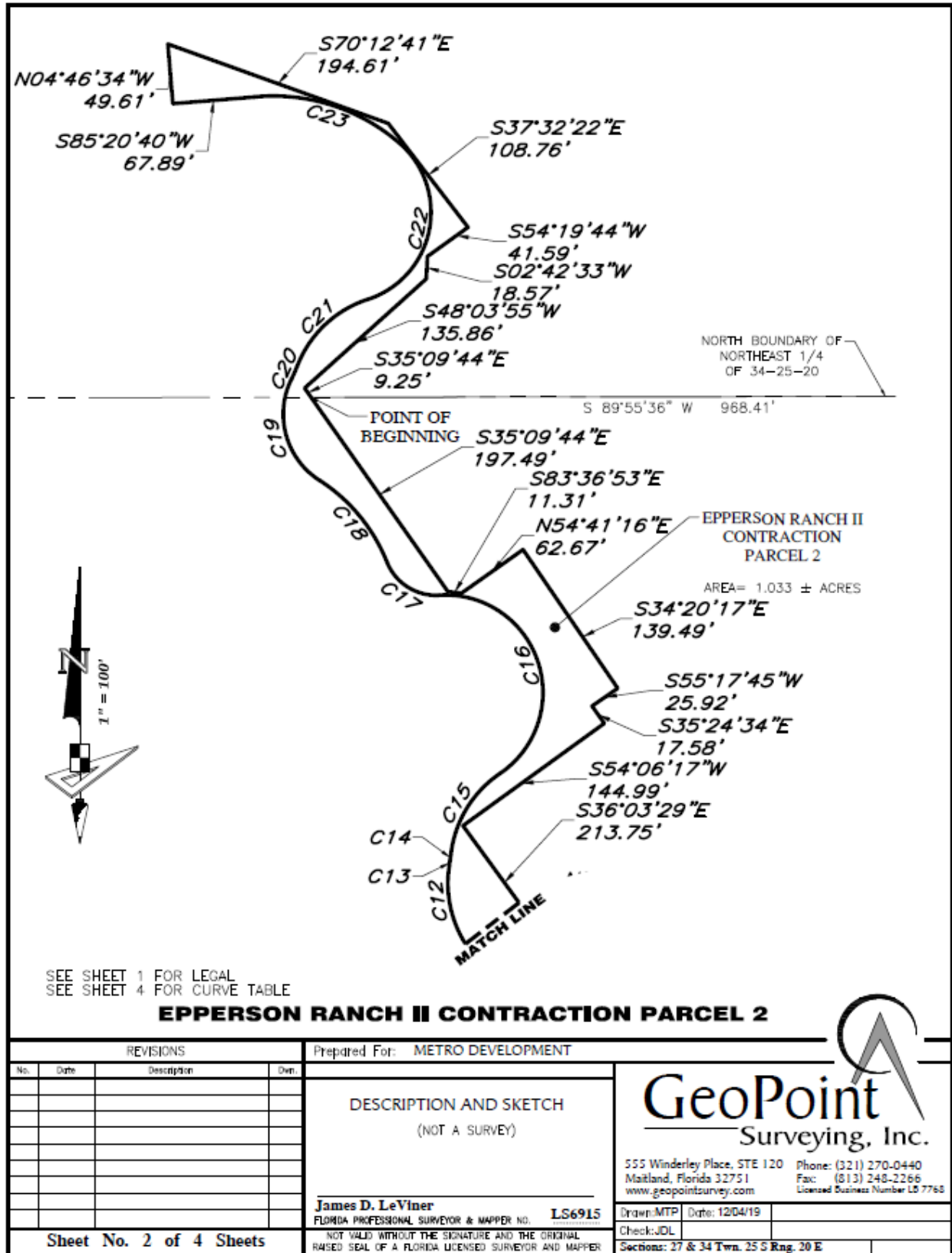
COMMENCE at the Northeast corner of said Section 34, run thence along the North boundary of the Northeast 1/4 of said Section 34, run thence along said boundary S.89°55'36"W., a distance of 968.41 feet to the **POINT OF BEGINNING**; thence S.35°09'44"E., a distance of 197.49 feet; thence S.83°36'53"E., a distance of 11.31 feet; thence N.54°41'16"E., a distance of 62.67 feet; thence S.34°20'17"E., a distance of 139.49 feet; thence S.55°17'45"W., a distance of 25.92 feet; thence S.35°24'34"E., a distance of 17.58 feet; thence S.54°06'17"W., a distance of 144.99 feet; thence S.36°03'29"E., a distance of 213.75 feet; thence N.54°38'02"E., a distance of 94.73 feet; thence N.55°01'29"E., a distance of 49.02 feet; thence S.34°04'27"E., a distance of 21.68 feet; thence N.54°51'05"E., a distance of 122.41 feet; thence S.51°45'54"E., a distance of 132.50 feet; thence S.62°34'54"E., a distance of 39.68 feet; thence S.71°54'28"E., a distance of 98.38 feet; thence Westerly, 37.75 feet along the arc of a non-tangent curve to the left having a radius of 119.52 feet and a central angle of 18°05'40" (chord bearing S.73°52'17"W., 37.59 feet); thence Westerly, 19.46 feet along the arc of a non-tangent curve to the right having a radius of 85.50 feet and a central angle of 13°02'20" (chord bearing S.70°57'14"W., 19.42 feet); thence Westerly, 69.47 feet along the arc of a compound curve to the right having a radius of 85.50 feet and a central angle of 46°33'10" (chord bearing N.79°15'01"W., 67.57 feet); thence Northwesterly, 7.80 feet along the arc of a reverse curve to the left having a radius of 89.50 feet and a central angle of 04°52'02" (chord bearing N.58°24'27"W., 7.60 feet); thence Northwesterly, 51.91 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 31°38'23" (chord bearing N.45°01'17"W., 51.25 feet); thence Westerly, 183.61 feet along the arc of a reverse curve to the left having a radius of 98.00 feet and a central angle of 107°20'54" (chord bearing N.82°52'32"W., 157.91 feet); thence Southwesterly, 14.98 feet along the arc of a non-tangent curve to the left having a radius of 216.88 feet and a central angle of 03°57'28" (chord bearing S.39°04'03"W., 14.98 feet); thence Southwesterly, 36.56 feet along the arc of a non-tangent curve to the right having a radius of 44.00 feet and a central angle of 47°36'46" (chord bearing S.58°29'28"W., 35.52 feet); thence Westerly, 65.39 feet along the arc of a reverse curve to the left having a radius of 189.83 feet and a central angle of 19°44'06" (chord bearing S.72°25'48"W., 65.06 feet); thence Westerly, 122.43 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 74°37'19" (chord bearing N.80°07'36"W., 113.95 feet); thence Northwesterly, 18.46 feet along the arc of a reverse curve to the left having a radius of 51.50 feet and a central angle of 20°32'25" (chord bearing N.53°05'09"W., 18.36 feet); thence Northwesterly, 118.74 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 72°22'34" (chord bearing N.27°10'05"W., 111.00 feet); thence Northerly, 4.47 feet along the arc of a reverse curve to the left having a radius of 189.83 feet and a central angle of 01°21'01" (chord bearing N.08°20'42"E., 4.47 feet); thence Northerly, 4.40 feet along the arc of a non-tangent curve to the right having a radius of 52.16 feet and a central angle of 04°50'20" (chord bearing N.07°00'19"E., 4.40 feet); thence Northeastly, 81.51 feet along the arc of a non-tangent curve to the right having a radius of 94.00 feet and a central angle of 49°41'09" (chord bearing N.31°11'01"E., 78.98 feet); thence Northerly, 211.46 feet along the arc of a reverse curve to the left having a radius of 81.00 feet and a central angle of 149°34'33" (chord bearing N.18°45'42"W., 156.32 feet); thence Northwesterly, 55.05 feet along the arc of a reverse curve to the right having a radius of 44.00 feet and a central angle of 71°41'03" (chord bearing N.57°42'27"W., 51.53 feet); thence Northwesterly, 89.68 feet along the arc of a reverse curve to the left having a radius of 144.83 feet and a central angle of 35°28'42" (chord bearing N.39°36'17"W., 88.26 feet); thence Northerly, 95.47 feet along the arc of a reverse curve to the right having a radius of 65.17 feet and a central angle of 83°56'19" (chord bearing N.15°22'29"W., 87.16 feet); thence Northeastly, 11.29 feet along the arc of a reverse curve to the left having a radius of 114.83 feet and a central angle of 05°37'54" (chord bearing N.23°46'44"E., 11.28 feet); thence Northeastly, 83.81 feet along the arc of a reverse curve to the right having a radius of 94.00 feet and a central angle of 51°05'16" (chord bearing N.46°30'25"E., 81.07 feet); thence Northerly, 160.69 feet along the arc of a reverse curve to the left having a radius of 76.00 feet and a central angle of 121°08'47" (chord bearing N.11°28'39"E., 132.39 feet); thence Westerly, 130.10 feet along the arc of a compound curve to the left having a radius of 160.21 feet and a central angle of 46°31'32" (chord bearing N.72°21'30"W., 126.55 feet); thence S.85°20'40"W., a distance of 67.89 feet; thence N.04°46'34"W., a distance of 49.61 feet; thence S.70°12'41"E., a distance of 194.61 feet; thence S.37°32'22"E., a distance of 108.76 feet; thence S.54°19'44"W., a distance of 41.59 feet; thence S.02°42'33"W., a distance of 18.57 feet; thence S.48°03'55"W., a distance of 135.86 feet; thence S.35°09'44"E., a distance of 9.25 feet to the **POINT OF BEGINNING**.

