



1.0 APPLICATION SUMMARY

Applicant:	CCRC-Freedom Fairways Golf Course LLC	
Zoning:	PD	
FLU Category:	RES-6	SMU-6
Service Area:	Urban	
Community Plan Area:	Sun City Center	Southshore
Overlay:	Sun City Center Age Restriction Overlay	
Special District:	None	
Use:	Golf Course	
Total Wet Zone Area Requested:	278.967 ac	
Location:	3940 Upper Creek Dr., Ruskin; Folio# 56777.1000	



Introduction Summary:

Pursuant Land Development Code (LDC) Section 6.11.11, the request is a distance separation waiver for a 11-C golf club alcohol special use: Beer, wine, and liquor for sale and consumption on the permitted premises to club members and their guests only. The club shall be chartered and located on a bona fide golf course owned or leased by the club consisting of at least nine holes, clubhouse, locker rooms, and attendant golf facilities comprising at least 35 acres of land. Under the 11-C classification, alcoholic beverages are to be sold only in alcoholic beverage use permitted areas at the golf club. Consumption may occur on the remainder of the golf club property.

The proposed wet zoning is sought for a chartered golf club located on a golf course called Freedom Fairways Golf Course at Folios# 56777.100 and 56777.0690. The wetzoning is for the golf course area of 278.967 acres. The applicant has agreed to limit alcoholic beverage sale and consumption to areas outside of the wetland conservation areas. A distance separation waiver is being requested for the surrounding residential to the north, south, east and west.

Distance Separation Requirements	Complies with Requirement
Distance to Certain Community Uses Shall Be 500 feet	Yes
Distance to Residentially Zoned Property Shall be 250 Feet	No
No More than 3 Approved Alcoholic Beverage uses within 1,000 feet	Yes

Development Services Recommendation:

Approvable, Subject to Conditions

Existing Alcoholic Beverage Permit Being Rescinded:	Yes	Existing Alcoholic Beverage Permit Number:	SU-AB 11-0429
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2.0 REQUESTED DISTANCE SEPARATION WAIVER DETAILS

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Distance from proposed structure to residentially zoned property	150 feet	150	0 feet

Applicant's Justification:

Applicant CCRC-Freedom Fairways Golf Course LLC is the property owner of the parcel containing the Freedom Fairways Golf Course. The golf course is located next to a continuing care retirement community for senior residents. Applicant CCRC-Freedom Fairways Golf Course LLC is a subsidiary of the healthcare licensed entity CCRC OPCO-Sun City Center, LLC, which in turn leases the CCRC campus from two other affiliated CCRC entities. The intention is for the golf course to be an amenity for continuing care retirement community residents who have memberships to play on the golf course. The golf course was previously approved for an 11-C alcohol beverage special use permit (petition SU 11-0429) in 2011.

The subject site is located within a master planned retirement community. Although the distance from the subject site to residentially zoned property is within 150 feet, no residential dwellings are located within 150 feet of the proposed alcohol special use on the golf course.

Requested Waiver	Required Separation	Waiver Distance	Resulting Separation
Not Applicable	Choose an item.		

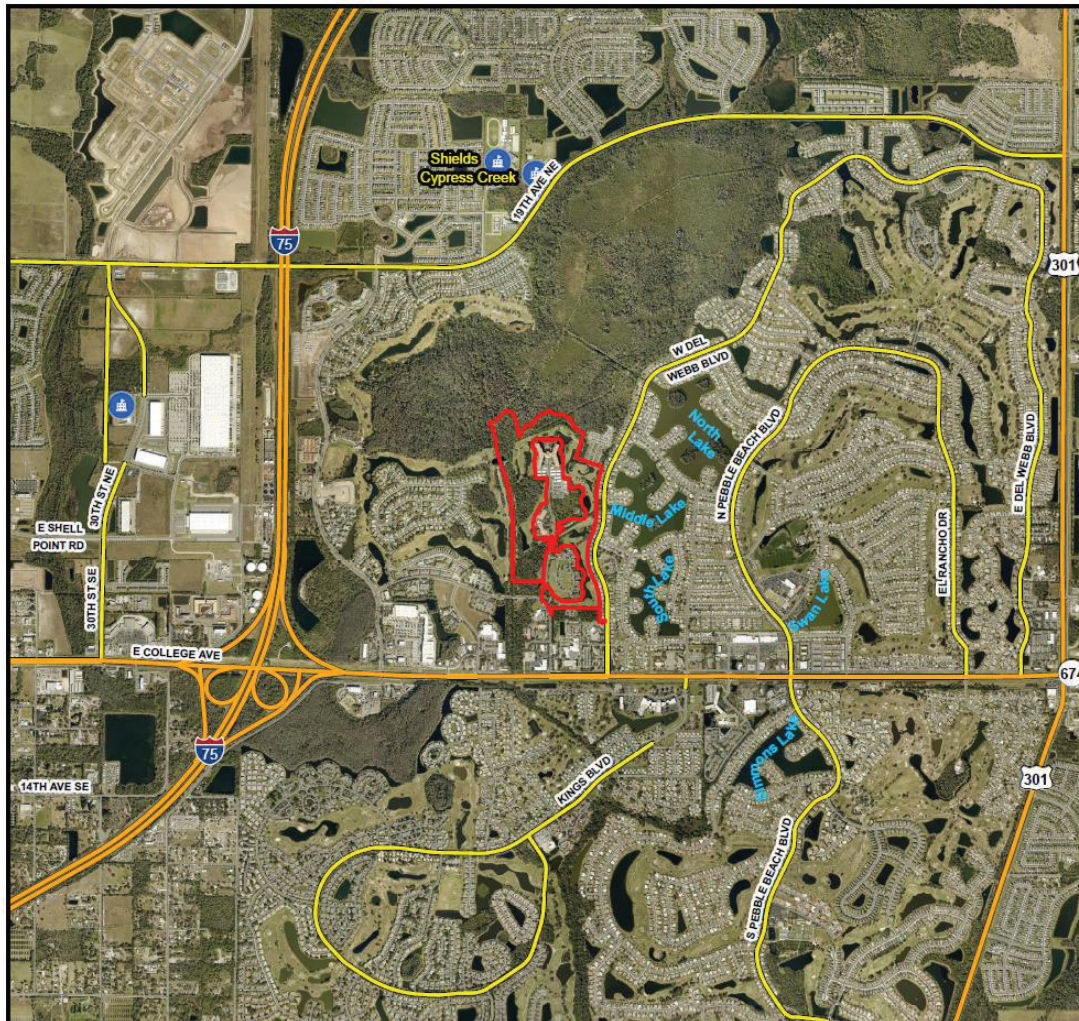
Applicant's Justification:

Requested Waiver	# Approved Permits
Choose an item.	

Applicant's Justification:

3.0 LAND USE MAP SET AND SUMMARY DATA

3.1 Vicinity Map



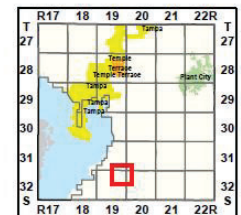
VICINITY MAP SU-AB 25-0305

Folio: 56777.0690, 56777.1000

- APPLICATION SITE
- RAILROADS
- SCHOOLS
- PARKS



STR: 2-32-19, 12-32-19, 1-32-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the accuracy or reliability of the data. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, reliability, or completeness of any of the information provided herein. The user should rely on the data provided herein for all needs. Hillsborough County accepts no responsibility for any errors, omissions, or inaccuracies in the information provided regardless of how caused, or for any action taken or not taken by any person in reliance upon any information or data furnished herein.

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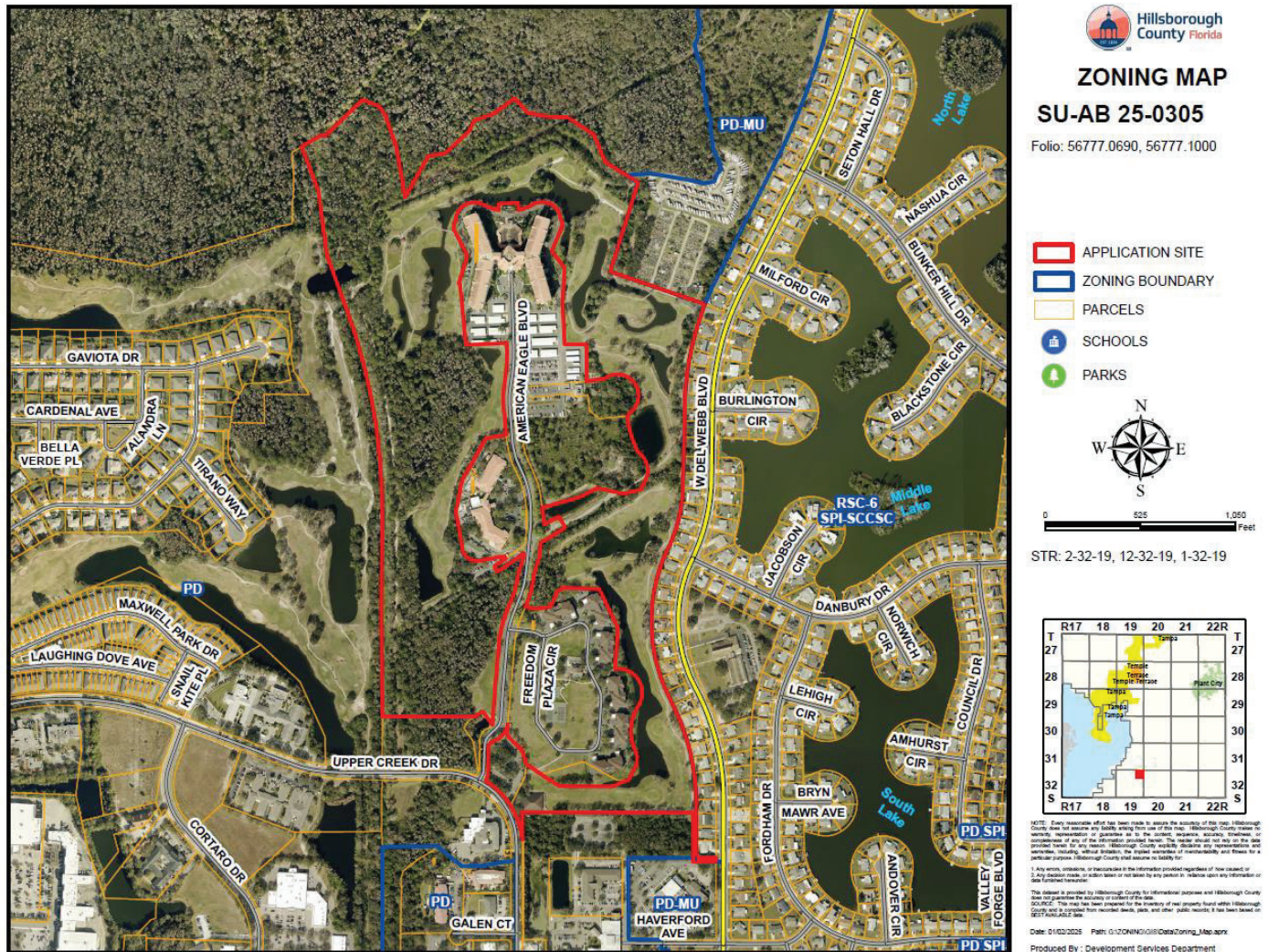
Date: 01/23/2025 Path: G:\WORKING\GIS\Data\County_Altos.spr
Produced By: Development Services Department

Context of Surrounding Area:

The subject property is located at 3940 and 3932 Upper Creek Drive, Ruskin. Due to the horseshoe shape of the golf course, the parcels are surrounded in every direction by vacant parcels used for wetland conservation, single-family residential, community common areas, multi-family residential condominiums, and a clubhouse.

3.0 LAND USE MAP SET AND SUMMARY DATA

3.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Land Use:
North	PD 73-0186	Vacant, Single-Family Residential, Community Common Areas, Multi-family Condominiums, Clubhouse
South	PD 73-0186	Vacant, Single-Family Residential, Community Common Areas, Multi-family Condominiums, Clubhouse
East	PD 73-0186, RSC-6	Vacant, Single-Family Residential, Community Common Areas, Multi-family Condominiums, Clubhouse
West	PD 73-0186	Vacant, Single-Family Residential, Community Common Areas, Multi-family Condominiums, Clubhouse

4.0 STAFF FINDINGS

LDC Section 6.11.11.E.3 provides for approval of separation waivers where there are “special or unique circumstances where the alcoholic beverage use applied for does not have significant impacts on surrounding land uses and certain circumstances negate the necessity for the specified distance requirements.”



Figure 1 Aerial of site and surrounding area

The establishment currently has an 11-C Alcoholic Beverage permit approved in 2011, SU-AB 11-0429, which permits beer, wine, and liquor for sale and consumption on the permitted premises to club members and their guests only. The club shall be chartered and located on a bona fide golf course owned or leased by the club consisting of at least nine holes, clubhouse, locker rooms, and attendant golf facilities comprising at least 35 acres of land. Under the 11-C classification, alcoholic beverages are to be sold only in alcoholic beverage use permitted areas at the golf club. Consumption may occur on the remainder of the golf club property.

The applicant wants to expand the 11-C Alcoholic Beverage permit to the entire golf course of 278.967 acres, which would include indoor structures and outdoor course areas. The applicant has agreed to limit alcoholic beverage sale and consumption to areas outside of the wetland conservation areas.

The distance separation waiver is being requested for the surrounding residentially zoned parcels to the north, south, east and west. As shown on the wet zone survey received February 4, 2025, due to the horseshoe shape of the golf course, the parcels are surrounded in every direction by single-family residential and multi-family residential condominiums within 150 feet of the proposed alcohol special use permitted area. The distance separation waiver is requested to be 150 feet, which would result in a separation of 0 feet to all residential. The residentially zoned property directly to the west is developed with a golf course, therefore, the residential lots to the west are located over 400 feet from the proposed wet zone area within the golf course. The residential condominiums located within the golf course facility are part of the golf course development and specifically located to be adjacent to the golf course. The multifamily residential development to the south of the proposed wet zone area is separated from the golf course facility by Upper Creek Drive, an approximately 70-foot-wide right-of-way.

The Freedom Fairways Golf Course has existed at this location since approximately 1993. The expansion of the 11-C Alcoholic Beverage permit to the entire course would not pose any additional impacts to the community. The residents live here primarily because of the community amenities, the golf course is a part of that. The large area of the 278.967-acre golf course with wetland areas and ponds will provide ample buffer area to the residential zoned parcels.

For the reasons discussed above, staff finds the proposed wet zoning does not pose new impacts on surrounding land uses and the necessity for the specified distance requirements is negated.

5.0 RECOMMENDATION AND PROPOSED CONDITIONS

Staff finds the proposed 11-C Alcoholic Beverage Permit to be **APPROVABLE, subject to conditions**. Approval is based upon the wet zone survey reflecting a total wet zone footprint of 278.967 acres, both indoors and outdoors, as shown on the wet zone survey received February 4, 2025.

1. Upon approval of SU-AB 25-0305, the existing 11-C wet zoning of the premises, permit number SU-AB 11-0429, shall be rescinded.
2. Alcoholic beverage sale and consumption shall be limited to areas outside of the wetland conservation areas.

Zoning Administrator Sign Off:


Colleen Marshall
Wed Feb 12 2025 19:34:31

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this special use petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

SPECIFIC PURPOSE SURVEY ALCOHOLIC BEVERAGE SURVEY

(Not A Survey)

DESCRIPTION:

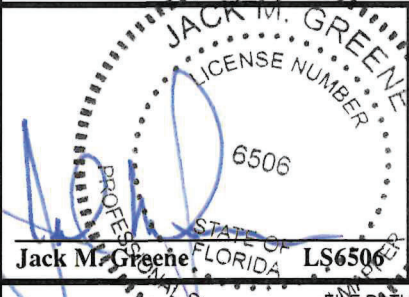
A parcel of land lying in Sections 1, 2, 11, and 12, Township 32 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 11, run thence along the East boundary of the Northeast 1/4 thereof, S.00°45'42"W., a distance of 1298.08 feet to the Northerly Right of Way of Upper Creek Drive per Official Records Book 5604, Page 90 of the Public Records of Hillsborough County, Florida for a **POINT OF BEGINNING**; thence along the Northerly Right of Way per said document and also Official Records Book 5631, Page 240 the following two (2) courses: 1) N.89°57'10"W., a distance of 247.78 feet; 2) Westerly, 95.06 feet along the arc of a tangent curve to the right having a radius of 966.00 feet and a central angle of 05°38'17" (chord bearing N.87°08'01"W., 95.02 feet); thence departing said Northerly Right of Way, N.00°52'05"W., a distance of 185.90 feet; thence N.23°44'50"W., a distance of 330.61 feet to the Southeasterly extension of the North boundary of LA PALOMA PRESERVE, according to the plat thereof, recorded in Plat Book 141, Page 25 of aforesaid Public Records; thence along said North boundary, and Southeasterly extension thereof, the following six (6) courses: 1) N.54°03'05"W., a distance of 769.89 feet; 2) N.84°39'42"W., a distance of 119.96 feet; 3) N.49°36'11"W., a distance of 216.59 feet; 4) S.67°07'10"W., a distance of 856.82 feet; 5) S.51°00'15"W., a distance of 162.50 feet; 6) N.80°37'53"W., a distance of 153.36 feet to the Southeasterly boundary of LA PALOMA VILLAGE UNIT 1, according to the plat thereof, recorded in Plat Book 65, Page 24; thence along said Southeasterly boundary the following nine (9) courses: 1) Northerly, 48.08 feet along the arc of a non-tangent curve to the left having a radius of 360.00 feet and a central angle of 07°39'05" (chord bearing N.04°36'55"E., 48.04 feet); 2) N.00°47'23"E., a distance of 102.74 feet; 3) Northerly, 22.41 feet along the arc of a tangent curve to the right having a radius of 100.00 feet and a central angle of 12°50'19" (chord bearing N.07°12'32"E., 22.36 feet); 4) Northerly, 22.41 feet along the arc of a reverse curve to the left having a radius of 100.00 feet and a central angle of 12°50'19" (chord bearing N.07°12'32"E., 22.36 feet); 5) N.00°47'23"E., a distance of 55.00 feet; 6) Northerly, 31.76 feet along the arc of a tangent curve to the left having a radius of 100.00 feet and a central angle of 18°11'42" (chord bearing N.08°18'28"W., 31.62 feet); 7) Northerly, 31.76 feet along the arc of a reverse curve to the right having a radius of 100.00 feet and a central angle of 18°11'42" (chord bearing N.08°18'28"W., 31.62 feet); 8) S.89°12'37"E., a distance of 123.48 feet; 9) N.59°06'16"E., a distance of 109.19 feet to the Southwest corner of LA PALOMA VILLAGE UNIT 2 PHASE 1, according to the plat thereof, recorded in Plat Book 80, Page 24; thence along the Southerly boundary and Easterly extension thereof the following four (4) courses: 1) N.59°06'16"E., a distance of 400.00 feet; 2) N.68°38'28"E., a distance of 69.84 feet; 3) N.89°41'57"E., a distance of 75.70 feet; 4) S.89°11'05"E., a distance of 559.66 feet; thence S.40°06'33"E., a distance of 174.78 feet; thence S.85°06'33"E., a distance of 112.62 feet to the Southernmost corner of LA PALOMA VILLAGE UNIT 2 PHASE 3B, according to the plat thereof, recorded in Plat Book 139, Page 166; thence along the Southeasterly boundary thereof the following two (2) courses: 1) N.49°53'27"E., a distance of 143.84 feet; thence Northeasterly, 117.32 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet and a central angle of 134°26'26" (chord bearing N.51°03'11"E., 92.20 feet); thence departing said Southeasterly boundary, N.62°05'58"E., a distance of 123.55 feet to the Southeasterly extension of the Easterly boundary of said LA PALOMA VILLAGE UNIT 2 PHASE 3B;


Continued on Sheet 2....

