

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

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**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, and as amended by Ordinance No. 20-25 adopted on June 30, 2020, to adopt an ordinance contracting 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 contract the District boundaries, has considered and finds that all statements contained in the Petition to Contract 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 contraction 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 contracted 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 contracted 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 contracted 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 August 24, 2022, held an adoption public hearing on the Petition with duly provided public notice prior to the adoption of this Ordinance contracting the boundaries of the District.

**NOW, THEREFORE, BE IT ORDAINED**, 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, and as amended by Ordinance No. 20-25, 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 removed from the District. The amended boundaries of the District shall be those depicted in Exhibit D of the Petition.
- c. The amendment to the boundaries of the District shall not affect any requirements, provisions, conditions, powers or terms of Ordinance Nos. 18-01, 19-02 and 20-25.

**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 transmitted 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.

**ADOPTED** this 24th day of August, 2022



APPROVED  
IN SESSION  
AUG 24 2022  
PASCO COUNTY  
BCC

BOARD OF COUNTY COMMISSIONERS OF PASCO  
COUNTY, FLORIDA

BY: Nikki Alvarez-Sowles, Esq.  
NIKKI ALVAREZ-SOWLES, ESQ.  
CLERK & COMPTROLLER

BY: Kathryn Starkey  
KATHRYN STARKEY, CHAIRMAN

**Petition to Contract the Boundaries of the**

**Epperson Ranch II**

**Community Development District**

**March 28, 2022**  
**Revised August 10, 2022**

**Submitted by:**  
**STRALEY ROBIN VERICKER**  
**Attorneys at Law**  
**1510 W. Cleveland Street**  
**Tampa, Florida 33606**  
**Telephone: 813-223-9400**  
**Dana C. Collier, Esq.**  
[dcollier@srvlegal.com](mailto:dcollier@srvlegal.com)  
**Lynn A. Butler, Paralegal**  
[lbutler@srvlegal.com](mailto:lbutler@srvlegal.com)

# Application

**APPLICATION FORM**

I. APPLICANT: Epperson Ranch II Community Development District  
ADDRESS: 802 E. Whiting Street  
CITY Tampa STATE Florida ZIP 33602  
PHONE (813) 565-4663


PROPERTY OWNER(S): Epperson Ranch, LLC  
ADDRESS: 2502 N. Rocky Point Drive, Suite 1050  
CITY Tampa, Florida 33607  
PHONE 813-288-8078 FAX: 813-288-8178

REPRESENTATIVE: Dana C. Collier, Esq.  
(Contact Person):  
ADDRESS: Straley Robin Vericker, 1510 W. Cleveland Street  
CITY Tampa STATE Florida ZIP 33606  
PHONE (813) 223-9400 FAX: \_\_\_\_\_

II. Current Use of Property: Undeveloped  
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 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.

**Epperson Ranch II Community Development District**

BY:   
Michael Lawson, Chair of the Board of Supervisors  
Signature of the Applicant/(Petitioner)

<p>IV. <b>Growth Management</b> <b>Department</b> Date Stamp</p>	<p>V. <b>OFFICIAL COMMENTS</b></p> <p>Is this application accompanied by other applications? _____</p> <p>If so, what are the application numbers? _____</p> <p>Other comments:</p>
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# Petition

**PETITION TO CONTRACT 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, as amended by Ordinance No. 20-25 adopted by the Board of County Commissioners of Pasco County, Florida on June 30, 2020, (collectively, the "Ordinance"), for purposes of contracting 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 contract its boundaries. Accordingly, the Petitioner states as follows:

1. Petitioner is Epperson Ranch II Community Development District.
2. Resolution Number 2022-02 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 342.606 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 contract its boundaries by removing approximately 9.911 acres from the District, as described in **Exhibit C** (the "**Contraction Parcel**"). After the boundary has been contracted, the District will be approximately 332.682 acres.
5. A metes and bounds legal description of the proposed amended boundaries of the District is attached as **Exhibit D**. Sections 190.005(1)(a)1.; 190.046(1)(a), Florida Statutes.
6. The written consent to the contraction of the boundaries of the District by the landowners of 100% of the real property to be removed from the District, is attached as **Exhibit E**. 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 seat is vacant, as identified in **Exhibit F** 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 G** 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 Parcel based upon available data, Section 190.046(1)(a), Florida Statutes. Any services and facilities being provided to the Contraction Parcel have been and continue to be provided by the Developer.

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

11. The future general distribution, location, and extent of public and private uses of land proposed for the area within the contracted boundaries of the District 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 I**. Sections 190.005(1)(a)7.; 190.046(1)(a), Florida Statutes.

12. The property within the contracted 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 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 amended District. 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 21<sup>st</sup> day of February, 2022.

**Attest:**

**Epperson Ranch II Community  
Development District**

  
Name: Karessa Boyd  
Title: Contract Admin.

  
Michael S. Lawson  
Chair of the Board of Supervisors

## Exhibit A

RESOLUTION NO. 2022-02

A RESOLUTION AUTHORIZING THE AMENDMENT OF THE BOUNDARIES 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 (the "**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 (the "**Board**") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the Epperson Ranch II Community Development District (the "**Petition**") for the area described in **Exhibit "A"** attached hereto.

NOW THEREFORE, BE IT RESOLVED that:

1. The Board hereby authorizes and approves the amendment of the District boundaries, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the Board of County Commissioners of Pasco County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, and the District Manager to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the Board of County Commissioners of Pasco County, Florida.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THE 3RD DAY OF FEBRUARY, 2022.

Attest:

Epperson Ranch II Community  
Development District

  
Name: Raymond J. Latito  
Secretary Assistant Secretary

  
\_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

# EXHIBIT "A"

## EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT CONTRACTION PARCEL

**DESCRIPTION:** That part of Parcel 1, according to the Second Amended Notice of Establishment of the Epperson Ranch II Community Development District, as recorded in Official Records Book 10137, Page 1973, of the Public Records of Pasco County, Florida, lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

**COMMENCE** at the Northwest corner of said Parcel 1, also being a point on the Southerly boundary of the maintained right-of-way for ELAM ROAD, according to Maintained Right-Of-Way Map as recorded Book 3, Pages 342 through 348 inclusive, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along the Northerly boundary of said Parcel 1 and said Southerly boundary of the maintained right-of-way for ELAM ROAD, the following two (2) courses: 1) N.86°30'43"E., 225.21 feet; 2) N.86°55'22"E., 263.67 feet; thence S.00°00'50"E., 4.77 feet to the Northwest corner of EPPERSON RANCH PHASE 5-1, according to the plat thereof, as recorded in Plat Book 80, Pages 139 through 145 inclusive, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said EPPERSON RANCH PHASE 5-1, the following nine (9) courses: 1) continue S.00°00'50"E., 181.60 feet; 2) S.00°29'52"W., 551.92 feet; 3) S.35°40'25"W., 50.01 feet; 4) S.36°46'37"W., 182.10 feet; 5) S.89°38'13"W., 305.26 feet to a point of curvature; 6) Southwesterly, 28.16 feet along the arc of a curve to the left having a radius of 18.00 feet and a central angle of 89°38'13" (chord bearing S.44°49'07"W., 25.38 feet) to a point of tangency; 7) SOUTH, 32.77 feet to a point on a curve; 8) Southwesterly, 34.25 feet along the arc of a curve to the right having a radius of 22.21 feet and a central angle of 88°22'12" (chord bearing S.44°42'34"W., 30.95 feet); 9) S.89°25'07"W., 0.22 feet to a point on the Westerly boundary of the aforesaid Parcel 1; thence along said Westerly boundary of Parcel 1, NORTH, 971.59 feet to the **POINT OF BEGINNING**.

Containing 9.911 acres, more or less.

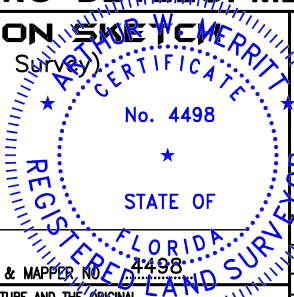
### BASIS OF BEARINGS

The Westerly boundary of Parcel 1, according to the Second Amended Notice of Establishment of the Epperson Ranch II Community Development District, as recorded in Official Records Book 10137, Page 1973, of the Public Records of Pasco County, Florida, lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida, has a Grid bearing of NORTH. The Grid bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

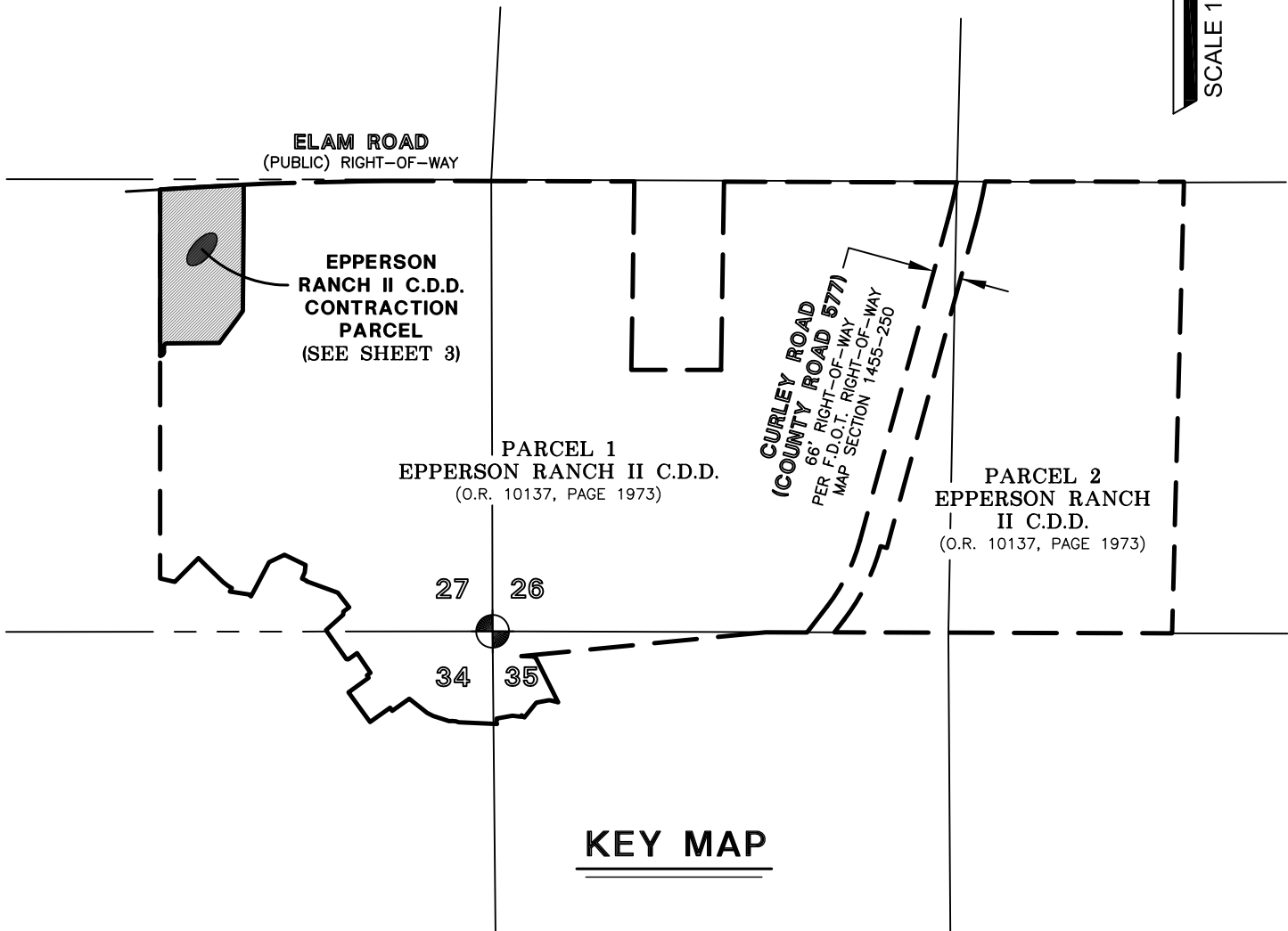
### LEGEND:

1. O.R. - Official Records Book
2. (R) indicates radial line
3. (NR) indicates non-radial line
4. RB - indicates reference bearing
5. C.D.D. - Community Development District
6. F.D.O.T. - Florida Department of Transportation

## EPPERSON RANCH II C.D.D. CONTRACTION PARCEL

	Prepared For: <b>METRO DEVELOPMENT</b> <b>DESCRIPTION SHEET</b> (Not a Survey)												
													
	<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azelee Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Drawn: WFS</td> <td style="width: 25%;">Checked: AWM</td> <td style="width: 50%;">Order No.: AMI-CLD-EP-001</td> </tr> <tr> <td>Date: 3-14-22</td> <td colspan="2">Dwg: Epperson Ranch II CDD-CONTRACTION-DS.dwg</td> </tr> <tr> <td colspan="3">File Path: P:\Epperson-North (Metro)\CDD\II CDD\2022 AMEND\Contraction Parcel</td> </tr> <tr> <td colspan="3" style="text-align: center;">SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST</td> </tr> </table>	Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-EP-001	Date: 3-14-22	Dwg: Epperson Ranch II CDD-CONTRACTION-DS.dwg		File Path: P:\Epperson-North (Metro)\CDD\II CDD\2022 AMEND\Contraction Parcel			SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST		
Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-EP-001											
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REVISIONS													
<b>SHEET NO. 1 OF 4 SHEETS</b>													

**NOTE:**  
 SEE SHEET 1 OF 4 SHEETS FOR:  
 1) LEGAL DESCRIPTION  
 2) BASIS OF BEARINGS NOTE  
 3) LEGEND



**KEY MAP**

**EPPERSON RANCH II C.D.D.  
 CONTRACTION PARCEL**

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>4498</b>	
<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>	
<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
Drawn: WFS	Checked: AWM
Date: 3-14-22	Order No.: AMI-CLD-EP-001
Dwg: Epperson Ranch II CDD-CONTRACTION-DS.dwg	
File Path: P:\Epperson-North (Metro)\CDD\II CDD\2022 AMEND	
SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST	

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 2 OF 4 SHEETS</b>			

NORTHEAST 1/4 OF SECTION 27-25-20  
SOUTHEAST 1/4 OF SECTION 26-25-20

POINT OF COMMENCEMENT  
NORTHWEST CORNER  
OF PARCEL 1  
EPPERSON RANCH II C.D.D.  
POINT OF BEGINNING

ELAM ROAD  
(PUBLIC) RIGHT-OF-WAY  
WIDTH VARIES  
MAINTAINED RIGHT-OF-WAY  
BOOK 3, PAGES 342-348

SOUTHERLY BOUNDARY  
OF THE MAINTAINED  
RIGHT-OF-WAY  
FOR ELAM ROAD



N.86°30'43"E.  
225.21'

N.86°55'22"E.  
263.67'

S.00°00'50"E.  
181.60'

SEE DETAIL "A"  
ON SHEET 4

NORTHERLY BOUNDARY  
OF PARCEL 1  
EPPERSON RANCH II C.D.D.

