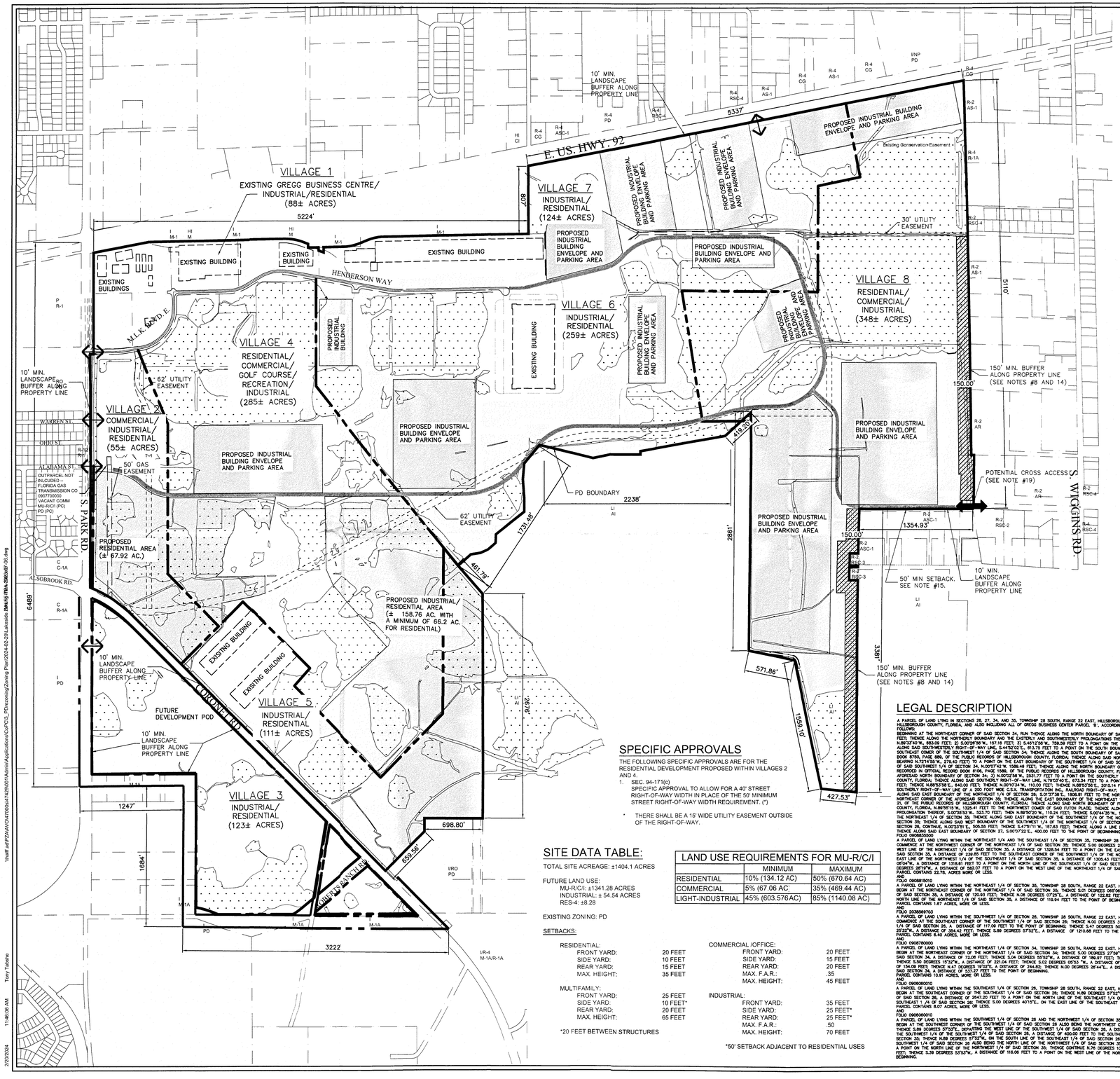

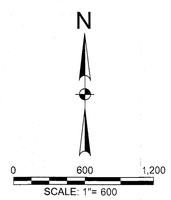

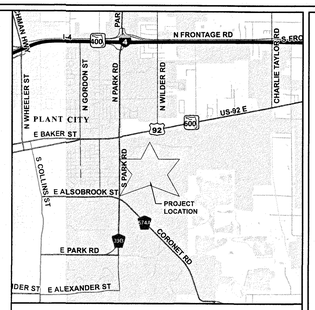

SECTION 27/34 TOWNSHIP 28S RANGE 22E

LOCATION MAP

NORTH

LEGEND

- PD BOUNDARY
- 250' STUDY AREA
- PARCEL LINES
- PROPOSED LOOP ROAD
- EXISTING STRUCTURE
- CROSS ACCESS
- VEHICULAR ACCESS
- EXISTING EPC WETLAND AREAS
- PROPOSED BUILDING ENVELOPE
- PROPOSED STORMWATER POND

SITE NOTES

1. THE DEVELOPER SHALL PROVIDE OFF-SITE WATER AND SANITARY SEWER IMPROVEMENTS SUBJECT TO THE APPROVAL OF THE UTILITIES DIRECTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE PLAN.
2. THE DEVELOPER SHALL PROVIDE FOR ON-SITE WATER AND SANITARY SEWER SUBJECT TO APPROVAL BY THE UTILITIES DIRECTOR.
3. ALL UTILITIES WILL BE PLACE UNDERGROUND EXCEPT WHERE CONNECTION TO EXISTING ABOVE GROUND UTILITIES. PLACEMENT OF UTILITIES ON THE SITE SHALL BE SUBJECT TO APPROVAL OF THE UTILITIES DIRECTOR.
4. NO SITE CLEARANCE OR LAND ALTERATION SHALL OCCUR PRIOR TO APPROVAL OF THE DETAILED SITE PLAN AND FINAL PLAT (IF REQUIRED), NOR PRIOR TO RECEIVING A TREE REMOVAL PERMIT AND/OR LAND ALTERATION PERMIT.
5. PROJECT IS TO BE DEVELOPED IN STAGES IN ACCORDANCE WITH THE APPROVED DEVELOPMENT ORDER.
6. RETAIL COMMERCIAL USES MUST BE CLUSTERED AT INTERSECTIONS WITH AT LEAST ONE COLLECTOR STREET. STRIP COMMERCIAL DEVELOPMENT SHALL BE PROHIBITED.
7. STRIP DEVELOPMENT WITH SEPARATE DRIVEWAY ACCESS FOR NON-RESIDENTIAL USES TO ARTERIAL STREETS SHALL BE PROHIBITED.