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the the East boundary of the Northeast 1/4 of Section 11, Township 32 South, Range 19 East, Hillsborough County, Florida, having a Grid bearing of South 00°45'42" West. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- See Sheets 2-5 for continued Description. See Sheet 6 for Sketch Key Map and Legend. See Sheets 7-18 for Sketch Details.

	JOB #: 1002030-3-LCS.3.01 LCS		
	DRAWN: JMW DATE: 07/29/2024 CHECKED: JMG		
	Prepared For: Life Care Services, LLC		
	Revisions		
	DATE	DESCRIPTION	DRAWN
2/04/25	review comments	JMG	
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West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
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SPECIFIC PURPOSE SURVEY ALCOHOLIC BEVERAGE SURVEY

Received 02-04-2025
Development Services

(Not A Survey)

...Continued from Sheet 1

thence along said East boundary and Southeasterly extension thereof the following three (3) courses: 1) N.40°06'33"W., a distance of 355.00 feet; 2) N.20°44'44"W., a distance of 71.77 feet; 3) N.00°47'23"E., a distance of 170.00 feet to the South boundary of Lot 57, Block 1 of said LA PALOMA VILLAGE UNIT 2 PHASE 3B; thence along said South boundary and Easterly extension thereof, S.89°12'37"E., a distance of 200.00 feet; thence N.00°47'23"E., a distance of 160.43 feet; thence S.89°12'37"E., a distance of 248.87 feet to the Southeasterly extension of the East boundary of Lot 52 of aforesaid Block 1; thence along said East boundary, and Southeasterly extension thereof, and also the East boundary of Lot 51, Block 1, and the Northerly extension thereof the following five (5) courses: 1) N.31°06'25"W., a distance of 70.00 feet; 2) N.32°58'51"W., a distance of 85.76 feet; 3) N.11°37'26"W., a distance of 99.08 feet; 4) N.18°50'53"E., a distance of 55.24 feet; 5) N.06°16'39"W., a distance of 178.27 feet to the Easterly extension of the North boundary of said LA PALOMA VILLAGE UNIT 2 PHASE 3B; thence along said North boundary, and Easterly extension thereof, N.84°58'15"W., a distance of 194.66 feet; thence continue along said North boundary, and Westerly extension thereof, S.80°56'55"W., a distance of 549.03 feet; thence N.89°12'37"W., a distance of 831.97 feet; thence N.35°43'20"W., a distance of 316.89 feet; thence N.65°19'25"W., a distance of 95.00 feet; thence S.84°50'33"W., a distance of 270.00 feet; thence S.43°26'32"W., a distance of 367.00 feet; thence S.32°18'48"E., a distance of 350.00 feet; thence S.28°48'25"W., a distance of 253.93 feet to the Northerly extension of the Westerly boundary of LA PALOMA VILLAGE UNIT 2 PHASE 2, according to the plat thereof, recorded in Plat Book 94, Page 18; thence along said West boundary, and Northerly extension thereof, and also the West boundaries of LA PALOMA VILLAGE UNIT 2 PHASE 1A, according to the plat thereof, recorded in Plat Book 80, Page 25 and aforesaid LA PALOMA VILLAGE UNIT 1 the following fourteen (14) courses: 1) S.00°16'24"W., a distance of 597.49 feet; 2) S.17°41'45"E., a distance of 100.85 feet; 3) S.40°54'12"E., a distance of 172.58 feet; 4) S.46°26'27"E., a distance of 61.34 feet; 5) S.76°18'17"E., a distance of 109.74 feet; 6) S.89°12'37"E., a distance of 72.76 feet; 7) Southerly, 31.77 feet along the arc of a non-tangent curve to the right having a radius of 100.03 feet and a central angle of 18°11'40" (chord bearing S.09°53'17"W., 31.63 feet); 8) Southerly, 31.76 feet along the arc of a reverse curve to the left having a radius of 100.00 feet and a central angle of 18°11'44" (chord bearing S.09°53'15"W., 31.62 feet); 9) S.00°47'23"W., a distance of 55.00 feet; 10) Southerly, 22.41 feet along the arc of a tangent curve to the left having a radius of 100.00 feet and a central angle of 12°50'19" (chord bearing S.05°37'47"E., 22.36 feet); 11) Southerly, 22.41 feet along the arc of a reverse curve to the right having a radius of 100.00 feet and a central angle of 12°50'19" (chord bearing S.05°37'47"E., 22.36 feet); 12) S.00°47'18"W., a distance of 102.73 feet; 13) Southerly, 101.41 feet along the arc of a non-tangent curve to the right having a radius of 290.00 feet and a central angle of 20°02'12" (chord bearing S.10°48'29"W., 100.90 feet); 14) Southerly, 105.71 feet along the arc of a reverse curve to the left having a radius of 260.00 feet and a central angle of 23°17'42" (chord bearing S.09°10'44"W., 104.98 feet); thence departing said Westerly boundary of LA PALOMA VILLAGE UNIT 1, N.02°26'24"W., a distance of 117.04 feet to the Southeasterly extension of the North boundary of MONTERO VILLAGE, according to the plat thereof, recorded in Plat Book 70, Page 21; thence along said North boundary, and Southeasterly extension thereof, the following two (2) courses: 1) N.47°49'34"W., a distance of 537.36 feet; 2) N.65°40'38"W., a distance of 242.90 feet to the Easterly boundary of FAIRWAY PALMS, A CONDOMINIUM, according to the plat thereof, recorded in Condominium Book 13, Page 54; thence along said Easterly boundary, and also the Easterly boundary of FAIRWAY POINTE, according to the plat thereof, recorded in Plat Book 145, Page 121 the following two (2) courses: 1) N.09°49'58"E., a distance of 307.20 feet; 2) N.03°10'25"W., a distance of 907.38 feet to the North boundary of said FAIRWAY POINTE; thence along said North boundary, S.85°08'56"W., a distance of 747.10 feet to the Easterly Right of Way of Cypress Village Boulevard per Official Records Book 5361, Page 243; thence along said Easterly Right of Way the following three (3) courses: 1) Northerly, 294.25 feet along the arc of a non-tangent curve to the right having a radius of 1805.00 feet and a central angle of 09°20'26" (chord bearing N.11°59'40"E., 293.93 feet); 2) N.16°39'53"E., a distance of 455.03 feet; 3) Northerly, 443.29 feet along the arc of a tangent curve to the left having a radius of 895.00 feet and a central angle of 28°22'42" (chord bearing N.02°28'32"E., 438.77 feet) to the Southerly boundary of a Hillsborough County Parcel (also known as Villages at Cypress Creek Pumping Station #2) as described in Official Records Book 5361, Page 246;

Continued on Sheet 3...

SHEET INDEX

<i>SHEETS 1-5</i>	<i>----</i>	<i>Description</i>
<i>SHEET 6</i>	<i>----</i>	<i>Sketch Key Map</i>
<i>SHEETS 7-18</i>	<i>----</i>	<i>Sketch Details</i>

West Florida
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ALCOHOLIC BEVERAGE SURVEY

(Not A Survey)

...Continued from Sheet 2

thence along said Southerly boundary, and Easterly and Northerly boundary thereof the following three (3) courses: 1) N.77°15'43"E., a distance of 41.00 feet; 2) N.12°44'17"W., a distance of 32.00 feet; 3) S.77°15'43"W., a distance of 41.00 feet to aforesaid Easterly Right of Way of Cypress Village Boulevard; thence along said Easterly Right of Way the following two (2) courses: 1) Northerly, 15.59 feet along the arc of a non-tangent curve to the left having a radius of 895.00 feet and a central angle of 00°59'52" (chord bearing N.14°15'41"W., 15.59 feet); 2) N.14°45'37"W., a distance of 197.69 feet to the Southeasterly boundary of CYPRESS CREEK VILLAGE "A", according to the plat thereof, recorded in Plat Book 63, Page 8; thence along said Southeasterly boundary, and also the Southeasterly boundaries of CYPRESS CREEK VILLAGE "A" REVISED, according to the plat thereof, recorded in Plat Book 81, Page 77 and CYPRESS CREEK VILLAGE "A-1", according to the plat thereof, recorded in Plat Book 92, Page 64 and VENTANA NORTH PHASE 1, according to the plat thereof, recorded in Plat Book 103, Page 215 the following ten (10) courses: 1) N.75°14'23"E., a distance of 259.30 feet; 2) N.05°42'56"W., a distance of 568.37 feet; 3) N.84°17'04"E., a distance of 292.80 feet; 4) N.45°47'23"E., a distance of 191.85 feet; 5) N.32°47'23"E., a distance of 719.92 feet; 6) N.77°47'23"E., a distance of 379.58 feet; 7) N.66°17'23"E., a distance of 261.42 feet; 8) N.35°05'16"E., a distance of 201.04 feet; 9) N.03°53'08"E., a distance of 226.46 feet; 10) N.58°47'21"E., a distance of 425.22 feet; thence departing said Southeasterly boundary of VENTANA NORTH PHASE 1, N.72°29'34"E., a distance of 255.77 feet, returning to said Southeasterly boundary; thence along said Southeasterly boundary, and also the Southerly boundary, and Easterly extension thereof, of VENTANA NORTH PHASES 2A AND 2B the following nineteen (19) courses: 1) S.89°28'19"E., a distance of 87.94 feet; 2) N.88°20'15"E., a distance of 113.08 feet; 3) N.85°05'23"E., a distance of 135.13 feet; 4) N.81°50'49"E., a distance of 135.13 feet; 5) N.78°36'06"E., a distance of 135.13 feet; 6) N.75°21'22"E., a distance of 140.85 feet; 7) N.71°50'10"E., a distance of 152.30 feet; 8) N.69°56'19"E., a distance of 29.10 feet; 9) S.35°48'54"E., a distance of 115.50 feet; 10) S.50°58'09"E., a distance of 55.87 feet; 11) S.66°07'23"E., a distance of 55.87 feet; 12) S.81°16'37"E., a distance of 55.87 feet; 13) N.83°34'08"E., a distance of 93.39 feet; 14) N.60°56'46"E., a distance of 229.44 feet; 15) S.00°47'23"W., a distance of 113.07 feet; 16) S.89°12'37"E., a distance of 111.84 feet; 17) Southeasterly, 54.25 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet and a central angle of 62°09'56" (chord bearing S.45°53'12"E., 51.63 feet); 18) S.13°01'41"W., a distance of 83.03 feet; 19) S.89°12'37"E., a distance of 297.12 feet to the Northeast corner of Cypress Creek Golf Course; thence S.02°45'46"E., a distance of 614.42 feet; thence S.50°33'11"W., a distance of 216.75 feet; thence S.78°23'38"W., a distance of 346.52 feet; thence N.79°02'13"W., a distance of 230.09 feet; thence N.46°33'38"W., a distance of 708.63 feet; thence S.68°24'11"W., a distance of 537.91 feet; thence S.61°19'03"W., a distance of 250.20 feet; thence S.18°34'43"W., a distance of 470.56 feet; thence S.66°30'40"W., a distance of 629.33 feet; thence N.83°10'35"W., a distance of 364.65 feet; thence S.09°13'20"W., a distance of 81.08 feet; thence S.75°43'18"E., a distance of 199.98 feet; thence S.43°41'38"W., a distance of 282.81 feet; thence S.87°06'16"W., a distance of 445.04 feet; thence S.25°35'26"W., a distance of 143.02 feet; thence S.88°05'26"E., a distance of 367.46 feet; thence S.04°31'31"E., a distance of 845.90 feet; thence S.49°24'20"W., a distance of 307.67 feet; thence S.01°57'05"W., a distance of 153.02 feet; thence N.71°18'42"E., a distance of 349.66 feet; thence S.77°32'53"E., a distance of 399.88 feet; thence S.82°50'30"E., a distance of 821.00 feet; thence N.73°41'33"E., a distance of 856.39 feet; thence N.02°41'26"E., a distance of 269.84 feet; thence N.03°00'26"W., a distance of 133.14 feet; thence N.60°13'00"E., a distance of 49.40 feet; thence N.61°00'28"E., a distance of 144.02 feet; thence S.72°13'59"E., a distance of 18.22 feet; thence N.46°42'03"E., a distance of 284.00 feet; thence S.63°31'53"E., a distance of 20.38 feet; thence S.68°24'19"E., a distance of 74.89 feet; thence S.36°23'12"E., a distance of 60.67 feet; thence S.17°56'41"E., a distance of 82.85 feet; thence S.18°18'03"E., a distance of 106.05 feet; thence S.09°15'46"E., a distance of 279.37 feet; thence N.30°01'29"E., a distance of 258.65 feet; thence N.80°16'28"E., a distance of 96.81 feet; thence N.48°10'01"E., a distance of 176.45 feet; thence N.27°19'09"E., a distance of 66.08 feet; thence N.71°44'48"E., a distance of 111.88 feet; thence N.54°10'55"E., a distance of 146.99 feet; thence S.39°47'03"E., a distance of 104.56 feet; thence S.77°29'30"E., a distance of 106.33 feet; thence S.86°44'57"E., a distance of 120.81 feet; thence S.55°20'42"E., a distance of 174.64 feet; thence S.21°01'30"E., a distance of 161.03 feet; thence S.57°38'35"E., a distance of 213.73 feet; thence S.18°11'11"W., a distance of 514.10 feet; thence S.70°11'37"E., a distance of 551.93 feet;

Continued on Sheet 4...