WESTERLY BOUNDARY  
OF PARCEL 1  
EPPERSON RANCH II C.D.D.  
BASIS OF BEARINGS  
REFERENCE LINE

NORTH  
971.59'

EPPERSON  
RANCH II C.D.D.  
CONTRACTION  
PARCEL

EPPERSON RANCH  
PHASE 5-1  
(PLAT BOOK 80, PAGES 139-145)

PARCEL 1  
EPPERSON RANCH  
II C.D.D.  
(O.R. 10137, PAGE 1973)

**NOTE:**

- SEE SHEET 1 OF 4 SHEETS FOR:  
1) LEGAL DESCRIPTION  
2) BASIS OF BEARINGS NOTE  
3) LEGEND

**CARDINAL BEARING NOTE:**

Cardinal bearings where shown hereon shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - N.90°00'00"E.  
WEST - N.90°00'00"W.

WESTERLY BOUNDARY  
OF EPPERSON RANCH  
PHASE 5-1

S.35°40'25"W.  
50.01'

C 1

305.26'  
S.89°38'13"W.

182.10'  
S.36°46'37"W.

C1  
Δ=89°38'13"  
R=18.00  
T=17.89  
L=28.16  
C=25.38  
CB=S.44°49'07"W.

SEE DETAIL "B"  
ON SHEET 4

SOUTH  
32.77'  
C 2

EPPERSON RANCH  
PHASE 5-1  
(PLAT BOOK 80, PAGES 139-145)

PARCEL 1  
EPPERSON RANCH  
II C.D.D.  
(O.R. 10137, PAGE 1973)

C2  
Δ=88°22'12"  
R=22.21  
T=21.58  
L=34.25  
C=30.95  
CB=S.44°42'34"W.

**EPPERSON RANCH II C.D.D.  
CONTRACTION PARCEL**

Prepared For: **METRO DEVELOPMENT**

**DESCRIPTION SKETCH**  
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

Drawn: WFS | Checked: AWM | Order No.: AMI-CLD-EP-001

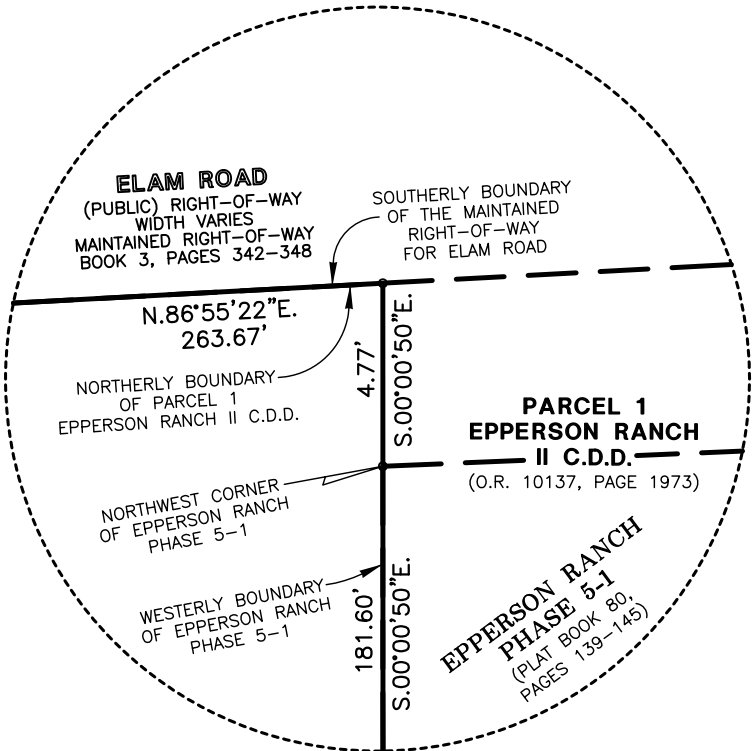
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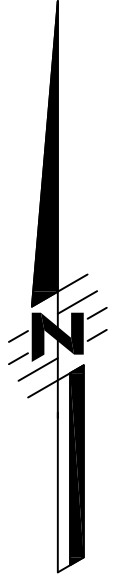
SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST

No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 3 OF 4 SHEETS**



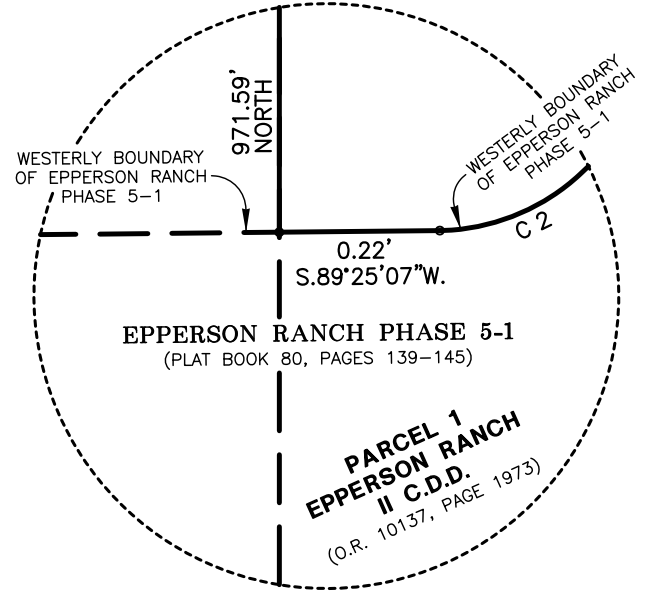
C2  
 $\Delta=88^{\circ}22'12''$   
 R=22.21  
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**DETAIL "A"**  
NOT TO SCALE  
(SEE SHEET 3)

**NOTE:**  
SEE SHEET 1 OF 4 SHEETS FOR:  
1) LEGAL DESCRIPTION  
2) BASIS OF BEARINGS NOTE  
3) LEGEND

**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown  
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same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - N.90°00'00"E.  
WEST - N.90°00'00"W.



**DETAIL "B"**  
NOT TO SCALE  
(SEE SHEET 3)

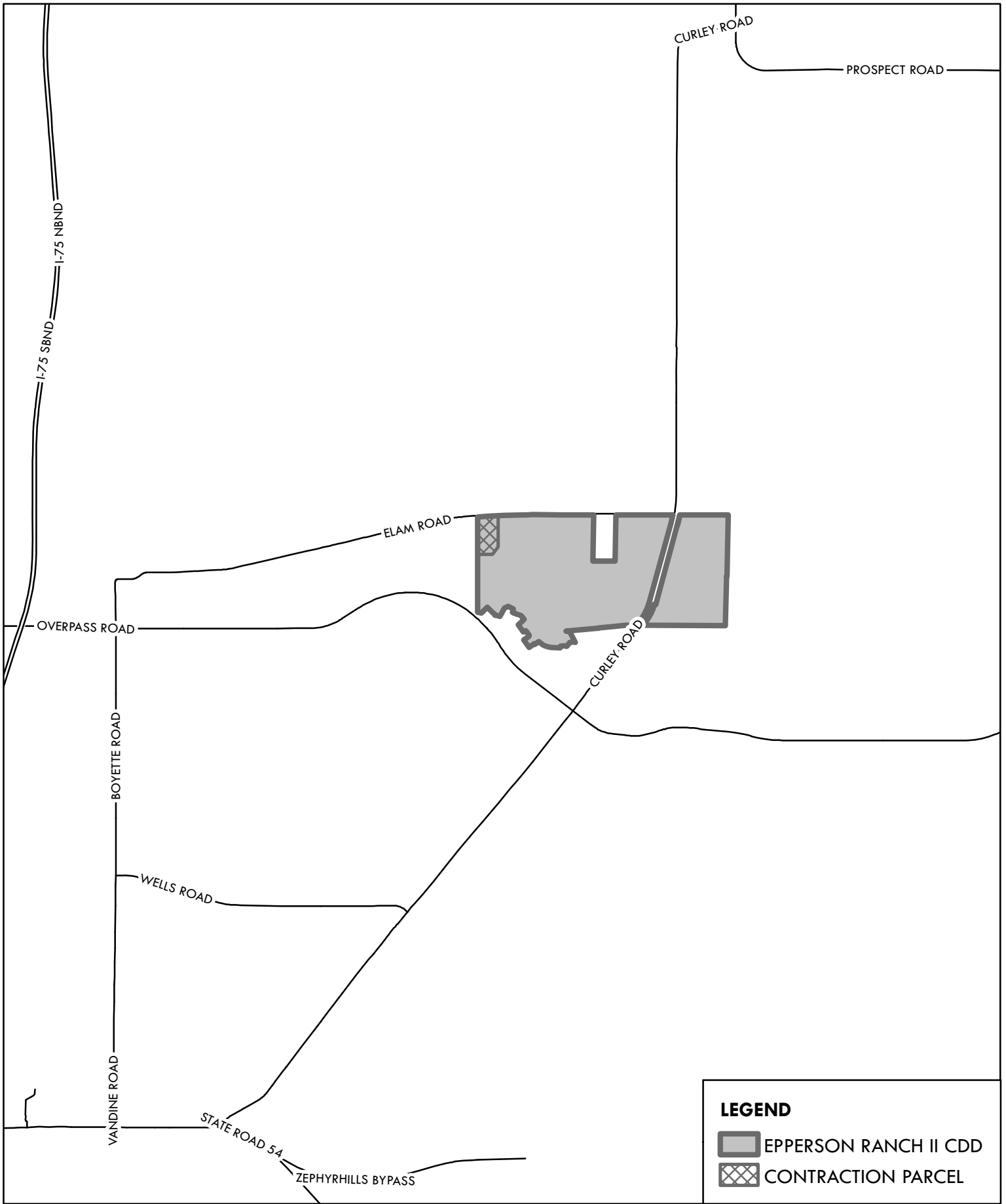
**EPPERSON RANCH II C.D.D.  
CONTRACTION PARCEL**

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 4 OF 4 SHEETS</b>			

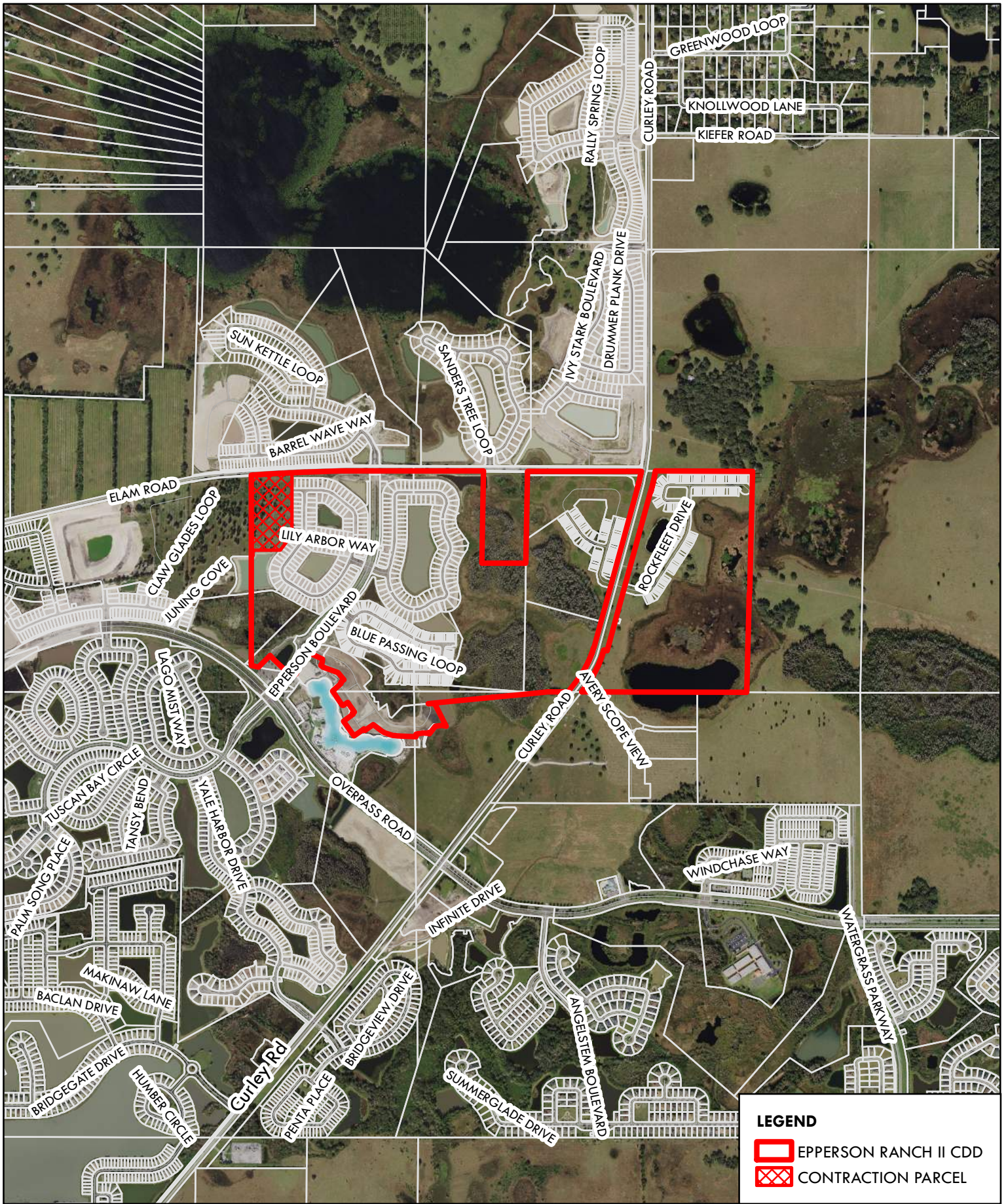
Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	Drawn: WFS    Checked: AWM    Order No.: AMI-CLD-EP-001
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <u>4498</u>	Date: 3-14-22    Dwg: Epperson Ranch II CDD-CONTRACTION-DS.dwg
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	File Path: P:\Epperson-North (Metro)\CDD\II CDD\2022 AMEND
	SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST