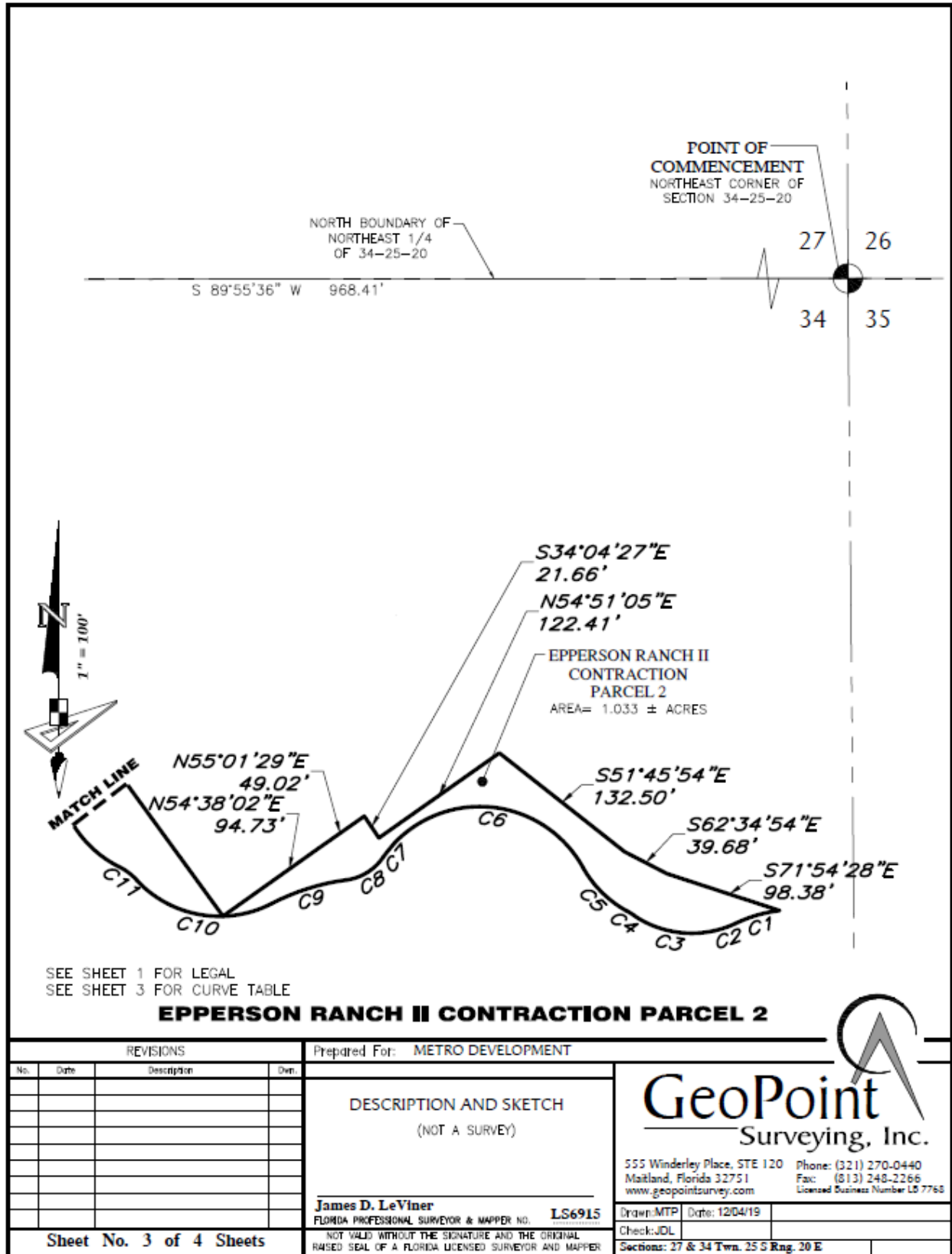
Containing 1.033 acres, more or less.