SHEET INDEX

SHEETS 1-5	----	Description
SHEET 6	----	Sketch Key Map
SHEETS 7-18	----	Sketch Details

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Fax: (813) 248-2266
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SPECIFIC PURPOSE SURVEY ALCOHOLIC BEVERAGE SURVEY (Not A Survey)

...Continued from Sheet 3

thence Southerly, 597.72 feet along the arc of a non-tangent curve to the left having a radius of 1681.84 feet and a central angle of 20°21'46" (chord bearing S.10°59'16"W., 594.58 feet); thence S.00°48'23"W., a distance of 379.74 feet; thence Southerly, 380.70 feet along the arc of a tangent curve to the right having a radius of 871.28 feet and a central angle of 25°02'06" (chord bearing S.13°19'26"W., 377.68 feet); thence Southerly, 901.18 feet along the arc of a reverse curve to the left having a radius of 950.00 feet and a central angle of 54°21'04" (chord bearing S.01°20'03"E., 867.77 feet); thence Southerly, 552.65 feet along the arc of a reverse curve to the right having a radius of 1108.82 feet and a central angle of 28°33'25" (chord bearing S.14°13'52"E., 546.95 feet); thence S.00°02'50"W., a distance of 71.37 feet; thence N.89°57'10"W., a distance of 981.55 feet to aforesaid Northerly Right of Way of Upper Creek Drive per Official Records Book 5604, Page 90; thence along said Northerly Right of Way, Northwesterly, 237.73 feet along the arc of a curve to the left having a radius of 430.00 feet and a central angle of 31°40'35" (chord bearing N.41°12'20"W., 234.71 feet); thence Northerly, 13.21 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 30°16'11" (chord bearing N.12°58'37"E., 13.05 feet); thence Northerly, 34.28 feet along the arc of a reverse curve to the left having a radius of 70.00 feet and a central angle of 28°03'35" (chord bearing N.14°04'58"E., 33.94 feet); thence N.00°03'06"E., a distance of 136.50 feet; thence Northeasterly, 50.45 feet along the arc of a non-tangent curve to the right having a radius of 41.00 feet and a central angle of 70°30'25" (chord bearing N.35°18'08"E., 47.33 feet); thence Northeasterly, 147.46 feet along the arc of a reverse curve to the left having a radius of 125.00 feet and a central angle of 67°35'32" (chord bearing N.36°45'20"E., 139.06 feet); thence S.03°35'56"W., a distance of 81.15 feet; thence S.44°42'09"E., a distance of 111.52 feet; thence S.16°40'09"E., a distance of 82.14 feet; thence S.56°46'24"E., a distance of 219.08 feet; thence S.89°57'10"E., a distance of 287.46 feet; thence N.68°27'40"E., a distance of 99.99 feet; thence N.28°46'43"E., a distance of 58.86 feet; thence Northerly, 118.20 feet along the arc of a non-tangent curve to the left having a radius of 117.00 feet and a central angle of 57°53'08" (chord bearing N.03°50'52"E., 113.24 feet); thence Northerly, 255.91 feet along the arc of a reverse curve to the right having a radius of 253.00 feet and a central angle of 57°57'21" (chord bearing N.03°52'58"E., 245.14 feet); thence Northwesterly, 301.61 feet along the arc of a reverse curve to the left having a radius of 132.00 feet and a central angle of 130°55'04" (chord bearing N.32°35'53"W., 240.15 feet); thence N.03°58'27"E., a distance of 225.23 feet; thence N.25°42'26"W., a distance of 238.74 feet; thence N.88°37'58"W., a distance of 183.65 feet; thence Southwesterly, 66.12 feet along the arc of a tangent curve to the left having a radius of 55.00 feet and a central angle of 68°52'53" (chord bearing S.56°55'35"W., 62.21 feet); thence S.22°29'09"W., a distance of 61.60 feet; thence Southwesterly, 20.70 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 59°18'07" (chord bearing S.52°08'12"W., 19.79 feet); thence S.81°47'16"W., a distance of 72.59 feet; thence N.78°00'27"W., a distance of 57.42 feet; thence Northerly, 180.25 feet along the arc of a non-tangent curve to the left having a radius of 646.00 feet and a central angle of 15°59'13" (chord bearing N.14°30'38"E., 179.67 feet); thence N.06°31'01"E., a distance of 163.39 feet; thence N.59°00'11"E., a distance of 159.16 feet; thence N.28°46'44"W., a distance of 71.17 feet; thence S.61°42'49"W., a distance of 92.19 feet; thence N.06°54'39"W., a distance of 138.13 feet; thence N.74°22'52"E., a distance of 191.36 feet; thence N.64°30'08"E., a distance of 115.51 feet; thence S.76°53'52"E., a distance of 144.53 feet; thence N.77°40'42"E., a distance of 99.34 feet; thence N.26°45'42"E., a distance of 46.97 feet; thence Northerly, 185.75 feet along the arc of a non-tangent curve to the left having a radius of 122.00 feet and a central angle of 87°14'07" (chord bearing N.12°01'05"W., 168.32 feet); thence Northerly, 208.79 feet along the arc of a reverse curve to the right having a radius of 113.00 feet and a central angle of 105°51'47" (chord bearing N.02°42'15"W., 180.33 feet); thence Northwesterly, 349.91 feet along the arc of a reverse curve to the left having a radius of 117.00 feet and a central angle of 171°21'05" (chord bearing N.35°26'54"W., 233.33 feet); thence Westerly, 32.40 feet along the arc of a reverse curve to the right having a radius of 71.00 feet and a central angle of 26°08'56" (chord bearing S.71°57'02"W., 32.12 feet); thence S.85°01'30"W., a distance of 78.61 feet; thence N.00°47'23"E., a distance of 201.33 feet; thence N.89°12'37"W., a distance of 120.54 feet; thence N.01°54'30"W., a distance of 229.90 feet; thence N.03°51'29"E., a distance of 192.22 feet; thence N.36°21'35"W., a distance of 117.25 feet; thence N.24°01'13"E., a distance of 152.03 feet; thence N.13°04'19"W., a

Continued on Sheet 5...

SHEET INDEX

<i>SHEETS 1-5</i>	<i>----</i>	<i>Description</i>
<i>SHEET 6</i>	<i>----</i>	<i>Sketch Key Map</i>
<i>SHEETS 7-18</i>	<i>----</i>	<i>Sketch Details</i>

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SPECIFIC PURPOSE SURVEY ALCOHOLIC BEVERAGE SURVEY (Not A Survey)

...Continued from Sheet 4

distance of 66.85 feet; thence Westerly, 179.67 feet along the arc of a non-tangent curve to the left having a radius of 104.00 feet and a central angle of 98°59'05" (chord bearing N.70°21'40"W., 158.15 feet); thence Westerly, 86.67 feet along the arc of a reverse curve to the right having a radius of 266.00 feet and a central angle of 18°40'05" (chord bearing S.69°28'50"W., 86.29 feet); thence N.01°54'00"W., a distance of 41.34 feet; thence S.88°06'00"W., a distance of 112.05 feet; thence S.01°54'00"E., a distance of 35.69 feet; thence Westerly, 81.64 feet along the arc of a non-tangent curve to the right having a radius of 266.00 feet and a central angle of 17°35'03" (chord bearing N.68°02'44"W., 81.32 feet); thence Westerly, 178.37 feet along the arc of a reverse curve to the left having a radius of 104.00 feet and a central angle of 98°16'12" (chord bearing S.71°36'42"W., 157.30 feet); thence S.15°18'18"W., a distance of 80.34 feet; thence S.26°42'40"E., a distance of 169.38 feet; thence S.17°57'49"W., a distance of 159.69 feet; thence S.72°02'11"E., a distance of 6.24 feet; thence S.04°47'44"E., a distance of 339.40 feet; thence N.87°52'58"E., a distance of 224.10 feet; thence Southerly, 221.29 feet along the arc of a non-tangent curve to the right having a radius of 957.00 feet and a central angle of 13°14'56" (chord bearing S.03°28'14"W., 220.80 feet); thence Southerly, 138.45 feet along the arc of a reverse curve to the left having a radius of 543.00 feet and a central angle of 14°36'32" (chord bearing S.02°47'26"W., 138.08 feet); thence S.04°30'50"E., a distance of 147.84 feet; thence S.80°49'59"W., a distance of 113.70 feet; thence S.30°17'03"W., a distance of 269.98 feet; thence S.11°33'54"W., a distance of 173.53 feet; thence S.09°10'01"E., a distance of 206.54 feet; thence Southeasterly, 125.66 feet along the arc of a tangent curve to the left having a radius of 80.00 feet and a central angle of 90°00'00" (chord bearing S.54°10'01"E., 113.14 feet); thence N.80°49'59"E., a distance of 140.25 feet; thence S.34°09'37"E., a distance of 13.98 feet; thence S.55°50'23"W., a distance of 76.55 feet; thence S.29°06'34"E., a distance of 34.96 feet; thence N.56°00'26"E., a distance of 178.21 feet; thence S.06°31'01"W., a distance of 96.47 feet; thence Southerly, 178.47 feet along the arc of a tangent curve to the right having a radius of 560.00 feet and a central angle of 18°15'35" (chord bearing S.15°38'48"W., 177.71 feet); thence Southerly, 231.32 feet along the arc of a reverse curve to the left having a radius of 646.15 feet and a central angle of 20°30'41" (chord bearing S.14°31'16"W., 230.08 feet); thence Southerly, 441.46 feet along the arc of a non-tangent curve to the left having a radius of 15950.00 feet and a central angle of 01°35'09" (chord bearing S.04°27'05"W., 441.45 feet); thence Southerly, 9.91 feet along the arc of a reverse curve to the right having a radius of 30.00 feet and a central angle of 18°55'18" (chord bearing S.13°07'09"W., 9.86 feet); thence N.35°06'14"W., a distance of 90.76 feet; thence S.56°57'12"W., a distance of 99.04 feet; thence S.25°55'21"W., a distance of 46.53 feet; thence S.35°06'14"E., a distance of 87.00 feet; thence S.09°23'44"E., a distance of 173.24 feet; thence S.24°08'54"W., a distance of 13.37 feet to aforesaid Northerly Right of Way of Upper Creek Drive per Official Records Book 5604, Page 90; thence along said Northerly Right of Way the following four (4) courses: 1) Westerly, 189.19 feet along the arc of a non-tangent curve to the left having a radius of 430.00 feet and a central angle of 25°12'30" (chord bearing N.77°20'55"W., 187.66 feet); 2) N.89°57'10"W., a distance of 257.18 feet; 3) N.00°02'50"E., a distance of 4.00 feet; 4) N.89°57'10"W., a distance of 34.23 feet to the **POINT OF BEGINNING**.

Containing 278.967 acres, more or less.

"This is to certify that a visual inspection has been made of all property for the following existing community uses: church/synagogues, schools, child care centers, public libraries, community recreational facilities, and parks within 500 feet straight-line distance from the proposed site. A visual inspection of the apparent proposed special use permitted site from residentially zoned property has been made and is indicated in a straight line distance as required for the specific Alcoholic Beverage Permit classification. In the case where an Alcoholic Beverage Permit classification requires that certain types of existing alcoholic beverage uses within a 1000 straight-line distance from the proposed site be indicated as defined in the Land Development Code, a visual inspection has been made and the findings indicated on the survey."

NOTE: There are no Alcoholic Beverage Uses within 1000 feet of the Subject Parcel. Distance to nearest Residentially Zoned property is zero (0) feet, to PD, in use as residential. Folio Number 06577-0690. There are no Community Use properties within 500 feet of the Subject Site.

Applicant agrees to limit alcoholic beverage sale and consumption to areas outside of the wetland conservation areas.

SHEET INDEX

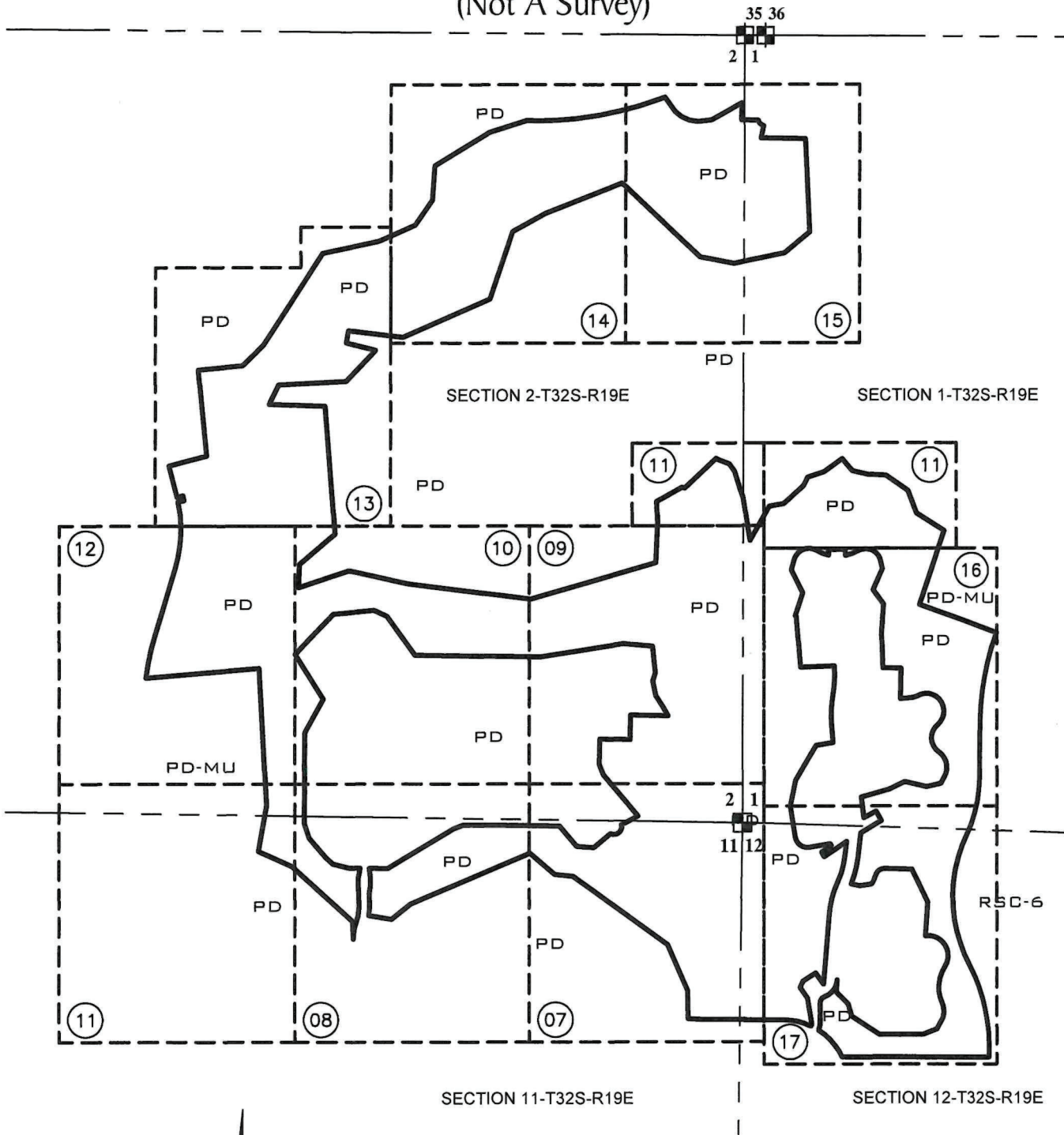
<i>SHEETS 1-5</i>	<i>----</i>	<i>Description</i>
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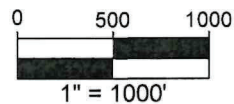
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SPECIFIC PURPOSE SURVEY ALCOHOLIC BEVERAGE SURVEY

(Not A Survey)



SKETCH KEY MAP



LEGEND

CB ---- Condominium Book
ORB ---- Official Records Book
PB ---- Plat Book
R/W ---- Right of Way

See Sheets 1-5 for Description

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LA PALOMA
VILLAGE
UNIT 2
PHASE 1
PLAT BOOK 80,
PAGE 24

LA PALOMA VILLAGE
UNIT 2 PHASE 3B
PLAT BOOK 139, PAGE 166
SOUTHEASTERLY BOUNDARY OF
PB 139, PAGE 166

N40°06'33"W
355.00'

CYPRESS CREEK GOLF COURSE

SOUTHEASTERLY EXTENSION OF
EASTERLY BOUNDARY OF
PB 139, PAGE 166

SOUTH BOUNDARY
OF SECTION 2

POINT OF
COMMENCEMENT
NE CORNER OF SECTION
11-T32S-R19E

N62°05'58"E
123.55'

N49°53'27"E
143.84'

SOUTHERNMOST CORNER
PB 139, PAGE 166

S85°06'33"E
112.62'

S89°11'05"E
559.66'
S40°06'33"E
174.78'
SOUTHERLY BOUNDARY
PB 80, PAGE 24
AND EASTERLY
EXTENSION THEREOF

N49°36'11"W
216.59'

N84°39'42"W
119.96'

NORTH BOUNDARY
PB 141, PAGE 25

LA PALOMA PRESERVE
PLAT BOOK 141, PAGE 25

769.89'

N54°03'05"W

SOUTHEASTERLY EXTENSION OF
THE NORTH BOUNDARY OF
PB 141, PAGE 25

N23°44'50"W
330.61'

N00°52'05"W
185.90'

NORTHERLY R/W
ORB 5631
PAGE 240

CENTERLINE OF CYPRESS CREEK

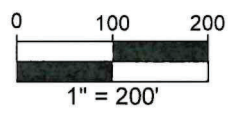
POINT OF BEGINNING

S00°45'42"W
1298.08'
EAST BOUNDARY OF THE NE 1/4
(BEARING BASIS)

NORTHERLY R/W
ORB 5604 PAGE 90

L75
L74
L76

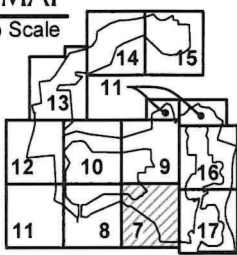
Line Data Table		
No.	Bearing	Length
L1	N89°57'10"W	247.78'
L39	S09°15'46"E	279.37'
L40	N30°01'29"E	258.65'
L74	N89°57'10"W	257.18'
L75	N00°02'50"E	4.00'
L76	N89°57'10"W	34.23'



UPPER CREEK DR

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	966.00'	95.06'	5°38'17"	N87°08'01"W	95.02'

KEY MAP
Not to Scale

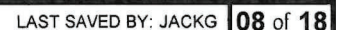


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ALCOHOLIC BEVERAGE
SURVEY**
(Not A Survey)