## Composite Exhibit B











## Exhibit C

**EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT  
CONTRACTION PARCEL**

**DESCRIPTION:** That part of Parcel 1, according to the Second Amended Notice of Establishment of the Epperson Ranch II Community Development District, as recorded in Official Records Book 10137, Page 1973, of the Public Records of Pasco County, Florida, lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

**COMMENCE** at the Northwest corner of said Parcel 1, also being a point on the Southerly boundary of the maintained right-of-way for ELAM ROAD, according to Maintained Right-Of-Way Map as recorded Book 3, Pages 342 through 348 inclusive, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along the Northerly boundary of said Parcel 1 and said Southerly boundary of the maintained right-of-way for ELAM ROAD, the following two (2) courses: 1) N.86°30'43"E., 225.21 feet; 2) N.86°55'22"E., 263.67 feet; thence S.00°00'50"E., 4.77 feet to the Northwest corner of EPPERSON RANCH PHASE 5-1, according to the plat thereof, as recorded in Plat Book 80, Pages 139 through 145 inclusive, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said EPPERSON RANCH PHASE 5-1, the following nine (9) courses: 1) continue S.00°00'50"E., 181.60 feet; 2) S.00°29'52"W., 551.92 feet; 3) S.35°40'25"W., 50.01 feet; 4) S.36°46'37"W., 182.10 feet; 5) S.89°38'13"W., 305.26 feet to a point of curvature; 6) Southwesterly, 28.16 feet along the arc of a curve to the left having a radius of 18.00 feet and a central angle of 89°38'13" (chord bearing S.44°49'07"W., 25.38 feet) to a point of tangency; 7) SOUTH, 32.77 feet to a point on a curve; 8) Southwesterly, 34.25 feet along the arc of a curve to the right having a radius of 22.21 feet and a central angle of 88°22'12" (chord bearing S.44°42'34"W., 30.95 feet); 9) S.89°25'07"W., 0.22 feet to a point on the Westerly boundary of the aforesaid Parcel 1; thence along said Westerly boundary of Parcel 1, NORTH, 971.59 feet to the **POINT OF BEGINNING**.

Containing 9.911 acres, more or less.

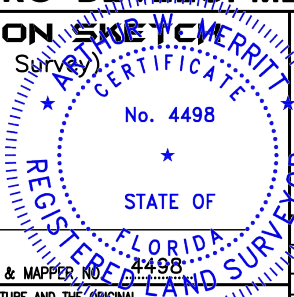
**BASIS OF BEARINGS**

The Westerly boundary of Parcel 1, according to the Second Amended Notice of Establishment of the Epperson Ranch II Community Development District, as recorded in Official Records Book 10137, Page 1973, of the Public Records of Pasco County, Florida, lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida, has a Grid bearing of NORTH. The Grid bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

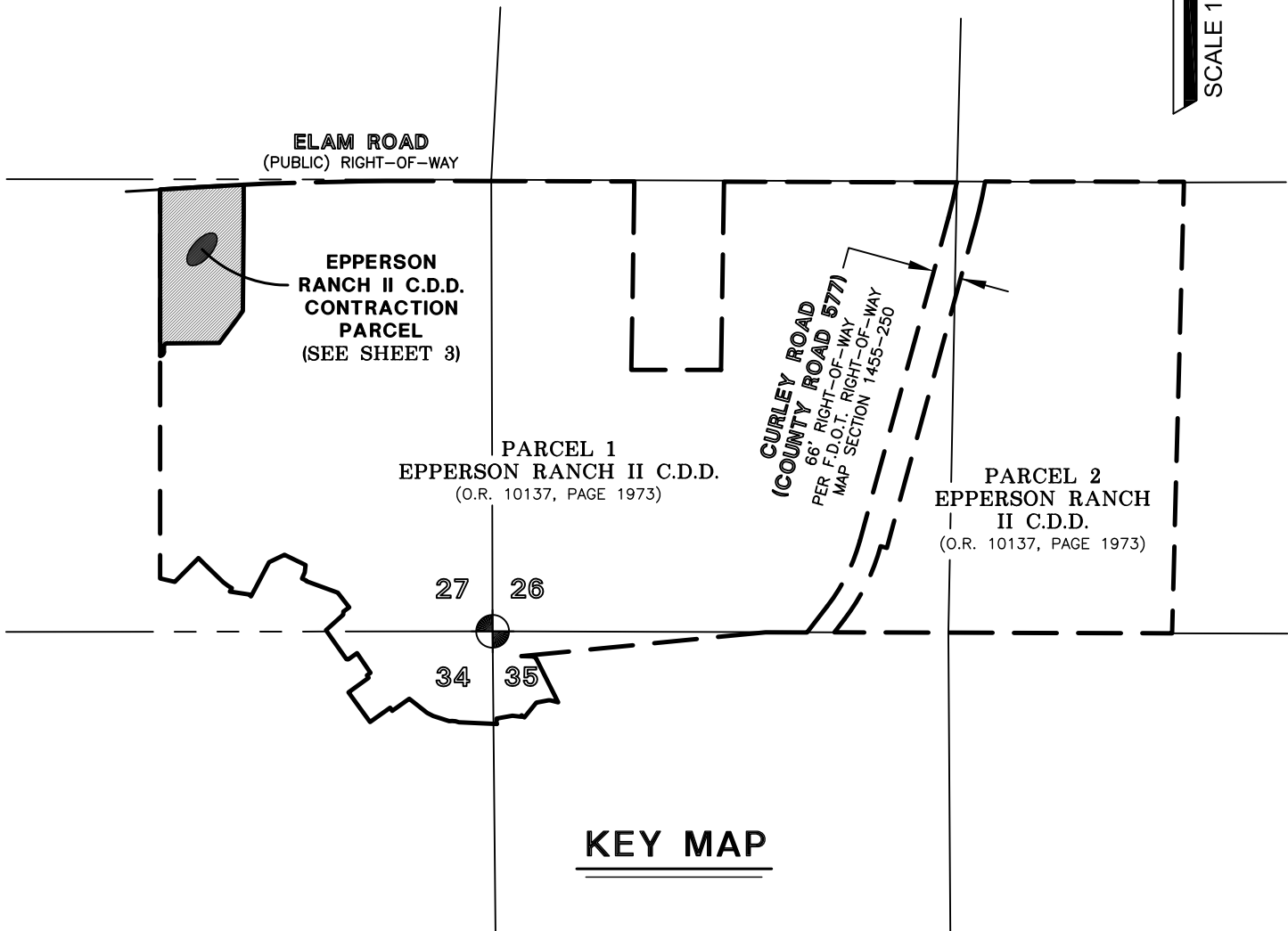
**LEGEND:**

1. O.R. - Official Records Book
2. (R) indicates radial line
3. (NR) indicates non-radial line
4. RB - indicates reference bearing
5. C.D.D. - Community Development District
6. F.D.O.T. - Florida Department of Transportation

**EPPERSON RANCH II C.D.D.  
CONTRACTION PARCEL**

	Prepared For: <b>METRO DEVELOPMENT</b> <b>DESCRIPTION SHEET</b> (Not a Survey)												
													
	<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azelee Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Drawn: WFS</td> <td style="width: 25%;">Checked: AWM</td> <td style="width: 50%;">Order No.: AMI-CLD-EP-001</td> </tr> <tr> <td>Date: 3-14-22</td> <td colspan="2">Dwg: Epperson Ranch II CDD-CONTRACTION-DS.dwg</td> </tr> <tr> <td colspan="3">File Path: P:\Epperson-North (Metro)\CDD\II CDD\2022 AMEND\Contraction Parcel</td> </tr> <tr> <td colspan="3" style="text-align: center;">SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST</td> </tr> </table>	Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-EP-001	Date: 3-14-22	Dwg: Epperson Ranch II CDD-CONTRACTION-DS.dwg		File Path: P:\Epperson-North (Metro)\CDD\II CDD\2022 AMEND\Contraction Parcel			SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST		
Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-EP-001											
Date: 3-14-22	Dwg: Epperson Ranch II CDD-CONTRACTION-DS.dwg												
File Path: P:\Epperson-North (Metro)\CDD\II CDD\2022 AMEND\Contraction Parcel													
SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 50%;">                 Arthur W. Merritt                  FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER, NO. 4498             </td> </tr> <tr> <td colspan="3" style="text-align: center;">                 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL                  RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER             </td> </tr> </table>			Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER, NO. 4498	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER								
		Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER, NO. 4498											
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 50%;"></td> </tr> <tr> <td colspan="3" style="text-align: center;">REVISIONS</td> </tr> <tr> <td colspan="3" style="text-align: center;"><b>SHEET NO. 1 OF 4 SHEETS</b></td> </tr> </table>				REVISIONS			<b>SHEET NO. 1 OF 4 SHEETS</b>					
REVISIONS													
<b>SHEET NO. 1 OF 4 SHEETS</b>													

**NOTE:**  
 SEE SHEET 1 OF 4 SHEETS FOR:  
 1) LEGAL DESCRIPTION  
 2) BASIS OF BEARINGS NOTE  
 3) LEGEND



**KEY MAP**

**EPPERON RANCH II C.D.D.  
 CONTRACTION PARCEL**

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
Drawn: WFS	Checked: AWM
Date: 3-14-22	Order No.: AMI-CLD-EP-001
Dwg: Epperon Ranch II CDD-CONTRACTION-DS.dwg	
File Path: P:\Epperon-North (Metro)\CDD\II CDD\2022 AMEND	
SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST	

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 2 OF 4 SHEETS</b>			

NORTHEAST 1/4 OF SECTION 27-25-20  
SOUTHEAST 1/4 OF SECTION 26-25-20

POINT OF COMMENCEMENT  
NORTHWEST CORNER  
OF PARCEL 1  
EPPERSON RANCH II C.D.D.  
POINT OF BEGINNING

ELAM ROAD  
(PUBLIC) RIGHT-OF-WAY  
WIDTH VARIES  
MAINTAINED RIGHT-OF-WAY  
BOOK 3, PAGES 342-348

SOUTHERLY BOUNDARY  
OF THE MAINTAINED  
RIGHT-OF-WAY  
FOR ELAM ROAD



N.86°30'43"E.  
225.21'

N.86°55'22"E.  
263.67'

S.00°00'50"E.  
181.60'

SEE DETAIL "A"  
ON SHEET 4

NORTHERLY BOUNDARY  
OF PARCEL 1  
EPPERSON RANCH II C.D.D.

WESTERLY BOUNDARY  
OF PARCEL 1  
EPPERSON RANCH II C.D.D.  
BASIS OF BEARINGS  
REFERENCE LINE

NORTH  
971.59'

EPPERSON  
RANCH II C.D.D.  
CONTRACTION  
PARCEL

EPPERSON RANCH  
PHASE 5-1  
(PLAT BOOK 80, PAGES 139-145)

PARCEL 1  
EPPERSON RANCH  
II C.D.D.  
(O.R. 10137, PAGE 1973)

**NOTE:**

- SEE SHEET 1 OF 4 SHEETS FOR:  
1) LEGAL DESCRIPTION  
2) BASIS OF BEARINGS NOTE  
3) LEGEND

**CARDINAL BEARING NOTE:**

Cardinal bearings where shown hereon shall be assumed to have the same bearings as follows:

- NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - N.90°00'00"E.  
WEST - N.90°00'00"W.

WESTERLY BOUNDARY  
OF EPPERSON RANCH  
PHASE 5-1

S.35°40'25"W.  
50.01'

C 1

305.26'  
S.89°38'13"W.

182.10'  
S.36°46'37"W.

C1  
Δ=89°38'13"  
R=18.00  
T=17.89  
L=28.16  
C=25.38  
CB=S.44°49'07"W.

SEE DETAIL "B"  
ON SHEET 4

SOUTH  
32.77'  
C 2

EPPERSON RANCH  
PHASE 5-1  
(PLAT BOOK 80, PAGES 139-145)

PARCEL 1  
EPPERSON RANCH  
II C.D.D.  
(O.R. 10137, PAGE 1973)

C2  
Δ=88°22'12"  
R=22.21  
T=21.58  
L=34.25  
C=30.95  
CB=S.44°42'34"W.