8. INDUSTRIAL USES WITHIN THE MIXED-USE PROJECT MUST BE MADE COMPATIBLE WITH EXISTING AND PROPOSED SURROUNDING DEVELOPMENT. PERIMETERS SHOULD BE BUFFERED FROM OTHER INCOMPATIBLE USE AREAS BY OPEN SPACE, VISUAL SCREENING, AND OTHER SIMILAR PROFESSIONAL PLANNING TECHNIQUES USED IN SITE PLANNING.
9. GOVERNMENTAL USES, SCHOOLS, NEIGHBORHOOD RECREATION, AND SMALL-SCALE SBI-PUBLIC USES, SUCH AS CHURCHES, MUST BE INTEGRATED INTO THE SITE PLAN AND BE ACCESSIBLE TO RESIDENTIAL NEIGHBORHOODS BEING SERVED VIA PEDESTRIAN, AS WELL AS VEHICULAR MEANS.
10. THERE SHALL BE INTEGRATED, MULTI-MODAL (VEHICULAR, PEDESTRIAN, AND BICYCLE) TRANSPORTATION SYSTEMS BETWEEN NON-RESIDENTIAL AND RECREATIONAL AREAS, AND BETWEEN SEPARATED RESIDENTIAL AREAS. TO PROVIDE INTERNAL ACCESS BETWEEN THESE USES.
11. PERMITTED USES AND THEIR ALLOCATIONS SHALL BE CONSISTENT WITH THE MIXED USE RESIDENTIAL/COMMERCIAL/INDUSTRIAL (MU-RC/I) FUTURE LAND USE DESIGNATION OF THE PLANT CITY COMPREHENSIVE PLAN.
12. WHERE PRACTICAL, WETLANDS, NATURAL WOODED AREAS, AND/OR THE PROPOSED GOLF COURSE SHALL BE UTILIZED AS BUFFERS BETWEEN INCOMPATIBLE USES.
13. THE GENERAL SITE PLAN IS CONCEPTUAL AND SUBJECT TO SPECIFIC DESIGN FOR ROADS/PARKING, UTILITIES, BUILDINGS, AND DRAINAGE ALL OF WHICH MUST HAVE APPROVAL BY APPROPRIATE AGENCIES. ANY CHANGES DEEMED AS MAJOR MODIFICATIONS PER SECTION 102-453 SHALL BE REQUIRED TO AMEND THE PLANNED DEVELOPMENT SITE PLAN.