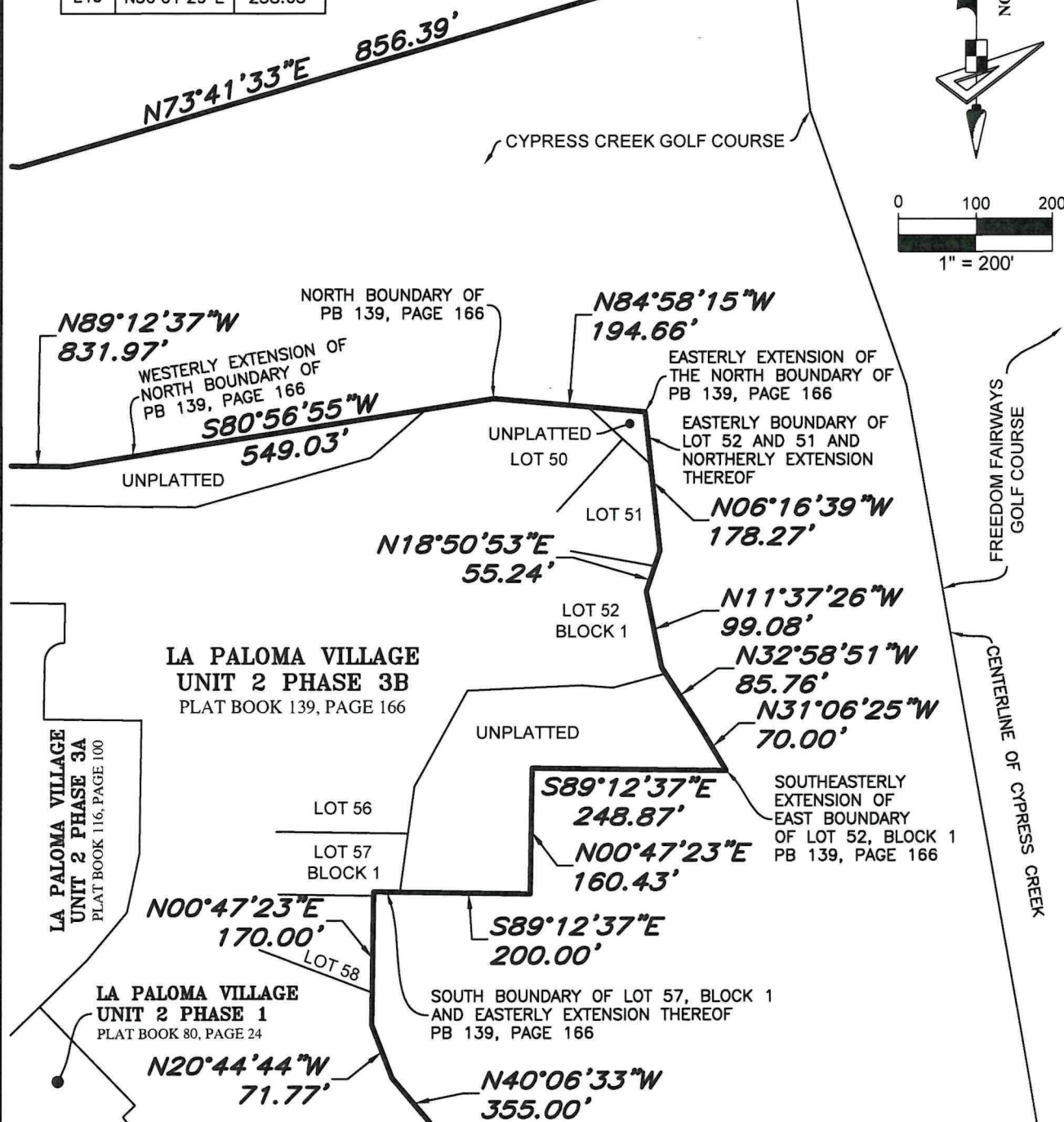
See Sheets 1-5 for Description

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Tampa, Florida 33619
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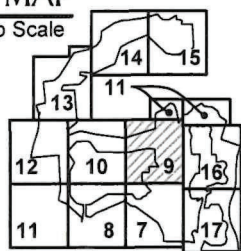


Line Data Table		
No.	Bearing	Length
L28	N02°41'26"E	269.84'
L39	S09°15'46"E	279.37'
L40	N30°01'29"E	258.65'



KEY MAP

Not to Scale

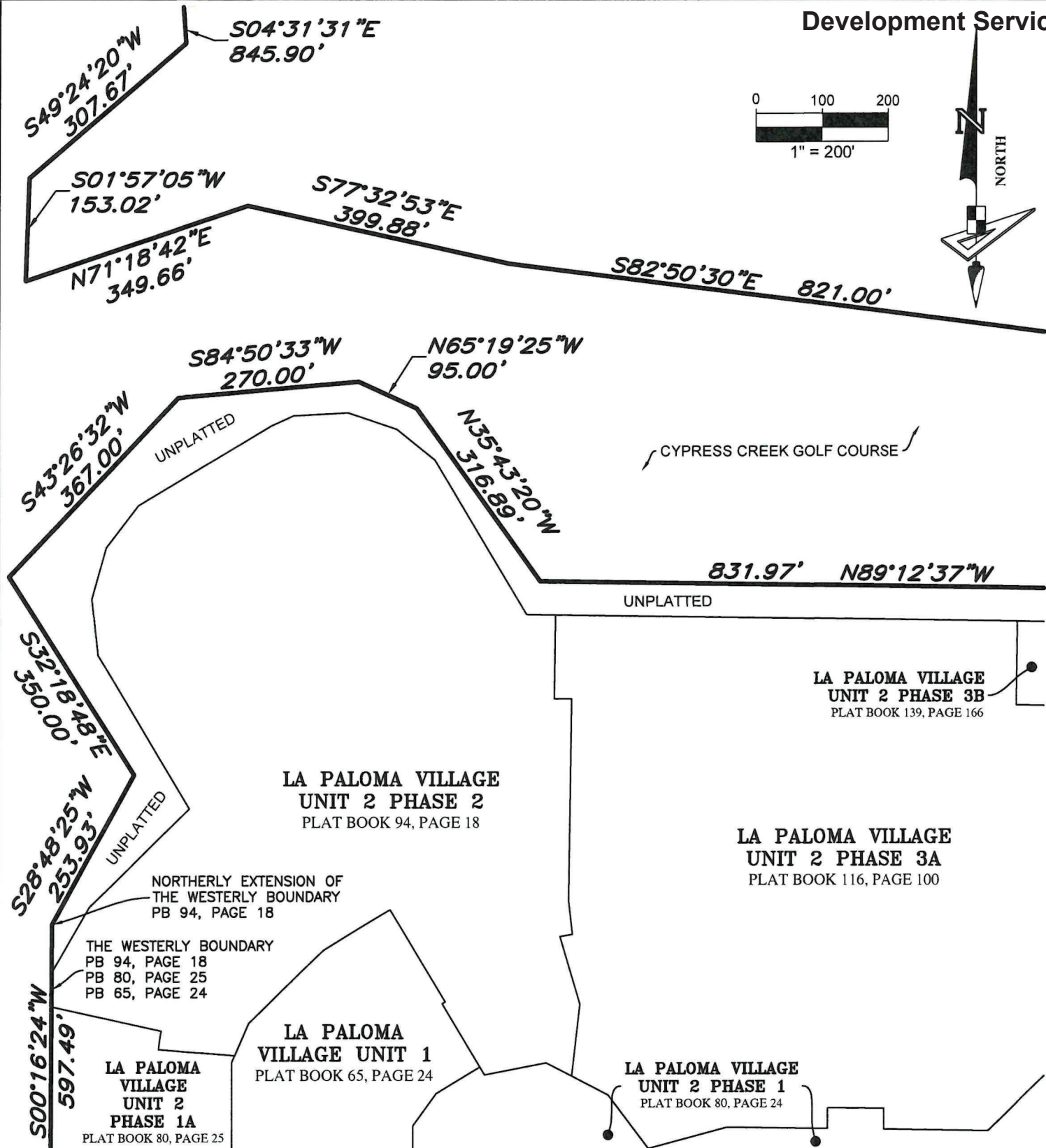


**SPECIFIC PURPOSE
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ALCOHOLIC BEVERAGE
SURVEY
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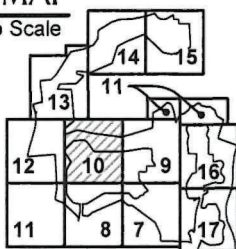
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KEY MAP

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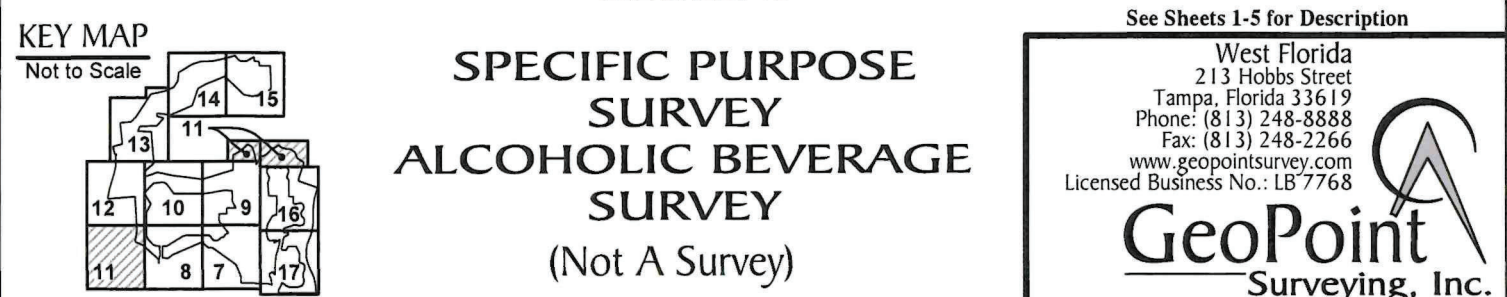


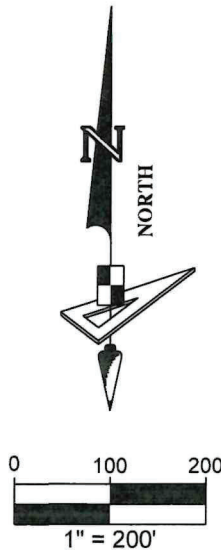
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ALCOHOLIC BEVERAGE
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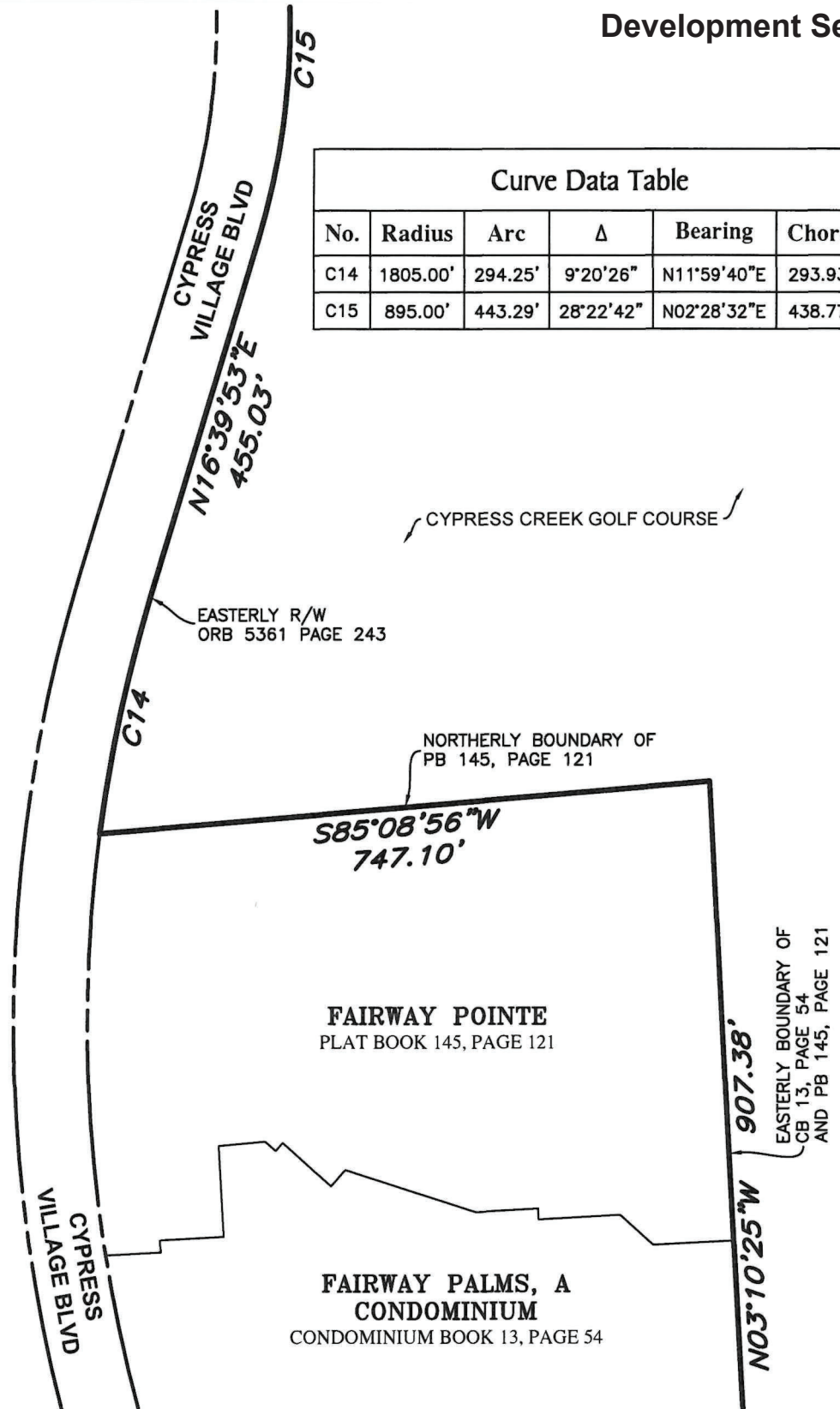
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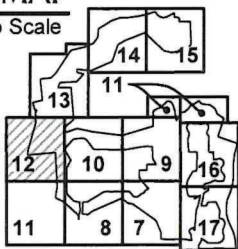




Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C14	1805.00'	294.25'	9°20'26"	N11°59'40"E	293.93'
C15	895.00'	443.29'	28°22'42"	N02°28'32"E	438.77'



KEY MAP
Not to Scale

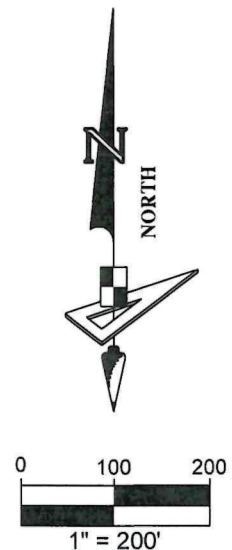


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VENTANA NORTH PHASE 1

PLAT BOOK 103, PAGE 215

VENTANA NORTH
PHASES 2A AND 2B

PLAT BOOK 134, PAGE 11

UNPLATTED

L11

L12

L13

L14

L15

L16

RETURNING TO
SOUTHEASTERLY BOUNDARY OF
PB 103, PAGE 215SOUTHERLY BOUNDARY OF
PB 134, PAGE 11N72°29'34"E
255.77'N58°47'21"E
425.22'SOUTHEASTERLY BOUNDARY OF
PB 63, PAGE 8
PB 81, PAGE 77
PB 92, PAGE 64
PB 103, PAGE 215N03°53'08"E
226.46'N35°05'16"E
201.04'N66°17'23"E
261.42'

CYPRESS CREEK GOLF COURSE

S61°19'03"W
250.20'S68°24'11"W
537.91'S18°34'43"W
470.56'N83°10'35"W
364.65'S66°30'40"W
629.33'

Line Data Table

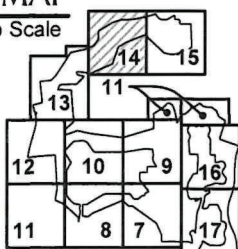
No.	Bearing	Length
L11	S89°28'19"E	87.94'
L12	N88°20'15"E	113.08'
L13	N85°05'23"E	135.13'
L14	N81°50'49"E	135.13'
L15	N78°36'06"E	135.13'
L16	N75°21'22"E	140.85'



0 100 200
1" = 200'

KEY MAP

Not to Scale

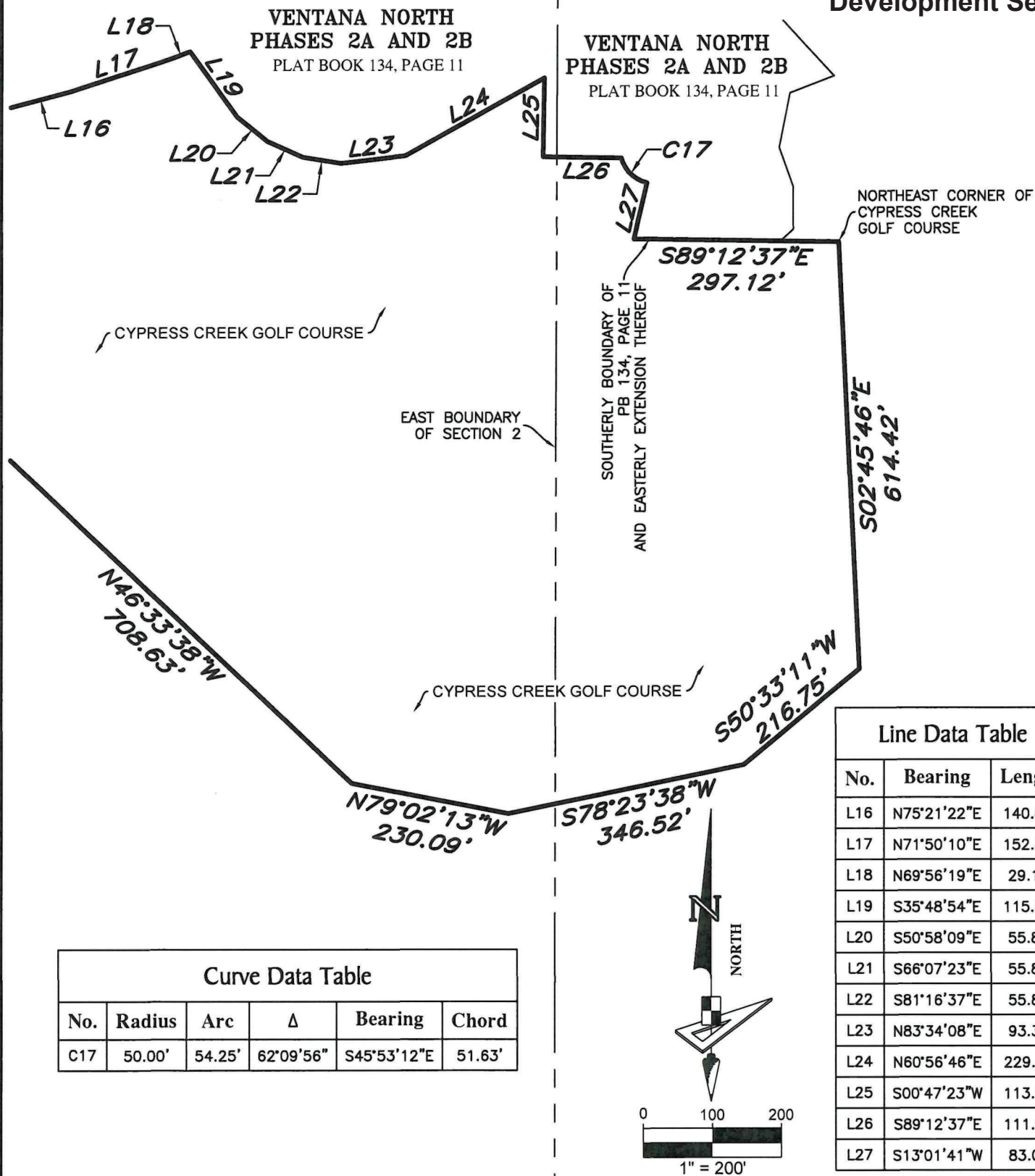


**SPECIFIC PURPOSE
SURVEY
ALCOHOLIC BEVERAGE
SURVEY**
(Not A Survey)

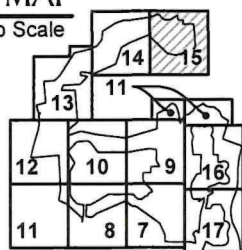
See Sheets 1-5 for Description

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768

GeoPoint
Surveying, Inc.