**EPPERSON RANCH II C.D.D.  
CONTRACTION PARCEL**

Prepared For: **METRO DEVELOPMENT**

**DESCRIPTION SKETCH**  
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS | Checked: AWM | Order No.: AMI-CLD-EP-001

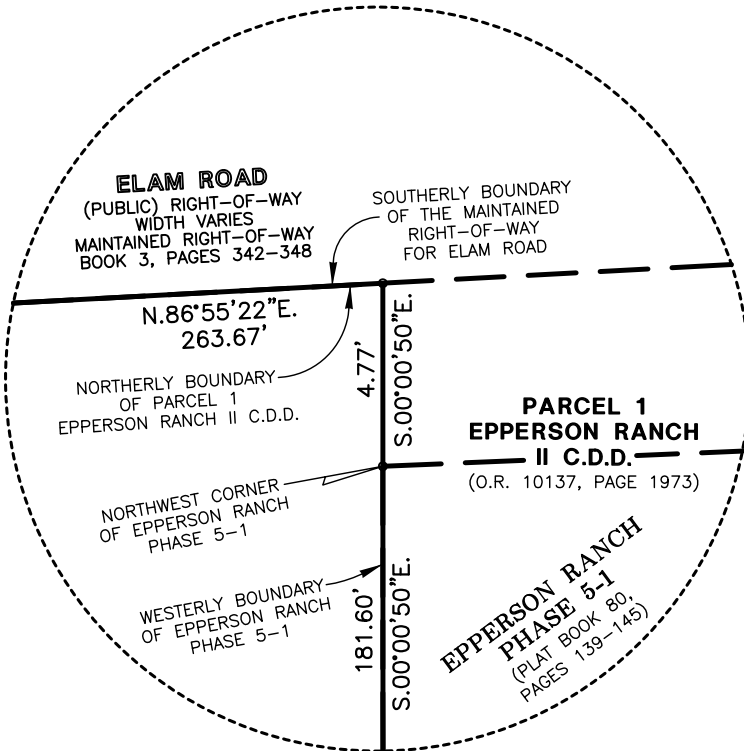
Date: 3-14-22 | Dwg: EpperSON Ranch II CDD-CONTRACTION-DS.dwg

File Path: P:\EpperSON-North (Metro)\CDD\II CDD\2022 AMEND

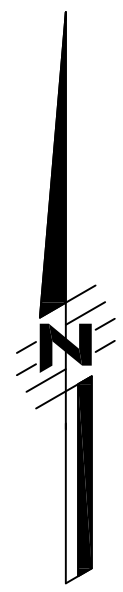
SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST

No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 3 OF 4 SHEETS**



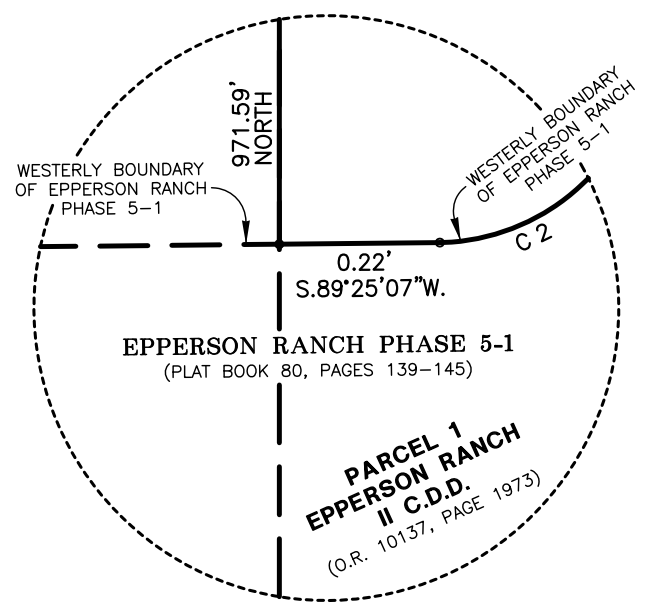
C2  
 $\Delta=88^{\circ}22'12''$   
 R=22.21  
 T=21.58  
 L=34.25  
 C=30.95  
 CB=S.44°42'34"W.



**DETAIL "A"**  
 NOT TO SCALE  
 (SEE SHEET 3)

**NOTE:**  
 SEE SHEET 1 OF 4 SHEETS FOR:  
 1) LEGAL DESCRIPTION  
 2) BASIS OF BEARINGS NOTE  
 3) LEGEND

**CARDINAL BEARING NOTE:**  
 Cardinal bearings where shown  
 hereon shall be assumed to have the  
 same bearings as follows:  
 NORTH - N.00°00'00"E.  
 SOUTH - S.00°00'00"W.  
 EAST - N.90°00'00"E.  
 WEST - N.90°00'00"W.



**DETAIL "B"**  
 NOT TO SCALE  
 (SEE SHEET 3)

**EPPERSON RANCH II C.D.D.  
 CONTRACTION PARCEL**

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 4 OF 4 SHEETS</b>			

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	Drawn: WFS    Checked: AWM    Order No.: AMI-CLD-EP-001
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <u>4498</u>	Date: 3-14-22    Dwg: Epperson Ranch II CDD-CONTRACTION-DS.dwg
<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>	File Path: P:\Epperson-North (Metro)\CDD\II CDD\2022 AMEND
	SECTION 27, TOWNSHIP 25 SOUTH, RANGE 20 EAST

## Exhibit D



**EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT  
AFTER CONTRACTION**

**PARCEL 1 - WEST OF CURLEY ROAD**

**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:

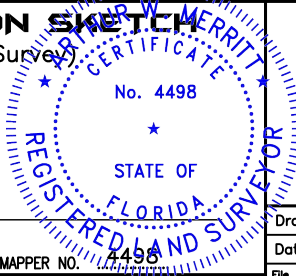
**COMMENCE** at the Northeast corner of said Section 34, run thence along the East boundary of the Northeast 1/4 of said Section 34, S.00°32'28"E., a distance of 540.86 feet to the **POINT OF BEGINNING**; thence N.87°19'45"W., a distance of 202.31 feet; thence Westerly, 40.22 feet along the arc of a 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 left 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.

**LESS AND EXCEPT:**

Legal Description continues on Sheet 2

**EPPERSON RANCH II C.D.D.  
AFTER CONTRACTION**

				Prepared For: <b>METRO DEVELOPMENT</b>			
				<b>DESCRIPTION SKETCH</b> (Not a Survey)		<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
							
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498				Drawn: VBR	Checked: AWM	Order No.: AMI-CLD-EP-001	
REVISIONS SHEET NO. 1 OF 10 SHEETS				Date: 3-15-22	Dwg: Epperson Ranch II CDD (2022 AMEND)-DS.dwg		
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				File Path: P:\Epperson-North (Metro)\CDD\II CDD\2022 AMEND SECTIONS 26,27,34&35, TOWNSHIP 25 SOUTH, RANGE 20 EAST			

**CONTRACTION PARCEL**

**DESCRIPTION:** That part of Parcel 1, according to the Second Amended Notice of Establishment of the Epperson Ranch II Community Development District, as recorded in Official Records Book 10137, Page 1973, of the Public Records of Pasco County, Florida, lying in Section 27, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

**COMMENCE** at the Northwest corner of said Parcel 1, also being a point on the Southerly boundary of the maintained right-of-way for ELAM ROAD, according to Maintained Right-Of-Way Map as recorded Book 3, Pages 342 through 348 inclusive, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along the Northerly boundary of said Parcel 1 and said Southerly boundary of the maintained right-of-way for ELAM ROAD, the following two (2) courses: 1) N.86°30'43"E., 225.21 feet; 2) N.86°55'22"E., 263.67 feet; thence S.00°00'50"E., 4.77 feet to the Northwest corner of EPPERSON RANCH PHASE 5-1, according to the plat thereof, as recorded in Plat Book 80, Pages 139 through 145 inclusive, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said EPPERSON RANCH PHASE 5-1, the following nine (9) courses: 1) continue S.00°00'50"E., 181.60 feet; 2) S.00°29'52"W., 551.92 feet; 3) S.35°40'25"W., 50.01 feet; 4) S.36°46'37"W., 182.10 feet; 5) S.89°38'13"W., 305.26 feet to a point of curvature; 6) Southwesterly, 28.16 feet along the arc of a curve to the left having a radius of 18.00 feet and a central angle of 89°38'13" (chord bearing S.44°49'07"W., 25.38 feet) to a point of tangency; 7) SOUTH, 32.77 feet to a point on a curve; 8) Southwesterly, 34.25 feet along the arc of a curve to the right having a radius of 22.21 feet and a central angle of 88°22'12" (chord bearing S.44°42'34"W., 30.95 feet); 9) S.89°25'07"W., 0.22 feet to a point on the Westerly boundary of the aforesaid Parcel 1; thence along said Westerly boundary of Parcel 1, NORTH, 971.59 feet to the **POINT OF BEGINNING**.

Containing 9.911 acres, more or less.

**PARCEL 1 ALTOGETHER** containing 242.346 acres, more or less.

**TOGETHER WITH:**

**PARCEL 2 - EAST OF CURLEY ROAD**

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

**COMMENCE** at the Southwest corner of said Section 26, run thence along the South boundary of said Section 26, S.89°49'52"E., 1999.72 feet to a point on the Easterly boundary of the Additional (Public) Right-of-Way for Curley Road, according to Quit Claim Deed, recorded in Official Records Book 8524, Page 3442, of the Public Records of Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly boundary of the Additional (Public) Right-of-Way for Curley Road, the following five (5) courses: 1) N.37°33'51"E., 93.03 feet to a point of curvature; 2) Northeasterly, 481.48 feet along the arc of a curve to the left having a radius of 1240.92 feet and a central angle of 22°13'52" (chord bearing N.26°26'55"E., 478.47 feet); 3) S.74°40'01"E., 38.00 feet; 4) N.15°19'59"E., 1958.20 feet to a point of curvature; 5) Northerly, 260.91 feet along the arc of a curve to the left having a radius of 2997.79 feet and a central angle of 04°59'12" (chord bearing N.12°50'23"E., 260.83 feet) to the Northeast corner of said Additional (Public) Right-of-Way for Curley Road, also being a point on the North boundary of the Southeast 1/4 of the aforesaid Section 26; thence along said North boundary of the Southeast 1/4 of Section 26, S.89°45'57"E., 1161.39 feet; thence S.01°30'19"W., 2636.87 feet to a point on the aforesaid South boundary of Section 26; thence along said South boundary of Section 26, N.89°49'52"W., 1974.36 feet to the **POINT OF BEGINNING**.

Containing 90.336 acres, more or less.

**PARCELS 1 AND 2 ALTOGETHER** containing 332.682 acres, more or less.

**EPPERSON RANCH II C.D.D.  
AFTER CONTRACTION**

				Prepared For: <b>METRO DEVELOPMENT</b>															
				<b>DESCRIPTION SKETCH</b> (Not a Survey)  <b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>				<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200											
<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> <th>Dwn.</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> </tbody> </table>				No.	Date	Description	Dwn.	REVISIONS				Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>4498</b>				Drawn: VBR    Checked: AWM    Order No.: AMI-CLD-EP-001 Date: 3-15-22    Dwg: Epperson Ranch II CDD (2022 AMEND)-DS.dwg			
No.	Date	Description	Dwn.																
REVISIONS																			
<b>SHEET NO. 2 OF 10 SHEETS</b>				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				File Path: P:\Epperson-North (Metro)\CDD\II CDD\2022 AMEND SECTIONS 26,27,34&35, TOWNSHIP 25 SOUTH, RANGE 20 EAST											

**BASIS OF BEARINGS**

The East boundary of the Northeast 1/4 of Section 34, Township 25 South, Range 20 East, Pasco County, Florida, has a Grid bearing of S.00°32'28"E. The Grid bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

**LEGEND:**

1. O.R. - Official Records Book
2. (R) indicates radial line
3. (NR) indicates non-radial line
4. RB - indicates reference bearing
5. F.D.O.T. - Florida Department of Transportation
6. C.D.D. - Community Development District

**CARDINAL BEARING NOTE:**

Cardinal bearings where shown hereon shall be assumed to have the same bearings as follows:

- NORTH - N.00°00'00"E.
- SOUTH - S.00°00'00"W.
- EAST - N.90°00'00"E.
- WEST - N.90°00'00"W.

**EPPERSON RANCH II C.D.D.  
AFTER CONTRACTION**

Prepared For: <b>METRO DEVELOPMENT</b>			
<b>DESCRIPTION SKETCH</b> (Not a Survey)		<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>		Drawn: VBR	Checked: AWM
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>4498</b>		Order No.: AMI-CLD-EP-001	Date: 3-15-22
<small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>		Dwg: Epperson Ranch II CDD (2022 AMEND)-DS.dwg	
<small>FILE PATH: P:\Epperson-North (Metro)\CDD\II CDD\2022 AMEND</small>		SECTIONS 26,27,34&35, TOWNSHIP 25 SOUTH, RANGE 20 EAST	

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 3 OF 10 SHEETS</b>			

**LINE DATA TABLE**

NO.	BEARING	LENGTH
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

**LINE DATA TABLE**

NO.	BEARING	LENGTH
L26	N.64°00'29"W.	137.78
L27	S.64°10'42"W.	99.46
L28	S.27°39'51"W.	168.99
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.86°30'43"E.	225.21
L38	N.86°55'22"E.	401.50
L52	S.88°20'19"E.	64.53
L54	N.75°44'56"W.	47.27
L55	S.79°20'42"W.	72.81
L56	S.38°47'56"W.	111.18
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

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	106.00	21°44'18"	40.22	39.98	N.79°44'31"W.
2	119.52	08°27'06"	17.63	17.61	S.87°08'40"W.
3	1210.00	02°42'57"	57.35	57.35	S.29°01'20"W.
4	1090.00	01°11'59"	22.83	22.82	N.31°46'18"E.
5	9950.00	00°32'31"	94.10	94.10	N.88°52'15"E.
6	2831.79	04°16'08"	210.98	210.93	S.13°11'55"W.
7	1112.92	22°13'52"	431.82	429.11	S.26°26'55"W.
8	25.00	61°37'52"	26.89	25.61	S.57°31'23"E.
9	25.07	24°49'55"	10.87	10.78	N.88°12'07"W.
10	25.00	20°28'35"	8.93	8.89	N.26°21'46"E.
11	67.00	24°03'20"	28.13	27.92	S.04°43'19"E.
12	1240.92	22°13'52"	481.48	478.47	N.26°26'55"E.
13	2997.79	04°59'12"	260.91	260.83	N.12°50'23"E.

