CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

811
Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

300 150 0 300 600

SCALE: 1"=300'

LEGEND

EXCAVATION AREAS

FILL

GENERAL NOTES

1. AERIAL IMAGE USED AS BACKGROUND IS FROM MICROSOFT BING DATED 2022.
2. THE LEGAL DESCRIPTION IS PROVIDED THROUGH BOUNDARY SURVEY AND TITLE COMMITMENT.

SITE PLAN DATA

1. BUILDING DATA
   NO PROPOSED BUILDINGS

2. FLOOD DATA
   Subject property is located in Flood Zones "AE" & "X"
   Flood Insurance Rate Map: 12103C
   Panel No.: 0077G
   Effective Date: September 3, 2003

3. EXISTING LAND USE DATA
   PAVEMENT = XX SF
   BUILDINGS = XX SF
   OPEN SPACE = XX AC
   TOTAL = 6,407,200 SF = 147.09 AC

4. PLANNED LAND USE DATA
   PAVEMENT = XX SF
   BUILDINGS = XX SF
   OPEN SPACE = XX AC
   TOTAL = 6,407,200 SF = 147.09 AC

5. UTILITY DATA
   NO EXISTING OR PROPOSED PUBLIC UTILITIES.

DESCRIPTION:

PARCEL 1: (Fee Estate)

TARPON WOODS GOLF COURSE including clubhouse & clubhouse parking being in Section 34, Township 27 South, Range 16 East, Pinellas County, Florida, described as follows:

