



# STAFF REPORT

## Cypress Falls Phase 2E Development Master Plan—Lighting Amendment

**From:** Rhea Lopes, Planner III  
 Alison Christie, AICP, Planner III

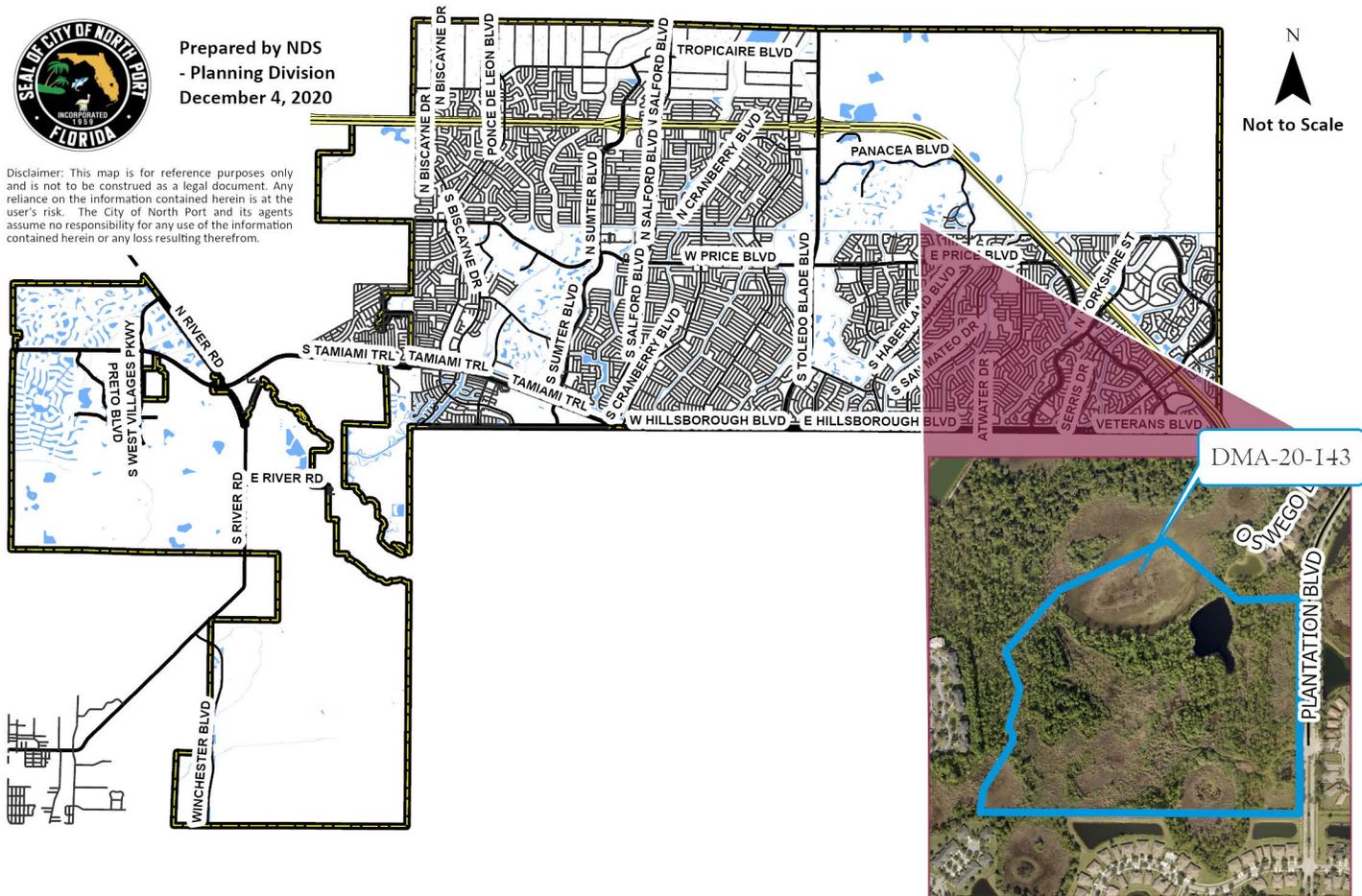
**Thru:** Nicole Galehouse, AICP, Planning & Zoning Manager  
 Juliana B. Bellia, Acting Assistant City Manager

**Date:** December 4, 2020



Prepared by NDS  
 - Planning Division  
 December 4, 2020

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



**PROJECT:** DMA-20-143, Cypress Falls 2E

**REQUEST:** Approval of Development Master Plan Amendment to request a lighting waiver

**APPLICANT:** Strickland Smith of Heidt Design, LLC on behalf of Centex Homes and Buffalo–Northport Associates II LLC (**Exhibit A-1, Affidavit**)

**OWNERS:** Centex Homes and Buffalo-Northport Associates II LLC (**Exhibit A-2, Warranty Deed**)

**LOCATION:** West of Plantation Boulevard. Generally north of Scarlett Avenue and generally south of Oswego Drive.

**PROPERTY SIZE:** ± 55 acres

## I. BACKGROUND

Strickland Smith of Heidt Design, LLC has formally submitted to the City of North Port a Development Master Plan Amendment application to request a waiver from the lighting standards in the Unified Land Development Code Sec. 37-50.A.(6). Specifically, the applicant is requesting a waiver from the illumination requirements to allow for an average of 0.4 footcandles for sidewalks where the ULDC currently requires a minimum of 0.9 for sidewalks generally and 0.5 for sidewalks along home fronts.

The development is located on ±55.2 acres located generally west of Plantation Boulevard, generally north Scarlett Avenue, and generally south of Oswego Drive. It is to the west of the existing Cypress Falls 1D. The Infrastructure and Subdivision plans for Cypress Falls 2E have already been approved by staff and an application for a plat has been received by staff. This development master plan amendment would apply to only Cypress Falls 2E.

## II. REQUESTED WAIVERS

### Waiver 1

ULDC Sec. 37-50 – Lighting.A.(6): Waiver from the illumination requirements for sidewalks listed in the table shown in section 37-50.A(6) of the ULDC to allow an average of 0.4 footcandles.

ULDC Sec. 37-50.A.(6) provides the minimum lighting requirements for parking facilities, pedestrian areas as well as roadways. As per ULDC Sec. 37-50.A.(6), the minimum average maintained illuminance for local/private roadways is 0.4 footcandles. For sidewalks, illumination requirements range from a minimum of 0.9 footcandles to a maximum of 10 footcandles, except for sidewalks along home fronts. Home front sidewalks require a minimum illumination of 0.5 footcandles and a maximum of 5 footcandles.

The waiver request is to allow for an average 0.4 footcandles along sidewalks. This means that sidewalks would meet the same illumination requirements as the adjacent local roadways. The applicant's narrative explains that their proposed lighting plan is an area-type lighting plan, which uses a different methodology for determining the locations and intensity of light fixtures. As opposed to looking at the illumination across the entire site, the lighting covers intersections, curves, cul-de-sacs and other important areas. The applicant is requesting this waiver in order to allow for lighting that is consistent with previous phases of the project.

The applicant has stated that this approach is typical for single-family subdivisions across Southwest Florida and results in fewer lights and less cost to the residents of the community. The narrative states that numerical illumination standards are not required for single-family residential communities in several nearby jurisdictions including the counties of Lee, Collier, and Manatee and cities like Bonita Springs, Naples and the Village of Estero. Staff has reviewed the codes of these jurisdictions and confirms that their codes do not have any numerical illumination standards for residential subdivisions. Without the

requested waiver, lighting as per the ULDC requirements would need the applicant to install 54 light fixtures as opposed to 21 fixtures as seen in the proposed plan. This would add to the expense of the residential community for installation as well as maintenance which are passed on to homeowners through HOA fees.

The ULDC requirements for lighting were adopted in 1990 and have not been updated since. Staff agrees that this section of the Code should be updated and proposed revised lighting requirements will be included in the second draft of the ULDC.

One of the main intents of the lighting requirements in the Code is to ensure pedestrian safety. Staff has reviewed the proposed lighting plan and finds that adequate lighting is provided along pedestrian sidewalks. At Staff request, the applicant has added an additional light fixture at one site, which was determined by Staff as having insufficient lighting for pedestrian safety.

Lastly, it is a common practice to illuminate sidewalks along roadways by the same standards as the roadways. In the proposed infrastructure plan for the project, all sidewalks are adjacent to local roadways. It is important to note that this proposed lighting plan as requested by the applicant is allowed as a standard within the Wellen Park developments. The Village D Village District Pattern Plan (VDPP) in Sec. 3.12.5 states that, 'Sidewalks located along roadways are considered part of the roadway and will comply with the lighting requirements of the adjacent roadway.'

To summarize, staff finds that the proposed lighting plan would adequately provide for pedestrian safety at a lower cost to the residential community. Additionally, it is important to consider that the lighting requirements of the ULDC have not been updated since 1990 and several neighboring jurisdictions do not have such stringent numerical requirements within residential subdivisions. Further, within the City itself, similar standards are allowed in Wellen Park.

**Staff supports this waiver.**

### III. DATA & ANALYSIS

Staff has reviewed the proposed Development Master Plan Amendment for consistency with the City's Comprehensive Plan and Unified Land Development Code (ULDC).

**Future Land Use Element, Objective 4**

Support the City's diversity of neighborhoods by implementing targeted development and planning strategies for neighborhoods. This can be accomplished through methods including the establishment of City-wide and neighborhood specific policies addressing development and redevelopment efforts, safety, stability, property values, mobility and aesthetic controls including street trees, public art, and entry features.

Staff Findings: The proposed development master plan amendment is only to request a waiver from one aspect of the City's lighting standards. There are no proposed changes to the roadways or overall layout of the neighborhood. The applicant's request is for a reduction in footcandles, resulting in less light on the sidewalks along the roadway through this neighborhood. However, this proposed lighting would be consistent with the amount of lighting provided in the currently existing phases of Cypress Falls. Providing a drastically increased amount of light along sidewalks that connect to the first phases would not be aesthetically pleasing for the residents of either phase. Additionally, an increased amount of light along these sidewalks which abut homes could have a negative impact on those residents that will have those lights shining within their homes. A waiver request to have lighting consistent with previously approved phases of the same project is logical and aesthetically pleasing.

**Staff concludes that the proposed Development Master Plan Amendment is consistent with Objective 4.**

**Future Land Use Element, Policy 4.1**

The Unified Land Development Code shall be amended on a regular basis to continue to preserve and promote positive neighborhood characteristics and to implement best practices in neighborhood preservation.

Staff Findings: The proposed amendment requests to lower the required footcandles for sidewalks to 0.4. This is consistent within the minimum average footcandles for the adjacent roadways and is therefore logical to have the same required illuminance. This is the same way sidewalk lighting is done in developments within Wellen Park as that language was approved by Commission in the Pattern Book and subsequent Pattern Plans. Staff is looking to amend these lighting requirements as a part of the upcoming Unified Land Development Code rewrite as they have not been updated in many years and do not reflect current industry standards.

**Staff concludes that the proposed Development Master Plan Amendment is consistent with Policy 4.1.**

**Chapter 37—Subdivision Regulations, Article IV—Roadway Design and Construction Standards, Section 37-50-Lighting**

This section states that all lighting shall be installed at the developer's expense, stipulates requirements for lighting plans and fixtures, and contains tables for

both minimum footcandles and average maintained illuminance.

Staff Findings: The proposed lighting plan is consistent with all regulations in this section with the exception of the minimum footcandles for sidewalks in table 1. Should the requested waiver be approved, the lighting plan will be in conformance. Additionally, staff is proposing changes to this section with the upcoming ULDC rewrite which would be consistent with the intent of the proposed waiver.

**Staff concludes that the proposed Development Master Plan will be consistent with this section should the requested waiver be approved.**

## IV. PUBLIC HEARING SCHEDULE

PUBLIC HEARING SCHEDULE	Planning & Zoning Advisory Board Public Hearing	December 17, 2020 9:00 AM or as soon thereafter
	City Commission Public Hearing	January 12, 2021 10:00 AM or as soon thereafter

## VII. RECOMMENDED ACTION

**APPROVAL WITH WAIVER** of Petition DMA-20-143, Cypress Falls 2E Development Master Plan Amendment.

## VIII. ALTERNATIVE ACTIONS

**DENIAL** of Petition DMA-20-143, Cypress Falls 2E Development Master Plan Amendment with findings to support this action.

## IX. EXHIBITS

Exhibits
A-1. Affidavit
A-2. Warranty Deed
B. Development Master Plan
C. Proposed Lighting Plan

**AFFIDAVIT**

I (the undersigned), Heidt Design LLC c/o Strickland Smith being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this 28<sup>th</sup> day of August, 20 19

[Signature]  
Signature of Applicant or Authorized Agent

Strickland T. Smith, Vice President  
Print Name and Title

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 28 day of August, 20 19, by Strickland Smith who is personally known to me or has produced

\_\_\_\_\_ as identification, and who did/did not take an oath.