**EPPERSON RANCH II C.D.D.  
AFTER CONTRACTION**

Prepared For: **METRO DEVELOPMENT**

**DESCRIPTION SKETCH**  
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC  
SIGNATURE AND SEAL.**

Arthur W. Merritt  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: VBR | Checked: AWM | Order No.: AMI-CLD-EP-001

Date: 3-15-22 | Dwg: Epperson Ranch II CDD (2022 AMEND)-DS.dwg

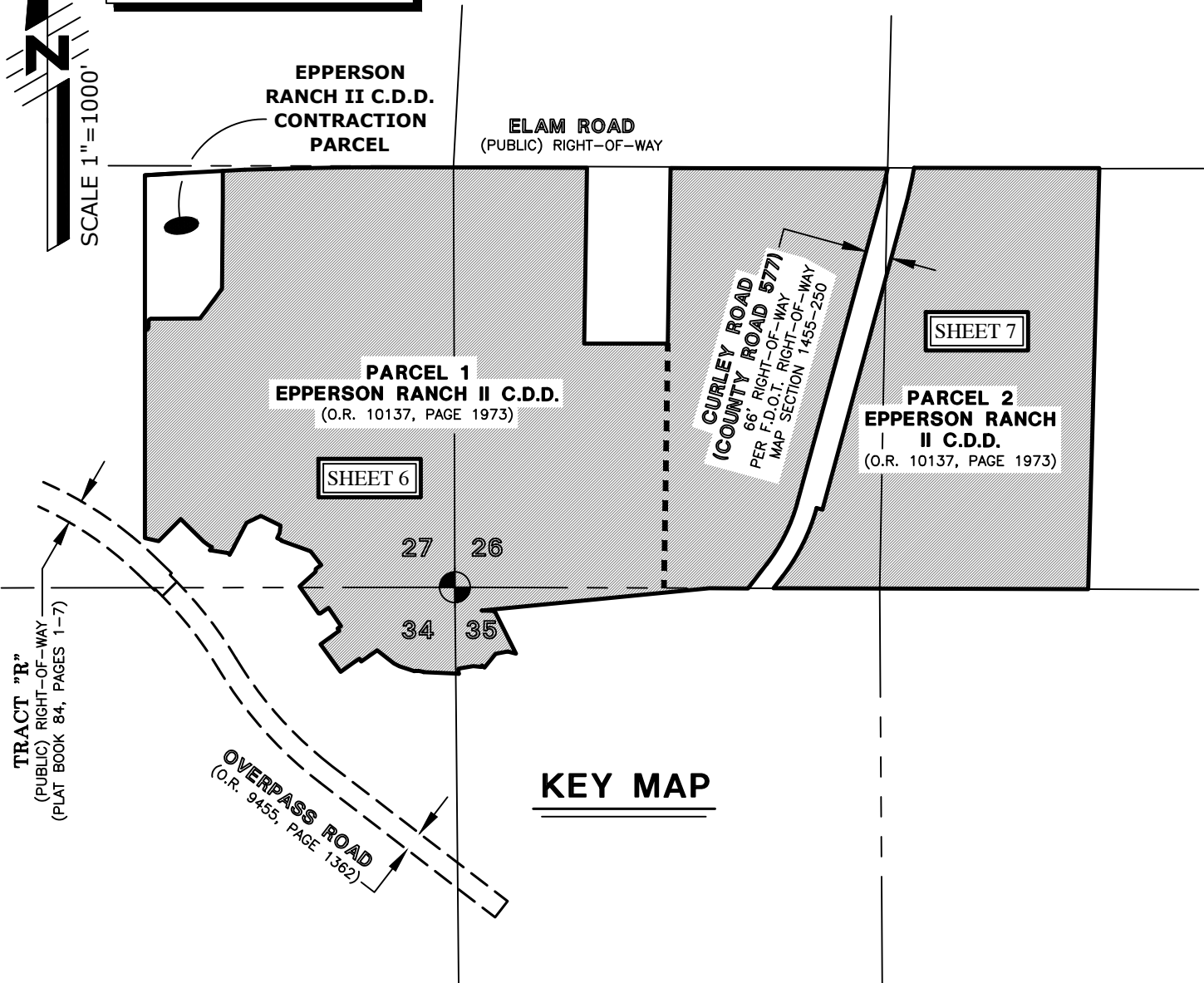
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SECTIONS 26,27,34&35, TOWNSHIP 25 SOUTH, RANGE 20 EAST

No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 4 OF 10 SHEETS**

**NOTE:**  
 SEE SHEETS 1 AND 2 FOR:  
 1) LEGAL DESCRIPTION  
 SEE SHEET 3 FOR:  
 1) BASIS OF BEARINGS NOTE  
 2) LEGEND  
 SEE SHEET 4 FOR:  
 1) CURVE DATA TABLE  
 2) LINE DATA TABLE  
 3) CARDINAL BEARING NOTE

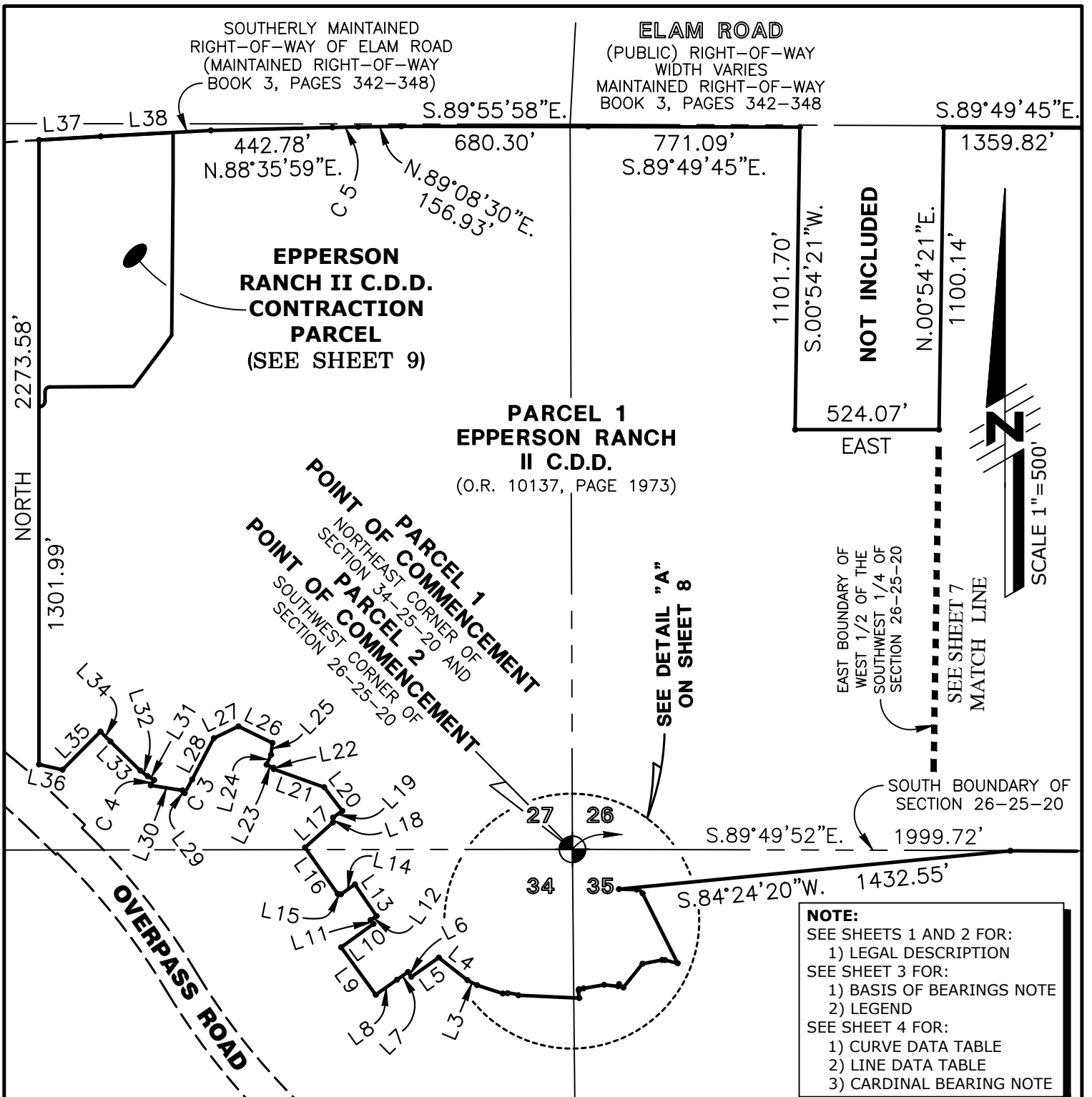


**KEY MAP**

**EPPERSON RANCH II C.D.D.  
 AFTER CONTRACTION**

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <u>4498</u>	
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<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azelee Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
Drawn: VBR	Checked: AWM
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SECTIONS 26,27,34&35, TOWNSHIP 25 SOUTH, RANGE 20 EAST	

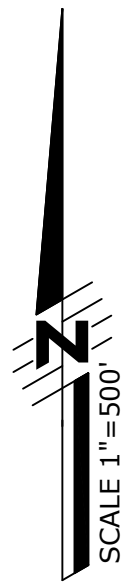
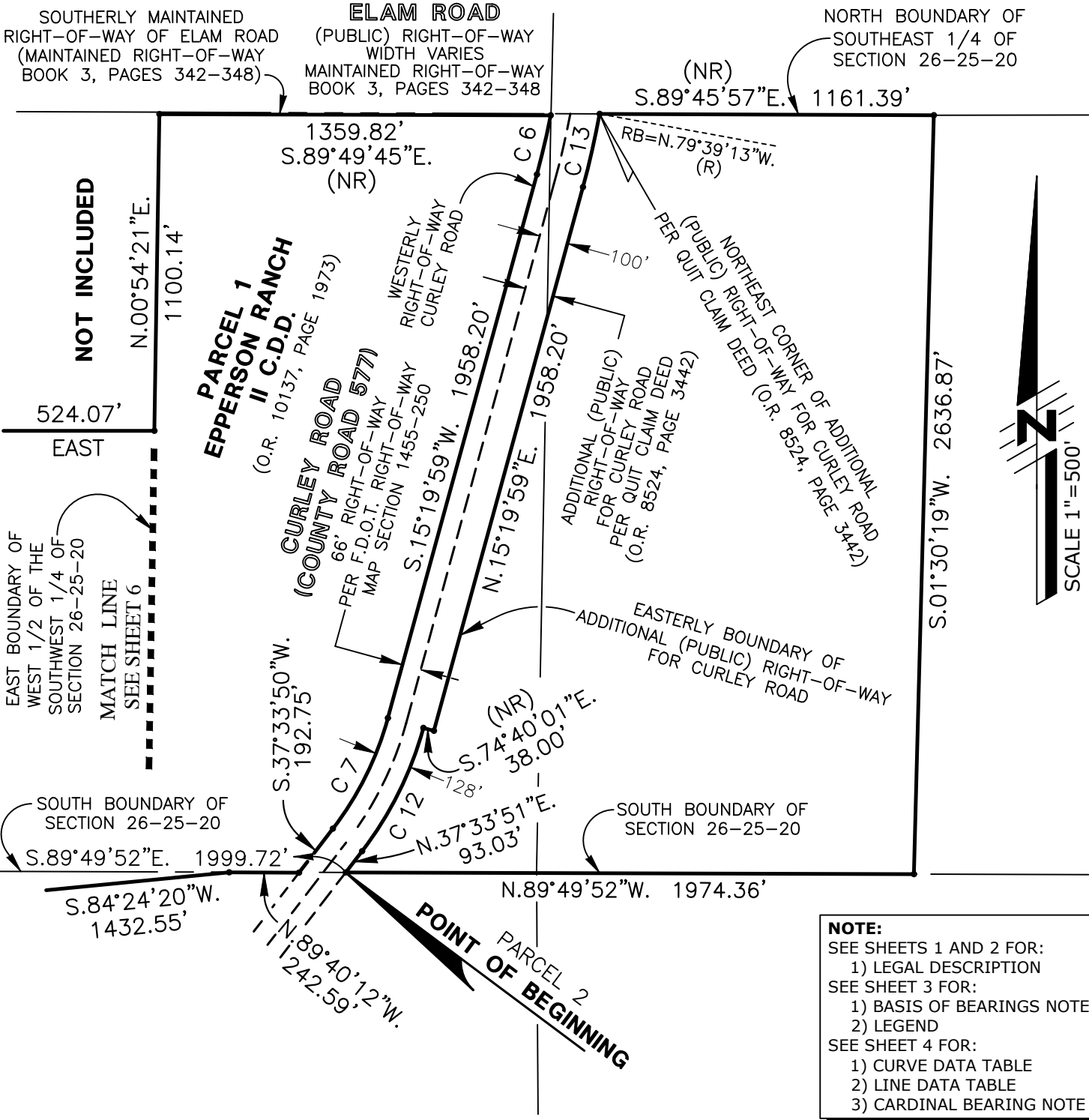
No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 5 OF 10 SHEETS</b>			



