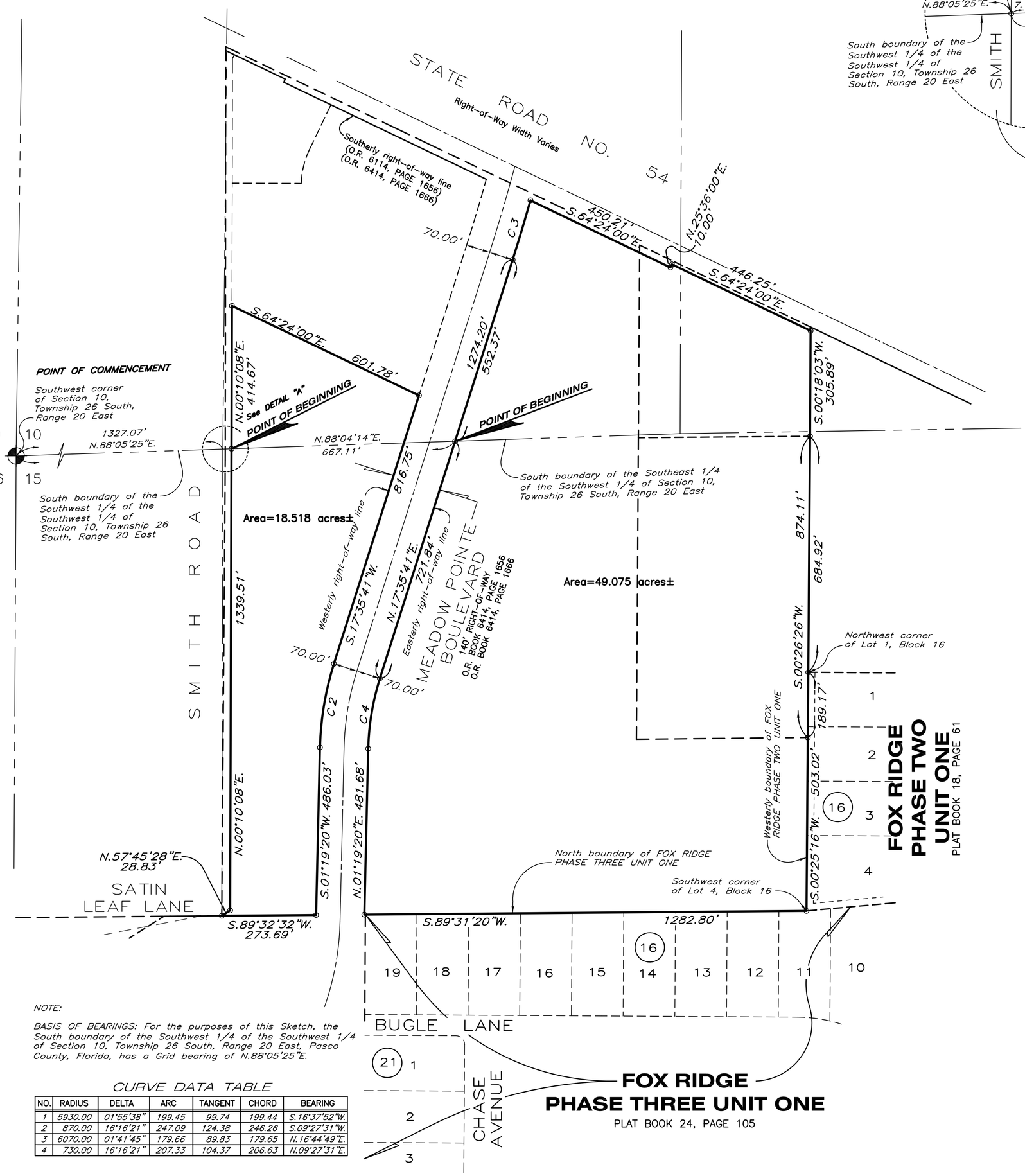

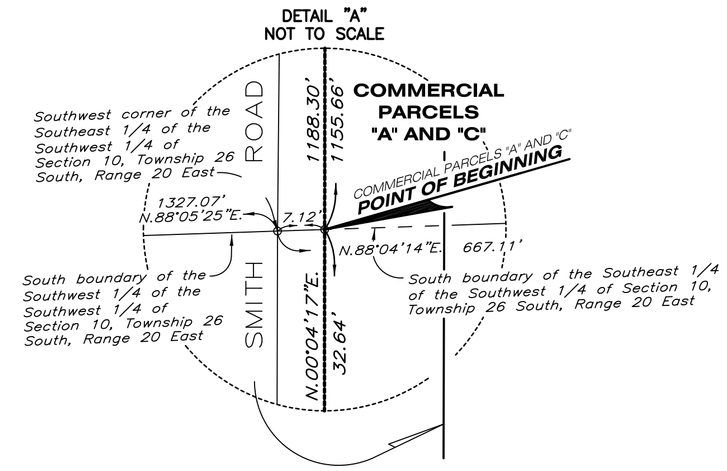

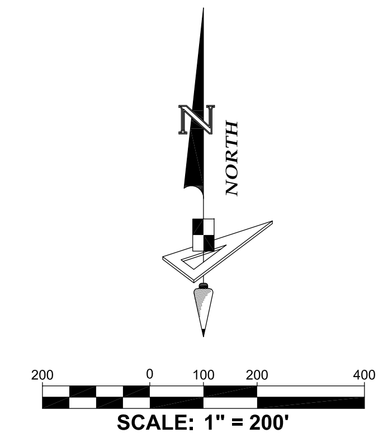

DESCRIPTION: A parcel of land lying in Sections 10 and 15, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 10, run thence along the South boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 10, N.88°05'25"E., 1327.07 feet to the Southwest corner of the Southeast 1/4 of said Southwest 1/4 of Section 10; thence along the South boundary of said South 1/4 of the Southwest 1/4 of Section 10, N.88°04'14"E., 7.12 feet to the POINT OF BEGINNING; thence N.00°10'08"E., 414.67 feet; thence S.64°24'00"E., 601.78 feet to a point on the Westerly right-of-way line of MEADOW POINTE BOULEVARD, as recorded in Official Records Book 6414, Page 1656, and Official Records Book 6414, Page 1666, of the Public Records of Pasco County, Florida; thence along said Westerly right-of-way line of MEADOW POINTE BOULEVARD, the following three (3) courses: 1) S.17°35'41"W., 816.75 feet to a point of curvature; 2) Southerly, 247.09 feet along the arc of a curve to the left having a radius of 870.00 feet and a central angle of 16°16'21" (chord bearing S.09°27'31"W., 246.26 feet); 3) S.01°19'20"W., 486.03 feet; thence S.89°32'32"W., 273.69 feet; thence N.57°45'28"E., 28.83 feet; thence N.00°10'08"E., 1339.51 feet, to the POINT OF BEGINNING.

Containing 18.518 acres, more or less.

DESCRIPTION: A parcel of land lying in Sections 10 and 15, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 10, run thence along the South boundary of said Southwest 1/4 of the Southwest 1/4 of Section 10, N.88°05'25"E., 1327.07 feet to the Southwest corner of the Southeast 1/4 of said Southwest 1/4 of Section 10; thence along the South boundary of said Southeast 1/4 of said Southwest 1/4 of Section 10, N.88°04'14"E., 667.11 feet to a point on the Easterly right-of-way line of MEADOW POINTE BOULEVARD, as recorded in Official Records Book 6414, Page 1656, and Official Records Book 6414, Page 1666, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Easterly right-of-way line of MEADOW POINTE BOULEVARD, the following two (2) courses: 1) N.17°35'41"E., 552.37 feet to a point of curvature; 2) Northerly, 179.66 feet along the arc of a curve to the left having a radius of 6070.00 feet and a central angle of 01°41'45" (chord bearing N.16°44'49"E., 179.65 feet) to a point on the Southerly right-of-way line of STATE ROAD NO. 54, as recorded in Official Records Book 6414, Page 1656, and Official Records Book 6414, Page 1666, of the Public Records of Pasco County, Florida; thence along said Southerly right-of-way line of STATE ROAD NO. 54, the