[Signature]  
Signature - Notary Public



**AFFIDAVIT**

**AUTHORIZATION FOR AGENT/APPLICANT**

I (we), Buffalo-Northport Associates II, LLC c/o Todd Mathes, property owner(s),

hereby authorize Heidt Design LLC and Centex Homes to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) Cypress Falls Phase 2E (Parcel ID # 1115-00-1350)

[Signature]  
Signature of Owner

8/28/19  
Date

STATE OF Florida

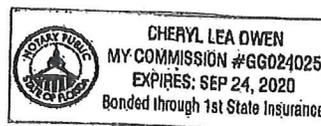
COUNTY OF Manatee

The foregoing instrument was acknowledged by me this 28<sup>th</sup> day of August, 20 19, by Todd Mathes who is personally known to me or has produced

\_\_\_\_\_ as identification, and who did not take an oath.

[Signature]  
Signature - Notary Public

(Place Notary Seal Below)



RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2020132501 3 PG(S)

9/25/2020 4:18 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2565975

THIS INSTRUMENT PREPARED BY:  
AFTER RECORDING RETURN TO:

David P. Barker, Esq.  
Dean, Mead, Egerton, Bloodworth,  
Capouano & Bozarth, P.A.  
PO Box 2346  
Orlando, Florida 32801  
(407) 841-1200

Doc Stamp-Deed: \$3,481.80

Parcel I.D. #: 1115001350 and 1115001800

**SPECIAL WARRANTY DEED**  
**(Cypress Falls Parcel)**

THIS SPECIAL WARRANTY DEED is made this 25<sup>th</sup> day of September, 2020 by **BUFFALO-NORTHPORT ASSOCIATES II, LLC**, a Florida limited liability company, whose address is c/o E. John Wagner II, Williams, Parker, Harrison, Dietz & Getzen, 200 S. Orange Avenue, Sarasota, Florida 34236 ("Grantor"), to **CENTEX HOMES**, a Nevada general partnership, whose address 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134 ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, interest in and to all that certain land situate in Sarasota County, Florida, viz:

See Exhibit "A" attached hereto and by this reference made a part hereof (the "Property").

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

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

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good, right and lawful authority to sell and convey the Property, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor and none other; and that the Property is free and clear of all encumbrances except for (i) taxes for the year 2020 and thereafter; (ii) zoning and other use restrictions, conditions or requirements now or hereafter imposed by governmental authorities; and (iii) those matters set forth on Schedule B II of Fidelity National Title Insurance Company Commitment Order Number 8739115.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

BUFFALO-NORTHPORT ASSOCIATES II, LLC, a Florida limited liability company

By: Blackrock Investors VIII, LLC, a Delaware limited liability company, as its Manager

Amy R. Mallon  
Print: Amy R. Mallon

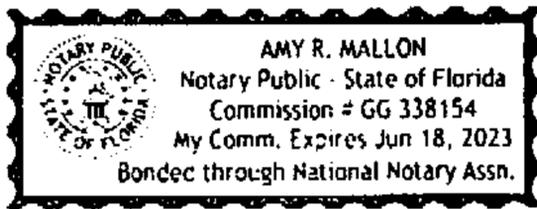
By: James R. Schier  
Name: James R. Schier  
Title: Manager

Veronica McGuire  
Print: Veronica McGuire

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 18 day of September, 2020 by James R. Schier as Manager of Blackrock Investors VIII, LLC, a Delaware limited liability company, in its capacity as Manager of BUFFALO-NORTHPORT ASSOCIATES, II, LLC, a Florida limited liability company, on behalf of the limited liability company. Said person  is personally known to me or  produced \_\_\_\_\_ as identification.

{Notary Seal must be affixed}



Amy R. Mallon  
Signature of Notary

**Amy R. Mallon**

Name of Notary (Typed, Printed or Stamped)

Commission Number (if not legible on seal): \_\_\_\_\_  
My Commission Expires (if not legible on seal): \_\_\_\_\_

**EXHIBIT "A"****LEGAL DESCRIPTION****CYPRESS FALLS PHASE 2E:**

A parcel of land lying in Section 18, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 17, Township 39 South, Range 22 East, Sarasota County, Florida, said point also being on the South boundary of LAKESIDE PLANTATION, according to the plat thereof as recorded in Plat Book 41, Pages 17 and 17A through 17I, inclusive, of the Public Records of Sarasota County, Florida, run thence along the South boundary of said Section 17 and said South boundary of LAKESIDE PLANTATION, S.89°42'45"E., 1240.05 feet to the Southeast corner of said LAKESIDE PLANTATION; thence along the East boundary of said LAKESIDE PLANTATION, N.00°16'52"E., 1554.64 feet to the Northeast corner of said LAKESIDE PLANTATION; thence along the Northerly boundary of said LAKESIDE PLANTATION, the following five (5) courses: 1) N.75°28'28"W., 2441.86 feet; 2) N.89°42'50"W., 581.55 feet to the Southeast corner of the 100.00 feet wide right-of-way for PLANTATION BOULEVARD, as recorded in Official Records Instrument No. 2005275738, of the Public Records of Sarasota County, Florida; 3) along the South boundary of said right-of-way for PLANTATION BOULEVARD, continue N.89°42'50"W., 100.00 feet to the Southwest corner of said right-of-way for PLANTATION BOULEVARD, said point also being the POINT OF BEGINNING; 4) continue N.89°42'50"W., 1899.25 feet; 5) N.08°31'42"E., 142.59 feet; thence N.32°15'00"E., 318.00 feet; thence N.05°30'00"E., 50.00 feet; thence N.33°00'00"W., 50.00 feet; thence N.16°30'00"E., 240.00 feet; thence N.21°00'00"W., 240.00 feet; thence N.41°15'00"E., 483.00 feet; thence N.65°30'00"E., 713.24 feet to the Westerlymost corner of CYPRESS FALLS PHASE 1B, according to the plat thereof as recorded in Plat Book 45, Pages 40 and 40A through 40D, inclusive, of the Public Records of Sarasota County, Florida; thence along the Southerly boundary of said CYPRESS FALLS PHASE 1B, the following two (2) courses: 1) S.49°59'46"E., 552.58 feet; 2) N.88°06'35"E., 364.56 feet to a point on the Westerly right-of-way line of the aforesaid PLANTATION BOULEVARD; thence along said Westerly right-of-way line of PLANTATION BOULEVARD, S.00°17'19"W., 1281.06 feet to the POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2010157688 19 PGS  
2010 DEC 29 11:57 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CEAGLETO Receipt#1346928  
Doc Stamp-Deed: 350.00

*ew*  
This Document Prepared by and Return to:  
Alicia H. Gayton, Esq.  
8441 Cooper Creek Blvd.  
University Park, Florida 34201

Sarasota County Parcel ID Numbers:  
1114-00-2000; 1094-00-3200; 1094-00-3010  
1111-00-3050; 1111-00-2100; 1094-00-3300  
1113-00-2200; 1113-00-1300; 1113-00-2100  
1113-00-1200; 1114-00-3100; 1094-00-3360  
1115-00-1350; 1115-00-1800



**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 28 day of December, 2010, between **BUFFALO-NORTHPORT ASSOCIATES, LLC**, a Florida limited liability company, as tenant in common with an undivided 55% interest, and **PGCI II, LLC**, a Florida limited liability company, as tenant in common with an undivided 45% interest, both of whose address is 8441 Cooper Creek Blvd., University Park, Florida 34201 (collectively "GRANTOR"), and **BUFFALO-NORTHPORT ASSOCIATES II, LLC**, a Florida limited liability company, whose address is c/o E. John Wagner II, Williams, Parker, Harrison Dietz & Getzen, 200 S. Orange Avenue, Sarasota, Florida 34236 ("GRANTEE").

WITNESSETH: That GRANTOR, for consideration in the sum of FIFTY THOUSAND AND 00/100 DOLLARS (\$50,000.00), has granted, bargained and sold to GRANTEE and GRANTEE'S heirs, successors and assigns forever, all of GRANTOR'S right, title and interest in and to the following described land, situate, lying and being in the County of SARASOTA, State of FLORIDA, to wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION.

SUBJECT TO easements, restrictions and reservations of record, and any unpaid real property taxes and assessments.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever. AND GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under GRANTOR.

[REMAINDER OF PAGE INTENTIONALLY BLANK]  
Signature Page to follow

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

**BUFFALO-NORTHPORT ASSOCIATES, LLC**, a Florida limited liability company

*Sherry Keklak*

Print Name: Sherry Keklak

*John C. Chmura*

Print Name: John C. Chmura

*David H. Baldauf*

By: David H. Baldauf  
Its: MANAGER

STATE OF NEW YORK  
COUNTY OF ERIE

The foregoing Special Warranty Deed was acknowledged before me on the 23 day of December, 2010, by David H. Baldauf as Manager on behalf of **BUFFALO-NORTHPORT ASSOCIATES, LLC** who is personally known to me.

*as*

(SEAL)

SHERRY A. KEKLAK  
Notary Public, State of New York  
Registration No. 01KE6018498  
Qualified in Erie County  
My Commission Expires January 11, 20 11

*Sherry A. Keklak*  
NOTARY PUBLIC

**PGCI II, LLC**, a Florida limited liability company

*Sherry Keklak*

Print Name: Sherry Keklak

*John C. Chmura*

Print Name: John C. Chmura

*David H. Baldauf*

By: David H. Baldauf  
Its: MANAGER

STATE OF NEW YORK  
COUNTY OF ERIE

The foregoing Special Warranty Deed was acknowledged before me on the 20 day of December, 2010, by David H. Baldauf as Manager on behalf of **PGCI II, LLC** who is personally known to me.

(SEAL)

SHERRY A. KEKLAK  
Notary Public, State of New York  
Registration No. 01KE6018498  
Qualified in Erie County  
My Commission Expires January 11, 20 11

*Sherry A. Keklak*  
NOTARY PUBLIC

**EXHIBIT A**

**CYPRESS FALLS  
PHASE 2**

**PARCEL "B"**

**DESCRIPTION:** A parcel of land lying in Sections 7 and 18, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 18, Township 39 South, Range 22 East, run thence along the South boundary of Section 17, Township 39 South, Range 22 East, Sarasota County, Florida, also being the South boundary of LAKESIDE PLANTATION, according to the plat thereof recorded in Plat Book 41, Pages 17 through 171, Inclusive, of the Public Records of Sarasota County, Florida, as monumented, S.89°42'45"E., 1240.05 feet to the Southeast corner of said LAKESIDE PLANTATION, also being POINT "G" of said plat; thence along the East boundary of said LAKESIDE PLANTATION, as monumented, N.00°16'52"E., 1554.64 feet to Northeast corner of said LAKESIDE PLANTATION, also being POINT "F" of said plat; thence along the Northerly boundary of said LAKESIDE PLANTATION, as monumented, the following four (4) courses: 1) N.75°28'28"W., 2441.86 feet to POINT "E" of said plat; 2) N.89°42'50"W., 681.55 feet to the Northwest corner of PLANTATION BOULEVARD, according to said LAKESIDE PLANTATION, for a POINT OF BEGINNING; 3) continue N.89°42'50"W., 1899.25 feet to POINT "D" of said plat; thence N.08°31'42"E., 142.59 feet to POINT "C" of said plat; thence N.32°15'00"E., 318.00 feet; thence N.05°30'00"E., 50.00 feet; thence N.33°00'00"W., 50.00 feet; thence N.16°30'00"E., 240.00 feet; thence N.21°00'00"W., 240.00 feet; thence N.41°15'00"E., 483.00 feet; thence N.65°30'00"E., 1152.07 feet; thence N.05°00'00"E., 1046.38 feet; thence S.85°22'25"E., 214.54 feet to a point of curvature; thence Easterly, 232.96 feet along the arc of a curve to the left having a radius of 1208.55 feet and a central angle of 11°02'39" (chord bearing N.89°06'16"E., 232.60 feet); thence N.06°25'04"W., 140.00 feet to a point on a curve; thence Easterly, 462.60 feet along the arc of said curve to the left having a radius of 1068.55 feet and a central angle of 24°48'16" (chord bearing N.71°10'48"E., 458.99 feet) to a point of tangency; thence N.58°46'40"E., 254.63 feet to a point of curvature; thence Easterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.76°13'20"E., 35.36 feet) to a point of tangency; thence S.31°13'20"E., 26.07 feet to a point of curvature; thence Southerly, 621.69 feet along the arc of a curve to the right having a radius of 450.00 feet and a central angle of 79°09'24" (chord bearing S.08°21'22"W., 573.42 feet) to a point of reverse curvature; thence Southwesterly, 325.82 feet along the arc of a curve to the left having a radius of 1250.00 feet and a central angle of 14°56'04" (chord bearing S.40°28'02"W., 324.90 feet) to a point of tangency; thence S.33°00'00"W., 738.32 feet to a point of curvature; thence Southerly, 485.28 feet along the arc of a curve to the left having a radius of

850.00 feet and a central angle of  $32^{\circ}42'41''$  (chord bearing  $S.16^{\circ}38'40''W.$ , 478.72 feet) to a point of tangency; thence  $S.00^{\circ}17'19''W.$ , 1331.06 feet to the POINT OF BEGINNING.