**EPPERSON RANCH II C.D.D.  
AFTER CONTRACTION**

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 6 OF 10 SHEETS</b>			

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <u>4498</u>	
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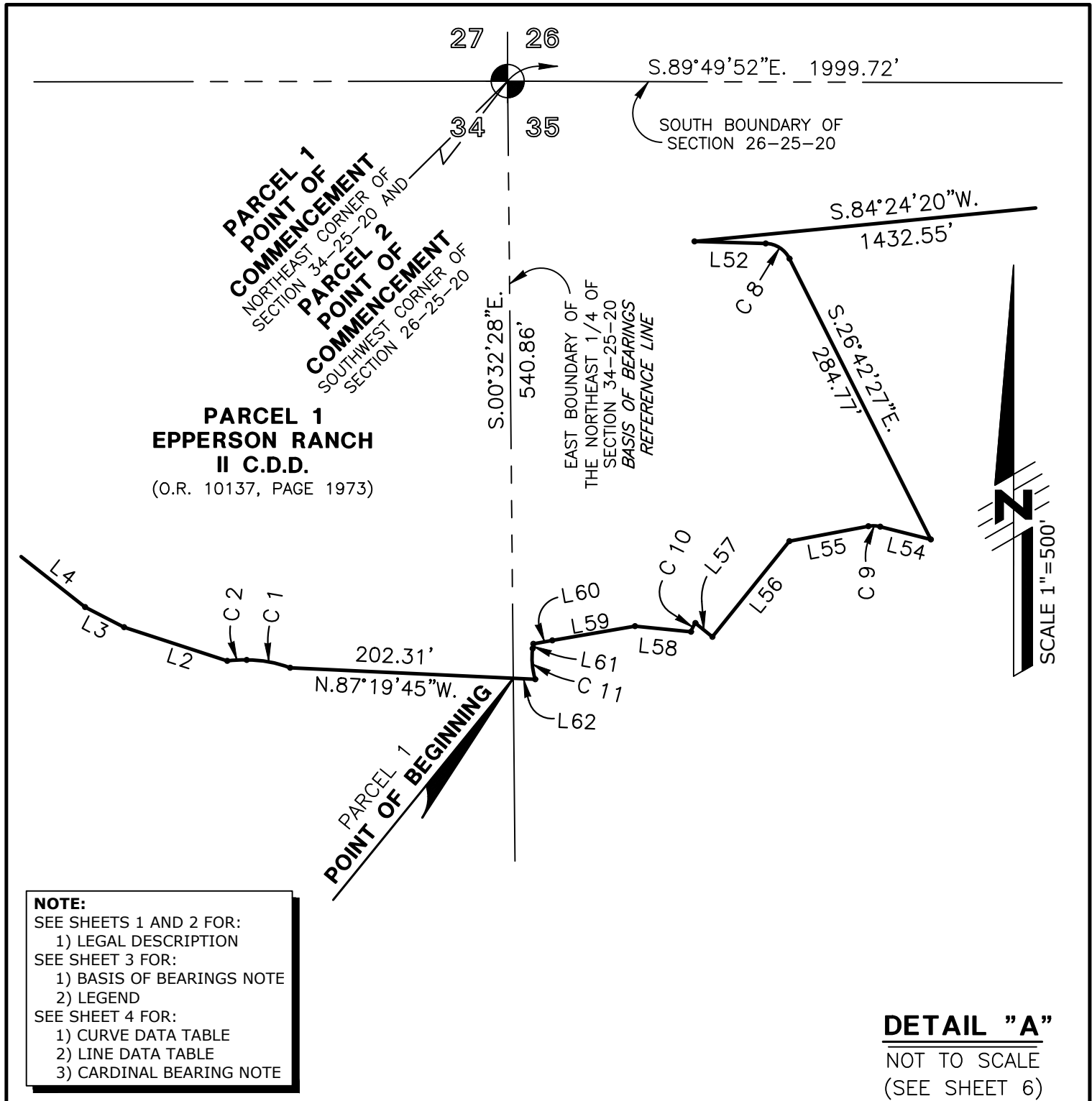


**NOTE:**  
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 SEE SHEET 4 FOR:  
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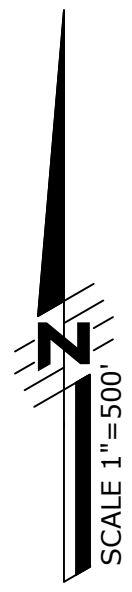
## EPPERSON RANCH II C.D.D. AFTER CONTRACTION

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Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>4498</b>	Drawn: VBR    Checked: AWM    Order No.: AMI-CLD-EP-001 Date: 3-15-22    Dwg: Epperson Ranch II CDD (2022 AMEND)-DS.dwg <small>File Path: P:\Epperson-North (Metro)\CDD\II CDD\2022 AMEND</small>
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No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 7 OF 10 SHEETS</b>			



**PARCEL 1  
EPPERSON RANCH  
II C.D.D.**  
(O.R. 10137, PAGE 1973)



**NOTE:**  
SEE SHEETS 1 AND 2 FOR:  
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2) LEGEND  
SEE SHEET 4 FOR:  
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2) LINE DATA TABLE  
3) CARDINAL BEARING NOTE

**DETAIL "A"**  
NOT TO SCALE  
(SEE SHEET 6)

**EPPERSON RANCH II C.D.D.  
AFTER CONTRACTION**

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	
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Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>4498</b>	
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<b>AMERRITT, INC.</b>	
LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
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SECTIONS 26,27,34&35, TOWNSHIP 25 SOUTH, RANGE 20 EAST	

No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 8 OF 10 SHEETS</b>			



NORTHEAST 1/4 OF SECTION 27-25-20  
SOUTHEAST 1/4 OF SECTION 26-25-20

POINT OF COMMENCEMENT  
NORTHWEST CORNER  
OF PARCEL 1  
EPPERSON RANCH II C.D.D.  
POINT OF BEGINNING

ELAM ROAD  
(PUBLIC) RIGHT-OF-WAY  
WIDTH VARIES  
MAINTAINED RIGHT-OF-WAY  
BOOK 3, PAGES 342-348

SOUTHERLY BOUNDARY  
OF THE MAINTAINED  
RIGHT-OF-WAY  
FOR ELAM ROAD



WESTERLY BOUNDARY  
OF PARCEL 1  
EPPERSON RANCH II C.D.D.

N.86°30'43"E.  
225.21'

NORTHERLY BOUNDARY  
OF PARCEL 1  
EPPERSON RANCH II C.D.D.

N.86°55'22"E.  
263.67'

401.50'

137.83'

SEE DETAIL "B"  
ON SHEET 10

S.00°00'50"E.  
181.60'

EPPERSON RANCH  
PHASE 5-1  
(PLAT BOOK 80, PAGES 139-145)

EPPERSON  
RANCH II C.D.D.  
CONTRACTION  
PARCEL

PARCEL 1  
EPPERSON RANCH  
II C.D.D.  
(O.R. 10137, PAGE 1973)

2273.58'  
971.59'

S.00°29'52"W.  
551.92'

**NOTE:**  
SEE SHEETS 1 AND 2 FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 3 FOR:  
1) BASIS OF BEARINGS NOTE  
2) LEGEND  
SEE SHEET 4 FOR:  
1) CURVE DATA TABLE  
2) LINE DATA TABLE  
3) CARDINAL BEARING NOTE

WESTERLY BOUNDARY  
OF EPPERSON RANCH  
PHASE 5-1

305.26'  
S.89°38'13"W.

S.35°40'25"W.  
50.01'

C14  
Δ=89°38'13"  
R=18.00  
T=17.89  
L=28.16  
C=25.38  
CB=S.44°49'07"W.

SEE DETAIL "C"  
ON SHEET 10

C 14  
SOUTH 32.77'  
C 15

EPPERSON RANCH  
PHASE 5-1  
(PLAT BOOK 80, PAGES 139-145)

PARCEL 1  
EPPERSON RANCH  
II C.D.D.  
(O.R. 10137, PAGE 1973)

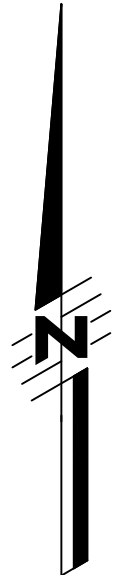
C15  
Δ=88°22'12"  
R=22.21  
T=21.58  
L=34.25  
C=30.95  
CB=S.44°42'34"W.

NORTH 1301.99'

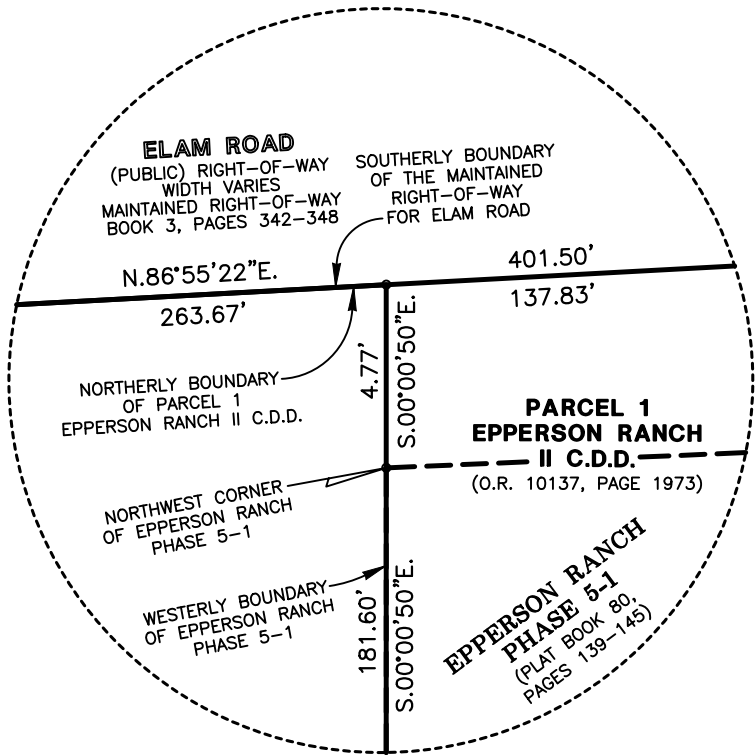
**EPPERSON RANCH II C.D.D.  
AFTER CONTRACTION**

Prepared For: <b>METRO DEVELOPMENT</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)	
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<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
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SECTIONS 26,27,34&35, TOWNSHIP 25 SOUTH, RANGE 20 EAST	

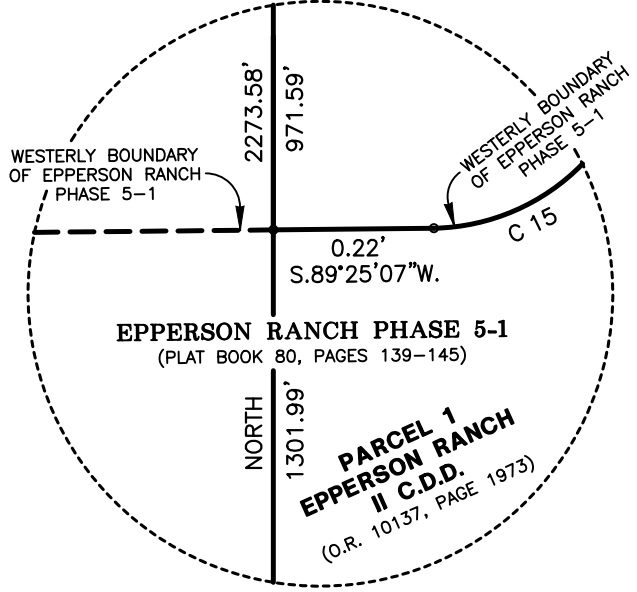
No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 9 OF 10 SHEETS</b>			



**NOTE:**  
 SEE SHEETS 1 AND 2 FOR:  
 1) LEGAL DESCRIPTION  
 SEE SHEET 3 FOR:  
 1) BASIS OF BEARINGS NOTE  
 2) LEGEND  
 SEE SHEET 4 FOR:  
 1) CURVE DATA TABLE  
 2) LINE DATA TABLE  
 3) CARDINAL BEARING NOTE



**DETAIL "B"**  
 NOT TO SCALE  
 (SEE SHEET 9)



**DETAIL "C"**  
 NOT TO SCALE  
 (SEE SHEET 9)

C15  
 $\Delta=88^{\circ}22'12''$   
 R=22.21  
 T=21.58  
 L=34.25  
 C=30.95  
 CB=S.44°42'34"W.

## EPPERSON RANCH II C.D.D. AFTER CONTRACTION

Prepared For: <b>METRO DEVELOPMENT</b>										
<b>DESCRIPTION SKETCH</b> (Not a Survey)  <b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>	<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200									
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <u>4498</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn: VBR</td> <td>Checked: AWM</td> <td>Order No.: AMI-CLD-EP-001</td> </tr> <tr> <td>Date: 3-15-22</td> <td colspan="2">Dwg: Epperson Ranch II CDD (2022 AMEND)-DS.dwg</td> </tr> <tr> <td colspan="3">File Path: P:\Epperson-North (Metro)\CDD\II CDD\2022 AMEND</td> </tr> </table>	Drawn: VBR	Checked: AWM	Order No.: AMI-CLD-EP-001	Date: 3-15-22	Dwg: Epperson Ranch II CDD (2022 AMEND)-DS.dwg		File Path: P:\Epperson-North (Metro)\CDD\II CDD\2022 AMEND		
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No.	Date	Description	Dwn.
REVISIONS			
<b>SHEET NO. 10 OF 10 SHEETS</b>			

## Exhibit E

**CONSENT AND JOINDER OF LANDOWNERS TO THE  
CONTRACTION 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 contract 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 be removed from 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 contraction of the community development district of one hundred percent (100%) of the owners of the lands to be removed from the District.

The undersigned hereby consents to the contraction of the District which will remove the Property within the lands 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 contraction 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 21<sup>st</sup> day of February, 2022.

**EPPERSON RANCH, LLC**  
a Florida limited liability company

By:   
\_\_\_\_\_  
John Ryan, Manager

Consideration \$994,400.00

Prepared by & Return to:

Gary N. Strohauser, Esquire  
BAXTER, STROHAUSER, MANNION  
& SILBERMANN, P.A.  
1150 Cleveland Street, Suite 300  
Clearwater, Florida 33755  
File # 11-4718

Exhibit "A"



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 22<sup>nd</sup> 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.