following three (3) courses: 1) S.64°24'00"E., 450.21 feet; 2) N.25°36'00"E., 10.00 feet; 3) S.64°24'00"E., 446.25 feet; thence S.00°18'03"W., 305.89 feet; thence S.00°26'26"W., 684.92 feet to the Northwest corner of Lot 1, Block 16, FOX RIDGE PHASE TWO UNIT ONE, according to the plat thereof, as recorded in Plat Book 18, Page 61, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said FOX RIDGE PHASE TWO UNIT ONE, the following two (2) courses: 1) continue S.00°26'26"W., 189.18 feet; 2) S.00°25'16"W., 503.02 feet to the Southwest corner of Lot 4, Block 16, of said plat of FOX RIDGE PHASE TWO UNIT ONE, also being a point on the North boundary of FOX RIDGE PHASE THREE UNIT ONE, according to the plat thereof, as recorded in Plat Book 24, Page 105, of the Public Records of Pasco County, Florida; thence along said North boundary of FOX RIDGE PHASE THREE UNIT ONE and the Westerly extension thereof, S.89°31'20"W., 1282.80 feet to a point on the aforesaid Easterly right-of-way line of MEADOW POINTE BOULEVARD; thence along said Easterly right-of-way line of MEADOW POINTE BOULEVARD, the following three (3) courses: 1) N.01°19'20"E., 481.68 feet to a point of curvature; 2) Northerly, 207.33 feet along the arc of a curve to the right having a radius of 730.00 feet and a central angle of 16°16'21" (chord bearing N.09°27'31"E., 206.63 feet); 3) N.17°35'41"E., 721.84 feet to the POINT OF BEGINNING.

Containing 49.075 acres, more or less.

NOTE:

BASIS OF BEARINGS: For the purposes of this Sketch, the South boundary of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 26 South, Range 20 East, Pasco County, Florida, has a Grid bearing of N.88°05'25"E.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	5930.00	01°55'38"	199.45	99.74	199.44	S.16°37'52"W.
2	870.00	16°16'21"	247.09	124.38	246.26	S.09°27'31"W.
3	6070.00	01°41'45"	179.66	89.83	179.65	N.16°44'49"E.
4	730.00	16°16'21"	207.33	104.37	206.63	N.09°27'31"E.

PROJECT: WESLEY CHAPEL LAKES
PHASE: NORTH POD DESCRIPTION AND SKETCH
DRAWN: JCM | DATE: 10/28/20 | CHECKED BY: JMG
P.CHIEF: ~ | FIELD BOOK: ~
DATA FILE: ~

REVISIONS

DATE	DESCRIPTION	DRAWN BY

(Not A Survey)

Jack M. Greene
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6506

Description and Sketch
Not a Survey
PREPARED FOR
COLLIERS INTERNATIONAL
LOCATED IN
Sections 10 and 15, Township 26 S., Range 20 E.
Pasco County, Florida

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No.: LB 7768

SHEET NUMBER: 01 of 01

FILE PATH: P:\WESLEY CHAPEL LAKES\MASTER PLAN\DESCRIPTION\2020 SKETCHES\NORTH\MPIV-COMMERCIAL-3-04-21.DWG PLOTTED BY: JACK GREENE ON: 3/4/2021 1:47 PM LAST SAVED BY: JACKG ON: 3/4/2021 1:46 PM