SEE SHEET 2 & 3 FOR SKETCH
SEE SHEET 4 FOR CURVE TABLE

EPPERSON RANCH || CONTRACTION PARCEL 2

REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Drawn	 <p>GeoPoint Surveying, Inc.</p> <p>555 Winderley Place, STE 120 Phone: (321) 270-0440 Maitland, Florida 32751 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business Number LB 7765</p>	
<p align="center">DESCRIPTION AND SKETCH (NOT A SURVEY)</p> <p>James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</p>				<p>Drawn: MTP Date: 12/04/19</p> <p>Check: JDL</p> <p>Sections: 27 & 34 Twn. 25 S Rng. 20 E</p>	
<p>Sheet No. 1 of 4 Sheets</p>				<p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>	







CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	119.52'	018°05'40"	37.75'	37.59'	S 73°52'17" W
C2	85.50'	013°02'20"	19.46'	19.42'	S 70°57'14" W
C3	85.50'	046°33'10"	69.47'	67.57'	N 79°15'01" W
C4	89.50'	004°52'02"	7.60'	7.60'	N 58°24'27" W
C5	94.00'	031°38'23"	51.91'	51.25'	N 45°01'17" W
C6	98.00'	107°20'54"	183.61'	157.91'	N 82°52'32" W
C7	216.88'	003°57'28"	14.98'	14.98'	S 39°04'03" W
C8	44.00'	047°36'46"	36.56'	35.52'	S 58°29'28" W
C9	189.83'	019°44'06"	65.39'	65.06'	S 72°25'48" W
C10	94.00'	074°37'19"	122.43'	113.95'	N 80°07'36" W
C11	51.50'	020°32'25"	18.46'	18.36'	N 53°05'09" W
C12	94.00'	072°22'34"	118.74'	111.00'	N 27°10'05" W
C13	189.83'	001°21'01"	4.47'	4.47'	N 08°20'42" E
C14	52.16'	004°50'20"	4.40'	4.40'	N 07°00'19" E
C15	94.00'	049°41'09"	81.51'	78.98'	N 31°11'01" E
C16	81.00'	149°34'33"	211.46'	156.32'	N 18°45'42" W
C17	44.00'	071°41'03"	55.05'	51.53'	N 57°42'27" W
C18	144.83'	035°28'42"	89.68'	88.26'	N 39°36'17" W
C19	65.17'	083°56'19"	95.47'	87.16'	N 15°22'29" W
C20	114.83'	005°37'54"	11.29'	11.28'	N 23°46'44" E
C21	94.00'	051°05'16"	83.81'	81.07'	N 46°30'25" E
C22	76.00'	121°08'47"	160.69'	132.39'	N 11°28'39" E
C23	160.21'	046°31'32"	130.10'	126.55'	N 72°21'30" W

SEE SHEET 1 FOR LEGAL
SEE SHEETS 2 & 3 FOR SKETCH

EPPERSON RANCH II CONTRACTION PARCEL 2

REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Drawn	<div style="text-align: center;"> DESCRIPTION AND SKETCH (NOT A SURVEY) </div> <div style="text-align: center;"> James D. LeViner <small>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</small> </div>	
Sheet No. 4 of 4 Sheets				<div style="text-align: right;"> </div> <div style="font-size: small;"> 555 Winderley Place, STE 120 Phone: (321) 270-0440 Maitland, Florida 32751 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business Number LB 7768 </div>	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				Drawn: MTP Date: 12/04/19 Check: JDL Sections: 27 & 34 Twn. 25 S Rng. 20 E	


DESCRIPTION: A parcel of land lying in Sections 34 & 35, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

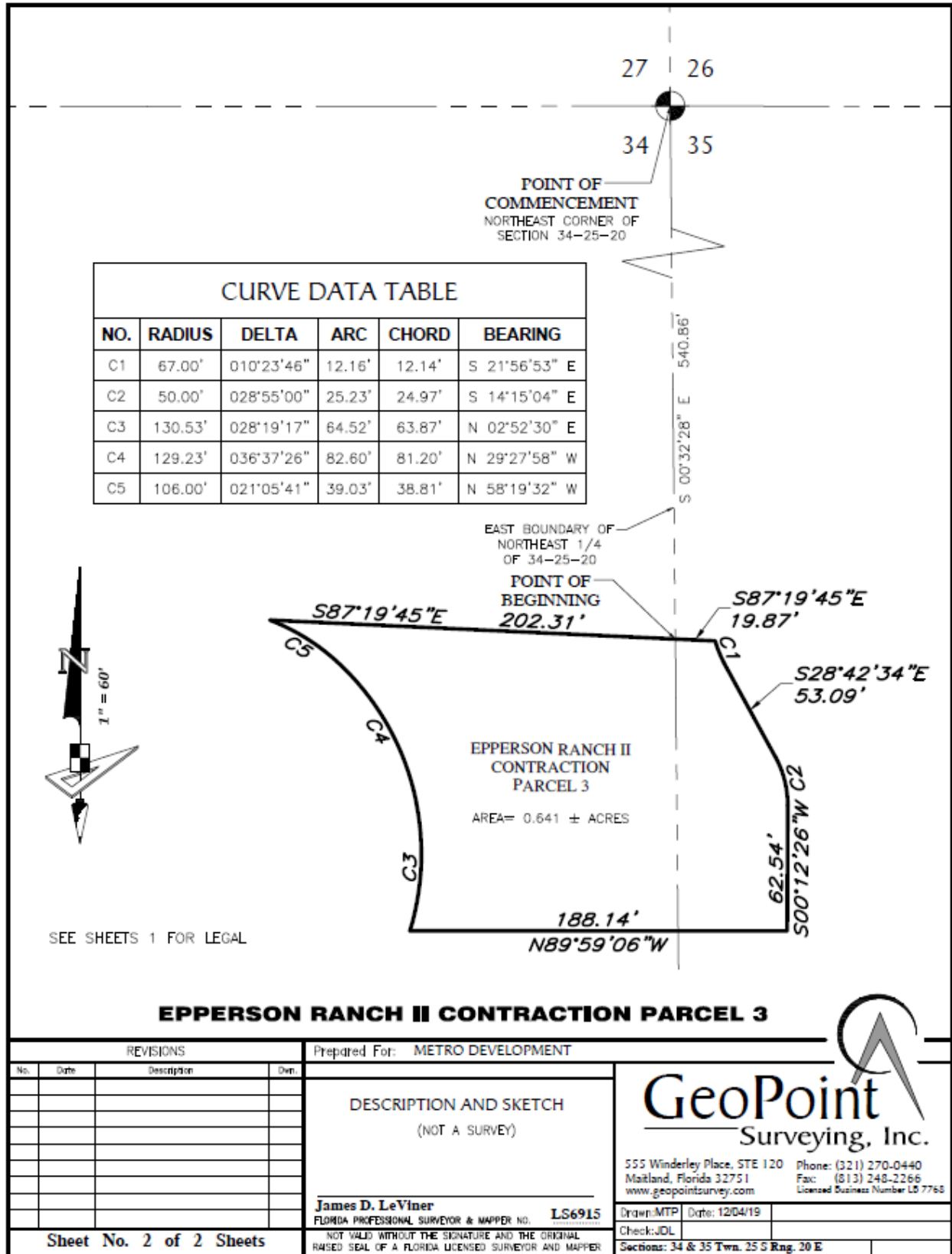
COMMENCE at the Northeast corner of said Section 34, run thence along the East boundary of the Northeast 1/4 of said Section 34, run thence along said boundary S.00°32'28"E., a distance of 540.86 feet to the **POINT OF BEGINNING**; thence S.87°19'45"E., a distance of 19.87 feet; thence Southeasterly, 12.16 feet along the arc of a non-tangent curve to the left having a radius of 67.00 feet and a central angle of 10°23'46" (chord bearing S.21°56'53"E., 12.14 feet); thence S.28°42'34"E., a distance of 53.09 feet; thence Southerly, 25.23 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 28°55'00" (chord bearing S.14°15'04"E., 24.97 feet); thence S.00°12'26"W., a distance of 62.54 feet; thence N.89°59'06"W., a distance of 188.14 feet; thence Northerly, 64.52 feet along the arc of a non-tangent curve to the left having a radius of 130.53 feet and a central angle of 28°19'17" (chord bearing N.02°52'30"E., 63.87 feet); thence Northwesterly, 82.60 feet along the arc of a non-tangent curve to the left having a radius of 129.23 feet and a central angle of 36°37'26" (chord bearing N.29°27'58"W., 81.20 feet); thence Northwesterly, 39.03 feet along the arc of a compound curve to the left having a radius of 106.00 feet and a central angle of 21°05'41" (chord bearing N.58°19'32"W., 38.81 feet); thence S.87°19'45"E., a distance of 202.31 feet to the **POINT OF BEGINNING**.