Consideration  
\$994,400.00  
3/3

RE

GRANTOR:

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

Signed, sealed and delivered  
in the presence of:

[Signature]  
Signature of Witness #1

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

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

[Signature]  
Signature of Witness #2

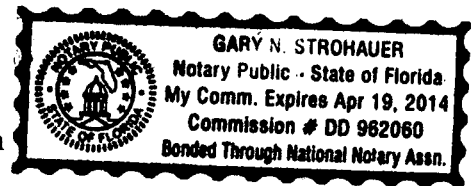
Gary N. Strohauser  
Typed/Printed Name of Witness #2

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> 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.

[Signature]  
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.

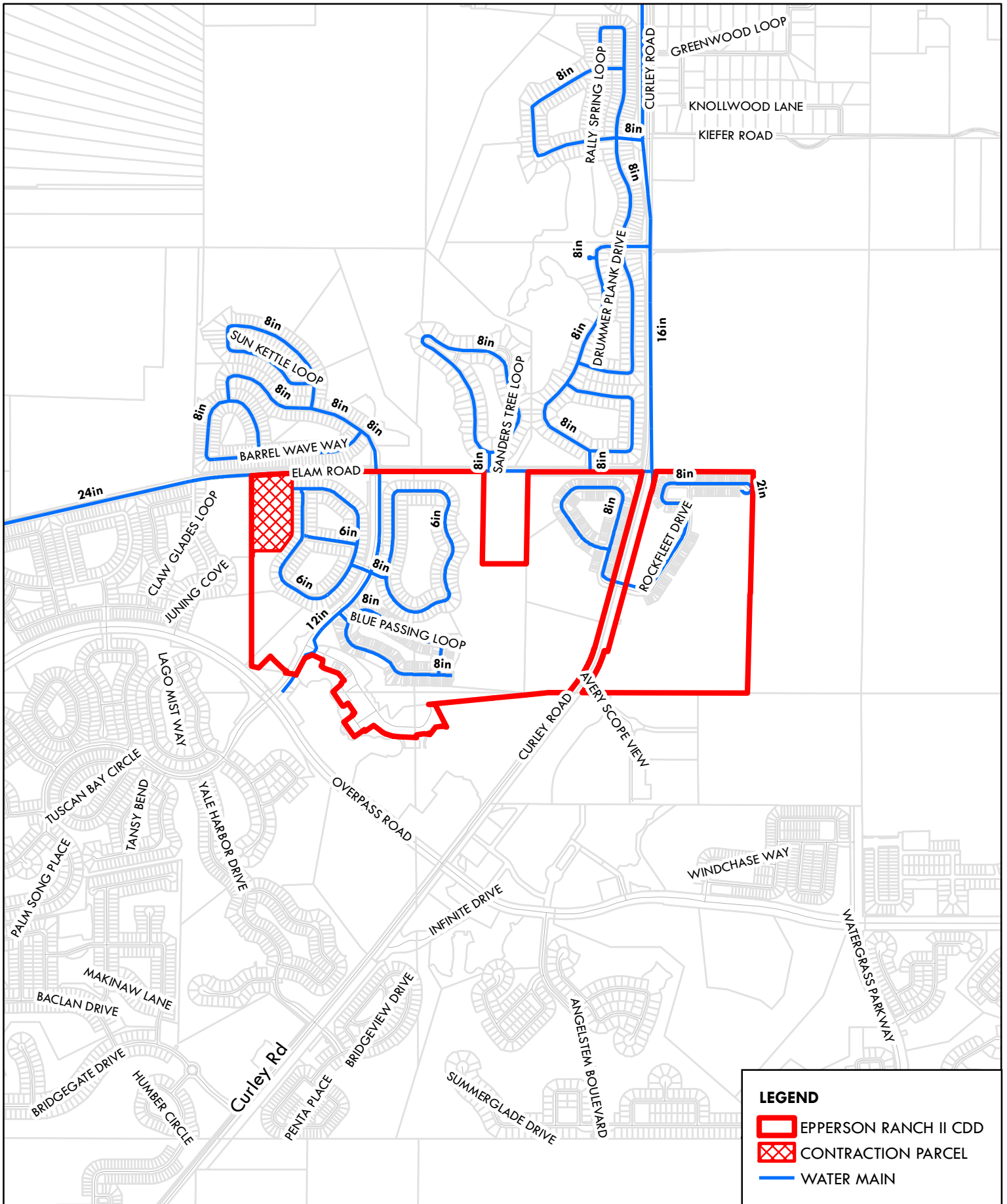
## Exhibit F






**Exhibit F**  
**Epperson Ranch II Community Development District**  
**Board of Supervisors**

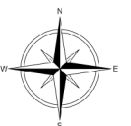
1. Michael Lawson  
2502 N. Rocky Point Drive, Suite 1050  
Tampa, Florida 33607
  
2. Doug Draper  
2502 N. Rocky Point Drive, Suite 1050  
Tampa, Florida 33607
  
3. Lori Price  
2502 N. Rocky Point Drive, Suite 1050  
Tampa, Florida 33607
  
4. Christie Ray  
2502 N. Rocky Point Drive, Suite 1050  
Tampa, Florida 33607
  
5. Vacant Seat

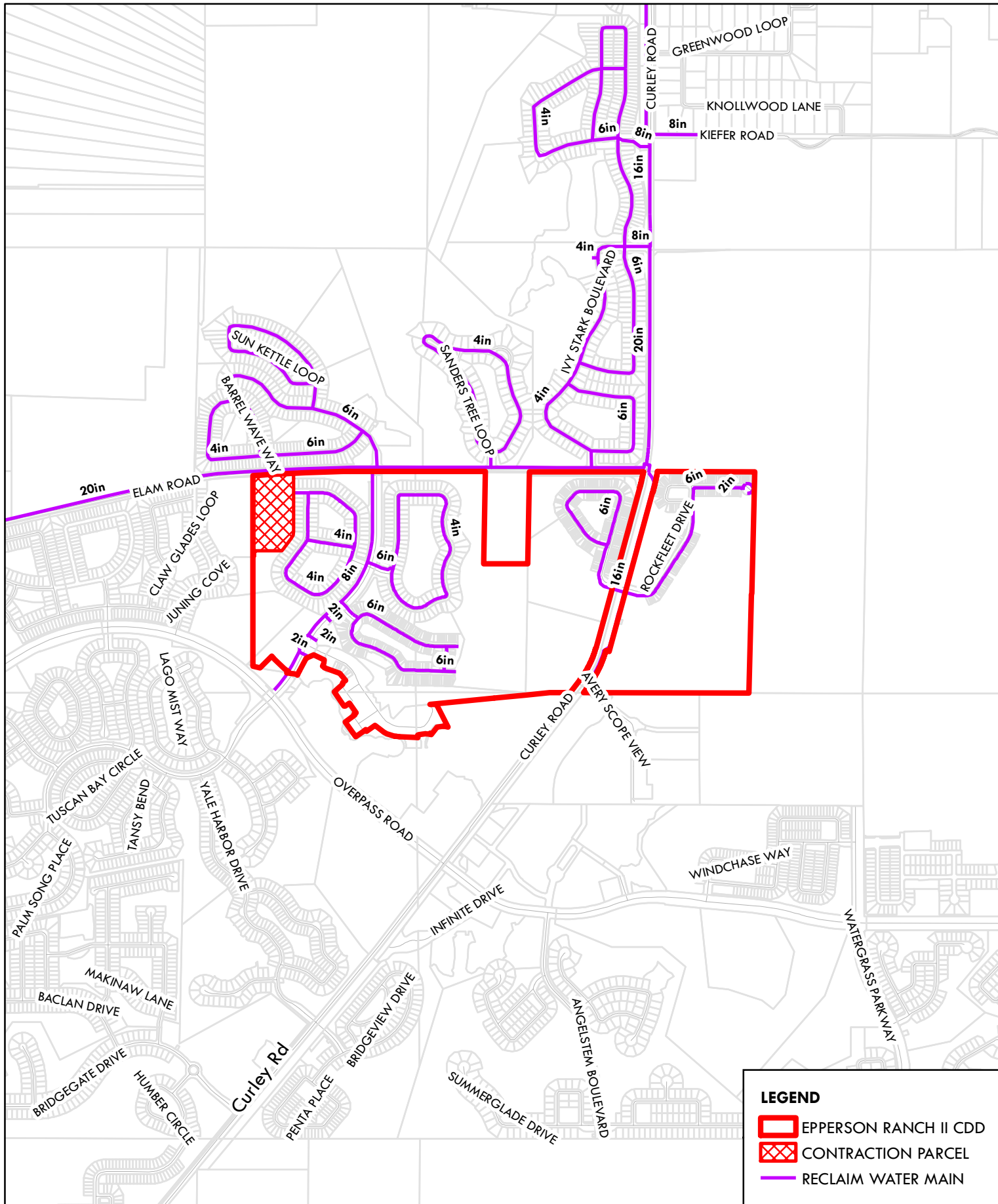
# Exhibit G






**LEGEND**

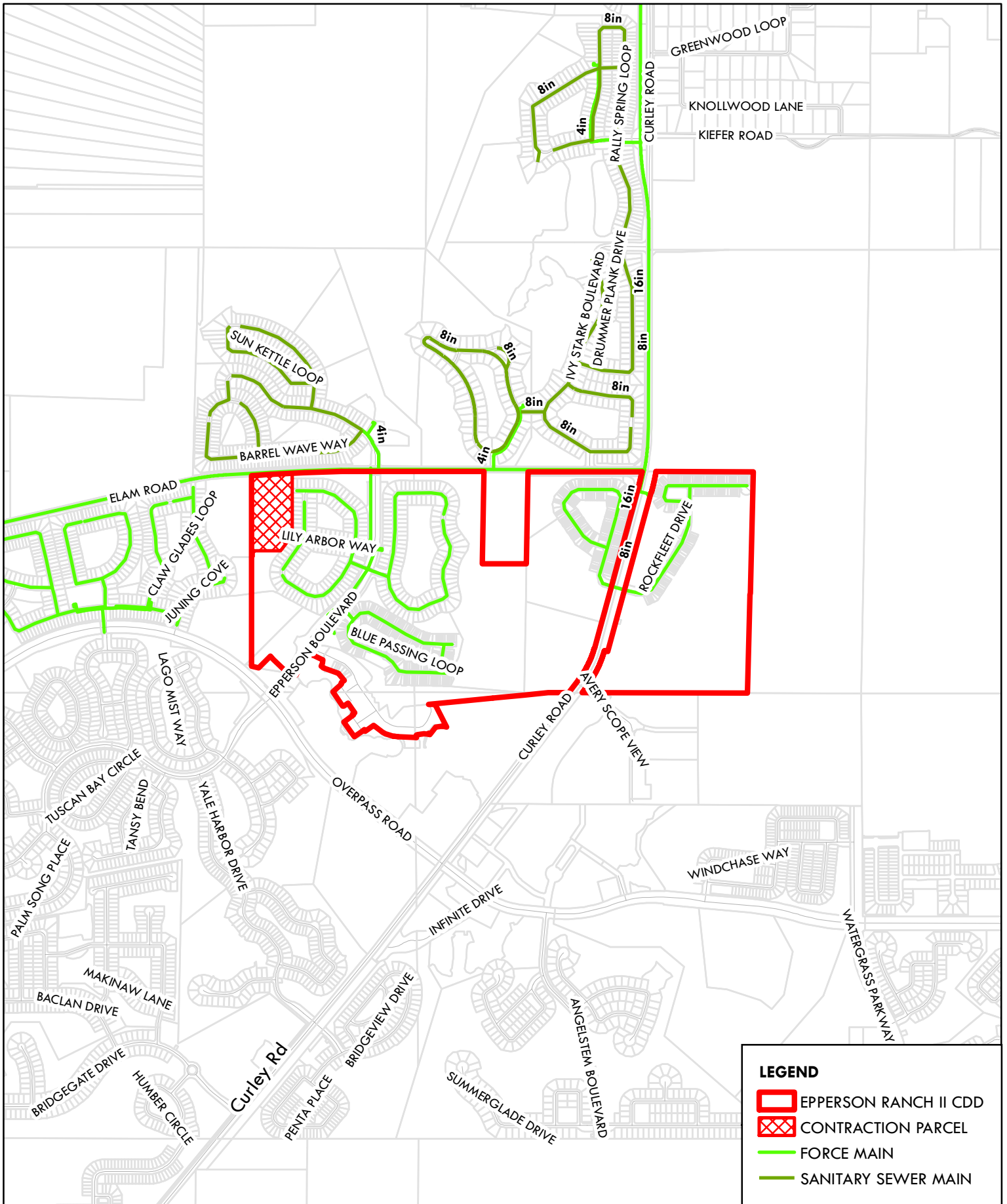
-  EPPERSON RANCH II CDD
-  CONSTRUCTION PARCEL
-  WATER MAIN





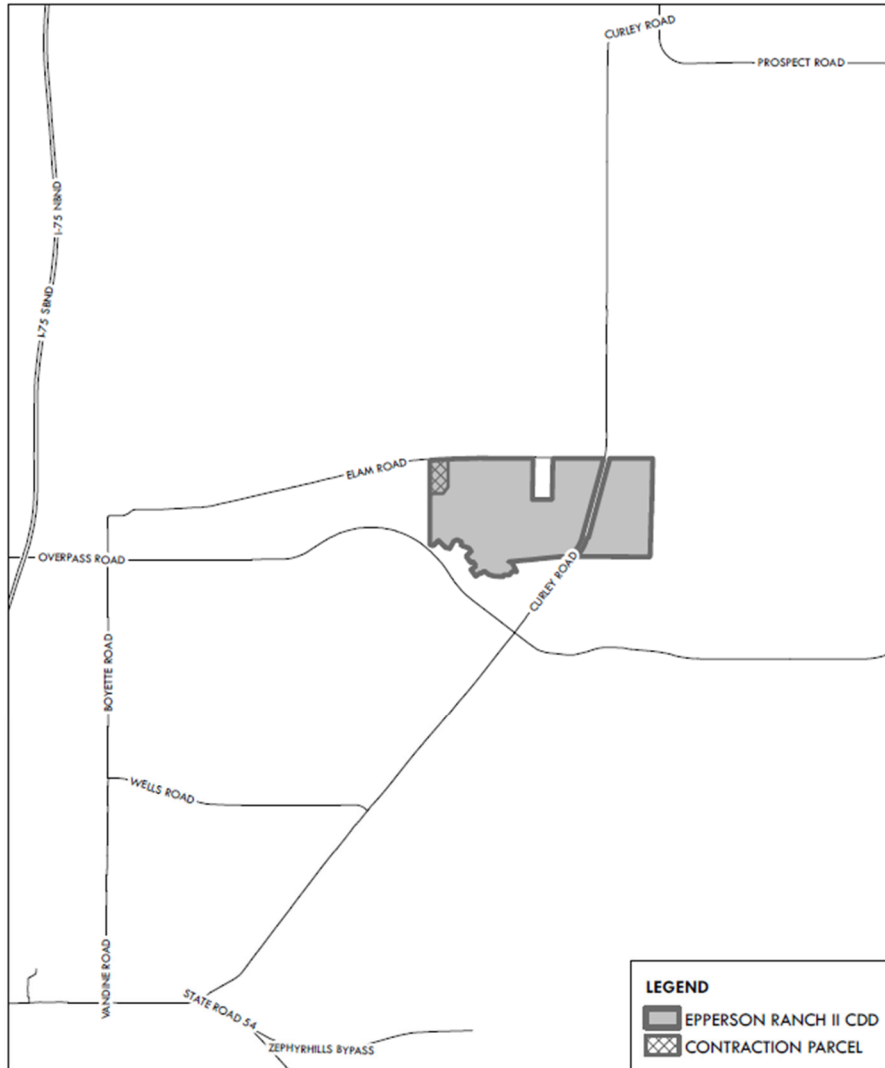
**LEGEND**

-  EPPERSON RANCH II CDD
-  CONSTRUCTION PARCEL
-  RECLAIM WATER MAIN



## Exhibit H

**Statement of Estimated Regulatory Costs  
To Contract the Boundaries of the  
Epperson Ranch II Community Development District**