Containing 87.039 acres, more or less.

**LESS AND EXCEPT:**

**CYPRESS FALLS PHASE 1B**

**DESCRIPTION:** A parcel of land lying in Section 18, Township 39 South, Range 22 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 18, run thence along the North boundary of the Northeast 1/4 of said Section 18,  $N.88^{\circ}39'50''W.$ , 945.28 feet to a point on a curve; thence Southerly, 586.25 feet along the arc of a curve to the right having a radius of 450.00 feet and a central angle of  $74^{\circ}38'39''$  (chord bearing  $S.10^{\circ}36'44''W.$ , 545.66 feet) to a point of reverse curvature; thence Southwesterly, 325.82 feet along the arc of a curve to the left having a radius of 1250.00 feet and a central angle of  $14^{\circ}56'04''$  (chord bearing  $S.40^{\circ}28'02''W.$ , 324.90 feet) to a point of tangency; thence  $S.33^{\circ}00'00''W.$ , 50.00 feet to the POINT OF BEGINNING; thence continue,  $S.33^{\circ}00'00''W.$ , 688.32 feet to a point of curvature; thence Southerly, 485.28 feet along the arc of a curve to the left having a radius of 850.00 feet and a central angle of  $32^{\circ}42'41''$  (chord bearing  $S.16^{\circ}38'40''W.$ , 478.72 feet) to a point of tangency; thence  $S.00^{\circ}17'19''W.$ , 50.00 feet; thence  $S.88^{\circ}06'35''W.$ , 364.56 feet; thence  $N.49^{\circ}59'46''W.$ , 552.58 feet; thence  $N.65^{\circ}30'00''E.$ , 438.83 feet; thence  $S.68^{\circ}01'04''E.$ , 172.69 feet; thence  $S.23^{\circ}13'56''E.$ , 99.76 feet to a point on a curve; thence Northeasterly, 40.84 feet along the arc of a curve to the left having a radius of 78.00 feet and a central angle of  $30^{\circ}00'00''$  (chord bearing  $N.48^{\circ}00'00''E.$ , 40.38 feet) to a point of tangency; thence  $N.33^{\circ}00'00''E.$ , 919.23 feet; thence  $S.57^{\circ}00'00''E.$ , 162.00 feet to a point of curvature; thence Easterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of  $90^{\circ}00'00''$  (chord bearing  $N.78^{\circ}00'00''E.$ , 35.36 feet) to the POINT OF BEGINNING.

Containing 10.213 acres, more or less.

**LESS AND EXCEPT:**

**CYPRESS FALLS PHASE 1E**

**DESCRIPTION:** A parcel of land lying in Sections 7 and 18, Township 39 South, Range 22 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 18, run thence along the North boundary of the Northeast 1/4 of said Section 18, N.88°39'50"W., 945.28 feet to a point on a curve, said point also being the **POINT OF BEGINNING**; thence Southerly, 586.25 feet along the arc of a curve to the right having a radius of 450.00 feet and a central angle of 74°38'39" (chord bearing S.10°36'44"W., 545.66 feet) to a point of reverse curvature; thence Southwesterly, 325.82 feet along the arc of a curve to the left having a radius of 1250.00 feet and a central angle of 14°56'04" (chord bearing S.40°28'02"W., 324.90 feet) to a point of tangency; thence S.33°00'00"W., 50.00 feet to a point of curvature; thence Westerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.78°00'00"W., 35.36 feet) to a point of tangency; thence N.57°00'00"W., 162.00 feet; thence S.33°00'00"W., 919.23 feet to a point of curvature; thence Southwesterly, 40.84 feet along the arc of a curve to the right having a radius of 78.00 feet and a central angle of 30°00'00" (chord bearing S.48°00'00"W., 40.38 feet); thence N.23°13'56"W., 99.76 feet; thence N.68°01'04"W., 172.69 feet; thence N.05°00'00"E., 1046.38 feet; thence S.85°22'25"E., 214.54 feet to a point of curvature; thence Easterly, 232.96 feet along the arc of a curve to the left having a radius of 1208.55 feet and a central angle of 11°02'39" (chord bearing N.89°06'16"E., 232.60 feet); thence N.06°25'04"W., 140.00 feet to a point on a curve; thence Easterly, 462.60 feet along the arc of said curve to the left having a radius of 1068.55 feet and a central angle of 24°48'16" (chord bearing N.71°10'48"E., 458.99 feet) to a point of tangency; thence N.58°46'40"E., 254.63 feet to a point of curvature; thence Easterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.76°13'20"E., 35.36 feet) to a point of tangency; thence S.31°13'20"E., 26.07 feet to a point of curvature; thence Southeasterly, 35.44 feet along the arc of a curve to the right having a radius of 450.00 feet and a central angle of 04°30'45" (chord bearing S.28°57'58"E., 35.43 feet) to the **POINT OF BEGINNING**.

Containing 21.838 acres, more or less.

Containing a net acreage of 54.988 acres, more or less.

**TOGETHER WITH:**

**PARCEL "C"**

**DESCRIPTION:** A parcel of land lying in Sections 7, 8, 17, and 18, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 18, Township 39 South, Range 22 East, run thence along the South boundary of aforesaid Section 17, also being the South boundary of LAKESIDE PLANTATION, according to the plat

thereof recorded in Plat Book 41, Pages 17 through 171, inclusive, of the Public Records of Sarasota County, Florida, as monumented, S.89°42'45"E., 1240.05 feet to the Southeast corner of said LAKESIDE PLANTATION, also being POINT "G" of said plat; thence along the East boundary of said LAKESIDE PLANTATION, as monumented, N.00°16'52"E., 1554.64 feet to the Northeast corner of said LAKESIDE PLANTATION, also being POINT "F" of said plat, for a POINT OF BEGINNING; thence along the Northerly boundary of said LAKESIDE PLANTATION, as monumented, the following two (2) courses: 1) N.75°28'28"W., 2441.86 feet to POINT "E" of said plat; 2) N.89°42'50"W., 581.55 feet to the Northeast corner of PLANTATION BOULEVARD, according to said LAKESIDE PLANTATION; thence N.00°17'19"E., 614.83 feet; thence S.89°42'41"E., 25.00 feet; thence N.34°29'00"E., 87.56 feet; thence N.49°55'00"E., 52.85 feet; thence N.65°21'00"E., 52.85 feet; thence N.80°47'00"E., 48.71 feet; thence S.89°42'06"E., 58.41 feet; thence N.00°17'54"E., 131.68 feet; thence N.09°00'23"W., 40.61 feet; thence N.28°37'18"W., 30.65 feet; thence N.50°36'31"W., 16.39 feet; thence N.86°29'01"W., 85.62 feet; thence N.37°31'19"W., 76.11 feet; thence N.76°01'45"W., 35.24 feet; thence N.36°56'24"W., 113.02 feet; thence N.00°17'19"E., 207.06 feet to a point of curvature; thence Northerly, 47.20 feet along the arc of a curve to the right having a radius of 750.00 feet and a central angle of 03°36'20" (chord bearing N.02°05'29"E., 47.19 feet); thence N.53°41'02"E., 108.27 feet; thence N.74°14'09"E., 42.99 feet; thence N.56°11'41"E., 74.72 feet; thence N.17°02'45"E., 75.14 feet; thence N.16°30'24"W., 77.52 feet to a point of curvature; thence Northerly, 27.07 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 77°33'00" (chord bearing N.22°16'06"E., 25.05 feet) to a point of tangency; thence N.61°02'36"E., 49.61 feet; thence N.13°30'00"W., 77.77 feet; thence N.14°00'00"E., 73.87 feet; thence N.35°30'00"E., 64.55 feet; thence N.57°00'00"E., 70.74 feet; thence N.82°30'00"E., 85.97 feet; thence S.88°21'23"E., 52.67 feet; thence N.32°59'11"E., 67.74 feet; thence N.17°55'00"E., 62.11 feet; thence N.23°39'00"E., 92.64 feet; thence N.57°00'00"W., 135.01 feet to a point of curvature; thence Westerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.78°00'00"W., 35.36 feet); thence N.33°00'00"E., 180.00 feet to a point of curvature; thence Northeasterly, 299.75 feet along the arc of a curve to the right having a radius of 1150.00 feet and a central angle of 14°56'04" (chord bearing N.40°28'02"E., 298.90 feet) to a point of reverse curvature; thence Northeasterly, 425.09 feet along the arc of a curve to the left having a radius of 550.00 feet and a central angle of 44°17'02" (chord bearing N.25°47'33"E., 414.59 feet); thence S.86°20'58"E., 131.70 feet; thence N.29°41'38"E., 30.36 feet; thence N.20°59'08"E., 44.80 feet; thence N.23°23'14"W., 123.88 feet; thence N.62°36'17"W., 25.79 feet; thence S.78°10'41"W., 106.81 feet to a point on a curve; thence Northerly, 170.03 feet along the arc of said curve to the left having a radius of 550.00 feet and a central angle of 17°42'44" (chord bearing N.22°21'58"W., 169.35 feet) to a point of tangency; thence N.31°13'20"W., 26.07 feet to a point of curvature; thence Northerly, 39.27 feet along the arc of a curve

to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.13°46'40"E., 35.36 feet) to a point of tangency; thence N.58°46'40"E., 15.36 feet to a point of curvature; thence Easterly, 730.99 feet along the arc of a curve to the right having a radius of 741.26 feet and a central angle of 56°30'08" (chord bearing N.87°01'44"E., 701.73 feet) to a point of tangency; thence S.64°43'12"E., 359.67 feet to a point of curvature; thence Easterly, 953.18 feet along the arc of a curve to the left having a radius of 1560.00 feet and a central angle of 35°00'31" (chord bearing S.82°13'28"E., 938.43 feet) to a point of tangency; thence N.80°16'17"E., 861.81 feet to a point of curvature; thence Easterly, 356.58 feet along the arc of a curve to the right having a radius of 465.00 feet and a central angle of 43°56'11" (chord bearing S.77°45'38"E., 347.90 feet) to a point of tangency; thence S.55°47'32"E., 153.39 feet to a point of cusp; thence Westerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.79°12'28"W., 35.36 feet) to a point of tangency; thence S.34°12'28"W., 58.08 feet to a point of curvature; thence Southwesterly, 103.74 feet along the arc of a curve to the right having a radius of 225.00 feet and a central angle of 26°25'06" (chord bearing S.47°25'01"W., 102.83 feet); thence S.12°06'15"E., 208.05 feet; thence N.69°51'47"E., 114.78 feet; thence N.26°38'53"E., 37.40 feet; thence N.46°59'18"E., 41.88 feet; thence N.55°18'42"E., 37.05 feet; thence N.32°11'57"E., 40.04 feet; thence N.41°07'05"E., 55.16 feet; thence N.00°27'23"W., 32.07 feet; thence S.55°47'32"E., 82.02 feet to a point of curvature; thence Southeasterly, 124.63 feet along the arc of a curve to the left having a radius of 870.00 feet and a central angle of 08°12'28" (chord bearing S.59°53'46"E., 124.52 feet); thence S.26°00'00"W., 2025.54 feet; thence S.19°30'00"W., 1772.13 feet to the POINT OF BEGINNING.

Containing 271.949 acres, more or less.