Commence at the Southwest corner of Section 34, Township 27 South, Range 16 East, Pinellas County, Florida; thence South 89° 15'39" East, 1437.16 feet; thence North 00° 44'21" East, 179.52 feet for a POINT OF BEGINNING; thence North 60° 00'00" West, 176.17 feet; thence 301.17 feet along the arc of a curve to the right, radius 960.00 feet, chord North 51° 00'45" West, 299.94 feet; thence North 50° 04'10" East, 240.44 feet; thence North 15° 38'07" East, 45.21 feet; thence North 34° 00'00" West, 457.40 feet; thence South 56° 00'00" West, 101.43 feet; thence North 05° 00'00" West, 94.27 feet; thence North 25° 00'00" West, 111.06 feet; thence North 37° 00'00" West, 220.00 feet; thence North 02° 12'00" West, 293.11 feet; thence North 48° 00'00" West, 152.64 feet; thence North 42° 00'00" East, 238.78 feet; thence 72.31 feet along the arc of a curve to the left, radius 1040.00 feet, chord North 40° 00'30" East, 72.29 feet; thence 30.57 feet along the arc of a curve to the right, radius 20.00 feet, chord North 81° 48'00" East, 27.68 feet; thence South 54° 25'00" East 156.42 feet; thence South 35° 35'00" West, 58.26 feet; thence South 15° 30'00" East, 346.01 feet; thence 687.97 feet along the arc of a curve to the left, radius 390.00 feet, chord South 66° 02'09" East, 602.18 feet; thence North 45° 00'00" East, 311.99 feet; thence North 72° 30'00" East, 170.81 feet; thence North 17° 30'00" West, 120.00 feet; thence North 72° 30'00" East, 178.71 feet; thence 159.72 feet along the arc of a curve to the right, radius 225.00 feet, chord South 87° 09'50" East, 156.39 feet; thence South 44° 00'00" West, 125.30 feet; thence South 46° 00'00" East, 60.00 feet; thence 790.90 feet along the arc of a curve to the left, radius 285.00 feet, chord North 54° 30'00" East, 560.46 feet; thence 455.31 feet along the arc of a curve to the right, radius 835.00 feet, chord North 09° 22'44" West, 449.69 feet; thence North 28° 07'08" East, 10.78 feet; thence South 83° 45'28" East, 100.00 feet; thence North 11° 34'04" East, 360.67 feet; thence North 18° 47'52" East, 290.18 feet; thence North 61° 23'00" West, 293.00 feet; thence South 16° 20'00" West, 70.00 feet; thence South 75° 50' 00" West, 230.40 feet; thence South 28° 01'34" West, 234.00 feet; thence South 84° 20'00" East, 50.00 feet; thence South 05° 40'00" West, 183.93 feet; thence South 84° 20'00" East, 151.63 feet; thence 11.18 feet along the arc of a curve to the left, concave to the East, radius 1400.00 feet, chord South 05° 53'44" West, 11.18 feet; thence North 83° 52'33" West, 184.50 feet; thence South 29° 10'48" West, 71.04 feet; thence 384.86 feet along the arc of a curve to the left, radius 165.00 feet, chord South 23° 33'06" East, 303.36 feet; thence North 89° 37'34" East 60.33 feet; thence 8.62 feet along the arc of a curve to the left, concave to the East, radius 1025.00 feet, chord South 00° 36'53" East, 8.62 feet; thence South 89° 08'40" West, 60.33 feet; thence 568.15 feet along the arc of a curve to the left, radius 165.00 feet, chord South 09° 30'00" East, 326.25 feet; thence North 71° 51'20" East, 60.33 feet; thence 44.77 feet along the arc of a curve to the left, radius 1025.00 feet, chord South 19° 23'45" East, 44.77 feet; thence 153.10 feet along the arc of a curve to the right, concave to the North, radius 200.00 feet, chord North 88° 43'02" West, 149.39 feet; thence 275.24 feet along the arc of a curve to the left, radius 415.00 feet, chord North 85° 47'13" West, 270.22 feet; thence South 14° 47'13" East, 140.00 feet; thence 13.02 feet along the arc of a curve to the left, concave to the South, radius 275.00 feet, chord South 73° 51'24" West, 13.02 feet; thence South 72° 30'00" West, 178.71 feet; thence North 17° 30'00" West, 56.77 feet; thence 343.61 feet along the arc of a curve to the left, radius 315.00 feet, chord North 48° 45'00" West, 326.83 feet; thence North 80° 00'00" West, 350.77 feet; thence 332.55 feet along the arc of a curve to the left, radius 340.54 feet, chord South 72° 01'28" West, 319.49 feet; thence North 54° 25'00" West, 156.42 feet; thence 30.57 feet along the arc of a curve to the right, radius 20.00 feet, chord North 10° 38'00" West, 27.68 feet; thence 