14. DEVELOPMENT SHALL MEET OR EXCEED THE MINIMUM STANDARDS REQUIRED WITHIN THE CITY OF PLANT CITY CODE OF ORDINANCES EXCEPT AS MAY OTHERWISE BE APPROVED DURING THE PERMITTING PROCESS, SUCH MINIMUM STANDARDS SHALL INCLUDE PARKING, LANDSCAPING, BUFFERING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT, SIGNAGE, LIGHTING, FENCING AND SIDEWALKS. 150' BUFFER ALONG VILLAGE 8 EASTERN BOUNDARY AS SHOWN IN PLAN.
15. THERE SHALL BE A MINIMUM 50-FOOT SETBACK FOR INDUSTRIAL DEVELOPMENT ADJACENT TO RESIDENTIAL PER SECTION 102-657 OF THE CODE OF ORDINANCES.
16. COMMERCIAL USES SHALL BE PERMITTED PURSUANT TO THE C-1A ZONING DISTRICT SECTION 102-491.
17. INDUSTRIAL USES SHALL BE DEVELOPED PURSUANT TO THE M-1A INDUSTRIAL ZONING DISTRICT SECTION 102-696.
18. THE INTERSECTION DESIGN AND CONSTRUCTION TIMING SHALL BE REQUIRED BY THE CITY ENGINEER WHEN THE INTERSECTIONS MEET SIGNALIZATION WARRANTS. ALL OTHER PARK ROAD INTERSECTIONS SHALL BE LIMITED MOVEMENT, WITH INTERSECTION GEOMETRICS AS APPROVED BY THE CITY ENGINEER.
19. POTENTIAL CROSS ACCESS SHOWN IN VILLAGE 8 WILL PROHIBIT HEAVY TRUCK USE AND MUST CONNECT VIA PUBLIC/PRIVATE ROAD WHICH IS SUBJECT TO APPROVAL BY HILLSBOROUGH COUNTY.
20. THE APPROVAL OF THIS PD DOES NOT CONSTITUTE THE APPROVAL OF IMPACTS TO WETLANDS. ANY IMPACTS TO WETLANDS WILL NEED TO BE REVIEWED AND APPROVED BY THE ENVIRONMENTAL PROTECTION COMMISSION PRIOR TO CONSTRUCTION PLAN APPROVAL.
21. THE PROJECT SHALL FOLLOW THE REQUIREMENTS OF THE CODE OF ORDINANCES SECTION 102-353(6) FOR TOWNHOMES.