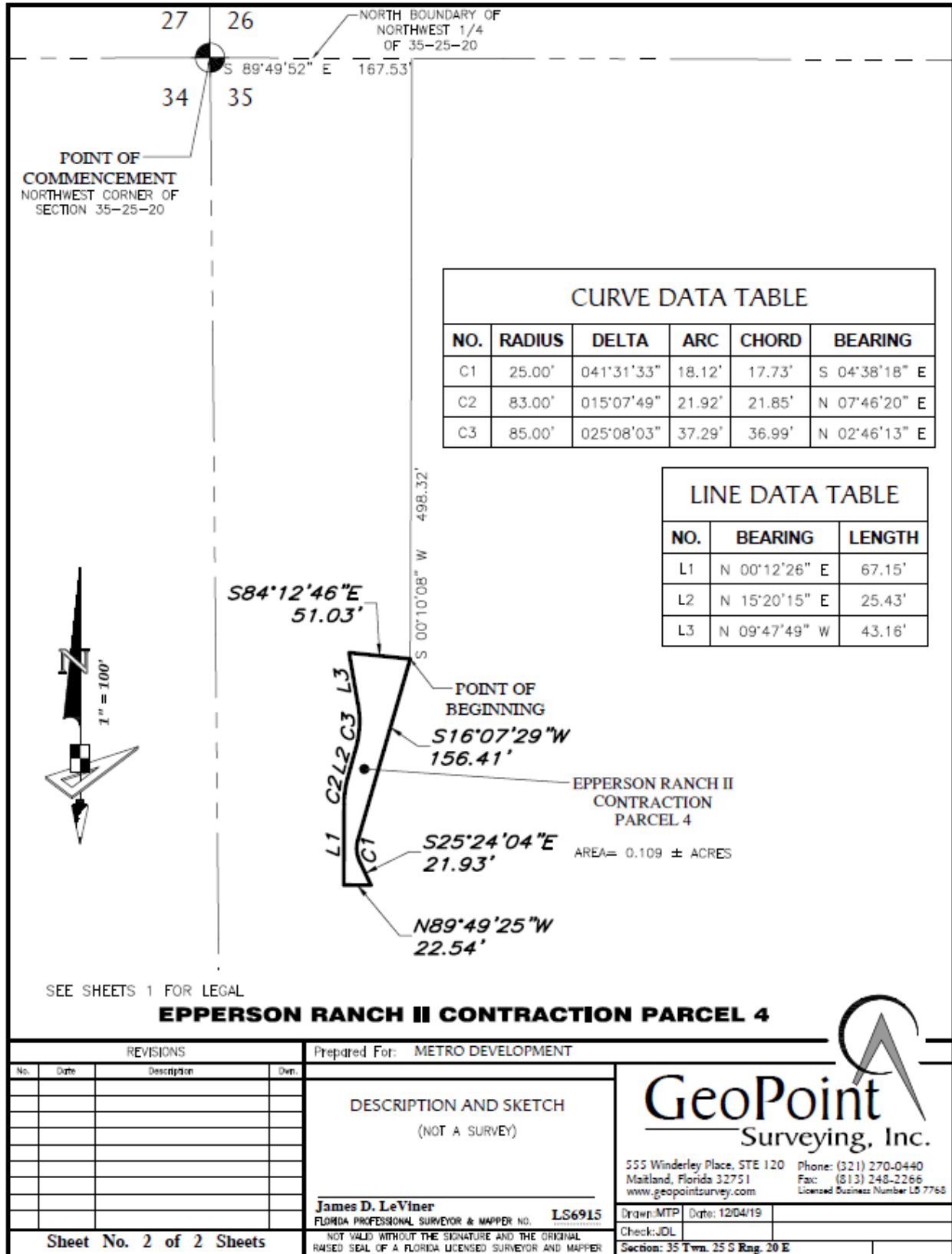
Containing 0.641 acres, more or less.