65.38 feet along the arc of a curve to the left, radius 1040.00 feet, chord North 31° 20'58" East, 65.37 feet; thence North 29° 32'54" East, 45.29 feet; thence North 71° 00'00" East, 689.58 feet; thence South 70° 00'00" East, 70.00 feet; thence North 69° 00'00" East, 232.75 feet; thence North 21° 00'00" West, 374.81 feet; thence North 05° 00'00" West, 572.45 feet; thence North 36° 00'00" East, 252.79 feet; thence North 21° 04'09" West, 195.50 feet; thence South 68° 55'51" West, 4.00 feet; thence 120.70 feet along the arc of a curve to the left, concave to the Southeast, radius 210.00 feet, chord South 52° 27'56" West, 119.04 feet; thence North 36° 00'00" East, 166.86 feet; thence 104.24 feet along the arc of a curve to the right, radius 143.10 feet, chord North 56° 52'08" East, 101.95 feet; thence 239.41 feet along the arc of a curve to the left, radius 470.00 feet, chord North 63° 08'43" East, 236.83 feet; thence South 00° 27'00" East, 272.78 feet; thence South 04° 56'41 West, 172.57 feet; thence South 18° 17'18" West 189.51 feet; thence South 10° 52'45" East, 118.48 feet; thence South 47° 13'49" East, 132.86 feet; thence North 40° 26'56" East, 356.49 feet; thence North 18° 13'57" East, 117.14 feet; thence North 32° 00'00" East, 365.00 feet; thence North 66° 00'00" East, 438.36 feet; thence South 53° 52'00" East, 189.44 feet; thence North 55° 37'23" East, 119.31 feet; thence North 29° 00'00" East, 70.42 feet; thence South 61° 00'00" East, 63.51 feet; thence South 87° 54'47" East, 50.18 feet; thence South 12° 23' 01" West, 254.11 feet; thence South 53° 52'31" West, 168.94 feet; thence South 59° 10'07" West, 121.00 feet; thence South 61° 07'10" West, 123.85 feet; thence South 27° 19'41" West, 225.83 feet; thence South 42° 33'32" West 142.79 feet; thence South 16° 24'56" West, 113.79 feet; thence South 18° 24'03" East, 282.22 feet; thence North 73° 51'08" East, 63.58 feet; thence South 57° 44'14" East, 149.51 feet; thence South 21° 57'42" West, 113.54 feet; thence North 59° 06'52" East, 479.25 feet; thence North 66° 13'29" East, 175.40 feet; thence North 59° 52'29" East, 133.63 feet; thence North 32° 33'47" East, 87.84 feet; thence North 21° 57'18" East, 309.76 feet; thence North 22° 06'35" East, 389.72 feet; thence South 49° 44'18" East, 100.73 feet; thence South 45° 37'29" East, 80.26 feet; thence South 28° 15'03" East, 88.70 feet; thence South 22° 14'53" West, 70.97 feet; thence South 76° 41'20" East, 110.13 feet; thence North 76° 36'40" East, 101.73 feet; thence South 18° 45'25" West, 86.57 feet; thence South 39° 13'26" West, 139.26 feet; thence South 68 ° 36'26" East, 35.06 feet; thence South 20° 15'48" West, 76.38 feet; thence South 23° 46'07" West, 244.07 feet; thence North 89° 44'26" East, 16.42 feet; thence South 23° 46'07" West, 101.46 feet; thence South 10° 51'48" West, 473.39 feet; thence South 58° 21'09" East, 568.29 feet; thence South 31° 22'51" East, 304.04 feet; thence South 08° 01'13" East, 180.94 feet; thence South 25° 12'00" West, 188.88 feet; thence South 50° 00'00" West, 62.71 feet; thence 34.91 feet along the arc of a curve to the right, radius 50.00 feet, chord South 70° 00'00" West, 34.20 feet; thence West 80.87 feet; thence 52.36 feet along the arc of a curve to the left, radius 50.00 feet, chord South 60° 00'00" West, 50.00 feet; thence South 30° 00'00" West, 135.00 feet; thence 68.94 feet along the arc of a curve to the right, radius 50.00 feet. chord South 69° 00" West, 63.61 feet; thence 125.67 feet along the arc of a curve to the left, radius 100.00 feet, chord South 73° 00'00" West, 117.56 feet; thence 92.50 feet along the arc of a curve to the right, radius 100.00 feet, chord South 63° 30'00" West, 89.24 feet; thence 184.13 feet along the arc of a curve to the left, radius 365.00 feet, chord South 75° 32'54" West, 182.18 feet; thence 194.21 feet along the arc of a curve to the right, radius 385.00 feet, chord South 75° 32'54" West, 192.16 feet; thence West 165.00 feet; thence North 00° 00'12" East, 25.00 feet; thence 307.84 feet along the arc of a curve to the left, radius 365.00 feet, chord South 60° 39'13" West, 298.80 feet; thence 43.63 feet along the arc of a curve to the