KEY MAP
Not to Scale



**SPECIFIC PURPOSE
SURVEY
ALCOHOLIC BEVERAGE
SURVEY**
(Not A Survey)

See Sheets 1-5 for Description

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SEE SHEET 16

 $N13^{\circ}04'19''W$
66.85'

 $N24^{\circ}01'13''E$
152.03'

 $N36^{\circ}21'35''W$
117.25'

 $N03^{\circ}51'29''E$
192.22'

 $N01^{\circ}54'30''W$
229.90'

 $N89^{\circ}12'37''W$
120.54'

 $N00^{\circ}47'23''E$
201.33'

 $S85^{\circ}01'30''W$
78.61'

 $S04^{\circ}30'50''E$
147.84'

 $S80^{\circ}49'59''W$
113.70'

 $S30^{\circ}17'03''W$
269.98'

 $N64^{\circ}30'08''E$
115.51'

 $N26^{\circ}45'42''E$
46.97'

 $N74^{\circ}22'52''E$
191.36'

 $N06^{\circ}54'39''W$
138.13'

 $S76^{\circ}53'52''E$
144.53'

 $N77^{\circ}40'42''E$
99.34'

FREEDOM FAIRWAYS GOLF COURSE

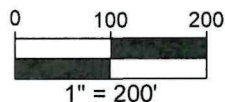
FREEDOM FAIRWAYS GOLF COURSE

C18

 $S00^{\circ}48'23''W$
379.74'

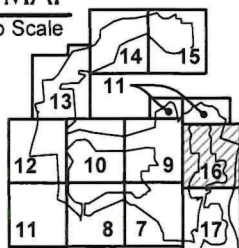
C19

 $S18^{\circ}11'11''W$
514.10'

 $S70^{\circ}11'37''E$
551.93'


KEY MAP

Not to Scale



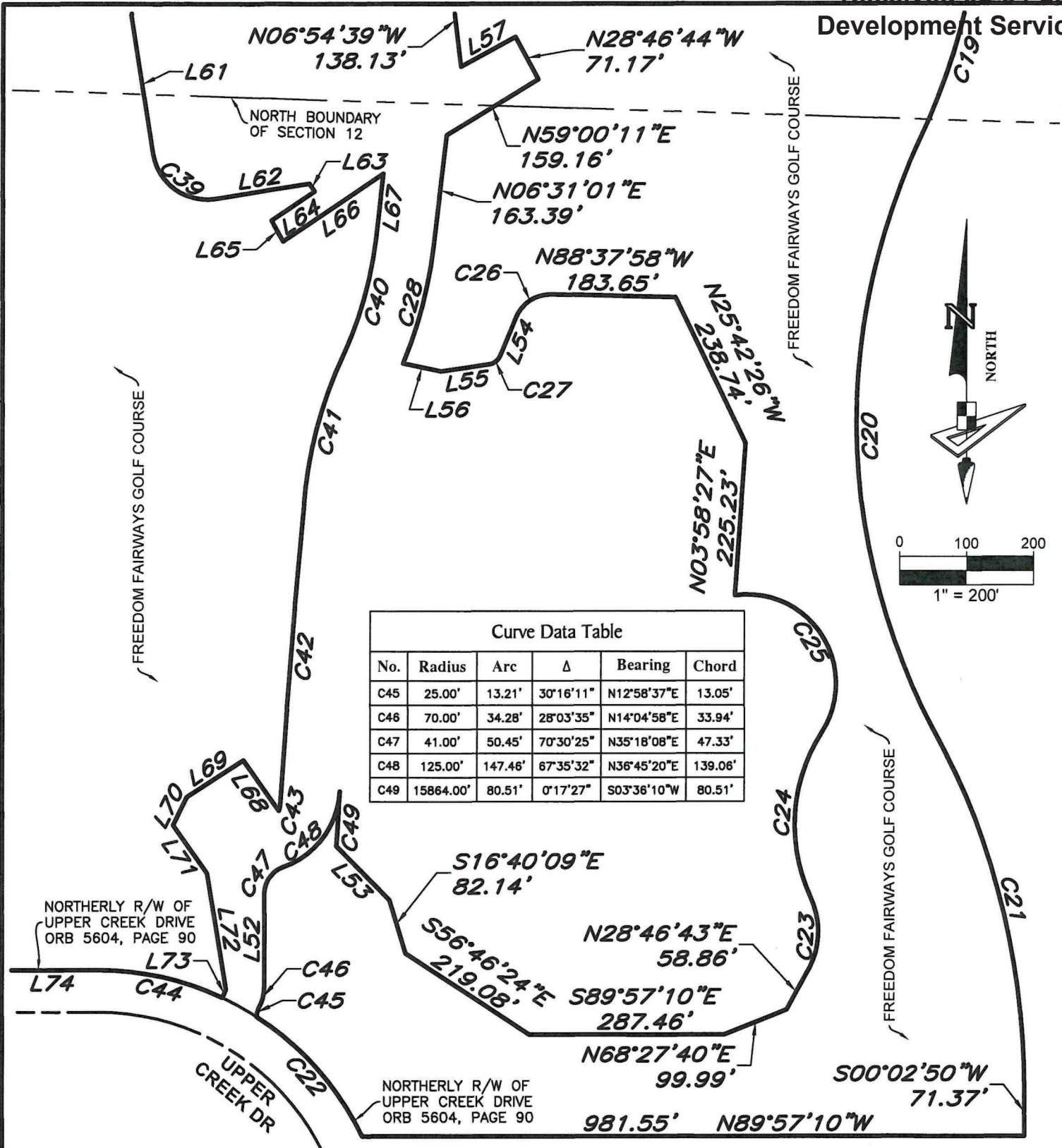
Note: See Sheet 18 for Line & Curve Tables

**SPECIFIC PURPOSE
SURVEY
ALCOHOLIC BEVERAGE
SURVEY**
(Not A Survey)

See Sheets 1-5 for Description

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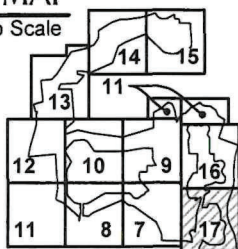
GeoPoint
Surveying, Inc.



Note: See Sheet 18 for Line & Curve Tables

KEY MAP

Not to Scale



SPECIFIC PURPOSE SURVEY ALCOHOLIC BEVERAGE SURVEY (Not A Survey)

See Sheets 1-5 for Description

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Tampa, Florida 33619
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Licensed Business No.: LB7768

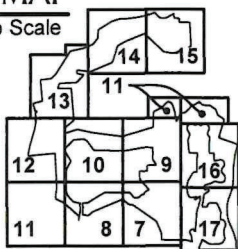
GeoPoint
Surveying, Inc.

LINE & CURVE TABLES FOR SHEETS 11, 16 & 17

Line Data Table			Line Data Table		
No.	Bearing	Length	No.	Bearing	Length
L28	N02°41'26"E	269.84'	L52	N00°03'06"E	136.50'
L29	N03°00'26"W	133.14'	L53	S44°42'09"E	111.52'
L30	N60°13'00"E	49.40'	L54	S22°29'09"W	61.60'
L31	N61°00'28"E	144.02'	L55	S81°47'16"W	72.59'
L32	S72°13'59"E	18.22'	L56	N78°00'27"W	57.42'
L33	N46°42'03"E	284.00'	L57	S61°42'49"W	92.19'
L34	S63°31'53"E	20.38'	L58	N01°54'00"W	41.34'
L35	S68°24'19"E	74.89'	L59	S88°06'00"W	112.05'
L36	S36°23'12"E	60.67'	L60	S01°54'00"E	35.69'
L37	S17°56'41"E	82.85'	L61	S09°10'01"E	206.54'
L38	S18°18'03"E	106.05'	L62	N80°49'59"E	140.25'
L39	S09°15'46"E	279.37'	L63	S34°09'37"E	13.98'
L40	N30°01'29"E	258.65'	L64	S55°50'23"W	76.55'
L41	N80°16'28"E	96.81'	L65	S29°06'34"E	34.96'
L42	N48°10'01"E	176.45'	L66	N56°00'26"E	178.21'
L43	N27°19'09"E	66.08'	L67	S06°31'01"W	96.47'
L44	N71°44'48"E	111.88'	L68	N35°06'14"W	90.76'
L45	N54°10'55"E	146.99'	L69	S56°57'12"W	99.04'
L46	S39°47'03"E	104.56'	L70	S25°55'21"W	46.53'
L47	S77°29'30"E	106.33'	L71	S35°06'14"E	87.00'
L48	S86°44'57"E	120.81'	L72	S09°23'44"E	173.24'
L49	S55°20'42"E	174.64'	L73	S24°08'54"W	13.37'
L50	S21°01'30"E	161.03'	L74	N89°57'10"W	257.18'
L51	S57°38'35"E	213.73'			

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C18	1681.84'	597.72'	20°21'46"	S10°59'16"W	594.58'
C19	871.28'	380.70'	25°02'06"	S13°19'26"W	377.68'
C20	950.00'	901.18'	54°21'04"	S01°20'03"E	867.77'
C21	1108.82'	552.65'	28°33'25"	S14°13'52"E	546.95'
C22	430.00'	237.73'	31°40'35"	N41°12'20"W	234.71'
C23	117.00'	118.20'	57°53'08"	N03°50'52"E	113.24'
C24	253.00'	255.91'	57°57'21"	N03°52'58"E	245.14'
C25	132.00'	301.61'	130°55'04"	N32°35'53"W	240.15'
C26	55.00'	66.12'	68°52'53"	S56°55'35"W	62.21'
C27	20.00'	20.70'	59°18'07"	S52°08'12"W	19.79'
C28	646.00'	180.25'	15°59'13"	N14°30'38"E	179.67'
C29	122.00'	185.75'	87°14'07"	N12°01'05"W	168.32'
C30	113.00'	208.79'	105°51'47"	N02°42'15"W	180.33'
C31	117.00'	349.91'	171°21'05"	N35°26'54"W	233.33'
C32	71.00'	32.40'	26°08'56"	S71°57'02"W	32.12'
C33	104.00'	179.67'	98°59'05"	N70°21'40"W	158.15'
C34	266.00'	86.67'	18°40'05"	S69°28'50"W	86.29'
C35	266.00'	81.64'	17°35'03"	N68°02'44"W	81.32'
C36	104.00'	178.37'	98°16'12"	S71°36'42"W	157.30'
C37	957.00'	221.29'	13°14'56"	S03°28'14"W	220.80'
C38	543.00'	138.45'	14°36'32"	S02°47'26"W	138.08'
C39	80.00'	125.66'	90°00'00"	S54°10'01"E	113.14'
C40	560.00'	178.47'	18°15'35"	S15°38'48"W	177.71'
C41	646.15'	231.32'	20°30'41"	S14°31'16"W	230.08'
C42	15950.00'	441.46'	1°35'09"	S04°27'05"W	441.45'
C43	30.00'	9.91'	18°55'18"	S13°07'09"W	9.86'
C44	430.00'	189.19'	25°12'30"	N77°20'55"W	187.66'

KEY MAP Not to Scale



SPECIFIC PURPOSE SURVEY ALCOHOLIC BEVERAGE SURVEY (Not A Survey)

See Sheets 1-5 for Description

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

GeoPoint
Surveying, Inc.



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: SU AB 25-0305

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, the second page of this form must be included indicating the additional/revised documents being submitted with this form.

Application Number: SU AB 25-0305 Applicant's Name: CCRC-Freedom Fairways Golf Course LLC

Reviewing Planner's Name: Christopher Grandlienard Date: 02/03/2025

Application Type:

- ☐ Planned Development (PD)
 ☐ Minor Modification/Personal Appearance (PRS)
 ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR)
 ☐ Development of Regional Impact (DRI)
 ☐ Major Modification (MM)
- ☒ Special Use (SU)
 ☐ Conditional Use (CU)
 ☐ Other _____

Current Hearing Date (if applicable): 02/24/2025

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcf.gov.net**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcf.gov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Isaac H. Gang
Signature

2/3/25
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact Hillsborough County Development Services to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application SU AB 25-0305

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: *Shane Gang*
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____

Hillsborough
County Florida
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 <input checked="" type="checkbox"/>	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	Revised Application Form**
3 <input type="checkbox"/>	Copy of Current Deed* Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	Property Information Sheet**
7 <input type="checkbox"/>	Legal Description of the Subject Site**
8 <input type="checkbox"/>	Close Proximity Property Owners List**
9 <input type="checkbox"/>	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	Survey
11 <input type="checkbox"/>	Wet Zone Survey
12 <input type="checkbox"/>	General Development Plan
13 <input checked="" type="checkbox"/>	Project Description/Written Statement
14 <input type="checkbox"/>	Design Exception and Administrative Variance requests/approvals
15 <input type="checkbox"/>	Variance Criteria Response
16 <input type="checkbox"/>	Copy of Code Enforcement or Building Violation
17 <input type="checkbox"/>	Transportation Analysis
18 <input type="checkbox"/>	Sign-off form
19 <input type="checkbox"/>	Other Documents (please describe): <div></div>

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

Grace Yang | Grace.Yang@gray-robinson.com | D 813.273.5043
101 E. Kennedy Blvd., Suite 4000, Tampa, Florida 33602 | T 813.273.5000 | F 813.273.5145

February 3, 2025

VIA E-MAIL ZoningIntake-DSD@hcflgov.net

Hillsborough County Development Services Dept.
P.O. Box 1110
Tampa, FL 33601-1110

Attn: Christopher Grandlienard, Senior Planner

Re: SU AB 25-0305

Mr. Grandlienard:

I am the authorized agent for the above-referenced application. Per your request, I am attaching:

1. A revised code compliance/project description statement with this statement added per Colleen Marshall's request and yours: *Applicant agrees to limit alcoholic beverage sale and consumption to areas outside of the wetland conservation areas.*
2. Also attached are the 3 pages of the Additional/Revised Information Sheet, Identification of Sensitive/Protected Information and Acknowledgement of Public Records form, and Additional/Revised Information Sheet checklist.

Sincerely,


Grace Yang

GY/
Attachments

cc: Alexis Mason (w/attach., via email)
/348631/8#62755813 v1

CODE COMPLIANCE/PROJECT DESCRIPTION STATEMENT
(WAIVERS REQUIRED)

The Applicant respectfully submits this application for a Hillsborough County Special Use (Alcohol Beverage Permit) (Waivers Required).

The Applicant wishes to apply for a 11-C golf club alcohol special use: beer, wine, and liquor for sale and consumption on the permitted premises to club members and their guests only. The club is chartered and located on a bona fide golf course called Freedom Fairways Golf Course at Folio Number 056777.1000 and 056777-0690 ("Parcels"). The Parcels' site addresses are 3940 Upper Creek Dr., Ruskin, FL 33573 and 3932 Upper Creek Dr., Sun City Center, FL 33573, respectively.

The Parcel's special use request complies with the Hillsborough County Land Development Code because there are no affected community uses within 500 feet of the Parcel.

The Parcel requires county waiver, however, as it is not more than 150 feet away from residentially zoned property. The distance between the Parcel and residentially zoned property is zero (0) feet. The Parcels themselves are zoned PD and RES-6 and are located alongside a continuing care retirement community.

To the best of Applicant's knowledge, there are no existing zoning violations at the Parcel.

Applicant agrees to limit alcoholic beverage sale and consumption to areas outside of the wetland conservation areas.