**LESS AND EXCEPT:**

**CYPRESS FALLS PHASE 1A**

**DESCRIPTION:** A parcel of land lying in Sections 17 and 18, Township 39 South, Range 22 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 18, run thence along the North boundary of the Northeast 1/4 of said Section 18, N.88°39'50"W., 834.76 feet to a point on a curve; thence Southerly, 239.40 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 24°56'20" (chord bearing S.08°49'08"E., 237.51 feet) to the POINT OF BEGINNING; thence S.86°20'58"E., 454.21 feet; thence S.00°47'00"W., 424.01 feet; thence S.85°53'01"E., 63.78 feet; thence S.79°08'59"E., 63.78 feet; thence S.72°27'12"E., 63.77 feet; thence S.89°07'36"E., 43.45 feet; thence S.50°00'00"E., 290.00 feet; thence S.56°59'30"E., 190.00 feet; thence

S.10°00'00"E., 330.25 feet; thence S.20°00'00"E., 560.42 feet; thence S.05°00'27"W., 134.28 feet; thence S.03°00'00"W., 154.00 feet; thence N.87°00'00"W., 70.50 feet; thence S.03°00'00"W., 110.00 feet; thence S.35°39'04"W., 135.66 feet; thence N.46°24'39"W., 580.36 feet; thence S.88°51'05"W., 397.30 feet; thence N.80°23'00"W., 124.00 feet to a point on a curve; thence Southerly, 12.80 feet along the arc of a curve to the right having a radius of 125.00 feet and a central angle of 05°51'59" (chord bearing S.12°32'59"W., 12.79 feet) to a point of compound curvature; thence Southerly, 31.31 feet along the arc of a curve to the right having a radius of 875.00 feet and a central angle of 02°03'01" (chord bearing S.16°30'29"W., 31.31 feet); thence N.72°28'00"W., 248.97 feet; thence N.89°42'41"W., 842.38; thence N.00°17'19"E., 60.85 feet to a point of curvature; thence Northerly, 47.20 feet along the arc of a curve to the right having a radius of 750.00 feet and a central angle of 03°36'20" (chord bearing N.02°05'29"E., 47.19 feet); thence N.53°41'02"E., 108.27 feet; thence N.74°14'09"E., 42.99 feet; thence N.56°11'41"E., 74.72 feet; thence N.17°02'45"E., 75.14 feet; thence N.16°30'24"W., 77.52 feet to a point of curvature; thence Northerly, 27.07 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 77°33'00" (chord bearing N.22°16'06"E., 25.05 feet) to a point of tangency; thence N.61°02'36"E., 49.61 feet; thence N.13°30'00"W., 77.77 feet; thence N.14°00'00"E., 73.87 feet; thence N.35°30'00"E., 64.55 feet; thence N.57°00'00"E., 70.74 feet; thence N.82°30'00"E., 85.97 feet; thence S.88°21'23"E., 52.67 feet; thence N.32°59'11"E., 67.74 feet; thence N.17°55'00"E., 62.11 feet; thence N.23°39'00"E., 92.64 feet; thence N.57°00'00"W., 135.01 feet to a point of curvature; thence Westerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.78°00'00"W., 35.36 feet) to a point of cusp; thence N.33°00'00"E., 180.00 feet to a point of curvature; thence Northeasterly, 299.75 feet along the arc of a curve to the right having a radius of 1150.00 feet and a central angle of 14°56'04" (chord bearing N.40°28'02"E., 298.90 feet) to a point of reverse curvature; thence Northeasterly, 425.09 feet along the arc of a curve to the left having a radius of 550.00 feet and a central angle of 44°17'02" (chord bearing N.25°47'33"E., 414.59 feet) to the POINT OF BEGINNING.

Containing 56.437 acres, more or less.

**LESS AND EXCEPT:**

**CYPRESS FALLS PHASE 1C**

**DESCRIPTION:** A parcel of land lying in Sections 17 and 18, Township 39 South, Range 22 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 18, run thence along the East boundary of the Northeast 1/4 of said Section 18, S.00°02'59"W., 224.81 feet to

S.10°00'00"E., 330.25 feet; thence S.20°00'00"E., 560.42 feet; thence S.05°00'27"W., 134.28 feet; thence S.03°00'00"W., 154.00 feet; thence N.87°00'00"W., 70.50 feet; thence S.03°00'00"W., 110.00 feet; thence S.35°39'04"W., 135.66 feet; thence N.46°24'39"W., 580.36 feet; thence S.88°51'05"W., 397.30 feet; thence N.80°23'00"W., 124.00 feet to a point on a curve; thence Southerly, 12.80 feet along the arc of a curve to the right having a radius of 125.00 feet and a central angle of 05°51'59" (chord bearing S.12°32'59"W., 12.79 feet) to a point of compound curvature; thence Southerly, 31.31 feet along the arc of a curve to the right having a radius of 875.00 feet and a central angle of 02°03'01" (chord bearing S.16°30'29"W., 31.31 feet); thence N.72°28'00"W., 248.97 feet; thence N.89°42'41"W., 842.38; thence N.00°17'19"E., 60.85 feet to a point of curvature; thence Northerly, 47.20 feet along the arc of a curve to the right having a radius of 750.00 feet and a central angle of 03°36'20" (chord bearing N.02°05'29"E., 47.19 feet); thence N.53°41'02"E., 108.27 feet; thence N.74°14'09"E., 42.99 feet; thence N.56°11'41"E., 74.72 feet; thence N.17°02'45"E., 75.14 feet; thence N.16°30'24"W., 77.52 feet to a point of curvature; thence Northerly, 27.07 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 77°33'00" (chord bearing N.22°16'06"E., 25.05 feet) to a point of tangency; thence N.61°02'36"E., 49.61 feet; thence N.13°30'00"W., 77.77 feet; thence N.14°00'00"E., 73.87 feet; thence N.35°30'00"E., 64.55 feet; thence N.57°00'00"E., 70.74 feet; thence N.82°30'00"E., 85.97 feet; thence S.88°21'23"E., 52.67 feet; thence N.32°59'11"E., 67.74 feet; thence N.17°55'00"E., 62.11 feet; thence N.23°39'00"E., 92.64 feet; thence N.57°00'00"W., 135.01 feet to a point of curvature; thence Westerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.78°00'00"W., 35.36 feet) to a point of cusp; thence N.33°00'00"E., 180.00 feet to a point of curvature; thence Northeasterly, 299.75 feet along the arc of a curve to the right having a radius of 1150.00 feet and a central angle of 14°56'04" (chord bearing N.40°28'02"E., 298.90 feet) to a point of reverse curvature; thence Northeasterly, 425.09 feet along the arc of a curve to the left having a radius of 550.00 feet and a central angle of 44°17'02" (chord bearing N.25°47'33"E., 414.59 feet) to the POINT OF BEGINNING.

Containing 56.437 acres, more or less.

**LESS AND EXCEPT:**

**CYPRESS FALLS PHASE 1C**

**DESCRIPTION:** A parcel of land lying in Sections 17 and 18, Township 39 South, Range 22 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 18, run thence along the East boundary of the Northeast 1/4 of said Section 18, S.00°02'59"W., 224.81 feet to

the POINT OF BEGINNING; thence N.86°47'12"E., 97.06 feet; thence S.51°51'13"E., 433.53 feet; thence S.27°50'41"E., 711.67 feet; thence S.82°30'00"E., 400.00 feet to a point on a curve; thence Southerly, 17.58 feet along the arc of a curve to the right having a radius of 3022.00 feet and a central angle of 00°20'00" (chord bearing S.07°40'00"W., 17.58 feet); thence S.82°10'00"E., 290.00 feet; thence S.12°50'00"W., 439.78 feet; thence S.12°10'00"E., 633.73 feet; thence S.61°00'00"E., 278.24 feet; thence S.19°30'00"W., 961.28 feet; thence N.48°15'24"W., 1311.79 feet; thence N.46°24'39"W., 132.26 feet; thence N.35°39'04"E., 135.66 feet; thence N.03°00'00"E., 110.00 feet; thence S.87°00'00"E., 70.50 feet; thence N.03°00'00"E., 154.00 feet; thence N.05°00'27"E., 134.28 feet; thence N.20°00'00"W., 560.42 feet; thence N.10°00'00"W., 330.25 feet; thence N.56°59'30"W., 190.00 feet; thence N.50°00'00"W., 290.00 feet; thence N.89°07'36"W., 43.45 feet; thence N.72°27'12"W., 63.77 feet; thence N.79°08'59"W., 63.78 feet; thence N.85°53'01"W., 63.78 feet; thence N.00°47'00"E., 424.01 feet; thence N.86°47'12"E., 345.18 feet to the POINT OF BEGINNING.

Containing 56.402 acres, more or less.

**LESS AND EXCEPT:**

**CYPRESS FALLS PHASE 1D**

DESCRIPTION: A parcel of land lying in Sections 17 and 18, Township 39 South, Range 22 East, Sarasota County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 18, run thence along the East boundary of the Northeast 1/4 of said Section 18, S.00°02'59"W., 2029.41 feet to the POINT OF BEGINNING; thence S.46°24'39"E., 95.34 feet; thence S.28°21'37"W., 305.00 feet; thence S.83°24'00"W., 57.33 feet; thence S.80°32'00"W., 57.33 feet; thence N.80°53'10"W., 49.03 feet; thence S.59°28'00"W., 171.00 feet; thence N.31°18'25"W., 31.73 feet; thence S.57°55'10"W., 65.06 feet; thence S.63°35'00"W., 57.33 feet; thence S.60°43'00"W., 57.33 feet; thence S.57°51'00"W., 57.33 feet; thence S.54°59'00"W., 57.33 feet; thence S.51°59'30"W., 62.33 feet; thence S.48°52'30"W., 62.33 feet; thence S.45°53'00"W., 57.33 feet; thence S.43°01'00"W., 57.33 feet; thence S.40°01'30"W., 62.33 feet; thence S.37°00'15"W., 56.36 feet; thence S.66°50'53"W., 35.05 feet; thence S.88°30'33"W., 49.61 feet; thence WEST, 517.65 feet; thence N.00°17'19"E., 43.48 feet; thence WEST, 170.78 feet to a point of curvature; thence Southwesterly, 39.14 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°42'41" (chord bearing S.45°08'40"W., 35.27 feet); thence N.00°17'19"E., 277.43 feet; thence S.89°42'41"E., 25.00 feet; thence N.34°29'00"E., 87.56 feet; thence N.49°55'00"E., 52.85 feet; thence

N.65°21'00"E., 52.85 feet; thence N.80°47'00"E., 48.71 feet; thence S.89°42'06"E., 58.41 feet; thence N.00°17'54"E., 131.68 feet; thence N.09°00'23"W., 40.61 feet; thence N.28°37'18"W., 30.65 feet; thence N.50°36'31"W., 16.39 feet; thence N.86°29'01"W., 85.62 feet; thence N.37°31'19"W., 76.11 feet; thence N.76°01'45"W., 35.24 feet; thence N.36°56'24"W., 113.02 feet; thence N.00°17'19"E., 146.21 feet; thence S.89°42'41"E., 842.38 feet; thence S.72°28'00"E., 248.97 feet to a point on a curve; thence Northerly, 31.31 feet along the arc of a curve to the left having a radius of 875.00 feet and a central angle of 02°03'01" (chord bearing N.16°30'29"E., 31.31 feet) to a point of compound curvature; thence Northerly, 12.80 feet along the arc of a curve to the left having a radius of 125.00 feet and a central angle of 05°51'59" (chord bearing N.12°32'59"E., 12.79 feet); thence S.80°23'00"E., 124.00 feet; thence N.88°51'05"E., 397.30 feet; thence S.46°24'39"E., 114.91 feet to the POINT OF BEGINNING.

Containing 26.832 acres, more or less.

Containing a net acreage of 132.278 acres, more or less.

Containing an overall acreage of 187.266 acres, more or less.

**TOGETHER WITH:**

**BANYAN POINTE PHASE I  
(PLAT)**

**DESCRIPTION:** A parcel of land lying in Sections 7 and 8, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 8, run thence along the West boundary of said Section 8, S.01°04'09"W., 2676.00 feet to a point on a curve on the Southerly limited access right-of-way line of INTERSTATE 75 (State Road No. 93, per Florida Department of Transportation Right-of-Way Map Section 17075-2401(2402)), said point also being the **POINT OF BEGINNING**; thence along said Southerly limited access right-of-way line of INTERSTATE 75, Easterly, 525.96 feet along the arc of a curve to the right having a radius of 9073.33 feet and a central angle of 03°19'17" (chord bearing S.86°52'38"E., 525.89 feet); thence S.04°47'00"W., 217.00 feet to a point on a curve; thence Easterly, 35.66 feet along the arc of a curve to the right having a radius of 8856.32 feet and a central angle of 00°13'50" (chord bearing S.85°06'05"E., 35.66 feet); thence S.05°00'50"W., 50.00 feet; thence S.14°12'00"W., 95.32 feet; thence S.13°36'00"W., 53.79 feet; thence S.13°00'00"W., 53.79 feet; thence S.12°24'00"W., 53.79 feet; thence S.11°48'00"W., 53.79 feet; thence S.11°12'00"W., 53.79 feet; thence S.10°36'00"W., 53.79 feet; thence S.10°00'00"W., 53.79 feet; thence S.09°24'00"W., 53.79 feet; thence S.08°48'00"W., 53.79 feet; thence S.08°12'00"W., 53.79 feet; thence S.07°36'00"W., 53.79 feet; thence S.07°00'00"W., 53.79 feet; thence S.06°24'00"W., 53.79 feet; thence S.05°48'00"W., 53.79 feet; thence S.05°12'00"W., 53.79 feet; thence S.04°36'00"W., 53.79 feet; thence S.04°00'00"W., 53.79 feet; thence S.03°24'00"W., 53.79 feet; thence S.02°48'00"W., 97.87 feet; thence S.12°15'00"W., 50.00 feet; thence N.77°45'00"W., 21.70 feet; thence S.12°15'00"W., 115.00 feet; thence S.77°45'00"E., 364.00 feet; thence S.04°51'11"W., 698.04 feet; thence N.85°08'49"W., 391.41 feet; thence N.50°00'00"W., 259.81 feet; thence S.85°00'00"W., 320.44 feet; thence N.58°15'02"W., 256.39 feet; thence N.45°00'00"W., 918.00 feet; thence N.74°00'00"W., 178.19 feet to a point on a curve; thence Westerly, 185.82 feet along the arc of a curve to the right having a radius of 620.00 feet and a central angle of 17°10'19" (chord bearing S.81°24'50"W., 185.12 feet) to a point of reverse curvature; thence Westerly, 205.29 feet along the arc of a curve to the left having a radius of 880.00 feet and a central angle of 13°21'59" (chord bearing S.83°19'00"W., 204.83 feet); thence S.30°43'06"W., 69.29 feet to a point on a curve, on the Easterly right-of-way line of PLANTATION BOULEVARD, as recorded in Official Records Instrument No. \_\_\_\_\_, Page \_\_\_\_\_, of the Public Records of Sarasota County, Florida; thence along said Easterly right-of-way line of PLANTATION BOULEVARD, the following two (2) courses: 1) Northerly, 30.75 feet along the arc of a curve to the right having a radius of 528.00 feet and a central angle of 03°20'13" (chord bearing N.15°57'01"W., 30.75 feet) to a point of tangency; 2) N.14°16'54"W., 308.37 feet; thence S.59°16'54"E., 70.84 feet to a point on a curve; thence Easterly, 232.72 feet along the arc of a curve to the right having a radius of 1120.00 feet and a central angle of 11°54'19" (chord bearing N.82°24'02"E., 232.30 feet); thence N.27°00'00"W., 315.83 feet; thence N.33°00'00"E., 1062.45 feet to a point on the aforesaid Southerly limited access right-of-way line of INTERSTATE 75; thence along said Southerly limited access right-of-way line of INTERSTATE 75, the following two (2) courses: 1) S.89°12'21"E., 1013.46 feet to a point of curvature; 2) Easterly, 105.78 feet along the arc of a curve to the right having a radius of 9073.33 feet and a central angle of 00°40'05" (chord bearing S.88°52'19"E., 105.78 feet) to the **POINT OF BEGINNING**.