SPECIFIC APPROVALS

THE FOLLOWING SPECIFIC APPROVALS ARE FOR THE RESIDENTIAL DEVELOPMENT PROPOSED WITHIN VILLAGES 2 AND 4.

1. SEC. 94-171(c)
   SPECIFIC APPROVAL TO ALLOW FOR A 40' STREET RIGHT-OF-WAY WIDTH IN PLACE OF THE 80' MINIMUM STREET RIGHT-OF-WAY WIDTH REQUIREMENT. (*)

* THERE SHALL BE A 15' WIDE UTILITY EASEMENT OUTSIDE OF THE RIGHT-OF-WAY.

SITE DATA TABLE:

TOTAL SITE ACREAGE: ±1404.1 ACRES

FUTURE LAND USE:
MU-R/C/I: ±1341.28 ACRES
INDUSTRIAL: ± 54.54 ACRES
RES-4: ±8.28

EXISTING ZONING: PD

LAND USE REQUIREMENTS FOR MU-R/C/I	MINIMUM	MAXIMUM
RESIDENTIAL	10% (134.12 AC)	50% (670.64 AC)
COMMERCIAL	5% (67.06 AC)	35% (469.44 AC)
LIGHT-INDUSTRIAL	45% (603.576AC)	85% (1140.08 AC)

SETBACKS:

RESIDENTIAL:
- FRONT YARD: 20 FEET
- SIDE YARD: 10 FEET
- REAR YARD: 15 FEET
- MAX. HEIGHT: 35 FEET

MULTIFAMILY:
- FRONT YARD: 25 FEET
- SIDE YARD: 10 FEET*
- REAR YARD: 20 FEET
- MAX. HEIGHT: 65 FEET

*20 FEET BETWEEN STRUCTURES

COMMERCIAL /OFFICE:
- FRONT YARD: 20 FEET
- SIDE YARD: 15 FEET
- REAR YARD: 20 FEET
- MAX. F.A.R.: .35
- MAX. HEIGHT: 45 FEET