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Alcoholic Beverage Special Use Distance Waiver Request

Land Development Code Section 6.11.11.D prescribes separation requirements for proposed Alcoholic Beverage Permits, which are:

- (1) 1-APS and 2-APS
 - A. The distance from the "permitted" structure to certain community uses² shall be at least 500 feet.
 - B. The distance from the "permitted" structure to residentially zoned property shall be at least 50 feet from the side yard(s) and 20 feet from the functional rear yard.
- (2) 1-APS-IS and 2-APS-IS
 - A. The distance from the proposed structure to schools shall be 500 feet.
- (3) 2-COP-R, 2-COP-RX, 4-COP-RX, AND 11C (Golf Clubs, Tennis and Racquetball Clubs, Wedding and Special Occasion Reception Halls)
 - A. The distance from the "permitted" structure to certain community uses shall be at least 500 feet.
 - B. The distance from the "permitted" structure to residentially zoned property shall be at least 150 feet.
- (4) 3-P S, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Clubs) and Bottle Clubs
 - A. The distance from the "permitted" structure to certain community uses shall be at least 500 feet.
 - B. The distance from the "permitted" structure to residentially zoned property shall be at least 250 feet.
 - C. There shall be no more than three approved 3-PS, 2-COP, 2-COP-X, 4-COP, 4-COP-X, 4-COP-SX, 4-COP-SBX, 11-C (Social Club) or Bottle Club Alcoholic Beverage Use Permits within 1,000 feet of the proposed Special Use as measured from the "permitted" structure to the existing Alcoholic Beverage Conditional Use or wet-zoning approved under previous zoning regulations as well as nonconforming wet-zoned establishments.

²"Certain community uses" shall include churches/synagogues, schools, child care centers, public libraries, community recreational facilities and parks.



Alcoholic Beverage Special Use Distance Waiver Request

The Land Use Hearing Officer shall consider a waiver of the distance requirements from certain existing community uses and residentially zoned property, and/or from the maximum number of alcoholic beverage establishments within 1000 feet of the proposed Alcoholic Beverage Special Use. The Land Use Hearing Officer shall consider in connection with each waiver whether special or unique circumstances exist such that the proposed use does not have significant negative impacts on surrounding land uses and whether certain circumstances exist such that the necessity for the specified distance requirement is negated.

This request does not meet the following locational requirements:

There is residentially zoned within 150 ft of the proposed alcohol special use as noted on the survey submitted in support of this application.

The special or unique circumstances that cause the proposed use to not have a significant negative impact on surrounding land uses are:

Applicant CCRC-Freedom Fairways Golf Course LLC is the property owner of the parcel containing the Freedom Fairways Golf Course. The golf course is located next to a continuing care retirement community for senior residents. Applicant CCRC-Freedom Fairways Golf Course LLC is a subsidiary of the healthcare licensed entity CCRC OPCO-Sun City Center, LLC, which in turn leases the CCRC campus from two other affiliated CCRC entities. The intention is for the golf course to be an amenity for continuing care retirement community residents who have memberships to play on the golf course. The golf course was previously approved for an 11-C alcohol beverage special use permit (petition SU 11-0429) in 2011.

The circumstances that negate the need for the specified distance requirement are:

The subject site is located within a master planned retirement community. Although the distance from the subject site to residentially zoned property is within 150 feet, no residential dwellings are located within 150 feet of the proposed alcohol special use on the golf course.

If more than one waiver is required the applicant shall provide a separate Attachment B for each waiver

This instrument prepared by
and please return to:
Bass, Berry & Sims PLC
150 Third Avenue S., Suite 2800
Nashville, TN 37201

PIN #U-12-32-19-ZZZ-000001-78160.0

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of March, 2016 by and between
CCRC OPOCO – SUN CITY CENTER, LLC, a Delaware limited liability company (“Grantor”), and
CCRC – FREEDOM FAIRWAYS GOLF COURSE, LLC, a Delaware limited liability company
 (“Grantee”);

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid,
and other good and valuable consideration, the receipt and sufficiency of all of which are hereby
acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm
unto Grantee the following described real estate, situated and being in the County of Hillsborough,
State of Florida, to-wit:

**PLEASE SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART
HEREOF**

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and
hereditaments thereunto belonging or in any wise appertaining, unto Grantee, its successors and
assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid
real estate; that it has good right to sell and convey the same; that the same is unencumbered by
matters arising by, through or under Grantor, except for those matters set forth on Exhibit “B”
attached hereto and made a part hereof; and that it will warrant and forever defend the title and quiet
possession thereto against the lawful claims of all persons claiming the same by, through or under
Grantor (excluding claims arising out of the matters set forth on Exhibit “B”), but not further or
otherwise.

WITNESS the signature of the Grantor the day and year first above written.

WITNESSES:

Meredith L Foster
Print name: Meredith L Foster

Edward Hilland
Print name: Edward Hilland

CCRC OPCO – SUN CITY CENTER, LLC
By: CCRC OPCO VENTURES, LLC, its sole member

By: H. Todd Kaestner
Name: H. Todd Kaestner
Title: Vice President and Assistant Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H. Todd Kaestner, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the vice president and assistant secretary of CCR COPCO VENTURES, LLC, a Delaware limited liability company that is sole member of CCRC OPCO – SUN CITY CENTER, LLC., a Delaware limited liability company, and that he as such officer, being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS my hand and Official Seal at office, this 31st day of March, 2016.

Carla Lockridge
Notary Public

My Commission Expires April 19, 2016



My Commission Expires
April 19, 2016

EXHIBIT A

Legal Description

PARCEL A:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 12, AND THE SOUTHWEST 1/4 OF SECTION 1, AND IN THE SOUTHEAST 1/4 OF SECTION 2, AND THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 12, NORTH 00 01'41" WEST, ALONG THE WEST BOUNDARY SAID NORTHWEST 1/4, 1383.07 FEET TO THE ABOVEMENTIONED POINT OF BEGINNING; THENCE FROM SAID POINT, SOUTH 89 15'27" WEST, 47.78 FEET TO THE CENTERLINE OF RECHANNELIZATION OF CYPRESS CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 00 44'33" WEST, 1385.15 FEET TO A POINT OF CURVATURE; (2) NORTHWESTERLY, 1134.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3200.00 FEET AND A CENTRAL ANGLE OF 20 18'33", CHORD BEARING NORTH 10 53'50" WEST, 1128.35 FEET TO A POINT OF TANGENCY; (3) NORTH 20 12'19" WEST, 371.35 FEET; THENCE NORTH 07 33'32" WEST, 362.22 FEET; THENCE NORTH 21 03'06" WEST, 258.03 FEET; THENCE NORTH 60 13'05" EAST, 133.17 FEET; THENCE SOUTH 73 01'22" EAST, 18.22 FEET; THENCE NORTH 45 54'40" EAST, 284.00 FEET; THENCE SOUTH 64 18'41" EAST, 20.38 FEET; THENCE SOUTH 69 11'42" EAST, 74.90 FEET; THENCE SOUTH 37 10'35" EAST, 60.67 FEET; THENCE SOUTH 18 43'48" EAST, 82.85 FEET; THENCE SOUTH 19 05'26" EAST, 106.05 FEET; THENCE SOUTH 10 03'14" EAST, 279.38 FEET; THENCE NORTH 29 13'59" EAST, 258.65 FEET; THENCE NORTH 79 29'05" EAST, 96.81 FEET; THENCE NORTH 47 22'38" EAST, 176.45 FEET; THENCE NORTH 26 31'46" EAST, 66.07 FEET; THENCE NORTH 70 57'11" EAST, 111.89 FEET; THENCE NORTH 53 23'40" EAST, 146.98 FEET; THENCE SOUTH 40 34'26" EAST, 104.56 FEET; THENCE SOUTH 78 16'53" EAST, 106.33 FEET; THENCE SOUTH 87 32'27" EAST, 120.80 FEET; THENCE SOUTH 56 08'05" EAST, 174.64 FEET; THENCE SOUTH 21 48'58" EAST, 161.04 FEET; THENCE SOUTH 58 26'02" EAST, 213.72 FEET; THENCE SOUTH 17 23'48" WEST, 514.10 FEET; THENCE SOUTH 70 59'00" EAST, 551.93 FEET TO A POINT ON A CURVE, SAID POINT ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2270, PAGE 777, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) SOUTHWESTERLY, 597.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1681.84 FEET AND A CENTRAL ANGLE OF 20 21'46", CHORD BEARING SOUTH 10 11'53" WEST, 594.58 FEET TO A POINT OF TANGENCY; (2) SOUTH 00 01'00" WEST, 379.74 FEET TO A POINT OF CURVATURE; (3)

SOUTHWESTERLY, 380.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 871.28 FEET AND A CENTRAL ANGLE OF 25 02'06", CHORD BEARING OF SOUTH 12 32'03" WEST, 377.68 FEET TO A POINT OF REVERSE CURVATURE; (4) SOUTHEASTERLY, 901.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 950.00 FEET AND A CENTRAL ANGLE OF 54 21'04", CHORD BEARING SOUTH 02 07'26" EAST, 867.77 FEET TO A POINT OF REVERSE CURVATURE; (5) SOUTHEASTERLY, 552.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1108.82 FEET AND A CENTRAL ANGLE OF 28 33'25", CHORD BEARING SOUTH 15 01'16" EAST, 546.95 FEET; (6) SOUTH 00 44'33" EAST, 71.37 FEET; THENCE SOUTH 89 15'27" WEST, 939.94 FEET; THENCE SOUTH 00 44'33" EAST, 184.54 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, 675.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 90 00'00", CHORD BEARING NORTH 45 44'33" WEST, 608.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 15'27" WEST, 257.18 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE RECHANNELIZATION OF CYPRESS CREEK; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00 44'33" WEST, 4.00 FEET; THENCE SOUTH 89 15'27" WEST, 34.22 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING SEVEN (7) PARCELS:

RETIRED OFFICERS' VILLAGE, PHASE 1

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 12, NORTH 00 01'41" WEST, ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4, 1344.04 FEET; THENCE NORTH 89 58'19" EAST, 475.06 FEET, TO THE ABOVEMENTIONED POINT OF BEGINNING; THENCE FROM SAID POINT THE FOLLOWING NINETEEN (19) COURSES: (1) NORTH 23 21'31" EAST, 13.37 FEET; (2) NORTH 10 11'07" WEST, 173.24 FEET; (3) NORTH 35 53'37" WEST, 87.00 FEET; (4) NORTH 25 07'58" EAST, 46.53 FEET; (5) NORTH 56 09'49" EAST, 99.04 FEET; (6) SOUTH 35 53'37" EAST, 90.76 FEET TO A POINT ON A CURVE; (7) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, RADIUS 30.00 FEET, DELTA 51 41'23", ARC 27.06 FEET, CHORD BEARING SOUTH 47 38'08" WEST, 26.16 FEET TO A POINT OF REVERSE CURVE; (8) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, RADIUS 67.00 FEET, DELTA 73 25'42", ARC 85.86 FEET, CHORD BEARING SOUTH 36 45'58" WEST, 80.11 FEET TO A POINT OF TANGENCY; (9) SOUTH 00 03'06" WEST, 45.30 FEET; (10) NORTH 90 00'00" EAST, 49.11 FEET; (11) NORTH 00 03'06" EAST, 19.48 FEET TO A POINT ON A CURVE; (12) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, RADIUS 43.14 FEET, DELTA 101 51'01", ARC 76.69 FEET, CHORD BEARING NORTH 67 00'33" EAST, 66.98 FEET; (13) LEAVING SAID CURVE, SOUTH 05 33'01" WEST, 39.84 FEET; (14) SOUTH 53 07'31" EAST, 119.63 FEET; (15) NORTH 73 22'09" EAST, 47.04 FEET; (16) SOUTH 17 27'32" EAST, 30.11 FEET; (17) SOUTH 06 32'15" WEST, 67.08 FEET; (18) SOUTH 26 22'37" WEST, 177.05 FEET TO A POINT ON A

CURVE; (19) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, RADIUS 430.00 FEET, DELTA 32 24'31", ARC 243.22 FEET, CHORD BEARING NORTH 49 19'48" WEST, 239.99 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

RETIRED OFFICERS' VILLAGE, PHASE II

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, NORTH 00 01'41" WEST, ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST 1/4 AND THE NORTHERLY PROLONGATION OF SAID LINE, 3465.48 FEET; THENCE NORTH 89 58'19" EAST, 583.48 FEET TO THE ABOVEMENTIONED POINT OF BEGINNING; THENCE FROM SAID POINT THE FOLLOWING FIFTY-SIX (56) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE EAST, RADIUS 543.00 FEET, DELTA 03 46'00", ARC 35.70 FEET, CHORD BEARING NORTH 07 25'19" EAST, 35.69 FEET TO A POINT OF REVERSE CURVE; (2) ALONG THE ARC OF A CURVE TO THE LEFT CONCAVE TO THE WEST, RADIUS 957.00 FEET, DELTA 13 14'56", ARC 221.29 FEET, CHORD BEARING NORTH 02 40'51" EAST, 220.80 FEET; (3) LEAVING SAID CURVE, SOUTH 87 05'35" WEST, 224.10 FEET; (4) NORTH 05 35'07" WEST, 339.40 FEET; (5) NORTH 72 49'34" WEST, 6.24 FEET; (6) NORTH 17 10'26" EAST, 159.69 FEET; (7) NORTH 27 30'03" WEST, 169.38 FEET; (8) NORTH 14 30'55" EAST, 80.34 FEET TO A POINT ON A CURVE; (9) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, RADIUS 104.00 FEET, DELTA 98 16'12", ARC 178.37 FEET; CHORD BEARING NORTH 70 49'19" EAST, 157.30 FEET TO A POINT OF REVERSE CURVE; (10) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTH, RADIUS 266.00 FEET, DELTA 60 36'00", ARC 281.34 FEET, CHORD BEARING NORTH 89 39'25" EAST, 268.41 FEET TO A POINT OF REVERSE CURVE; (11) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, RADIUS 104.00 FEET, DELTA 98 59'05", ARC 179.67 FEET, CHORD BEARING SOUTH 71 09'02" EAST, 158.15 FEET; (12) LEAVING SAID CURVE, SOUTH 13 51'42" EAST, 66.85 FEET; (13) SOUTH 23 13'50" WEST, 152.03 FEET; (14) SOUTH 37 08'58" EAST, 117.25 FEET; (15) SOUTH 03 04'06" WEST, 192.22 FEET; (16) SOUTH 02 41'53" EAST, 229.90 FEET; (17) NORTH 90 00'00" EAST, 120.54 FEET; (18) SOUTH 00 00'00" EAST, 201.33 FEET; (19) SOUTH 84 14'07" WEST, 370.06 FEET TO A POINT ON A CURVE; (20) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE EAST, RADIUS 457.00 FEET, DELTA 13 00'22", ARC 103.74 FEET, CHORD BEARING SOUTH 01 11'58" WEST, 103.52 FEET TO A POINT OF TANGENCY; (21) SOUTH 05 18'13" EAST, 165.36 FEET TO A POINT OF CURVE; (22) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, RADIUS 457.00 FEET, DELTA 21 51'37", ARC 174.36 FEET, CHORD BEARING SOUTH 16 14'02" EAST, 173.31 FEET TO A POINT OF REVERSE CURVE; (23) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, RADIUS 543.00 FEET, DELTA 20 08'25", ARC 190.87 FEET, CHORD BEARING SOUTH 17 15'38" EAST, 189.89 FEET; (24) LEAVING SAID

CURVE, SOUTH 07 42'02" EAST, 138.13 FEET; (25) NORTH 60 55'26" EAST, 92.19 FEET; (26) SOUTH 29 34'07" EAST, 71.17 FEET; (27) SOUTH 58 12'48" WEST, 159.16 FEET; (28) SOUTH 05 43'38" WEST, 163.39 FEET TO A POINT OF CURVE; (29) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, RADIUS 646.00 FEET, DELTA 18 15'35", ARC 205.88 FEET CHORD BEARING SOUTH 14 51'25" WEST, 205.01 FEET TO A POINT OF REVERSE CURVE; (30) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, RADIUS 560.15 FEET, DELTA 20 34'53", ARC 201.21 FEET, CHORD BEARING SOUTH 13 41'47" WEST, 200.13 FEET TO A POINT ON A CURVE; (31) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE EAST, RADIUS 15864.00 FEET, DELTA 01 47'41", ARC 496.92 FEET, CHORD BEARING SOUTH 03 33'37" WEST, 496.90 FEET; (32) LEAVING SAID CURVE, SOUTH 45 30'16" EAST, 111.50 FEET; (33) SOUTH 17 27'32" EAST, 52.03 FEET; (34) SOUTH 73 22'09" WEST, 47.04 FEET; (35) NORTH 53 07'31" WEST, 119.63 FEET; (36) NORTH 05 33'01" EAST, 39.84 FEET TO A POINT ON A CURVE; (37) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTH, RADIUS 43.14 FEET, DELTA 101 51'01", ARC 76.69 FEET; CHORD BEARING SOUTH 67 00'33" WEST, 66.98; (38) LEAVING SAID CURVE, SOUTH 00 03'06" WEST, 19.48 FEET; (39) NORTH 90 00'00" WEST, 49.11 FEET; (40) NORTH 00 03'06" EAST, 45.30 FEET TO A POINT ON A CURVE; (41) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, RADIUS 67.00 FEET, DELTA 73 25'41", ARC 85.86 FEET, CHORD BEARING NORTH 36 45'58" EAST, 80.11 FEET TO A POINT OF REVERSE CURVE; (42) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 30.00 FEET, DELTA 70 36'41", ARC 36.97 FEET, CHORD BEARING NORTH 38 10'29" EAST, 34.68 FEET TO A POINT OF REVERSE CURVE; (43) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE EAST, RADIUS 15950.00 FEET, DELTA 01 35'09", ARC 441.46 FEET, CHORD BEARING NORTH 03 39'43" EAST, 441.45 FEET TO A POINT ON A CURVE; (44) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, RADIUS 646.15 FEET, DELTA 20 30'41", ARC 231.32 FEET, CHORD BEARING NORTH 13 43'53" EAST, 230.08 FEET TO A POINT OF REVERSE CURVE; (45) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 560.00 FEET, DELTA 18 15'35", ARC 178.47 FEET, CHORD BEARING NORTH 14 51'25" EAST, 177.71 FEET TO A POINT OF TANGENCY; (46) NORTH 05 43'38" EAST, 96.47 FEET; (47) SOUTH 55 13'03" WEST, 178.21 FEET; (48) NORTH 29 53'57" WEST, 34.96 FEET; (49) NORTH 55 03'00" EAST, 205.51 FEET; (50) NORTH 05 43'38" EAST, 60.40 FEET TO A POINT OF CURVE; (51) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, RADIUS 757.00 FEET, DELTA 10 51'19", ARC 143.42 FEET, CHORD BEARING NORTH 00 17'58" EAST, 143.21 FEET TO A POINT OF TANGENCY; (52) NORTH 05 07'41" WEST, 20.68 FEET TO A POINT OF CURVE; (53) ALONG THE ARC OF A CURVE TO THE LEFT CONCAVE TO THE SOUTHWEST, RADIUS 457.00 FEET, DELTA 22 02'09", ARC 175.76 FEET, CHORD BEARING NORTH 16 08'45" WEST, 174.68 FEET TO A POINT OF REVERSE CURVE; (54) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, RADIUS 543.00 FEET, DELTA 21 51'37", ARC 207.17 FEET, CHORD BEARING NORTH 16 14'01" WEST, 205.92 FEET TO A POINT OF TANGENCY; (55) NORTH 05 18'13" WEST, 165.36 FEET TO A POINT OF CURVE; (56) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE EAST, RADIUS 543.00 FEET, DELTA 10 50'32", ARC 102.75 FEET, CHORD BEARING NORTH 00 07'03" EAST, 102.60 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