February 18, 2022

**Prepared by**  
DPFG Management and Consulting, LLC  
250 International Parkway | Suite 208  
Lake Mary, Florida 32746

**Table of Contents**

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Prepared by .....1

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D. STATUTORY ELEMENTS .....3

Economic Analysis.....4

Types of Individuals Affected.....4

Estimated Public Costs, Effect on Public Revenue and Other .....5



## **A. EXECUTIVE SUMMARY**

The Epperson Ranch II Community Development District (“**District**”) seeks to contract its boundaries by approximately 9.8 acres of land (“**Contracted Land**”). This Statement of Estimated Regulatory Costs (the “**SERC**”) is a component of the petition filed with Pasco County (the “**County**”), to contract the boundaries of the District in accordance with Section 190.046, Florida Statutes.

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

Contracting the boundaries of the District will not create any significant economic costs overall for the State of Florida nor for the County. The proposed contraction of the District is anticipated to have positive impact on future private development and County Revenues.

## **B. PURPOSE AND SCOPE**

This SERC has been prepared as a component of the petition filed with the County to contract the boundaries of the District in accordance with Section 190.005, Florida Statutes.

Specifically, the District petitioned the Pasco County Board of County Commissioners pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. 18-01 adopted by the Pasco County Board of County Commissioners, Florida, establishing the District on January 9, 2018, to manage and finance the delivery of basic community infrastructure services. Section 190.046, Florida Statutes, authorizes the District to file this Petition to contract its boundaries.

## **C. EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT**

The District was created pursuant Chapter 190, Florida Statutes, and Ordinance No. 18-01 by the Board of County Commissioners of Pasco County and authorized to manage and finance the delivery of basic community infrastructure services. The District seeks to contract its boundaries by approximately 9.8 acres of land.

#### **D. STATUTORY ELEMENTS**

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

- 1) An economic analysis showing whether the rule directly or indirectly:
  - a) 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;
  - b) 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
  - c) 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.
- 2) 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;
- 3) 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;
- 4) 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 rule<sup>1</sup>;
- 5) 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;
- 6) Any additional information that the agency determines may be useful.

The estimated regulatory impacts of the contraction of the boundaries of the District are summarized below.

---

<sup>1</sup> 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.

## **Economic Analysis**

- 1) An economic analysis showing whether the ordinance directly or indirectly:
  - a) 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;
  - b) 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
  - c) 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.

The key question for an economic analysis on the contraction of the District boundaries is whether the Contracted Land is necessary to and/or benefits from the operation of the District's programs and services. The Contracted Land is exempt from special assessments because the use of the Contracted Land constitutes a 'common element' consistent with provisions of Section 193.0235 Florida Statutes.

The contraction of the boundaries of the District is not likely to have an adverse impact on the items described in 1(a), 1(b) and 1(c) above.

## **Types of Individuals Affected**

- 2) 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.

The individuals and entities likely to be required to comply with the ordinance, or affected by the proposed adoption of the contraction ordinance are:

- a) THE STATE OF FLORIDA - The State of Florida and its residents and general population will not incur any compliance costs related to the contraction of the District boundaries 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 3(b) 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 contraction, other than any one-time administrative costs outlined in Section 3(a) below.
- c) CURRENT PROPERTY OWNERS-EXISTING DISTRICT - The current property owners of the lands within the boundaries of the Existing District will not be affected by the contraction, and no benefits are being removed.
- d) d) CURRENT PROPERTY OWNERS- CONTRACTED LAND - The current property owners of the lands subject to the contraction will not be adversely affected.

### **Estimated Public Costs, Effect on Public Revenue and Other**

- 3) 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 ordinance, and any anticipated effect on state or local revenues;
  - a) COUNTY - The County will not incur any quantifiable on-going costs. County may, however, choose to review certain documents related to the contraction. To offset these one-time administrative costs, the petitioner will submit a filing fee to the County.
  - b) STATE – the State of Florida will not incur any additional administrative costs as a result of the contraction 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. This amount has been paid by the District and will not change if the District boundaries are contracted. 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 management. 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 established.
  - c) DISTRICT - The District will not incur any costs associated with the contraction.
  - d) IMPACT ON STATE AND LOCAL REVENUES - It is anticipated that approval of this Petition will not have any negative effect on state and local revenues.

In summary, the contracting of the boundaries of the District will not create any significant economic costs for the State of Florida or for the County.

- 4) 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 ordinance.

There are no transactional costs related with the contraction of the boundaries.

- 5) 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.

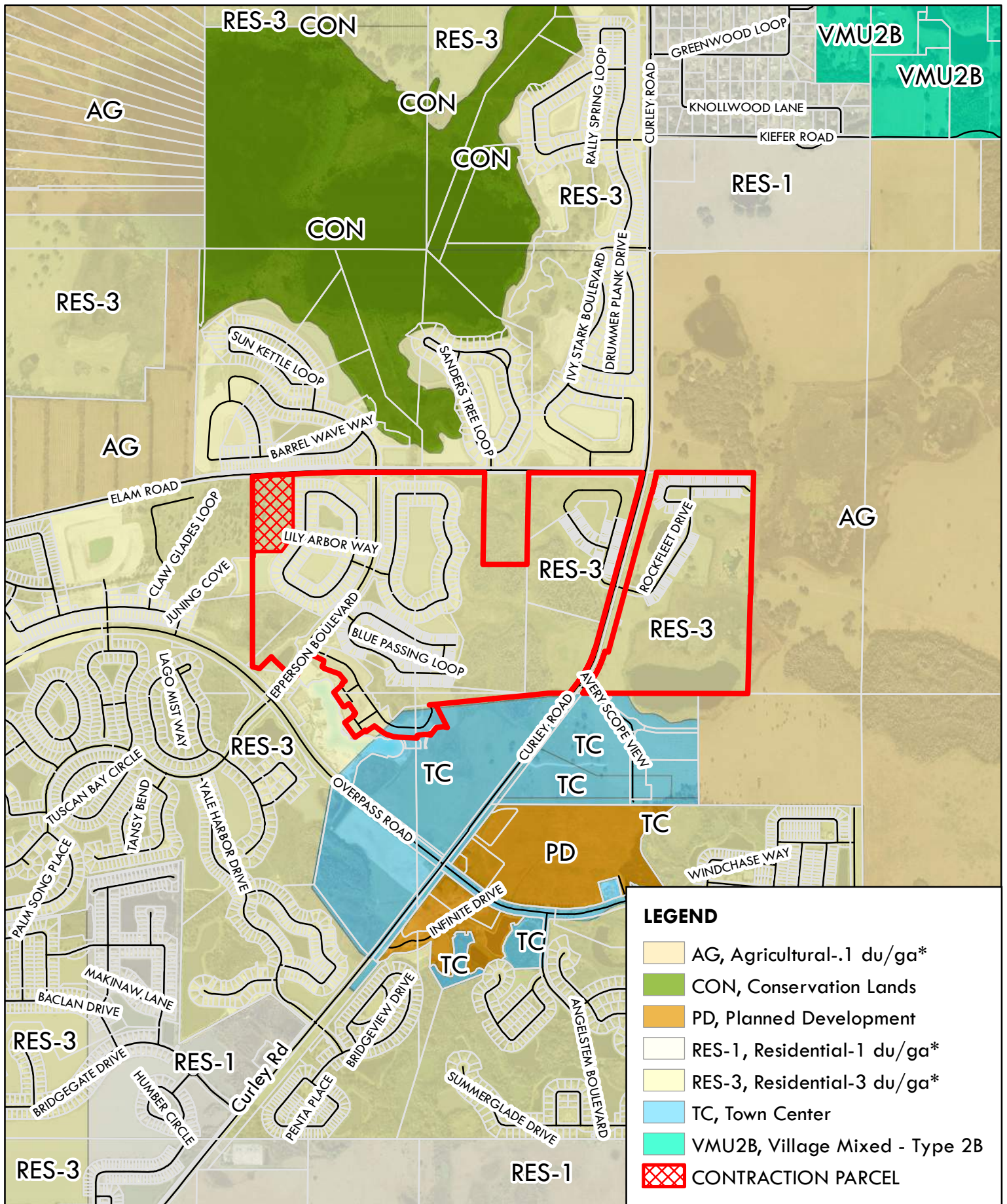
Amending the boundaries of the District should not have any negative impact on small businesses, small counties, and small cities.

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

Certain data utilized in the 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.

# Exhibit I





**LEGEND**

- AG, Agricultural-1 du/ga\*
- CON, Conservation Lands
- PD, Planned Development
- RES-1, Residential-1 du/ga\*
- RES-3, Residential-3 du/ga\*
- TC, Town Center
- VMU2B, Village Mixed - Type 2B
- CONTRACTION PARCEL

# Draft Ordinance

**AN ORDINANCE AMENDING PASCO COUNTY ORDINANCE NO. 18-01, AS AMENDED, CONTRACTING THE BOUNDARIES OF THE EPPERSON RANCH II COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; 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, and as amended by Ordinance No. 20-25 adopted on June 30, 2020, to adopt an ordinance contracting 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 contract the District boundaries, has considered and finds that all statements contained in the Petition to Contract 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 contraction 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 contracted 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 contracted 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 contracted 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 \_\_\_\_\_, 2022, held an adoption public hearing on the Petition with duly provided public notice prior to the adoption of this Ordinance contracting the boundaries of the District.

**NOW, THEREFORE, BE IT ORDAINED**, 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, and as amended by Ordinance No. 20-25, 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 removed from the District. The amended boundaries of the District shall be those depicted in Exhibit D of the Petition.

c. The amendment to the boundaries of the District shall not affect any requirements, provisions, conditions, powers or terms of Ordinance Nos. 18-01, 19-02 and 20-25.

**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 transmitted 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.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2022

(S E A L)

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF PASCO  
COUNTY, FLORIDA

\_\_\_\_\_  
NIKKI ALVAREZ-SOWLES, ESQ.  
CLERK & COMPTROLLER

\_\_\_\_\_  
, CHAIR

# Draft Hearing Notice

**NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION  
OF THE PETITION AND ORDINANCE TO CONTRACT THE  
BOUNDARIES OF THE EPPERSON RANCH II COMMUNITY  
DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190,  
FLORIDA STATUTES**

**[INSERT MAP HERE]**

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Pasco County Board of County Commissioners beginning at 1:30 p.m., Tuesday, \_\_\_\_\_, 2022 at the West Pasco Government Center, Board Room, 1<sup>st</sup> Floor, 8731 Citizens Drive, New Port Richey, Florida to consider a petition and the adoption of an ordinance to contract the boundaries of the Epperson Ranch II Community Development District.

The boundaries of the land to be serviced by the amended boundaries of the Epperson Ranch II Community Development District are outlined above. The petitioner has proposed to contract the boundaries of the Epperson Ranch II Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities which may be authorized by such districts under Florida law, including, but not limited to, water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), Florida Statutes.

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning and Development Department, West Pasco Government Center, 8731 Citizens Drive, Suite 360, New Port Richey, Florida 34654, or anytime on our website: [www.pascocountyfl.net](http://www.pascocountyfl.net). To make an appointment or for

further information, you may call 727-847-8140 ext.1953. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit <https://www.pascocountyfl.net/4179/Public-Comment-Options>.

Any person desiring to appeal any decision made by the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. For meetings, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (352) 521-4345.

For questions or inquiries about this meeting, members of the public can reach out to the County's Customer Service Center (727) 847-2411 or County Administration (727) 847-8115 or visit [www.mypasco.net](http://www.mypasco.net). To view the Board of County Commissioners Agenda, please visit <https://www.pascocountyfl.net/6/Pasco-Agendas-and-Minutes>.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

PASCO COUNTY BOARD OF COUNTY COMMISSIONERS

*Publication date:* \_\_\_\_\_, 2022



FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

August 29, 2022

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

Attention: Jessica Popplewell

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 22-47, which was filed in this office on August 26, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/wlh