Containing 89.621 acres, more or less.

**BANYAN POINTE PHASE 2  
(PLAT)**

**DESCRIPTION:** A parcel of land lying in Section 8, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 8, run thence along the West boundary of said Section 8, S.01°04'09"W., 2676.00 feet to a point on a curve on the Southerly limited access right-of-way line of INTERSTATE 75 (State Road No. 93, per Florida Department of Transportation Right-of-Way Map Section 17075-2401(2402)), said point also being on the Northerly boundary of BANYAN POINTE PHASE 1, according to the plat thereof as recorded in Plat Book \_\_, Pages \_\_ and \_\_ through \_\_, inclusive, of the Public Records of Sarasota County, Florida; thence along said Southerly limited access right-of-way line of INTERSTATE 75, the following two (2) courses: 1) along said Northerly boundary of BANYAN POINTE PHASE 1, Easterly, 525.96 feet along the arc of a curve to the right having a radius of 9073.33 feet and a central angle of 03°19'17" (chord bearing S.86°52'38"E., 525.89 feet) to the Northeast corner of said BANYAN POINTE PHASE 1, said point also being the POINT OF BEGINNING; 2) continue Easterly, 315.49 feet along the arc of said curve to the right having the same radius of 9073.33 feet and a central angle of 01°59'32" (chord bearing S.84°13'14"E., 315.47 feet) to the Northwest corner of the Billboard Parcel, as recorded in Official Records Instrument No. 2005250212, of the Public Records of Sarasota County, Florida; thence along the Westerly, Southerly and Easterly boundaries of said Billboard Parcel, in respective order, the following three (3) courses: 1) S.15°23'06"W., 80.92 feet to a point on a curve; 2) Easterly, 50.56 feet along the arc of a curve to the right having a radius of 8993.33 feet and a central angle of 00°19'20" (chord bearing S.83°08'26"E., 50.56 feet); 3) N.15°23'06"E., 80.85 feet to a point on a curve on the aforesaid Southerly limited access right-of-way line of INTERSTATE 75; thence along said Southerly limited access right-of-way line of INTERSTATE 75, Easterly, 1710.98 feet along the arc of said curve to the right having a radius of 9073.33 feet and a central angle of 10°48'16" (chord bearing S.77°30'11"E., 1708.45 feet); thence S.18°13'22"W., 910.12 feet; thence S.55°00'00"W., 1016.24 feet; thence S.09°43'43"E., 405.44 feet; thence N.78°00'00"W., 340.00 feet; thence S.51°25'43"W., 303.45 feet; thence N.85°08'49"W., 332.41 feet to the Southeast corner of the aforesaid BANYAN POINTE PHASE 1; thence along the Easterly boundary of said BANYAN POINTE PHASE 1, the following twenty-eight (28) courses: 1) N.04°51'11"E., 698.04 feet; 2) N.77°45'00"W., 364.00 feet; 3) N.12°15'00"E., 115.00 feet; 4) S.77°45'00"E., 21.70 feet; 5) N.12°15'00"E., 50.00 feet; 6) N.02°48'00"E., 97.87 feet; 7) N.03°24'00"E., 53.79 feet; 8) N.04°00'00"E., 53.79 feet; 9) N.04°36'00"E., 53.79 feet; 10) N.05°12'00"E., 53.79 feet; 11) N.05°48'00"E., 53.79 feet; 12) N.06°24'00"E., 53.79 feet; 13) N.07°00'00"E., 53.79 feet; 14) N.07°36'00"E., 53.79 feet; 15) N.08°12'00"E., 53.79 feet; 16) N.08°48'00"E., 53.79 feet; 17) N.09°24'00"E., 53.79 feet; 18) N.10°00'00"E., 53.79 feet; 19) N.10°36'00"E., 53.79 feet; 20) N.11°12'00"E., 53.79 feet; 21) N.11°48'00"E., 53.79 feet; 22) N.12°24'00"E., 53.79 feet; 23) N.13°00'00"E., 53.79 feet; 24) N.13°36'00"E., 53.79 feet; 25) N.14°12'00"E., 95.32 feet; 26) N.05°00'50"E., 50.00 feet to a point on a curve; 27) Westerly, 35.66 feet along the arc of a curve to the left having a radius of 8856.32 feet and a central angle of 00°13'50" (chord bearing N.85°06'05"W., 35.66 feet); 28) N.04°47'00"E., 217.00 feet to the POINT OF BEGINNING.

Containing 77.614 acres, more or less.

**PINE RUN  
PARCEL "E"**

**DESCRIPTION:** A parcel of land lying in Sections 8, and 17, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

**COMMENCE** at Northeast corner of said Section 17, Township 39 South, Range 22 East, run thence along the East boundary of said Section 17, S.00°05'45"W., 402.07 feet for a **POINT OF BEGINNING**; thence S.13°33'52"W., 1806.94 feet; thence S.66°30'00"W., 3960.00 feet to the Northeast corner of LAKESIDE PLANTATION (POINT "F", per plat), according to the plat thereof recorded in Plat Book 41, Pages 17 through 171, inclusive, of the Public Records of Sarasota County, Florida; thence N.19°30'00"E., 1772.13 feet; thence N.26°00'00"E., 2025.54 feet to a point on a curve on the proposed Southerly right-of-way line of PANACEA BOULEVARD; thence Easterly, 702.03 feet along the arc of a curve to the left having a radius of 870.00 feet and a central angle of 46°14'01" (chord bearing S.87°07'01"E., 683.14 feet) to the Southwesterly corner of Easement Agreement recorded in Official Records Instrument 2001021252, and Right of Way Agreement recorded in Official Records Instrument 2001021253, both of the Public Records of Sarasota County, Florida; thence S.20°14'01"E., 68.92 feet; thence S.85°00'00"E., 641.16 feet; thence N.71°00'00"E., 540.00 feet; thence N.17°06'14"W., 397.13 to a point on a curve on aforesaid proposed Southerly right-of-way line of PANACEA BOULEVARD, also being the Southerly boundary of aforesaid Easement Agreement and Right of Way Agreement; thence Easterly, 516.81 feet along the arc of a curve to the right having a radius of 1300.00 feet and a central angle of 22°46'40" (chord bearing N.73°28'22"E., 513.41 feet); thence S.05°08'18"E., 563.01 feet; thence S.64°23'25"E., 326.73 feet to the **POINT OF BEGINNING**.

Containing 181.690 acres, more or less.

### OAK MEADOWS

**DESCRIPTION:** A parcel of land lying in Sections 16, and 17, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

**COMMENCE** at Northeast corner of said Section 17, Township 39 South, Range 22 East, run thence along the East boundary of said Section 17, S.00°05'45"W., 402.07 feet for a **POINT OF BEGINNING**; thence S.64°23'25"E., 703.46 feet; thence N.71°30'00"E., 390.00 feet to a point on a curve on the Westerly boundary of that parcel of land described in Easement Agreement recorded in Official Records Instrument No. 2001021252 and in Right of Way Agreement recorded in Official Records Instrument No. 2001021253, both of the Public Records of Sarasota County, Florida, also being the proposed Westerly right-of-way line of PANACEA BOULEVARD; thence along said Westerly boundary and proposed Westerly right-of-way line the following three (3) courses: 1) Southerly, 842.73 feet along the arc of a curve to the right having a radius of 1300.00 feet and a central angle of 37°08'31" (chord bearing S.00°04'16"W., 828.05 feet) to a point of tangency; 2) S.18°38'31"W., 328.77 feet to a point of curvature; 3) Southerly, 418.15 feet along the arc of a curve to the left having a radius of 620.00 feet and a central angle of 38°38'31" (chord bearing S.00°40'44"E., 410.27 feet); thence S.68°37'00"W., 444.38 feet; thence S.21°23'00"E., 189.53 feet; thence S.67°46'06"E., 44.90 feet; thence N.48°20'14"E., 43.59 feet; thence S.46°05'52"E., 30.29 feet; thence S.87°46'06"E., 42.59 feet; thence N.48°49'34"E., 37.41 feet; thence S.79°40'49"E., 24.46 feet; thence N.41°31'51"E., 56.20 feet; thence S.64°39'24"E., 27.10 feet; thence N.43°27'15"E., 49.74 feet; thence N.68°42'37"E., 55.76 feet; thence S.62°23'50"E., 72.29 feet; thence N.41°52'35"E., 26.73 feet; thence N.18°57'05"E., 75.08 feet; thence N.16°19'00"E., 2.22 feet to aforesaid Westerly boundary of Easement and Right of Way Agreement and proposed Westerly right-of-way line of PANACEA BOULEVARD; thence along said Westerly boundary and proposed Westerly right-of-way line, S.33°58'02"E., 105.37 feet; thence S.56°00'00"W., 1466.12 feet; thence N.34°00'00"W., 360.00 feet; thence N.07°00'00"E., 475.00 feet; thence N.23°30'00"W., 320.00 feet; thence N.13°33'52"E., 1806.94 feet to the **POINT OF BEGINNING**.

Containing 63.270 acres, more or less.

**CEDAR GROVE  
PHASE 2**

**DESCRIPTION:** A parcel of land lying in Sections 16, and 17, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

**BEGINNING** at Southeast corner of said Section 17, Township 39 South, Range 22 East, run thence along the South boundary of said Section 17, also being the North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 21, Pages 1 through 1TT, inclusive, of the Public Records of Sarasota County, Florida, N.89°42'45"W., 4054.82 feet to the Southeast corner of LAKESIDE PLANTATION, also being POINT "G", according to the plat thereof recorded in Plat Book 41, Pages 17 through 17I, of the Public Records of Sarasota County, Florida; thence along the East boundary of said LAKESIDE PLANTATION, as found monumented, N.00°16'52"E., 1554.64 feet to the Northeast corner of said LAKESIDE PLANTATION, also being POINT "F" of said plat of LAKESIDE PLANTATION; thence N.66°30'00"E., 3960.00 feet; thence S.23°30'00"E., 320.00 feet; thence S.07°00'00"W., 475.00 feet; thence S.34°00'00"E., 360.00 feet; thence N.56°00'00"E., 1466.12 feet; thence S.33°58'02"E., 112.86 feet to a point of curvature; thence Southerly, 412.12 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 23°36'46" (chord bearing S.22°09'39"E., 409.21 feet); thence S.79°38'43"W., 62.83 feet; thence S.19°41'49"W., 34.01 feet to a point of curvature; thence Westerly, 46.32 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 106°10'00" (chord bearing S.72°46'49"W., 39.98 feet); thence N.82°42'59"W., 55.54 feet; thence S.11°18'24"E., 72.22 feet; thence S.47°55'06"W., 53.31 feet; thence S.18°43'00"E., 187.09 feet to a point on a curve; thence Easterly, 100.18 feet along the arc of a curve to the right having a radius of 1050.00 feet and a central angle of 05°28'00" (chord bearing N.74°01'00"E., 100.14 feet) to a point of tangency; thence N.76°45'00"E., 82.50 feet to a point on a curve; thence Southerly, 268.14 feet along the arc of a curve to the left having a radius of 1120.00 feet and a central angle of 13°43'03" (chord bearing S.17°33'00"E., 267.50 feet) to a point of tangency; thence S.24°24'32"E., 310.10 feet; thence S.65°35'28"W., 45.33 feet; thence S.08°47'19"W., 136.78 feet; thence S.09°08'31"W., 53.62 feet to a point of curvature; thence Southwesterly, 21.41 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 49°03'55" (chord bearing S.33°40'28"W., 20.76 feet) to a point of tangency; thence S.58°12'25"W., 36.96 feet to a point of curvature; thence Southerly, 104.12 feet along the arc of a curve to the left having a radius of 45.00 feet and a central angle of 132°34'16" (chord bearing S.08°04'43"E., 82.40 feet) to a point of tangency; thence S.74°21'51"E., 31.22 feet; thence S.15°38'09"W., 25.00 feet; thence S.74°21'51"E., 20.00 feet; thence N.15°38'09"E., 25.00 feet; thence S.74°21'51"E., 33.67 feet to a point of curvature; thence Southeasterly, 22.84 feet along the arc of a curve to the right