RETIRED OFFICERS' VILLAGE PHASE III

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 12, NORTH 00 01'41" WEST ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4, 1962.47 FEET; THENCE NORTH 89 58'19" EAST, 662.70 FEET TO THE ABOVEMENTIONED POINT OF BEGINNING; THENCE FROM SAID POINT THE FOLLOWING FIFTEEN (15) COURSES: (1) NORTH 89 55'47" EAST, 261.70 FEET; (2) SOUTH 66 18'37" EAST, 142.31 FEET; (3) NORTH 76 05'14" EAST, 173.64 FEET TO A POINT ON A CURVE; (4) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, RADIUS 132.00 FEET, DELTA 130 55'04", ARC 301.61 FEET, CHORD BEARING SOUTH 33 23'16" EAST, 240.15 FEET TO A POINT OF REVERSE CURVE; (5) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE EAST, RADIUS 253.00 FEET, DELTA 57 57'21", ARC 255.91 FEET, CHORD BEARING SOUTH 03 05'36" WEST, 245.14 FEET TO A POINT OF REVERSE CURVE; (6) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE WEST, RADIUS 117.00 FEET, DELTA 57 53'08", ARC 118.20 FEET, CHORD BEARING SOUTH 03 03'29" WEST, 113.24 FEET; (7) LEAVING SAID CURVE, SOUTH 27 59'20" WEST, 58.86 FEET; (8) SOUTH 87 47'19" WEST, 63.53 FEET; (9) NORTH 62 00'40" WEST, 199.23 FEET TO A POINT OF A CURVE; (10) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTH, RADIUS 30.00 FEET, DELTA 45 56'56", ARC 24.06 FEET, CHORD BEARING NORTH 84 59'08" WEST, 23.42 FEET TO A POINT OF TANGENCY; (11) SOUTH 72 02'24" WEST, 229.25 FEET; (12) NORTH 57 33'47" WEST, 99.54 FEET; (13) NORTH 17 27'32" WEST, 82.14 FEET; (14) NORTH 45 30'16" WEST, 111.50 FEET TO A POINT ON A CURVE; (15) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE EAST, RADIUS 15864.00 FEET, DELTA 01 25'21", ARC 393.86 FEET, CHORD BEARING NORTH 03 22'27" EAST, 393.85 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

RETIRED OFFICERS' VILLAGE, PHASE IV

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, NORTH 00 01'41" WEST ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST 1/4 OF AND THE NORTHERLY PROLONGATION OF SAID LINE, 2858.18 FEET; THENCE NORTH 89 58'19" EAST, 788.15 FEET TO THE ABOVE MENTIONED POINT OF BEGINNING; THENCE FROM SAID POINT THE FOLLOWING SEVENTEEN (17) COURSES: (1) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, RADIUS 543.00 FEET, DELTA 20 08'25", ARC 190.87 FEET, CHORD

BEARING NORTH 17 05'38" WEST, 189.89 FEET TO A POINT OF REVERSE CURVE; (2) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, RADIUS 457.00 FEET, DELTA 21 51'37", ARC 174.36 FEET, CHORD BEARING NORTH 16 14'02" WEST, 173.31 FEET TO A POINT OF TANGENCY; (3) NORTH 05 18'13" WEST, 165.36 FEET TO A POINT OF CURVE; (4) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE EAST, RADIUS 457.00 FEET, DELTA 05 22'12", ARC 42.83 FEET, CHORD BEARING NORTH 02 37'07" WEST, 42.82 FEET; (5) LEAVING SAID CURVE, NORTH 84 14'07" EAST, 300.00 FEET; (6) SOUTH 05 45'53" EAST, 18.00 FEET; (7) NORTH 84 14'07" EAST, 81.00 FEET; (8) SOUTH 05 45'53" EAST, 88.00 FEET; (9) SOUTH 50 45'53" EAST, 70.00 FEET; (10) NORTH 84 14'07" EAST, 154.68 FEET TO THE INTERSECTION WITH A CURVE; (11) THENCE ALONG THE ARC OF A CURVE TO THE LEFT CONCAVE TO THE EAST, RADIUS 113.00 FEET, DELTA 89 40'20", ARC 176.85 FEET, CHORD BEARING SOUTH 11 35'21" EAST, 159.35 FEET TO A POINT OF REVERSE CURVE; (12) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, RADIUS 122.00 FEET, DELTA 87 14'07", ARC 185.75 FEET, CHORD BEARING SOUTH 12 48'28" EAST, 168.32 FEET; (13) LEAVING SAID CURVE, SOUTH 25 58'19" WEST, 46.97 FEET; (14) SOUTH 76 53'19" WEST, 99.34 FEET; (15) NORTH 77 41'15" WEST, 144.53 FEET; (16) SOUTH 63 42'45" WEST, 115.51 FEET; (17) SOUTH 73 35'29" WEST, 191.36 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

RETIRED OFFICERS' VILLAGE, PHASE V

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 12, AND THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 12, NORTH 00 01'41" WEST, ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4 2552.12 FEET; THENCE NORTH 89 58'19" EAST, 618.21 FEET TO THE ABOVEMENTIONED POINT OF BEGINNING; THENCE FROM SAID POINT THE FOLLOWING FIFTEEN (15) COURSES: (1) SOUTH 55 03'00" WEST, 30.00 FEET; (2) NORTH 34 57'00" WEST, 13.98 FEET; (3) SOUTH 80 02'36" WEST, 140.25 FEET TO A POINT OF CURVE; (4) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, RADIUS 80.00 FEET, DELTA 90 00'00", ARC 125.66 FEET, CHORD BEARING NORTH 54 57'24" WEST, 113.48 FEET TO A POINT OF TANGENCY; (5) NORTH 09 57'24" WEST, 206.54 FEET; (6) NORTH 10 46'31" EAST, 173.53 FEET; (7) NORTH 29 29'40" EAST, 269.98 FEET; (8) NORTH 80 02'36" EAST, 113.70 FEET; (9) SOUTH 05 18'13" EAST, 17.53 FEET TO A POINT OF CURVE; (10) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, RADIUS 543.00 FEET, DELTA 21 51'37", ARC 207.17 FEET, CHORD BEARING SOUTH 16 14'01" EAST, 205.92 FEET TO A POINT OF REVERSE CURVE; (11) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, RADIUS 457.00 FEET, DELTA 22 02'09", ARC 175.76 FEET, CHORD BEARING SOUTH 16 08'45" EAST, 174.68 FEET TO A POINT OF TANGENCY; (12) SOUTH 05 07'41" EAST, 20.68 FEET TO A POINT OF CURVE; (13) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE WEST, RADIUS 757.00 FEET, DELTA 10 51'19", ARC

143.42 FEET, CHORD BEARING SOUTH 00 17'58" WEST, 143.21 FEET TO A POINT OF TANGENCY; (14) SOUTH 05 43'38" WEST, 60.40 FEET; (15) SOUTH 55 03'00" WEST, 98.96 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

RETIRED OFFICERS' VILLAGE, PHASE VI

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 12, NORTH 00 01'41" WEST, ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4, 1962.47 FEET; THENCE NORTH 89 58'19" EAST, 662.70 FEET TO THE ABOVEMENTIONED POINT OF BEGINNING; THENCE FROM SAID POINT THE FOLLOWING FOURTEEN (14) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE EAST, RADIUS 15864.00 FEET, DELTA 000 22'20", ARC 103.06 FEET, CHORD BEARING NORTH 04 16'18" EAST, 103.06 FEET TO A POINT ON A CURVE; (2) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, RADIUS 560.15 FEET, DELTA 20 34'53", ARC 201.21 FEET, CHORD BEARING NORTH 13 41'47" EAST, 200.13 FEET TO A POINT OF REVERSE CURVE; (3) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 646.00 FEET, DELTA 02 16'23", ARC 25.63 FEET, CHORD BEARING NORTH 22 51'02" EAST, 25.63 FEET; (4) LEAVING SAID CURVE, SOUTH 78 47'50" EAST, 57.42 FEET; (5) NORTH 80 59'53" EAST, 72.59 FEET TO A POINT OF CURVE; (6) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 20.00 FEET, DELTA 59 18'07", ARC 20.70 FEET, CHORD BEARING NORTH 51 20'50" EAST, 19.79 FEET TO A POINT OF TANGENCY; (7) NORTH 21 41'46" EAST, 61.60 FEET TO A POINT OF CURVE; (8) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST RADIUS 55.00 FEET, DELTA 68 52'53", ARC 66.12 FEET, CHORD BEARING NORTH 56 08'12" EAST, 62.21 FEET TO A POINT OF TANGENCY; (9) SOUTH 89 25'21" EAST, 183.65 FEET; (10) SOUTH 26 29'49" EAST, 238.74 FEET; (11) SOUTH 03 11'04" WEST, 225.23 FEET; (12) SOUTH 76 05'14" WEST, 173.64 FEET; (13) NORTH 66 18'37" WEST, 142.31 FEET; (14) SOUTH 89 55'47" WEST, 261.70 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

RETIRED OFFICERS' VILLAGE - INGRESS-EGRESS AND UTILITY EASEMENT

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 12, AND THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 12, NORTH 00 01'41" WEST, ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST 1/4, AND THE NORTHERLY PROLONGATION OF SAID LINE, 3465.48 FEET; THENCE NORTH 89 58'19" EAST, 583.48 FEET TO THE ABOVEMENTIONED POINT OF BEGINNING; THENCE FROM SAID POINT THE

FOLLOWING FIFTY (50) COURSES: (1) NORTH 84 14'07" EAST, 88.03 FEET TO A POINT ON A CURVE; (2) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE EAST, RADIUS 457.00 FEET, DELTA 13 00'22", ARC 103.74 FEET, CHORD BEARING SOUTH 01 11'58" WEST, 103.52 FEET TO A POINT OF TANGENCY; (3) SOUTH 05 18'13" EAST, 165.36 FEET TO A POINT OF CURVE; (4) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, RADIUS 457.00 FEET, DELTA 21 51'37", ARC 174.36 FEET, CHORD BEARING SOUTH 16 14'02" EAST, 173.31 FEET TO A POINT OF REVERSE CURVE; (5) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, RADIUS 543.00 FEET, DELTA 20 08'25", ARC 190.87 FEET, CHORD BEARING SOUTH 17 05'38" EAST, 189.89 FEET; (6) LEAVING SAID CURVE, SOUTH 07 42'02" EAST, 138.13 FEET; (7) NORTH 60 55'26" EAST, 92.19 FEET; (8) SOUTH 29 34'07" EAST, 71.17 FEET; (9) SOUTH 58 12'48" WEST, 159.16 FEET; (10) SOUTH 05 43'38" WEST, 163.39 FEET TO A POINT OF CURVE; (11) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, RADIUS 646.00 FEET, DELTA 18 15'35", ARC 205.88 FEET, CHORD BEARING SOUTH 14 51'25" WEST, 205.01 FEET TO A POINT OF REVERSE CURVE; (12) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, RADIUS 560.15 FEET, DELTA 20 34'53", ARC 201.21 FEET, CHORD BEARING SOUTH 13 41'47" WEST, 200.13 FEET TO A POINT ON A CURVE; (13) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE EAST, RADIUS 15864.00 FEET, DELTA 01 47'41", ARC 496.92 FEET, CHORD BEARING SOUTH 03 33'37" WEST, 496.90 FEET; (14) LEAVING SAID CURVE, SOUTH 45 30'16" EAST, 111.50 FEET; (15) SOUTH 17 27'32" EAST, 82.14 FEET; (16) SOUTH 06 32'15" WEST, 67.08 FEET; (17) SOUTH 26 22'37" WEST, 177.05 FEET TO A POINT ON A CURVE; (18) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, RADIUS 430.00 FEET, DELTA 10 16'13", ARC 77.08 FEET, CHORD BEARING NORTH 38 15'47" WEST, 76.98 FEET TO A POINT ON A CURVE; (19) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 20.00 FEET, DELTA 42 16'34", ARC 14.75 FEET, CHORD BEARING NORTH 61 37'49" EAST, 14.42 FEET TO A POINT OF COMPOUND CURVE; (20) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 190.00 FEET, DELTA 18 32'23", ARC 61.48 FEET, CHORD BEARING NORTH 31 13'38" EAST, 61.21 FEET; (21) LEAVING SAID CURVE, NORTH 23 11'48" EAST, 57.11 FEET TO A POINT OF CURVE; (22) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, RADIUS 95.00 FEET, DELTA 49 44'16", ARC 82.47 FEET, CHORD BEARING NORTH 01 41'06" WEST, 79.90 FEET; (23) LEAVING SAID CURVE, NORTH 53 07'31" WEST, 100.51 FEET; (24) NORTH 05 33'01" EAST, 39.84 FEET TO A POINT ON A CURVE; (25) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, RADIUS 43.14 FEET, DELTA 101 51'01", ARC 76.69 FEET, CHORD BEARING SOUTH 67 00'33" WEST, 66.98 FEET; (26) LEAVING SAID CURVE, SOUTH 00 03'06" WEST, 148.89 FEET TO A POINT OF CURVE; (27) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, RADIUS 76.00 FEET, DELTA 30 03'43", ARC 39.88 FEET, CHORD BEARING SOUTH 15 04'59" WEST, 39.42 FEET TO A POINT OF TANGENCY; (28) SOUTH 30 06'51" WEST, 8.09 FEET TO A POINT ON A CURVE; (29) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, RADIUS 430.00 FEET, DELTA 06 59'00", ARC 52.41 FEET, CHORD BEARING NORTH 62 02'33" WEST, 52.38 FEET; (30) LEAVING SAID CURVE, NORTH 23 21'31" EAST, 13.37 FEET; (31) NORTH 10 11'07" WEST, 32.24 FEET; (32) NORTH 00 03'06" EAST, 150.41 FEET TO A POINT OF CURVE; (33) ALONG THE ARC OF A

CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, RADIUS 77.00 FEET, DELTA 74 20'44", ARC 99.91 FEET, CHORD BEARING NORTH 37 13'22" EAST, 93.05 FEET TO A POINT OF REVERSE CURVE; (34) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 20.00 FEET, DELTA 76 17'56", ARC 26.63 FEET, CHORD BEARING NORTH 36 14'39" EAST, 24.71 FEET; (35) LEAVING SAID CURVE, SOUTH 35 53'37" EAST, 14.11 FEET TO A POINT ON A CURVE; (36) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 30.00 FEET, DELTA 18 55'18", ARC 9.91 FEET, CHORD BEARING NORTH 12 19'48" EAST, 9.86 FEET TO A POINT OF REVERSE CURVE; (37) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE EAST, RADIUS 15950.00 FEET, DELTA 01 35'09", ARC 441.46 FEET, CHORD BEARING NORTH 03 39'43" EAST, 441.45 FEET TO A POINT ON A CURVE; (38) ALONG THE ARC OF A CURVE TO THE RIGHT CONCAVE TO THE SOUTHEAST, RADIUS 646.15 FEET, DELTA 20 30'41", ARC 231.32 FEET, CHORD BEARING NORTH 13 43'53" EAST, 230.08 FEET TO A POINT OF REVERSE CURVE; (39) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 560.00 FEET, DELTA 18 15'35", ARC 178.47 FEET, CHORD BEARING NORTH 14 51'25" EAST, 177.71 FEET TO A POINT OF TANGENCY; (40) NORTH 05 43'38" EAST, 96.47 FEET; (41) SOUTH 55 13'03" WEST, 178.21 FEET; (42) NORTH 29 53'57" WEST, 34.96 FEET; (43) NORTH 55 03'00" EAST, 205.51 FEET; (44) NORTH 05 43'38" EAST, 60.40 FEET TO A POINT OF CURVE; (45) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, RADIUS 757.00 FEET, DELTA 10 51'19", ARC 143.42 FEET, CHORD BEARING NORTH 00 17'58" EAST, 143.21 FEET TO A POINT OF TANGENCY; (46) NORTH 05 07'41" WEST, 20.68 FEET TO A POINT OF CURVE; (47) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, RADIUS 457.00 FEET, DELTA 22 02'09", ARC 175.76 FEET, CHORD BEARING NORTH 16 08'45" WEST, 174.68 FEET TO A POINT OF REVERSE CURVE; (48) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, RADIUS 543.00 FEET, DELTA 21 51'37", ARC 207.17 FEET, CHORD BEARING NORTH 16 14'01" WEST, 205.92 FEET TO A POINT OF TANGENCY; (49) NORTH 05 18'13" WEST, 165.36 FEET TO A POINT OF CURVE; (50) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE EAST, RADIUS 543.00 FEET, DELTA 10 50'32", ARC 102.75 FEET, CHORD BEARING NORTH 00 07'03" EAST, 102.60 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; NORTH 00 01'41" WEST, ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST 1/4 AND THE NORTHERLY PROLONGATION OF SAID LINE, 3413.56 FEET; THENCE NORTH 89 58'19" EAST, 666.92 FEET TO THE AFOREMENTIONED POINT OF BEGINNING; THENCE FROM SAID POINT THE FOLLOWING ELEVEN (11) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT,