SEE SHEET 2 FOR SKETCH

EPPERSON RANCH II CONTRACTION PARCEL 3

REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Drawn	<div style="text-align: center;"> DESCRIPTION AND SKETCH (NOT A SURVEY) </div> <div style="text-align: center;"> James D. LeViner <small>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</small> </div>	
Sheet No. 1 of 2 Sheets				<div style="text-align: right;">  </div> <div style="font-size: small;"> 555 Winderley Place, STE 120 Phone: (321) 270-0440 Maitland, Florida 32751 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business Number LB 7768 </div>	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				Drawn: MTP	Date: 12/04/19
				Check: JDL	
				Sections: 34 & 35 Twn. 25 S Rng. 20 E	





G. EXHIBIT B: SKETCH OF EXPANSION PARCELS


DESCRIPTION: A parcel of land lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 27, run thence along the South boundary of the Southeast 1/4 of said Section 27, run thence along said boundary S.89°55'36"W., a distance of 1092.19 feet; thence N.00°04'24"W., a distance of 388.56 feet to the **POINT OF BEGINNING**; thence N.64°00'29"W., a distance of 137.78 feet; thence S.64°10'42"W., a distance of 99.46 feet; thence N.27°39'51"E., a distance of 84.77 feet; thence Northeasterly, 15.69 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 35°57'02" (chord bearing N.45°38'22"E., 15.43 feet); thence Northeasterly, 83.20 feet along the arc of a reverse curve to the left having a radius of 80.00 feet and a central angle of 59°35'17" (chord bearing N.33°49'15"E., 79.50 feet); thence Easterly, 191.99 feet along the arc of a non-tangent curve to the right having a radius of 733.30 feet and a central angle of 15°00'02" (chord bearing S.86°15'58"E., 191.44 feet); thence S.32°58'07"W., a distance of 121.58 feet; thence S.06°25'05"W., a distance of 54.85 feet to the **POINT OF BEGINNING**.

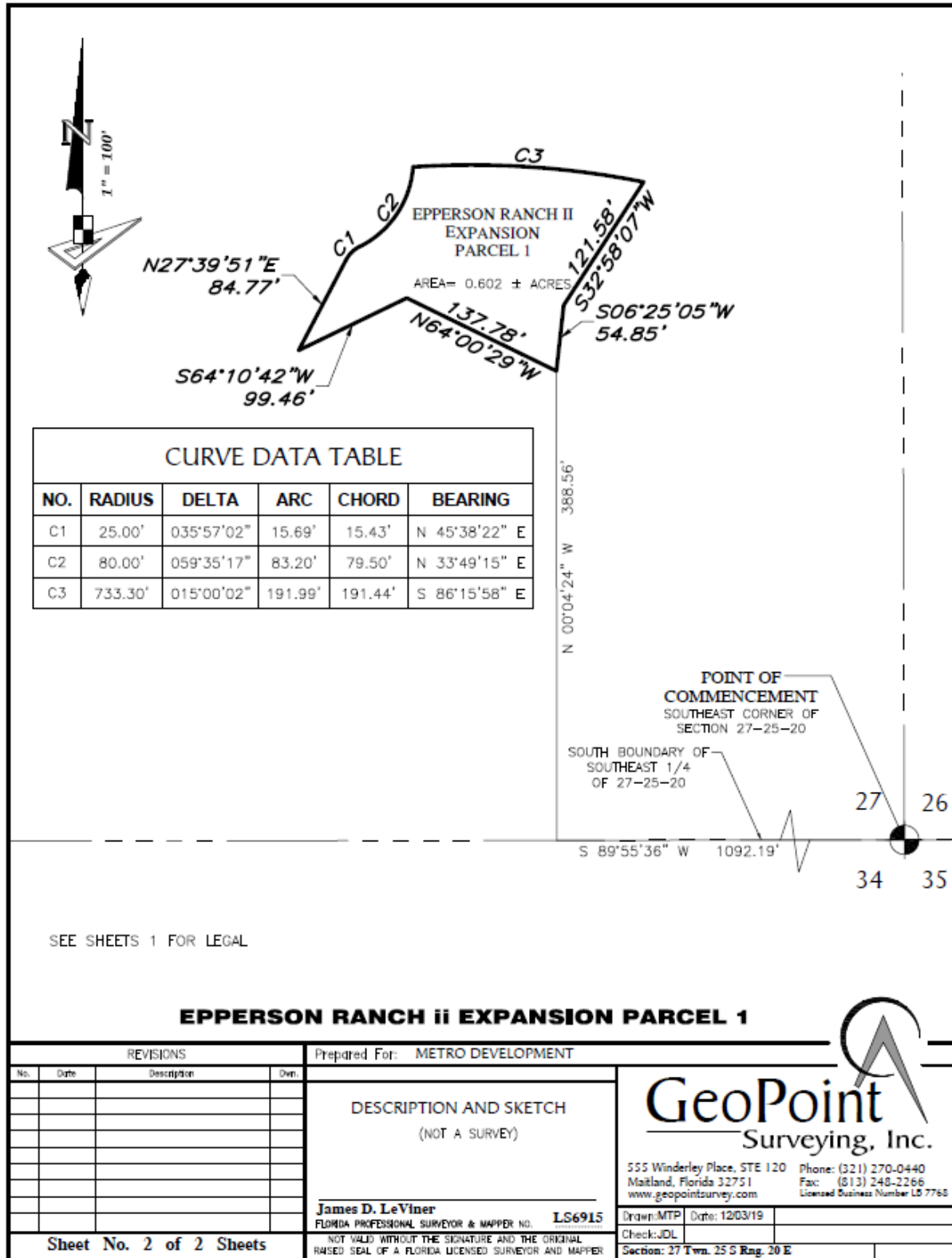
Containing 0.602 acres, more or less.