right, radius 50.00 feet, chord South 65° 00'00" West, 42.26 feet; thence West 52.34 feet; thence 92.81 feet along the arc of a curve to the left, concave to the West. radius 965.00 feet, chord North 16° 14'42" West, 92.77 feet; thence 115.14 feet along the arc of a curve to the right, radius 635.00 feet chord North 13° 48'21" West, 114.98 feet; thence South 85° 00'00" West, 140.23 feet; thence 40.02 feet along the arc of a curve to the right, radius 835.00 feet, chord North 09° 22'44" East, 560.46 feet; thence 455.31 feet along the arc of a curve to the right, radius 835.00 feet, chord North 09° 22'44" West, 449.69 feet; thence North 28° 07'08" East, 10.78 feet; thence South 83° 45'28" East, 100.00 feet; thence North 11° 34'04" East, 360.67 feet; thence North 18° 47'52" East, 290.18 feet; thence North 61° 23'00" West, 293.00 feet; thence South 16° 20'00" West, 70.00 feet; thence South 75° 50' 00" West, 230.40 feet; thence South 28° 01'34" West, 234.00 feet; thence South 84° 20'00" East, 50.00 feet; thence South 05° 40'00" West, 183.93 feet; thence South 84° 20'00" East, 151.63 feet; thence 11.18 feet along the arc of a curve to the left, concave to the East, radius 1400.00 feet, chord South 05° 53'44" West, 11.18 feet; thence North 83° 52'33" West, 184.50 feet; thence South 29° 10'48" West, 71.04 feet; thence 384.86 feet along the arc of a curve to the left, radius 165.00 feet, chord South 23° 33'06" East, 303.36 feet; thence North 89° 37'34" East 60.33 feet; thence 8.62 feet along the arc of a curve to the left, concave to the East, radius 1025.00 feet, chord South 00° 36'53" East, 8.62 feet; thence South 89° 08'40" West, 60.33 feet; thence 568.15 feet along the arc of a curve to the left, radius 165.00 feet, chord South 09° 30'00" East, 326.25 feet; thence North 71° 51'20" East, 60.33 feet; thence 44.77 feet along the arc of a curve to the left, radius 1025.00 feet, chord South 19° 23'45" East, 44.77 feet; thence 153.10 feet along the arc of a curve to the right, concave to the North, radius 200.00 feet, chord North 88° 43'02" West, 149.39 feet; thence 275.24 feet along the arc of a curve to the left, radius 415.00 feet, chord North 85° 47'13" West, 270.22 feet; thence South 14° 47'13" East, 140.00 feet; thence 13.02 feet along the arc of a curve to the left, concave to the South, radius 275.00 feet, chord South 73° 51'24" West, 13.02 feet; thence South 72° 30'00" West, 178.71 feet; thence North 17° 30'00" West, 56.77 feet; thence 343.61 feet along the arc of a curve to the left, radius 315.00 feet, chord North 48° 45'00" West, 326.83 feet; thence North 80° 00'00" West, 350.77 feet; thence 332.55 feet along the arc of a curve to the left, radius 340.54 feet, chord South 72° 01'28" West, 319.49 feet; thence North 54° 25'00" West, 156.42 feet; thence 30.57 feet along the arc of a curve to the right, radius 20.00 feet, chord North 10° 38'00" West, 27.68 feet; thence 65.38 feet along the arc of a curve to the left, radius 1040.00 feet, chord North 31° 20'58" East, 65.37 feet; thence North 29° 32'54" East, 45.29 feet; thence North 71° 00'00" East, 689.58 feet; thence South 70° 00'00" East, 70.00 feet; thence North 69° 00'00" East, 232.75 feet; thence North 21° 00'00" West, 374.81 feet; thence North 05° 00'00" West, 572.45 feet; thence North 36° 00'00" East, 252.79 feet; thence North 21° 04'09" West, 195.50 feet; thence South 68° 55'51" West, 4.00 feet; thence 120.70 feet along the arc of a curve to the left, concave to the Southeast, radius 210.00 feet, chord South 52° 27'56" West, 119.04 feet; thence North 36° 00'00" East, 166.86 feet; thence 104.24 feet along the arc of a curve to the right, radius 143.10 feet, chord North 56° 52'08" East, 101.95 feet; thence 239.41 feet along the arc of a curve to the left, radius 470.00 feet, chord North 63° 08'43" East, 236.83 feet; thence South 00° 27'00" East, 272.78 feet; thence South 04° 56'41 West, 172.57 feet; thence South 18° 17'18" West 189.51 feet; thence South 10° 52'45" East, 118.48 feet; thence South 47° 13'49" East, 132.86 feet; thence North 40° 26'56" East, 356.49 feet; thence North 18° 13'57" East, 117.14 feet; 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AND