having a radius of 25.00 feet and a central angle of 52°20'57" (chord bearing S.48°11'23"E., 22.06 feet) to a point of tangency; thence S.22°00'54"E., 39.45 feet to a point of curvature; thence Southeasterly, 70.25 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of 80°29'55" (chord bearing S.62°15'52"E., 64.61 feet) to a point of tangency; thence N.77°29'11"E., 17.61 feet; thence N.79°46'12"E., 101.28 feet; thence S.24°24'32"E., 113.15 feet to a point of curvature; thence Southerly, 662.12 feet along the arc of a curve to the right having a radius of 500.00 feet and a central angle of 75°52'26" (chord bearing S.13°31'41"W., 614.79 feet) to a point of tangency; thence S.51°27'54"W., 16.21 feet to a point of curvature; thence Southwesterly, 299.59 feet along the arc of a curve to the left having a radius of 620.00 feet and a central angle of 27°41'11" (chord bearing S.37°37'19"W., 296.69 feet); thence N.76°26'00"W., 57.03 feet; thence S.25°34'00"W., 48.83 feet; thence S.45°34'00"W., 58.19 feet; thence S.65°34'00"W., 46.40 feet; thence S.75°37'00"W., 54.24 feet; thence S.80°55'00"W., 59.27 feet; thence S.86°13'00"W., 59.27 feet; thence N.88°12'30"W., 28.39 feet; thence S.60°05'32"W., 49.84 feet; thence S.00°17'27"W., 125.58 feet to a point on the South boundary of aforesaid Section 16, also being aforesaid North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION; thence along said South boundary of Section 16, and said North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, N.89°42'33"W., 1033.20 feet to the POINT OF BEGINNING.

Containing 306.045 acres, more or less.

**LESS AND EXCEPT:**

**CEDAR GROVE PHASE 1A**

**DESCRIPTION:** A parcel of land lying in Sections 16 and 17, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 17, said point also being on the North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof as recorded in Plat Book 21, Pages 1 and 1A through 1TT, inclusive, of the Public Records of Sarasota County, Florida, and said point also being the POINT OF BEGINNING, run thence along the South boundary of said Section 17 and said North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, N.89°42'45"W., 654.05 feet; thence N.00°18'00"E., 485.01 feet; thence N.34°00'00"E., 348.42 feet; thence N.15°00'00"E., 1393.81 feet; thence N.56°00'00"E., 1407.45 feet; thence S.33°58'02"E., 112.86 feet to a point of curvature; thence Southerly, 412.12 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 23°36'46" (chord bearing S.22°09'39"E., 409.21 feet); thence S.79°38'43"W., 62.83 feet; thence S.19°41'49"W., 34.01 feet to a point of

curvature; thence Westerly, 46.32 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of  $106^{\circ}10'00''$  (chord bearing  $S.72^{\circ}46'49''W.$ , 39.98 feet); thence  $N.82^{\circ}42'59''W.$ , 55.54 feet; thence  $S.11^{\circ}18'24''E.$ , 72.22 feet; thence  $S.47^{\circ}55'06''W.$ , 53.31 feet; thence  $S.18^{\circ}43'00''E.$ , 187.09 feet to a point on a curve; thence Easterly, 100.18 feet along the arc of a curve to the right having a radius of 1050.00 feet and a central angle of  $05^{\circ}28'00''$  (chord bearing  $N.74^{\circ}01'00''E.$ , 100.14 feet) to a point of tangency; thence  $N.76^{\circ}45'00''E.$ , 82.50 feet to a point on a curve; thence Southerly, 268.14 feet along the arc of a curve to the left having a radius of 1120.00 feet and a central angle of  $13^{\circ}43'03''$  (chord bearing  $S.17^{\circ}33'00''E.$ , 267.50 feet) to a point of tangency; thence  $S.24^{\circ}24'32''E.$ , 310.10 feet; thence  $S.65^{\circ}35'28''W.$ , 45.33 feet; thence  $S.08^{\circ}47'19''W.$ , 136.78 feet; thence  $S.09^{\circ}08'31''W.$ , 53.62 feet to a point of curvature; thence Southwesterly, 21.41 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of  $49^{\circ}03'55''$  (chord bearing  $S.33^{\circ}40'28''W.$ , 20.76 feet) to a point of tangency; thence  $S.58^{\circ}12'25''W.$ , 36.96 feet to a point of curvature; thence Southerly, 104.12 feet along the arc of a curve to the left having a radius of 45.00 feet and a central angle of  $132^{\circ}34'16''$  (chord bearing  $S.08^{\circ}04'43''E.$ , 82.40 feet) to a point of tangency; thence  $S.74^{\circ}21'51''E.$ , 31.22 feet; thence  $S.15^{\circ}38'09''W.$ , 25.00 feet; thence  $S.74^{\circ}21'51''E.$ , 20.00 feet; thence  $N.15^{\circ}38'09''E.$ , 25.00 feet; thence  $S.74^{\circ}21'51''E.$ , 33.67 feet to a point of curvature; thence Southeasterly, 22.84 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of  $52^{\circ}20'57''$  (chord bearing  $S.48^{\circ}11'23''E.$ , 22.06 feet) to a point of tangency; thence  $S.22^{\circ}00'54''E.$ , 39.45 feet to a point of curvature; thence Southeasterly, 70.25 feet along the arc of a curve to the left having a radius of 50.00 feet and a central angle of  $80^{\circ}29'55''$  (chord bearing  $S.62^{\circ}15'52''E.$ , 64.61 feet) to a point of tangency; thence  $N.77^{\circ}29'11''E.$ , 17.61 feet; thence  $N.79^{\circ}46'12''E.$ , 101.28 feet; thence  $S.24^{\circ}24'32''E.$ , 113.15 feet to a point of curvature; thence Southerly, 662.12 feet along the arc of a curve to the right having a radius of 500.00 feet and a central angle of  $75^{\circ}52'26''$  (chord bearing  $S.13^{\circ}31'41''W.$ , 614.79 feet) to a point of tangency; thence  $S.51^{\circ}27'54''W.$ , 16.21 feet to a point of curvature; thence Southwesterly, 299.59 feet along the arc of a curve to the left having a radius of 620.00 feet and a central angle of  $27^{\circ}41'11''$  (chord bearing  $S.37^{\circ}37'19''W.$ , 296.69 feet); thence  $N.76^{\circ}26'00''W.$ , 57.03 feet; thence  $S.25^{\circ}34'00''W.$ , 48.83 feet; thence  $S.45^{\circ}34'00''W.$ , 58.19 feet; thence  $S.65^{\circ}34'00''W.$ , 46.40 feet; thence  $S.75^{\circ}37'00''W.$ , 54.24 feet; thence  $S.80^{\circ}55'00''W.$ , 59.27 feet; thence  $S.86^{\circ}13'00''W.$ , 59.27 feet; thence  $N.88^{\circ}12'30''W.$ , 28.39 feet; thence  $S.60^{\circ}05'32''W.$ , 49.84 feet; thence  $S.00^{\circ}17'27''W.$ , 125.58 feet to a point on the South boundary of the aforesaid Section 16 and the aforesaid North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION; thence along said South boundary of Section 16 and said North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION,  $N.89^{\circ}42'33''W.$ , 1033.20 feet to the POINT OF BEGINNING.

Containing 106.533 acres, more or less.

**LESS AND EXCEPT:****CEDAR GROVE PHASE 1B**

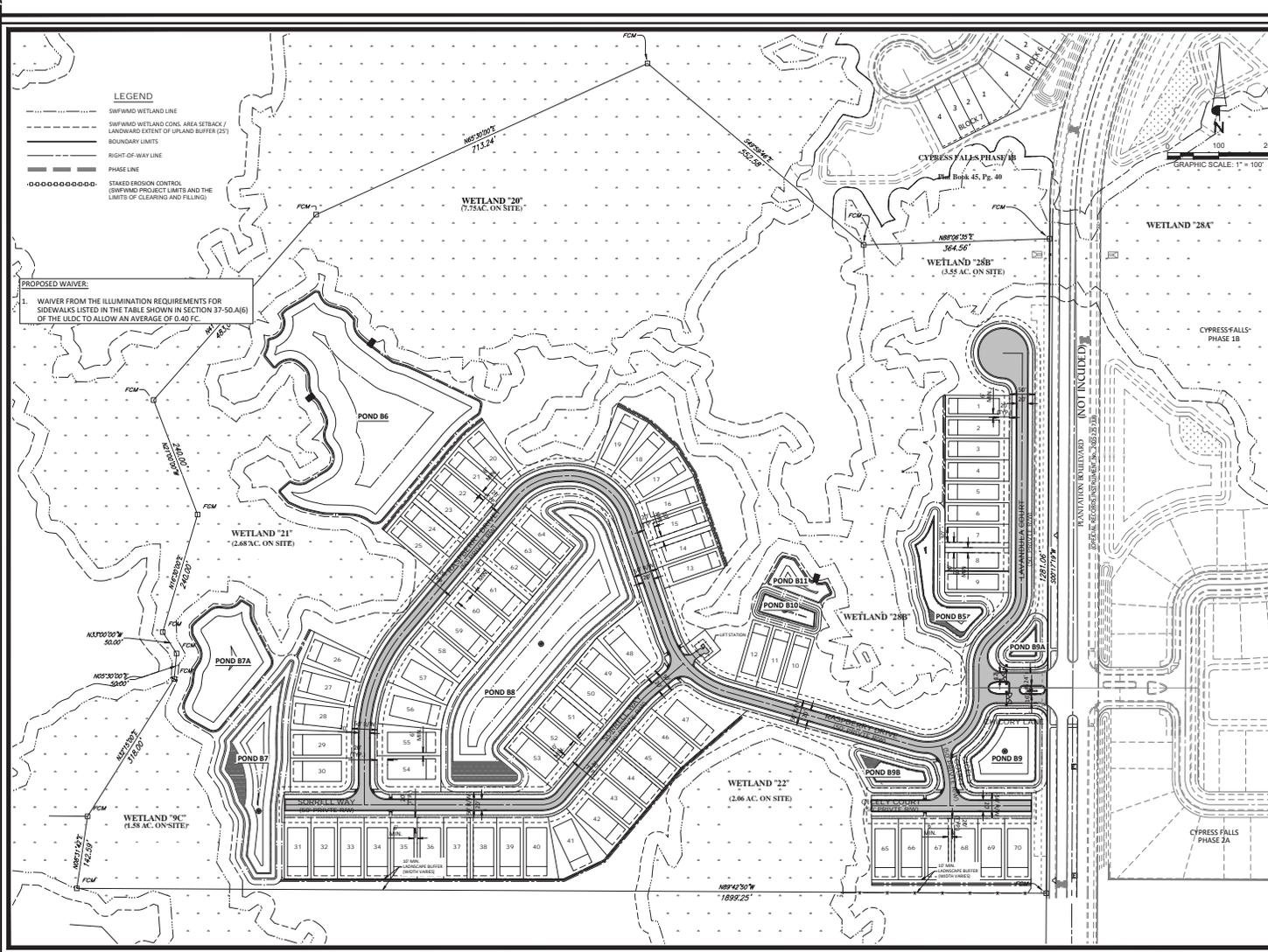
**DESCRIPTION:** A parcel of land lying in Section 17, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 17, said point also being on the North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof as recorded in Plat Book 21, Pages 1 and 1A through 1TT, inclusive, of the Public Records of Sarasota County, Florida, run thence along the South boundary of said Section 17 and said North boundary of FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, the following two (2) courses: 1) N.89°42'45"W., 654.05 feet to the POINT OF BEGINNING; 2) continue N.89°42'45"W., 1500.00 feet; thence N.15°00'00"W., 697.05 feet; thence N.33°00'00"W., 427.28 feet to a point on a curve; thence Northeasterly, 164.66 feet along the arc of a curve to the right having a radius of 825.00 feet and a central angle of 11°26'08" (chord bearing N.62°43'04"E., 164.39 feet) to a point of reverse curvature; thence Northerly, 40.36 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 92°29'59" (chord bearing N.22°11'08"E., 36.12 feet); thence N.65°56'08"E., 50.00 feet to a point on a curve; thence Northerly, 98.44 feet along the arc of a curve to the right having a radius of 1575.00 feet and a central angle of 03°34'52" (chord bearing N.22°16'26"W., 98.42 feet); thence N.69°31'00"E., 115.00 feet; thence N.84°59'21"E., 1659.50 feet; thence S.13°02'30"W., 65.05 feet; thence S.14°59'40"W., 68.70 feet; thence S.75°00'00"E., 165.00 feet; thence S.15°00'00"W., 192.70 feet to a point of curvature; thence Southeasterly, 40.59 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 93°01'05" (chord bearing S.31°30'33"E., 36.27 feet) to a point of tangency; thence S.78°01'05"E., 155.59 feet; thence S.15°00'00"W., 257.75 feet; thence S.34°00'00"W., 348.42 feet; thence S.00°18'00"W., 485.01 feet to the POINT OF BEGINNING.