SEE SHEET 2 FOR SKETCH

EPPELSON RANCH II EXPANSION PARCEL 1

REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Drawn	 GeoPoint Surveying, Inc. 555 Winderley Place, STE 120 Phone: (321) 270-0440 Maitland, Florida 32751 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business Number LB 7768	
James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				Drawn: MTP Date: 12/03/19 Check: JDL Section: 27 Twn. 25 S Rng. 20 E	

Sheet No. 1 of 2 Sheets




DESCRIPTION: A parcel of land lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

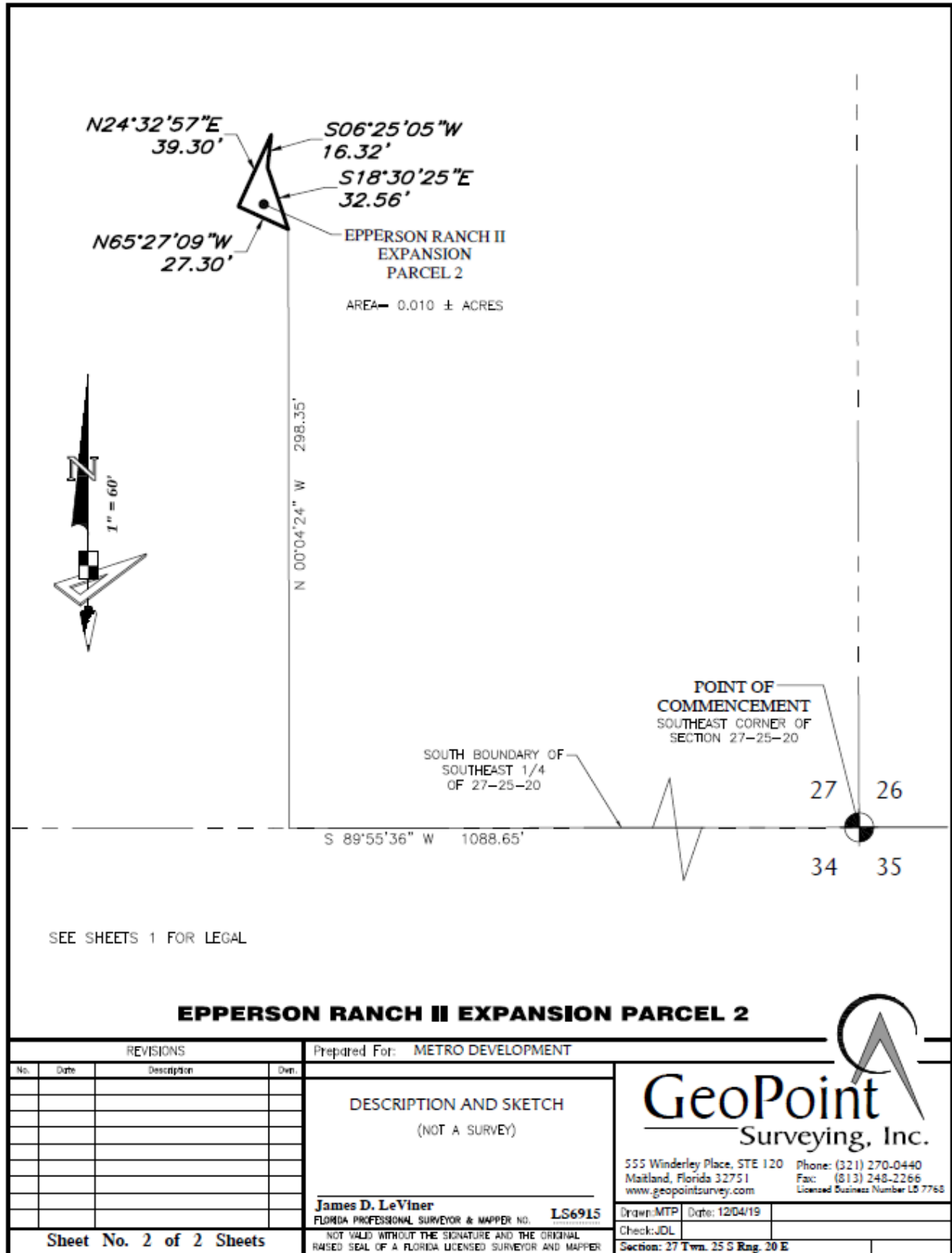
COMMENCE at the Southeast corner of said Section 27, run thence along the South boundary of the Southeast 1/4 of said Section 27, run thence along said boundary S.89°55'36"W., a distance of 1088.65 feet; thence N.00°04'24"W., a distance of 298.35 feet to the **POINT OF BEGINNING**; thence N.65°27'09"W., a distance of 27.30 feet; thence N.24°32'57"E., a distance of 39.30 feet; thence S.06°25'05"W., a distance of 16.32 feet; thence S.18°30'25"E., a distance of 32.56 feet to the **POINT OF BEGINNING**.

Containing 0.010 acres, more or less.

SEE SHEET 2 FOR SKETCH

EPPERSON RANCH II EXPANSION PARCEL 2

REVISIONS				Prepared For: METRO DEVELOPMENT		
No.	Date	Description	Drawn			
				<p align="center">DESCRIPTION AND SKETCH (NOT A SURVEY)</p>		<p>GeoPoint Surveying, Inc.</p> <p>555 Winderley Place, STE 120 Phone: (321) 270-0440 Maitland, Florida 32751 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business Number LB 7768</p>
Sheet No. 1 of 2 Sheets				<p>James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</p> <p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>		<p>Drawn: MTP Date: 12/04/19</p> <p>Check: JDL</p> <p>Section: 27 Twn. 25 S Rng. 20 E</p>




DESCRIPTION: A parcel of land lying in Section 35, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