A part of the South 0.70 feet of Lot 37 and a part of Lot 38 as shown on the Plat of TARPON WOODS THIRD ADDITION as recorded in Plat Book 78, pages 4 and 5, of the public records of Pinellas County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Lot 38 as shown on said Plat of TARPON WOODS THIRD ADDITION and go North 17° 00'00" East, 99.23 feet, along the West boundary of said Lot 38 and a part of Lot 37, to a point on the North boundary of the South 0.70 feet of Lot 37; thence South 25° 11'21" East, 98.02 feet, to a point on the South boundary of Lot 38; thence South 85° 00'00" West, 71.00 feet, along said South boundary of Lot 38 to the POINT OF BEGINNING.

PARCEL 2: (Easement Estate)

Non-exclusive easement for the benefit of Parcel 1 as created by Easement recorded in Official Records Book 6411, page 843, of the public records of Pinellas County, Florida, for the purposes set forth therein, over and across a portion of Lot 50 of TARPON WOODS 4TH ADDITION as recorded in Plat Book 80, pages 49 and 50, of the public records of Pinellas County, Florida, described as follows:

Begin at the Northwest corner of said Lot 50 and run thence South 25° 12'00" West 101.35 feet along the Westerly line of said Lot 50; thence run North 87° 49'07" East, 40.00 feet along the South line of said Lot 50; thence run North 02° 01'14" East, 90.24 feet to the POINT OF BEGINNING.

PARCEL 3: (Fee Estate)

A TRACT OF LAND LYING WITHIN SECTION 34, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 34, THENCE N. 00°15'02" W., ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, FOR 1,937.90 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE S. 89°52'32" W., ALONG SAID SOUTH LINE, ALSO BEING THE NORTH BOUNDARY LINE OF WESCOTT SQUARE AS RECORDED IN PLAT BOOK 91, PAGES 1 - 4, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR 729.17 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE CONTINUE ALONG SAID LINE S. 89°52'32" W., FOR 295.11 FEET TO THE NORTHWEST CORNER OF SAID WESCOTT SQUARE; THENCE ALONG THE WEST BOUNDARY OF SAID WESCOTT SQUARE SOUTH FOR 644.59 FEET; THENCE LEAVING SAID BOUNDARY, S. 22°06'35" W., FOR 389.72 FEET; THENCE S. 21°57'18" W., FOR 309.76 FEET; THENCE S. 32°33'47" W., FOR 87.84 FEET; THENCE S. 59°52'29" W., FOR 133.63 FEET; THENCE S. 66°13'29" W., FOR 175.40 FEET; THENCE S. 59°06'52" W., FOR 479.25 FEET; THENCE N. 21°57'42" E., FOR 113.53 FEET; THENCE N. 57°44'14" W., FOR 149.52 FEET; THENCE S. 73°51'08" W., FOR 63.58 FEET; THENCE N. 18°24'03" W., FOR 282.22 FEET; THENCE N. 16°24'56" E., FOR 113.79 FEET; THENCE N. 42°33'32" E., FOR 142.79 FEET; THENCE N. 27°19'41" E., FOR 225.83 FEET; THENCE N. 61°07'10" E., FOR 123.85 FEET; THENCE N. 59°10'07" E., FOR 121.00 FEET; THENCE N. 53°52'31" E., FOR 168.94 FEET; THENCE N. 12°23'01" E., FOR 254.11 FEET; THENCE N. 87°54'47" W., FOR 50.18 FEET; THENCE N. 61°00'00" W., FOR 63.51 FEET TO A POINT ON THE EAST BOUNDARY LINE OF TARPON WOODS SECOND ADDITION REPLAT, AS RECORDED IN PLAT BOOK 81, PAGES 2 AND 3, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY LINE THE FOLLOWING TWO COURSES: (1) THENCE N. 29°00'00" E., FOR 128.72 FEET; (2) THENCE N. 24°19'25" W., FOR 311.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE N. 89°52'32" E., ALONG SAID SOUTH LINE, FOR 631.46 FEET; THENCE N. 15°27'40" E., FOR 58.98 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,545.00 FEET, A CENTRAL ANGLE OF 15°35'08", AN ARC LENGTH OF 420.27 FEET AND A CHORD BEARING OF S. 82°19'54" E., FOR 418.97 FEET; TO THE POINT OF BEGINNING.

REV	DESCRIPTION	BY	DATE
A	CONCEPT PLAN UTILITY REVISIONS	JAM	2/2/24

Elevations shown within this plan set are based on North American Vertical Datum of 1988 (NAVD88)

5M CIVIL LLC
12506 Bronco Dr - Tampa, FL 33626
P:(813) 404-8872 - www.5mcivil.com

FBPR Certificate of Authorization No.: 26929

JESUS ANTONIO MERLY
LICENSE
No. 58113
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Jesus A. Merly, PE FL Reg No. 58113

MASTER SITE PLAN

BROOKER CREEK MITIGATION BANK

TARPON WOODS PROPERTIES, LLC

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