INDUSTRIAL:
- FRONT YARD: 35 FEET
- SIDE YARD: 25 FEET*
- REAR YARD: 25 FEET*
- MAX. F.A.R.: .50
- MAX. HEIGHT: 70 FEET

*50' SETBACK ADJACENT TO RESIDENTIAL USES

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34, AND 35, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, INCLUDING ALL OF GREGG BUSINESS ENTER PARCEL A-1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 34, RUN THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 34, S.89°49'35"W., 543.35 FEET; THENCE S.00°37'36"W., 1064.22 FEET; THENCE S.41°32'08"E., 438.01 FEET; THENCE S.00°23'14"W., 2871.77 FEET; THENCE ALONG THE NORTHERLY BOUNDARY AND THE EASTERLY AND SOUTHERLY PROLONGATIONS THEREOF OF CITY PARK, AS RECORDED IN OFFICIAL RECORDS BOOK 6197, PAGE 1939, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES: 1) N.89°33'40"W., 883.00 FEET; 2) S.00°26'36"W., 157.16 FEET; 3) S.40°12'36"W., 759.59 FEET TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 35; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, S.44°32'02"E., 813.75 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 34, S.89°58'37"W., 1331.97 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 34, N.89°58'37"E., 1331.97 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NCE ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 3663, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, WESTERLY, 250.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3044.64 FEET AND A CENTRAL ANGLE OF 15°25'56" (CHORD BEARING N.72°41'55"W., 279.40 FEET) TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 34; THENCE ALONG SAID EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, N.00°37'42"W., 1596.46 FEET; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/4 OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, N.89°57'53"W., 1327.72 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PARK ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 6106, PAGE 1589, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES: 1) N.00°20'20"E., 1005.87 FEET; 2) N.00°33'06"E., 2877.68 FEET; 3) N.00°33'06"E., 1000.00 FEET; THENCE ALONG THE NORTH BOUNDARY OF SECTION 34, 35 AND 26, S.89°58'38"E., 2544.19 FEET TO THE POINT OF BEGINNING.
AND
FOLIO 0608050000
A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA WE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE S.00 DEGREES 28'37"W., ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 2643.37 FEET TO THE POINT OF BEGINNING; THENCE S.81 DEGREES 11'30"E., DEPARTING THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 1328.54 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE S.00 DEGREES 16'03"W., ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 1330.93 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35 AND THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE S.00 DEGREES 16'03"W., ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 408.66 FEET; THENCE N.12 DEGREES 06'04"W., A DISTANCE OF 1118.61 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35 ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE CONTINUING N.12 DEGREES 06'04"W., A DISTANCE OF 284.14 FEET; THENCE N.78 DEGREES 28'19"W., A DISTANCE OF 582.07 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE N.00 DEGREES 28'33"E., ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 65.73 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 23.78, ACRES MORE OR LESS.
AND
FOLIO 0608815010
A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE S.01 DEGREES 08'06"W., ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 630.41 FEET; THENCE S.89 DEGREES 46'36"W., DEPARTING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 120.83 FEET; THENCE N.08 DEGREES 07'28"E., A DISTANCE OF 122.62 FEET; THENCE N.00 DEGREES 07'02"E., A DISTANCE OF 506.72 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE S.89 DEGREES 57'52"E., ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 119.94 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.87 ACRES, MORE OR LESS.
AND
FOLIO 2038569703
A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE N.00 DEGREES 37'50"W., ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 400.02 FEET; THENCE N.89 DEGREES 57'52"W., DEPARTING THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 117.06 FEET TO THE POINT OF BEGINNING; THENCE S.47 DEGREES 50'57"W., A DISTANCE OF 255.15 FEET; THENCE S.80 DEGREES 14'47"W., A DISTANCE OF 610.88 FEET; THENCE S.78 DEGREES 19'14"W., A DISTANCE OF 424.47 FEET; THENCE N.00 DEGREES 29'22"W., A DISTANCE OF 354.42 FEET; THENCE S.89 DEGREES 57'52"E., A DISTANCE OF 1210.68 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 6.40 ACRES, MORE OR LESS.
AND
FOLIO 0608700000
A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE S.00 DEGREES 37'36"W., ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 77.10 FEET; THENCE S.39 DEGREES 53'35"W., DEPARTING THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 73.08 FEET; THENCE S.04 DEGREES 55'52"W., A DISTANCE OF 188.97 FEET; THENCE S.04 DEGREES 21'13"E., A DISTANCE OF 228.28 FEET; THENCE S.00 DEGREES 19'44"W., A DISTANCE OF 158.68 FEET; THENCE S.31 DEGREES 51'01"W., A DISTANCE OF 215.85 FEET; THENCE S.50 DEGREES 15'32"W., A DISTANCE OF 221.04 FEET; THENCE S.02 DEGREES 08'53"W., A DISTANCE OF 104.24 FEET; THENCE S.48 DEGREES 23'02"W., A DISTANCE OF 118.85 FEET; THENCE S.80 DEGREES 53'07"W., A DISTANCE OF 154.08 FEET; THENCE N.47 DEGREES 19'02"E., A DISTANCE OF 244.82; THENCE N.00 DEGREES 26'44"E., A DISTANCE OF 1055.06 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE N.88 DEGREES 49'24E., ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 537.37 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 10.91 ACRES, MORE OR LESS.
AND
FOLIO 0608060010
A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE N.88 DEGREES 57'52"W., ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 121.28 FEET; THENCE N.01 DEGREES 10'18"W., DEPARTING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 2647.20 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE N.89 DEGREES 59'23"E., ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 144.36 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE N.00 DEGREES 40'15"E., ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 2646.20 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 8.07 ACRES, MORE OR LESS.
AND
FOLIO 0608060010
A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 26 AND THE NORTHWEST 1/4 OF SECTION 35, ALL LYING AND BEING IN TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 26 ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE N.00 DEGREES 18'53"W., ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 400.00 FEET; THENCE S.89 DEGREES 57'52"E., DEPARTING THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 1327.77 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE S.00 DEGREES 25'22"E., ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26, A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26 ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE S.00 DEGREES 57'52"W., ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26 ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 220.21 FEET; THENCE S.78 DEGREES 19'14"W., DEPARTING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 336.12 FEET; THENCE N.78 DEGREES 10'27"W., A DISTANCE OF 286.31 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE CONTINUE N.78 DEGREES 10'27"W., DEPARTING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 26 ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 373.73 FEET; THENCE S.39 DEGREES 53'53"W., A DISTANCE OF 116.06 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE N.00 DEGREES23'58"E., ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 77.10 FEET TO THE POINT OF BEGINNING.

Project Name: LAKESIDE STATION PLANNED DEVELOPMENT DISTRICT
PLANT CITY, FL

Prepared For: LAKESIDE STATION, LLC

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Revision No.	Date	Description

PB-2023-32

7-2024
ORDINANCE # DATE

NATHAN A. KILTON-MAYOR

KERRI J. MILLER-CITY CLERK

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Checked By:	IA
Scale:	1" = 600

Sheet Title: PLANNED DEVELOPMENT SITE PLAN

Sheet Number: 1 OF 1

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