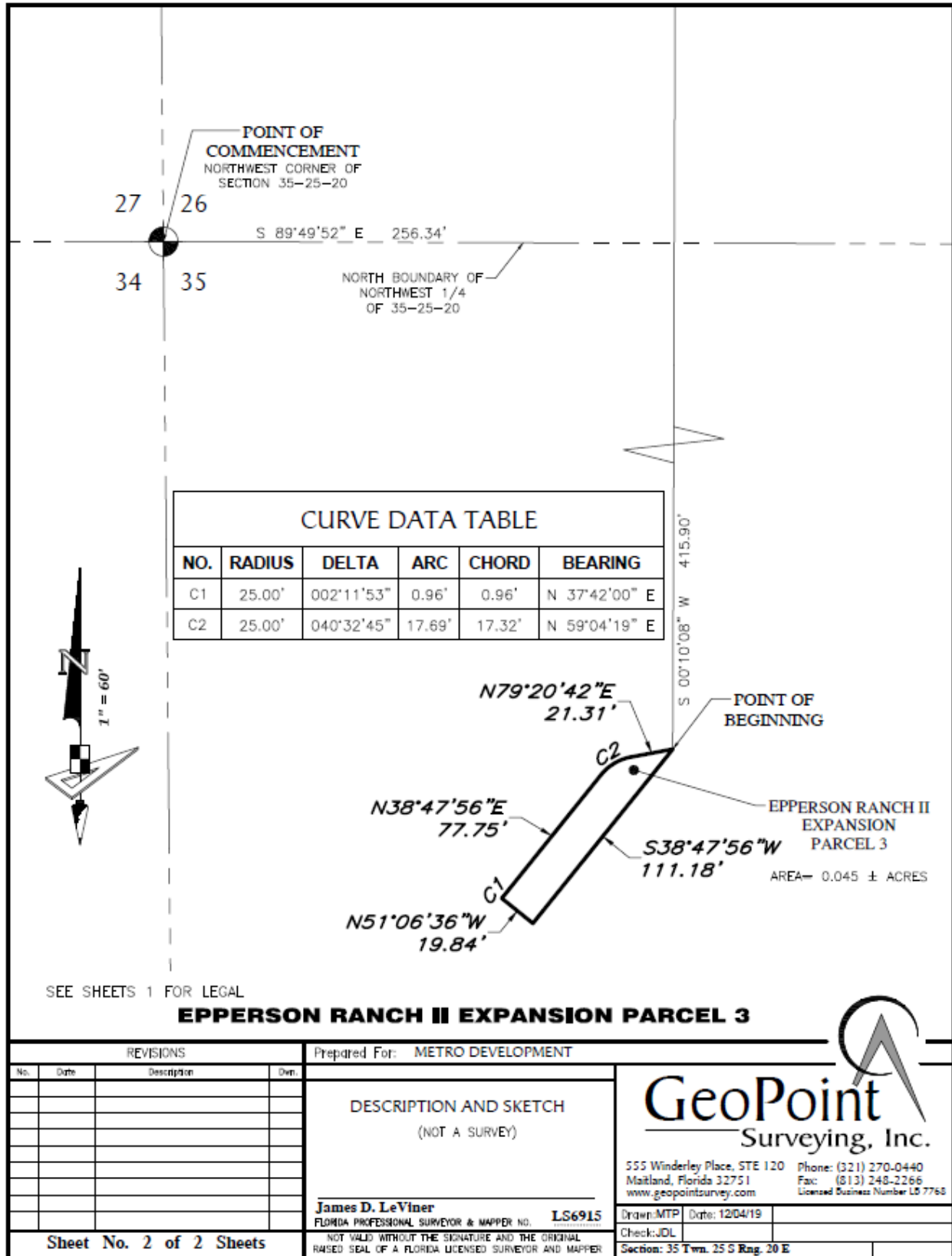
COMMENCE at the Northwest corner of said Section 35, run thence along the North boundary of the Northwest 1/4 of said Section 35, run thence along said boundary S.89°49'52"E., a distance of 256.34 feet; thence S.00°10'08"W., a distance of 415.90 feet to the **POINT OF BEGINNING**; thence S.38°47'56"W., a distance of 111.18 feet; thence N.51°06'36"W., a distance of 19.84 feet; thence Northeasterly, 0.96 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 02°11'53" (chord bearing N.37°42'00"E., 0.96 feet); thence N.38°47'56"E., a distance of 77.75 feet; thence Northeasterly, 17.69 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 40°32'45" (chord bearing N.59°04'19"E., 17.32 feet); thence N.79°20'42"E., a distance of 21.31 feet to the **POINT OF BEGINNING**.

Containing 0.045 acres, more or less.