Containing 55.480 acres, more or less.

Containing a total net acreage of 144.032 acres, more or less.

# Exhibit B

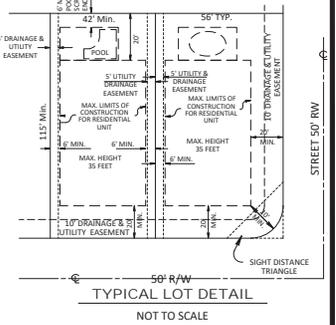


**PROPOSED WAIVER:**  
 1. WAIVER FROM THE ILLUMINATION REQUIREMENTS FOR SIDEWALKS LISTED IN THE TABLE SHOWN IN SECTION 37-50.4(6) OF THE ULDC TO ALLOW AN AVERAGE OF 0.40 FC.

- SETBACKS:**  
 FRONT = 20'  
 SIDE = 6'  
 REAR = 10'  
 STREET SIDE = 20'  
 REAR SCREEN ENCLOSURE = 6'
- EASEMENTS:**  
 FRONT = 8'  
 SIDE = 5'  
 REAR = 6'
- MINIMUM INTERIOR LOT WIDTH = 42'**  
**MINIMUM CORNER LOT WIDTH = 56'**

**NOTE:** ALL LOTS ADJACENT TO PONDS SHALL HAVE UNRESTRICTED DRAINAGE EASEMENTS BETWEEN TOP OF BANK AND NORMAL WATER ELEV.

\*ZERO REAR LOT LINE EASEMENT MAY BE USED WHEN AN EASEMENT IS PROVIDED IN THE TRACT AT THE REAR OF THE LOT.



## Cypress Falls Phase 2E Development Master Plan Amendment

Strickland T  
 Smith

**Centex Homes**  
 City of North Port

DATE: 07/01/2018	JOB #: CFC-CP-016
SCALE: 1" = 100'	GRAPHIC SCALE: 1" = 100'
HALF SCALE: 1" = 175'	
<b>HEIDT DESIGN</b>	
300 S. Orange Ave. Suite 100 North Port, FL 34108 Phone: 813.238.1881 www.heidtdesign.com	

Note: This is a preliminary conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and ground tree analysis is required and may affect final site layout and layout.

8:\PANACEA\CYPRESS FALLS PHASE 2E\PLANNING\PHASE 2E\_1\CONCEPT PLAN.DWG MOCH 03/22/18 FOR 15572 PLANCKE BROS\DWG

# Exhibit C

## CITY OF NORTH PORT

# CYPRESS FALLS PHASE 2E STREET LIGHTING

## SARASOTA COUNTY, FLORIDA

### INDEX OF LIGHTING PLANS

SHEET NO.	SHEET DESCRIPTION
L-1	KEY SHEET
L-2	FIXTURE SCHEDULE & NOTES
L-3	PLAN LAYOUT
L-4 TO L-5	LIGHTING PLANS

### PLANS PREPARED FOR:



**PULTE GROUP**  
7769 GRANDE SHORE DRIVE  
SARASOTA, FL 34240  
PH: 941 554 1203

GOVERNING STANDARDS AND SPECIFICATIONS:  
COLLIER COUNTY TRAFFIC OPERATIONS,  
ROADWAY LIGHTING TECHNICAL SPECIFICATIONS DATED 2017

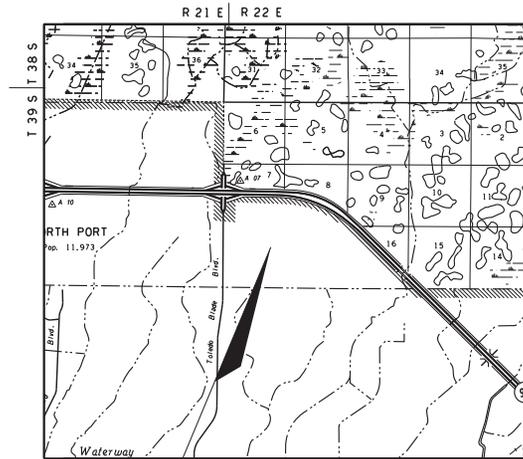
GOVERNING STANDARD PLANS:  
FLORIDA DEPARTMENT OF TRANSPORTATION, FY2019-20 STANDARD PLANS FOR ROAD AND  
BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS).

STANDARD PLANS FOR ROAD CONSTRUCTION AND ASSOCIATED IRS ARE AVAILABLE AT THE  
FOLLOWING WEBSITE: [HTTP://WWW.FLDOT.GOV/DESIGN/STANDARDPLANS](http://www.flDOT.gov/DESIGN/STANDARDPLANS)

APPLICABLE IRS: IRS36-001-01, IRS21-001-001

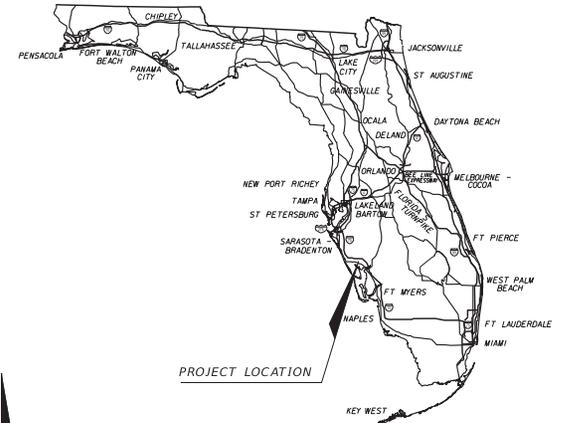
STANDARD PLANS FOR BRIDGE CONSTRUCTION ARE INCLUDED IN THE STRUCTURES PLANS  
COMPONENT

GOVERNING STANDARD SPECIFICATIONS:  
Florida Department of Transportation, July 2018 Standard Specifications  
for Road and Bridge Construction at the following website:  
<http://www.flDOT.gov/programmanagement/implemented/SpecBooks>



PROJECT LOCATION

KEY SHEET REVISIONS	
DATE	DESCRIPTION
12.23.19	ROADWAY AND SIDEWALK AVERAGE 0.9 fc AS PER NORTH PORT PLANNING DIVISION
05.12.20	NEW BASE REVISED PHOTOMETRICS (10.5 fc MIN) AT HOME FRONT
09.03.20	ROADWAY AVG 0.4 fc SIDEWALK AVG 0.4 fc
12.02.20	ADDEED FIXTURE



LIGHTING SHOP DRAWINGS  
TO BE SUBMITTED TO:  
TREBILCOCK CONSULTING SOLUTIONS PA  
2800 DAVIS BLVD, SUITE 200,  
NAPLES FL 34104

### PLANS PREPARED BY:



2800 DAVIS BLVD SUITE 200 NAPLES FL 34104  
TREBILCOCK CONSULTING SOLUTIONS PA  
CERTIFICATE OF AUTHORIZATION No. 27796  
PHONE: 239 566 9551  
FAX: 239 566 9553

NOTE: THE SCALE OF THESE PLANS MAY  
HAVE CHANGED DUE TO REPRODUCTION.

ISSUED FOR 100% SUBMITTAL: 10.25.19



Digitally signed by Norman  
Trebilcock  
DN: c=US, st=Florida, l=Naples,  
o=Norman Trebilcock,  
cn=Norman Trebilcock,  
email=ntrebilcock@trebilcock.biz  
Date: 2020.12.02 12:51:34 -05'00'

LIGHTING PLANS  
ENGINEER OF RECORD: NORMAN J. TREBILCOCK PE AICP

P.E. NO.: 47116

This item has been electronically signed and sealed  
by Norman J. Trebilcock, P.E., State of Florida  
license 47116, using a SHA-1 authentication code.  
Printed copies of this document are not considered  
signed and sealed, and the SHA-1 authentication  
code must be verified on any electronic copies.

FISCAL YEAR	SHEET NO.
19	L-1

# Exhibit C

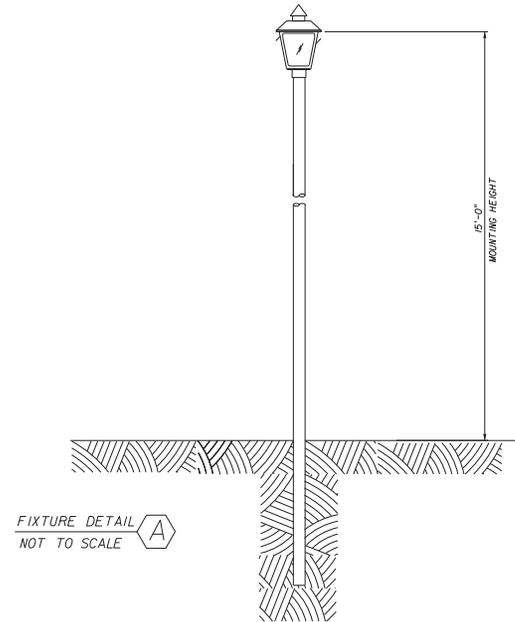
LIGHTING FIXTURE SCHEDULE							
○	MANUFACTURER	ORDER INFORMATION					
		QTY	LAMP	LUMINAIRE CATALOG NUMBER *	VOLTAGE	MOUNTING	REMARKS
A	COOPER LIGHTING SOLUTIONS - STREETWORKS	21	LED	UTLD -AF24-100-D-U-T3-7030-HSS	MVOLT	POLE	FPL LED POST TOP FIXTURE 3000K ON DIRECT BURIED POLE AT 15 FOOT MOUNTIN HEIGHT

PHOTOMETRIC STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
ROADWAY	+	0.4 fc	3.8 fc	N/A	N/A	N/A
SIDEWALK	+	0.4 fc	3.1 fc	N/A	N/A	N/A

\* OR EQUAL PER ALTERNATIVE MANUFACTURER

**GENERAL ELECTRICAL NOTES:**

1. ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES GOVERNING ELECTRICAL SYSTEMS.
2. FPL WILL BE INSTALLING THE LIGHTING SYSTEM.



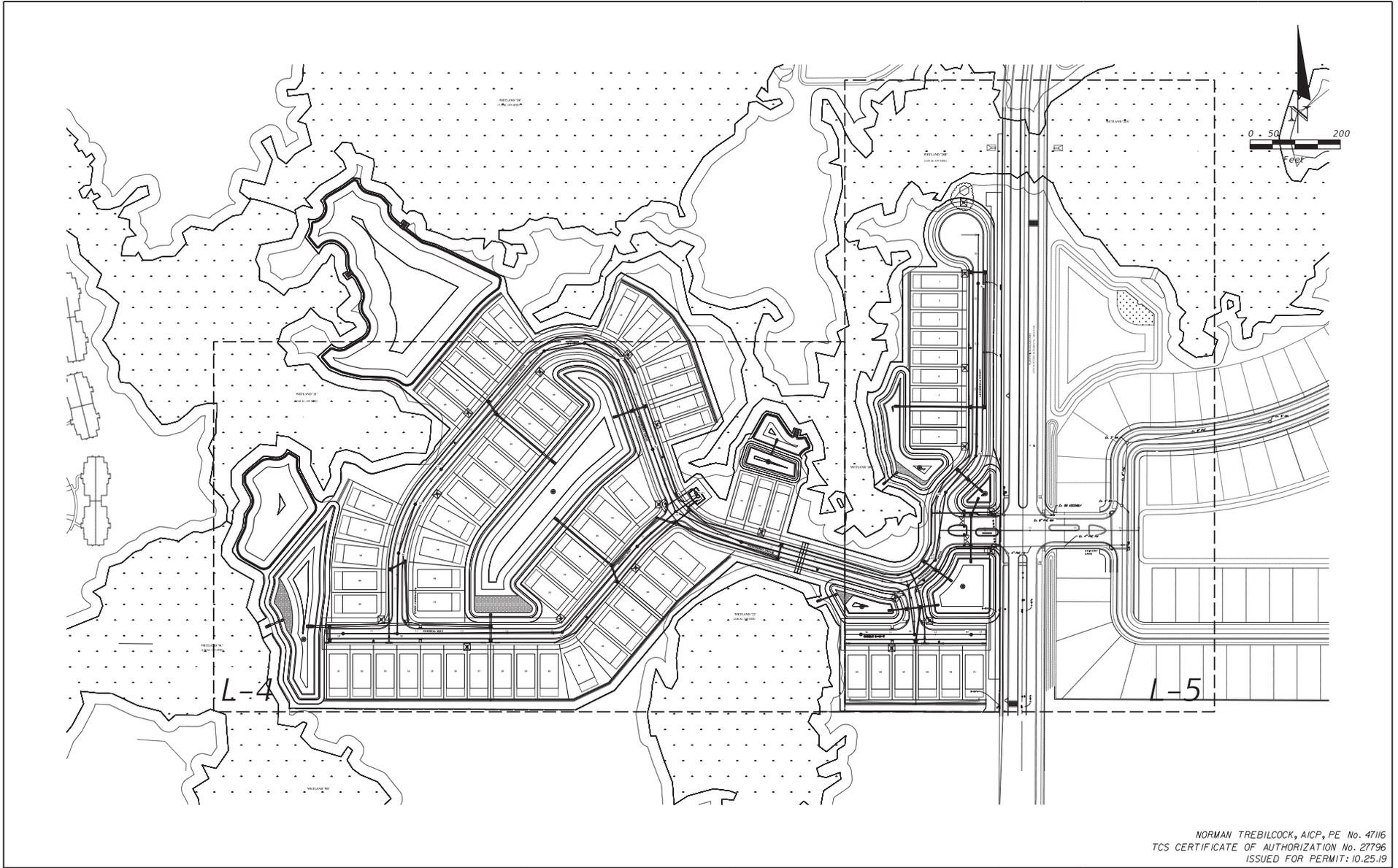
NORMAN TREBILCOCK, AICP, PE No. 47116  
TCS CERTIFICATE OF AUTHORIZATION No. 27796  
ISSUED FOR PERMIT: 10.25.19