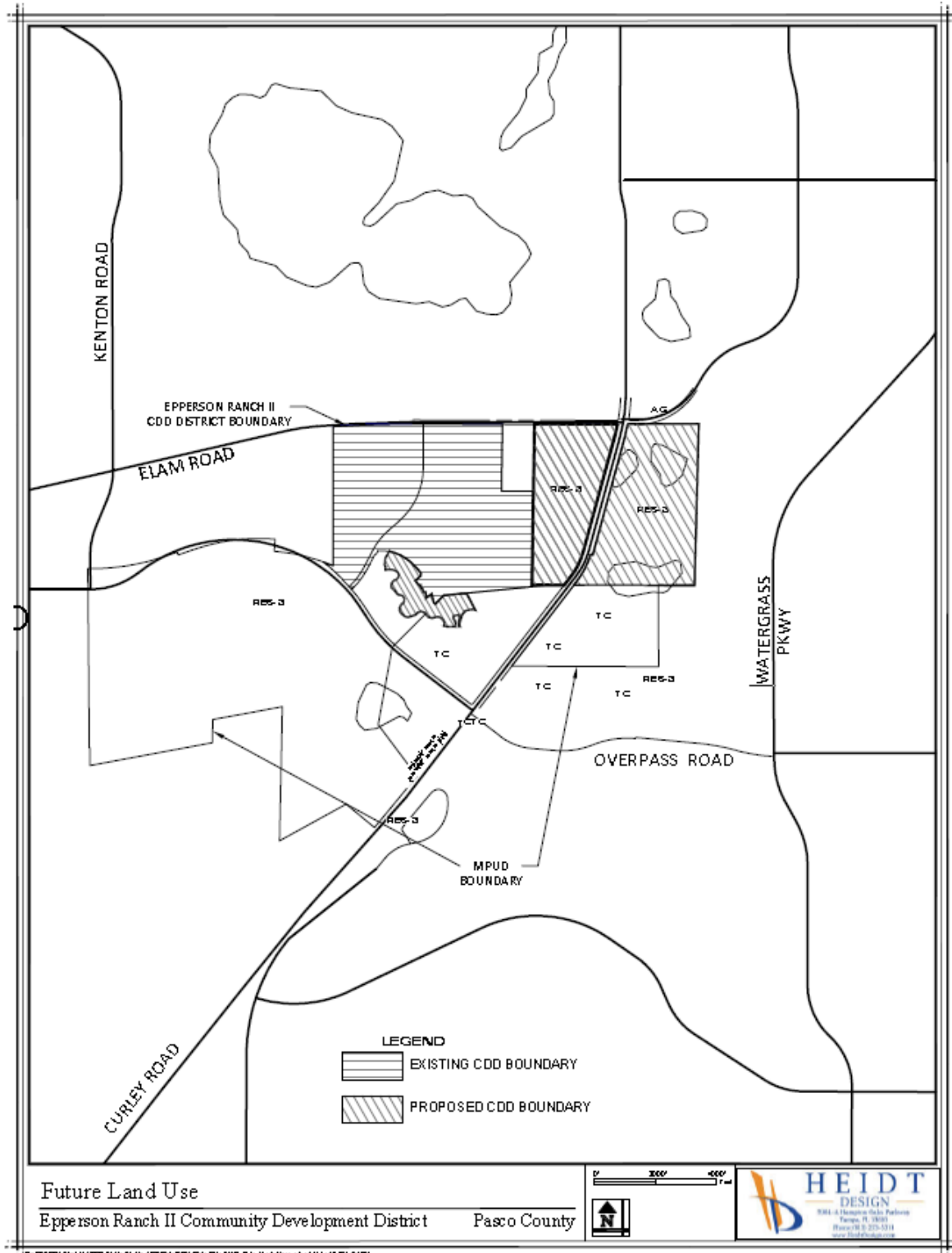
SEE SHEET 2 FOR SKETCH

EPPELSON RANCH II EXPANSION PARCEL 3

REVISIONS				Prepared For: METRO DEVELOPMENT	
No.	Date	Description	Rev.	<div style="text-align: center;"> DESCRIPTION AND SKETCH (NOT A SURVEY) </div> <div style="text-align: center;"> James D. LeViner <small>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915</small> </div> <div style="text-align: center;"> <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small> </div>	
Sheet No. 1 of 2 Sheets				<div style="text-align: right;">  </div> <div style="text-align: right;"> GeoPoint Surveying, Inc. <small>555 Winderley Place, STE 120 Maitland, Florida 32751 www.geopointsurvey.com</small> </div> <div style="text-align: right;"> <small>Phone: (321) 270-0440 Fax: (813) 248-2266 Licensed Business Number LS 7768</small> </div> <div style="text-align: right;"> <small>Drawn: MTP Date: 12/04/19</small> </div> <div style="text-align: right;"> <small>Check: JDL</small> </div> <div style="text-align: right;"> Section: 35 Twn. 25 S Rng. 20 E </div>	



H. EXHIBIT C: CONCEPTUAL LAND USE PLAN FOR THE DISTRICT



I. EXHIBIT D: PROPOSED INFRASTRUCTURE PLAN

Facility	Construction Funded By	Ownership	Operation and Maintenance
Earthwork	CDD	--	--
Subdivision Roadways and Alleys ²	CDD	CDD	CDD
Collector and Arterial Roadways ³	CDD	County	County
Offsite Road & Utilities ¹	CDD	County	County
Potable Water	CDD	County	County
Sanitary Sewer	CDD	County	County
Drainage Storm	CDD	CDD	CDD
Security/Landscaping/Hardscape	CDD	CDD	CDD
Recreational Facilities	CDD	CDD	CDD
Dry Utilities Trenching	CDD	--	--

¹Pasco County Utilities will only maintain lines in public rights-of-way or County owned easements. The County shall not own or maintain on-site utilities within the boundaries of the CDD.

²Roadways, entrances or similar improvements that are not constructed to county standards including use of materials, such as wood, will be owned and maintained by the CDD or other community associations with a recorded public easement over such portion.

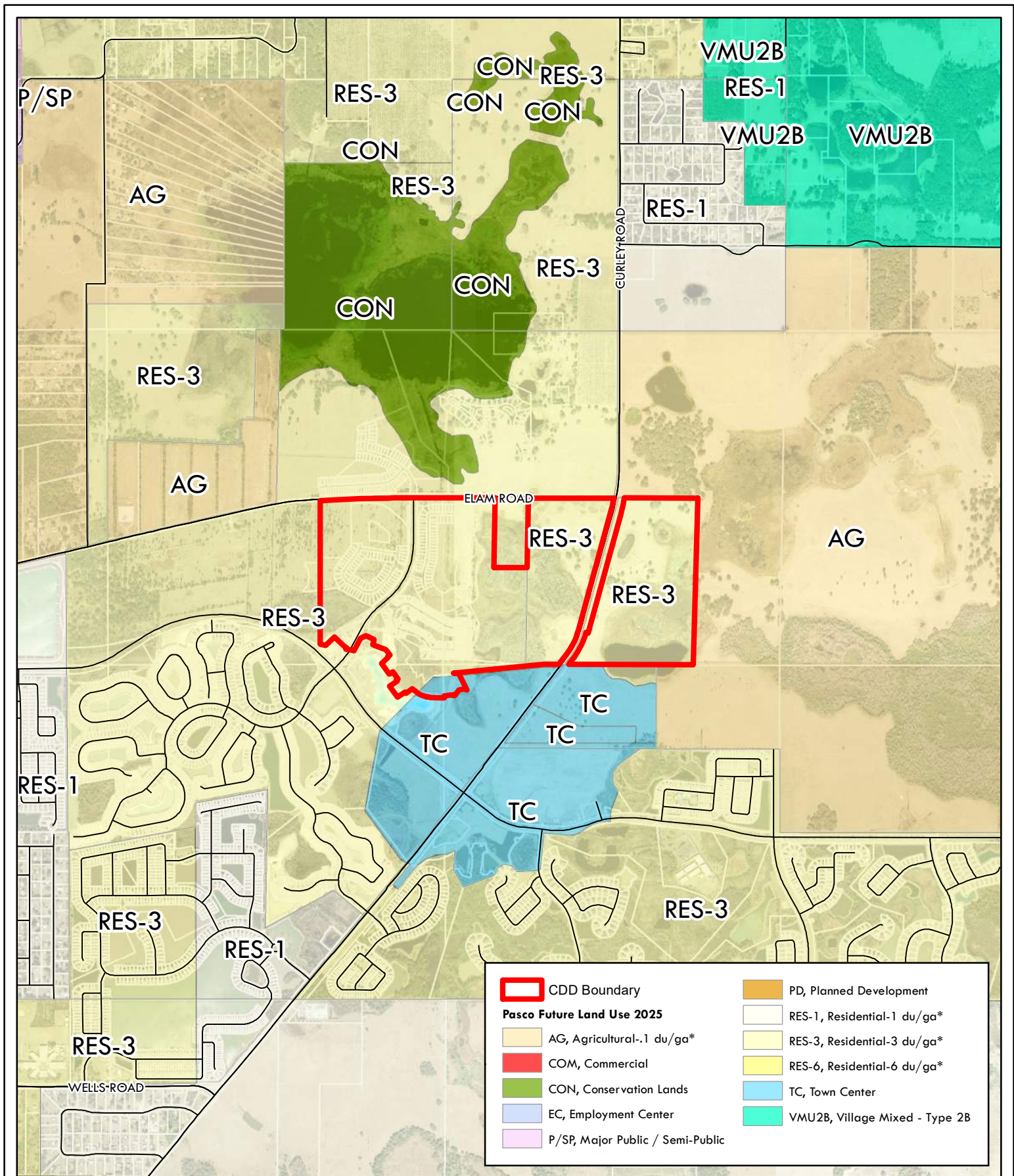
²Subdivision roadways and Alleys will be maintained by the CDD or other community associations.

³Collector and Arterial roadways will be maintained by County.

* The CDD or other community associations will be responsible for maintenance of sidewalks, multipurpose paths and trails and drainage facilities within the County right-of-way and non-County right-of-way pursuant to Pasco County requirements within the boundaries of the CDD.

Source: The Petitioner

Exhibit K



EPPERSON RANCH CDD II

Future Land Use Map



Clearview
LAND DESIGN, P.L.

3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