REVISIONS							CITY OF NORTH PORT CYPRESS FALLS PHASE 2E			<b>FIXTURE SCHEDULE &amp; NOTES</b>	SHEET NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		L-2
12.23.19	MD	ROADWAY AND SIDEWALK AVERAGE 0.9 fc AS PER NORTH PORT PLANNING DIVISION	05.12.20		NEW BASE REVISED PHOTOMETRICS (0.5 fc MINIMUM) AT SIDEWALK HOME FRONT						
12.02.20	MD	ADDED FIXTURE	09.03.20	MD	ROADWAY AVG 0.4 fc, SIDEWALK AVG 0.4 fc		SARASOTA	- - -			

2800 DAVIS BLVD SUITE 200 NAPLES FL 34104

SARASOTA

Exhibit C



NORMAN TREBILCOCK, AICP, PE No. 47116  
 TCS CERTIFICATE OF AUTHORIZATION No. 27796  
 ISSUED FOR PERMIT: 10.25.19

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12.23.19	MD	ROADWAY AND SIDEWALK AVERAGE 0.9 fc AS PER NORTH PORT PLANNING DIVISION	05.12.20		NEW BASE REVISED PHOTOMETRICS (0.5 fc MINIMUM) AT SIDEWALK HOME FRONT
12.02.20	MD	ADDED FIXTURE	09.03.20	MD	ROADWAY AVG 0.4 fc, SIDEWALK AVG 0.4 fc

**Trebilcock**  
 planning-engineering

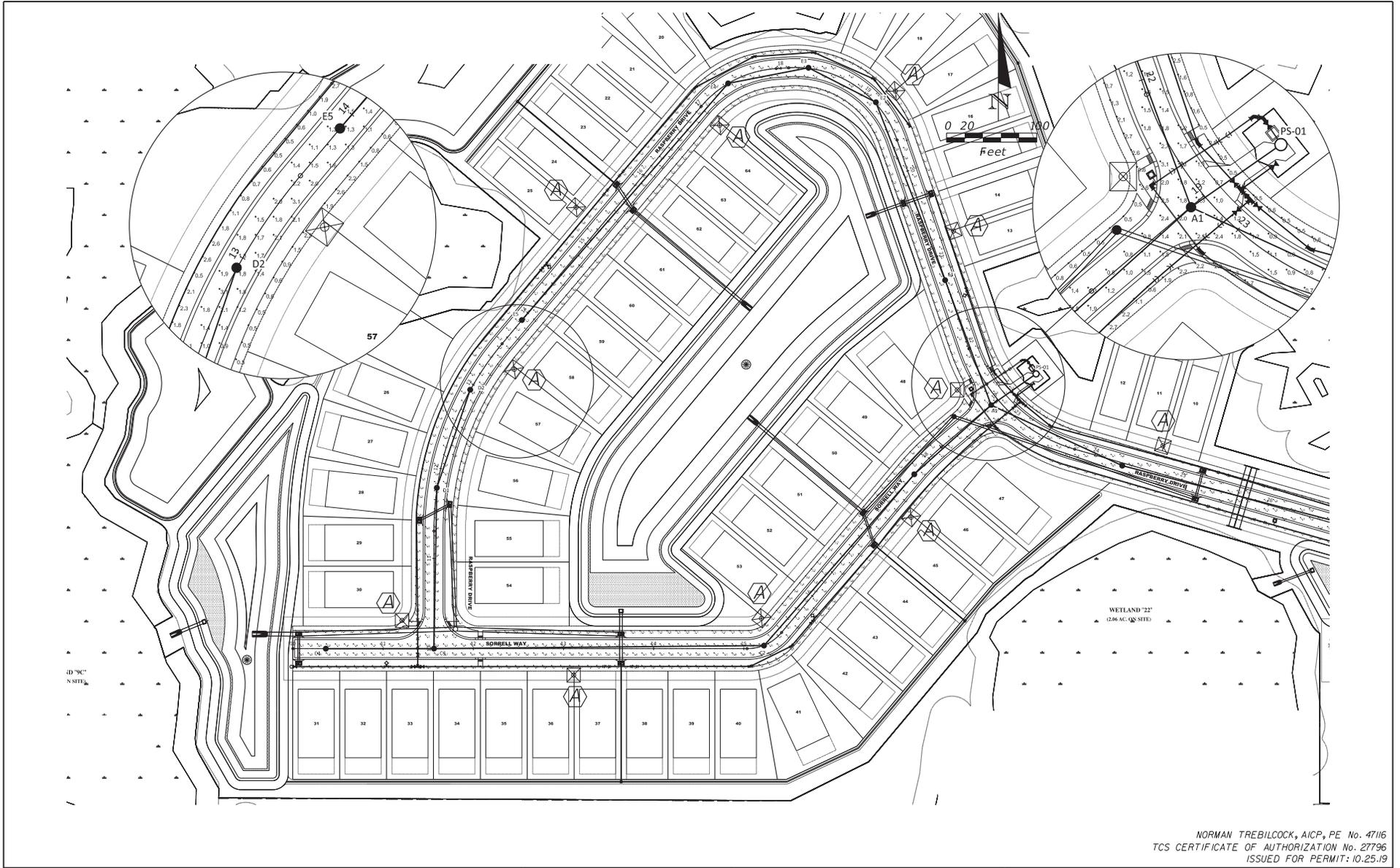
2800 DAVIS BLVD SUITE 200 NAPLES FL 34104

CITY OF NORTH PORT CYPRESS FALLS PHASE 2E		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	SARASOTA	- - -

**PLAN LAYOUT**

SHEET NO.  
L-3

# Exhibit C



NORMAN TREBILCOCK, AICP, PE No. 47116  
TCS CERTIFICATE OF AUTHORIZATION No. 27796  
ISSUED FOR PERMIT: 10.25.19

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12.23.19	MD	ROADWAY AND SIDEWALK AVERAGE 0.9 fc AS PER NORTH PORT PLANNING DIVISION	05.12.20		NEW BASE REVISED PHOTOMETRICS (0.5 fc MINIMUM) AT SIDEWALK HOME FRONT
12.02.20	MD	ADDED FIXTURE	09.03.20	MD	ROADWAY AVG 0.4 fc, SIDEWALK AVG 0.4 fc



**Trebilcock**  
planning-engineering

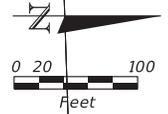
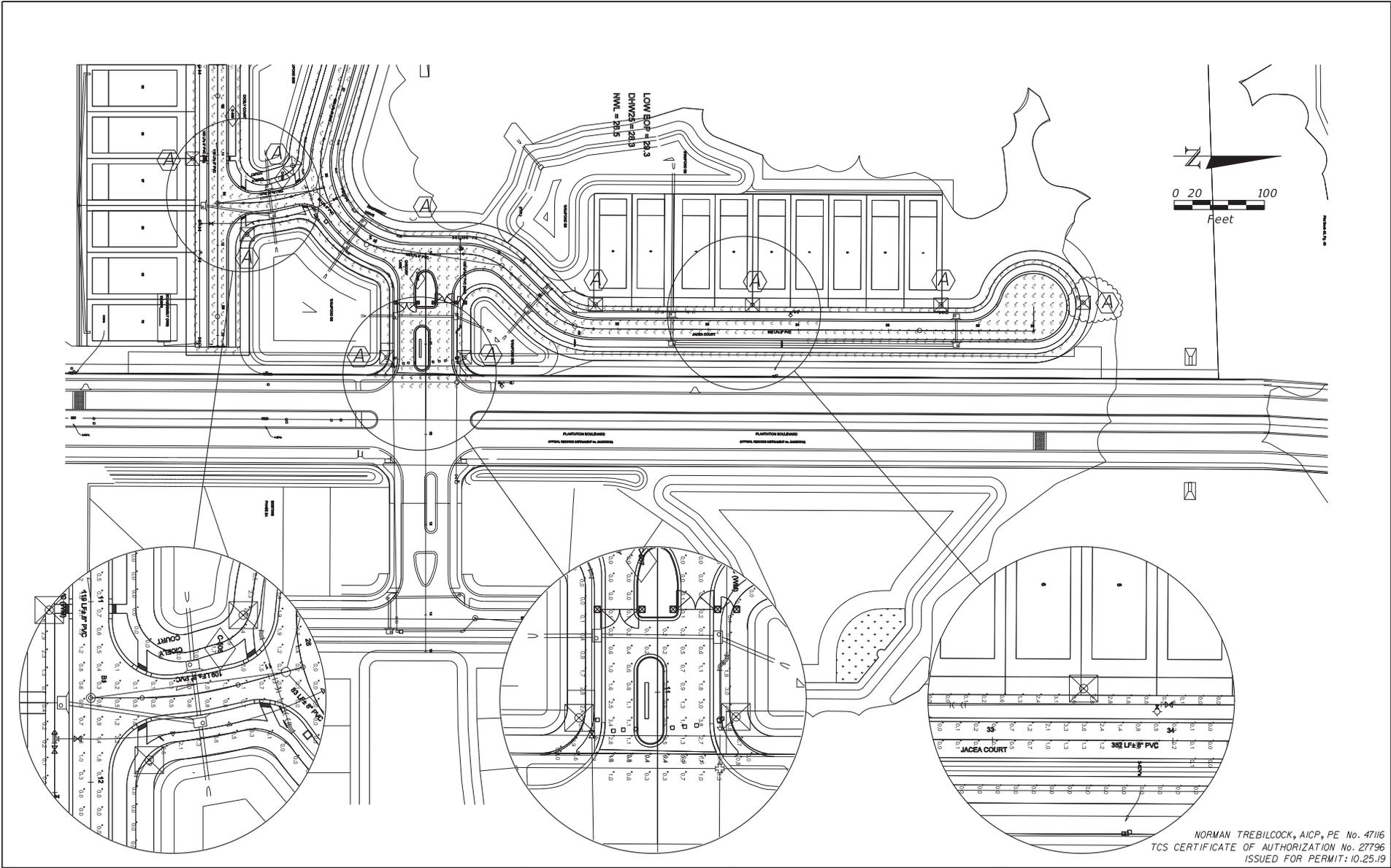
2800 DAVIS BLVD SUITE 200 NAPLES FL 34104

CITY OF NORTH PORT CYPRESS FALLS PHASE 2E		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	SARASOTA	- - -

LIGHTING PLAN

SHEET NO.  
L-4

# Exhibit C



LOW BOP - 4x3  
 CHWZ3 - 2x3  
 NML - 2x3

NORMAN TREBILCOCK, AICP, PE No. 4716  
 TCS CERTIFICATE OF AUTHORIZATION No. 27796  
 ISSUED FOR PERMIT: 10.25.19

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12.23.19	MD	ROADWAY AND SIDEWALK AVERAGE 0.9 fc AS PER NORTH PORT PLANNING DIVISION	05.12.20		NEW BASE REVISED PHOTOMETRICS (0.5 fc MINIMUM) AT SIDEWALK HOME FRONT
12.02.20	MD	ADDED FIXTURE	09.03.20	MD	ROADWAY AVG 0.4 fc, SIDEWALK AVG 0.4 fc

**Trebilcock**  
 planning-engineering

2800 DAVIS BLVD SUITE 200 NAPLES FL 34104

CITY OF NORTH PORT CYPRESS FALLS PHASE 2E		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	SARASOTA	- - -

**LIGHTING PLAN**

SHEET NO.  
L-5