CONCAVE TO THE EAST, RADIUS 457.00 FEET, DELTA 07 38'10", ARC 60.91 FEET, CHORD BEARING NORTH 03 53'04" EAST, 60.86 FEET; (2) LEAVING SAID CURVE, NORTH 84 14'07" EAST, 448.67 FEET TO A POINT OF CURVE; (3) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 71.00 FEET, DELTA 26 08'56", ARC 32.40 FEET, CHORD BEARING NORTH 71 09'39" EAST, 32.12 FEET TO A POINT OF REVERSE CURVE; (4) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, RADIUS 117.00 FEET, DELTA 171 21'05", ARC 349.91 FEET, CHORD BEARING SOUTH 36 14'17" EAST, 233.33 FEET TO A POINT OF REVERSE CURVE; (5) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, RADIUS 113.00 FEET, DELTA 16 11'28", ARC 31.93 FEET, CHORD BEARING SOUTH 41 20'29" WEST, 31.83 FEET; (6) LEAVING SAID CURVE, SOUTH 84 14'07" WEST, 154.68 FEET; (7) NORTH 50 45'53" WEST, 70.00 FEET; (8) NORTH 05 45'53" WEST, 88.00 FEET; (9) SOUTH 84 14'07" WEST, 81.00 FEET; (10) NORTH 05 45'53" WEST, 18.00 FEET; (11) SOUTH 84 14'07" WEST, 300.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; NORTH 00 01'41" WEST ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST 1/4 AND THE NORTHERLY PROLONGATION OF SAID LINE, 4488.26 FEET; THENCE NORTH 89 58'19" EAST, 547.91 FEET TO THE ABOVEMENTIONED POINT OF BEGINNING; THENCE FROM SAID POINT THE FOLLOWING FOUR (4) COURSES: (1) NORTH 87 18'37" EAST, 112.05 FEET; (2) SOUTH 02 41'23" EAST, 41.34 FEET TO A POINT INTERSECTING WITH A CURVE; (3) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTH, RADIUS 266.00 FEET, DELTA 24 20'52", ARC 113.04 FEET, CHORD BEARING SOUTH 89 48'04" WEST, 112.19 FEET; (4) LEAVING SAID CURVE, NORTH 02 41'23" WEST, 35.69 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 12, NORTH 00 01'41" WEST, ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4, 1283.50 FEET; THENCE NORTH 89 15'27" EAST, 926.32 FEET TO THE AFOREMENTIONED POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 57 33'47"

WEST, 119.54 FEET; (2) NORTH 72 02'24" EAST, 229.27 FEET TO A POINT OF CURVE; (3) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTH RADIUS 30.00 FEET, DELTA 45 57'02", ARC 24.06 FEET, CHORD BEARING SOUTH 84 59'10" EAST, 23.42 FEET TO A POINT OF TANGENCY; (4) SOUTH 62 00'40" EAST, 199.23 FEET; (5) NORTH 89 34'16" EAST, 73.10 FEET; (6) SOUTH 67 40'23" WEST, 100.01 FEET; (7) SOUTH 89 15'27" WEST, 287.46 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL B:

MAIN ROADWAY EASEMENT DESCRIBED IN SECTION 1.02 OF FREEDOM VILLAGE AND THE EXECUTIVE COURSE OF THE "GOLF CLUB AT CYPRESS CREEK RECIPROCAL EASEMENT, RESTRICTIONS AND COVENANTS AGREEMENT, DATED AUGUST 23, 1991, BETWEEN FREEDOM VILLAGE OF SUN CITY CENTER, LTD., AND SUNCOAST COUNTY CLUBS, INC., RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 12, AND THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 12, NORTH 00 01'41" WEST, ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST 1/4, AND THE NORTHERLY PROLONGATION OF SAID LINE, 3465.48 FEET; THENCE NORTH 89 58'19" EAST, 583.48 FEET TO THE AFOREMENTIONED POINT OF BEGINNING; THENCE FROM SAID POINT THE FOLLOWING FIFTY (50) COURSES: (1) NORTH 84 14'07" EAST, 88.03 FEET TO A POINT ON A CURVE; (2) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE EAST, RADIUS 457.00 FEET, DELTA 13 00'22", ARC 103.74 FEET, CHORD BEARING SOUTH 01 11'58" WEST, 103.52 FEET TO A POINT OF TANGENCY; (3) SOUTH 05 18'13" EAST, 165.36 FEET TO A POINT OF CURVE; (4) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, RADIUS 457.00 FEET, DELTA 21 51'37", ARC 174.36 FEET, CHORD BEARING SOUTH 16 14'02" EAST, 173.31 FEET TO A POINT OF REVERSE CURVE; (5) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, RADIUS 543.00 FEET, DELTA 20 08'25", ARC 190.87 FEET, CHORD BEARING SOUTH 17 05'38" EAST, 189.89 FEET; (6) LEAVING SAID CURVE, SOUTH 07 42'02" EAST, 138.13 FEET; (7) NORTH 60 55'26" EAST, 92.19 FEET; (8) SOUTH 29 34'07" EAST, 71.17 FEET; (9) SOUTH 58 12'48" WEST, 159.16 FEET; (10) SOUTH 05 43'38" WEST, 163.39 FEET TO A POINT OF CURVE; (11) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, RADIUS 646.00 FEET, DELTA 18 15'35", ARC 205.88 FEET, CHORD BEARING SOUTH 14 51'25" WEST, 205.01 FEET TO A POINT OF REVERSE CURVE; (12) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, RADIUS 560.15 FEET, DELTA 20 34'53", ARC 201.21 FEET, CHORD BEARING SOUTH 13 41'47" WEST, 200.13 FEET TO A POINT ON A CURVE; (13) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE EAST, RADIUS 15864.00 FEET, DELTA 01 47'41", ARC 496.92 FEET, CHORD BEARING SOUTH 03 33'37" WEST, 496.90 FEET; (14)

LEAVING SAID CURVE, SOUTH 45 30'16" EAST, 111.50 FEET; (15) SOUTH 17 27'32" EAST, 82.14 FEET; (16) SOUTH 06 32'15" WEST, 67.08 FEET; (17) SOUTH 26 22'37" WEST, 177.05 FEET TO A POINT ON A CURVE; (18) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, RADIUS 430.00 FEET, DELTA 10 16'13", ARC 77.08 FEET, CHORD BEARING NORTH 38 15'47" WEST, 76.98 FEET TO A POINT ON A CURVE; (19) ALONG THE ARC OF CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 20.00 FEET, DELTA 42 16'34", ARC 14.75 FEET, CHORD BEARING NORTH 61 37'49" EAST, 14.42 FEET TO A POINT OF COMPOUND CURVE; (20) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 190.00 FEET, DELTA 18 32'23", ARC 61.48 FEET, CHORD BEARING NORTH 31 13'38" EAST, 61.21 FEET; (21) LEAVING SAID CURVE, NORTH 23 11'48" EAST, 57.11 FEET TO A POINT OF CURVE; (22) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, RADIUS 95.00 FEET, DELTA 49 44'16", ARC 82.47 FEET, CHORD BEARING NORTH 01 41'06" WEST, 79.90 FEET; (23) LEAVING SAID CURVE, NORTH 53 07'31" WEST, 100.51 FEET; (24) NORTH 05 33'01" EAST, 39.84 FEET TO A POINT ON A CURVE; (25) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, RADIUS 43.14 FEET, DELTA 101 51'01", ARC 76.69 FEET, CHORD BEARING SOUTH 67 00'33" WEST, 66.98 FEET; (26) LEAVING SAID CURVE, SOUTH 00 03'06" WEST, 148.89 FEET TO A POINT OF CURVE; (27) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, RADIUS 76.00 FEET, DELTA 30 03'43", ARC 39.88 FEET, CHORD BEARING SOUTH 15 04'59" WEST, 39.42 FEET TO A POINT OF TANGENCY; (28) SOUTH 30 06'51" WEST, 8.09 FEET TO A POINT ON A CURVE; (29) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, RADIUS 430.00 FEET, DELTA 06 59'00", ARC 52.41 FEET, CHORD BEARING NORTH 62 02'33" WEST, 52.38 FEET; (30) LEAVING SAID CURVE, NORTH 23 21'31" EAST, 13.37 FEET; (31) NORTH 10 11'07" WEST, 32.24 FEET; (32) NORTH 00 03'06" EAST, 150.41 FEET TO

A POINT OF CURVE; (33) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, RADIUS 77.00 FEET, DELTA 74 20'44", ARC 99.91 FEET, CHORD BEARING NORTH 37 13'22" EAST, 93.05 FEET TO A POINT OF REVERSE CURVE; (34) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 20.00 FEET, DELTA 76 17'56", ARC 26.63 FEET, CHORD BEARING NORTH 36 14'39" EAST, 24.71 FEET; (35) LEAVING SAID CURVE, SOUTH 35 53'37" EAST, 14.11 FEET TO A POINT ON A CURVE; (36) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 30.00 FEET, DELTA 18 55'18", ARC 9.91 FEET, CHORD BEARING NORTH 12 19'48" EAST, 9.86 FEET TO A POINT OF REVERSE CURVE; (37) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE EAST, RADIUS 15950.00 FEET, DELTA 01 35'09", ARC 441.46 FEET, CHORD BEARING NORTH 03 39'43" EAST, 441.45 FEET TO A POINT ON A CURVE; (38) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, RADIUS 646.15 FEET, DELTA 20 30'41", ARC 231.32 FEET, CHORD BEARING NORTH 13 43'53" EAST, 230.08 FEET TO A POINT OF REVERSE CURVE; (39) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST RADIUS 560.00 FEET, DELTA 18 15'35", ARC 178.47 FEET, CHORD BEARING NORTH 14 51'25" EAST, 177.71 FEET TO A POINT OF TANGENCY; (40) NORTH 05 43'38" EAST, 96.47 FEET; (41) SOUTH 55 13'03" WEST, 178.21 FEET; (42) NORTH 29 53'57" WEST, 34.96 FEET; (43) NORTH 55 03'00" EAST, 205.51 FEET; (44) NORTH 05 43'38"

EAST, 60.40 FEET TO A POINT OF CURVE; (45) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, RADIUS 757.00 FEET, DELTA 10 51'19", ARC 143.42 FEET, CHORD BEARING NORTH 00 17'58" EAST, 143.21 FEET TO A POINT OF TANGENCY; (46) NORTH 05 07'41" WEST, 20.68 FEET TO A POINT OF CURVE; (47) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, RADIUS 457.00 FEET, DELTA 22 02'09", ARC 175.76 FEET, CHORD BEARING NORTH 16 08'45" WEST, 174.68 FEET TO A POINT OF REVERSE CURVE; (48) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, RADIUS 543.00 FEET, DELTA 21 51'37", ARC 207.17 FEET, CHORD BEARING NORTH 16 14'01" WEST, 205.92 FEET TO A POINT OF TANGENCY; (49) NORTH 05 18'13" WEST, 165.36 FEET TO A POINT OF CURVE; (50) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE EAST, RADIUS 543.00 FEET, DELTA 10 50'32", ARC 102.75 FEET, CHORD BEARING NORTH 00 07'03" EAST, 102.60 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2014 and all subsequent years, which are not yet due and payable.
2. Easement of record in Deed Book 96, page 36, as affected by Corrective Easement in Deed Book 109, page 15, Official Records of Seminole County, Florida.
3. Terms, conditions and other provisions contained in Bill of Sale recorded in Official Records Book 816, page 564.
4. Terms, conditions and other provisions contained in Developer's Commitment recorded in Official Records Book 5050, page 1940.

16253598.1

True Copy Certification

I, A. Danielle Burns, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

A. Danielle Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, A. Danielle Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert

Notary's Signature

My Commission Expires: May 6, 2019
Notary' Seal (if on paper)



E-recording Report of Recorded Documents
Itemized Fee View

Prepared for: Capital Filing Service, Inc.
For the period: 04/08/2016
Account number: TNT98D
Report generated: 04/08/2016 02:57 PM MDT

Documents Recorded

NAME	TYPE	PG	ENTRY	RECORD DATE	SF	AMT	TOTAL	PROCESSED
Hillsborough County, FL								
Apr 8, 2016								
SpWarrDeed								
FL Deed	DEED	17	E 2016136671 B 23997 P 1413	04/08/2016 03:40 PM EDT	5.00	146.00	151.00	04/08/2016
					0.00	Deed fee	0.70	04/08/2016
					5.00	146.70	151.70	
					5.00	146.70	151.70	
Totals for Hillsborough County, FL					5.00	146.70	151.70	

Recording Fee Totals

COUNTY	RECORD DATE	SF	AMT
Hillsborough County, FL	04/08/2016	5.00	146.70
Totals for Hillsborough County, FL		5.00	146.70
Total of All Recording Fees		5.00	146.70

Document Count: 1

Included Organizations: Capital Filing Service, Inc.;

Questions Contact:

Simplifile Support 1-800-460-5657, option 3
4844 North 300 West, Suite 202
Provo, UT 84604



**Hillsborough
County Florida**
Development Services

Property/Applicant/Owner Information Form

Official Use Only

Application No: 25-0305Intake Date: 12/27/24Hearing(s) and type: Date: 02/24/2025Type: LUHOReceipt Number: 434783

Date: _____

Type: _____

Intake Staff Signature: Cierra James

Property Information

Address: 3940 Upper Creek Dr. City/State/Zip: Ruskin, FL 33573TWN-RN-SEC: 12-32-19 Folio(s): 056777.1000 Zoning: PD Future Land Use: RES-6 Property Size: 92.41 acres
056777.0690 and RES-6

Property Owner Information

Name: CCRC-FREEDOM FAIRWAYS GOLF COURSE LLC Daytime Phone: 813-273-5043Address: 4600 S. SYRACUSE ST. #500 City/State/Zip: DENVER, CO 80237Email: c/o grace.yang@gray-robinson.com Fax Number: 813-273-5145

Applicant Information

Name: CCRC-FREEDOM FAIRWAYS GOLF COURSE LLC Daytime Phone: 813-273-5043Address: 4600 S. SYRACUSE ST. #500 City/State/Zip: DENVER, CO 80237Email: c/o grace.yang@gray-robinson.com Fax Number: 813-273-5145

Applicant's Representative (if different than above)

Name: Grace Yang/GrayRobinson, P.A. Daytime Phone: 813-273-5043Address: 101 E. Kennedy Blvd., #4000 City/State/Zip: Tampa, FL 33602Email: grace.yang@gray-robinson.com Fax Number: 813-273-5145

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Patrick Cheng
Signature of the Applicant

Patrick Cheng for CCRC-Freedom Fairways Golf Course LLC
Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

Patrick Cheng
Signature of the Owner(s) - (All parties on the deed must sign)

Patrick Cheng for CCRC-Freedom Fairways Golf Course LLC
Type or print name

Folio: 56777.1000

[illegible]

1:23,974

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Hillsborough County Florida

2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.

	24-0064
Planned Development	PD-MU
Re-zoning	null
Note	null
Minor Changes	null
Major Modifications	null
Personal Appearances	null
Census Data	Tract: 014009 Block: 1019
Census Data	Tract: 014009 Block: 1010
Census Data	Tract: 014009 Block: 1009
Census Data	Tract: 014009 Block: 1011
Census Data	Tract: 014009 Block: 1016
Census Data	Tract: 014009 Block: 1014
Census Data	Tract: 014009 Block: 1001
Census Data	Tract: 014009 Block: 1017
Census Data	Tract: 014009 Block: 1015
Census Data	Tract: 014009 Block: 1012
Census Data	Tract: 014009 Block: 1018
Future Landuse	R-6
Future Landuse	CMU-12
Future Landuse	SMU-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Overlay District	Sun City Center - Age Restriction
Competitive Sites	NO
Redevelopment Area	NO



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Folio: 56777.0690



December 30, 2024

1:2,997
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km
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Hillsborough County Florida

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	73-0186
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0678H
FIRM Panel	12057C0678H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	A
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120680B
County Wide Planning Area	Sun City Center
Community Base Planning Area	SouthShore
Community Base Planning Area	Sun City Center
Planned Development	PD
Re-zoning	73-0186
Note	01-1436 DENIED
Minor Changes	20-0605
Major Modifications	93-0338,96-0244, 93-0179, 22-1340
Personal Appearances	10-0403,09-0835,08-0999, 07-1758,06-0814,05-1002, 97-0329,96-0227,90-0081, 99-0010,00-0260,00-1331, 03-0516,04-1026,01-0192, 99-1096,13-0465, 96-0227, 90-0081S,10-1011,11-0397, 03-1575,06-0064,99-1395, 98-1322, 22-0243, 22-0357, 24-0064
Census Data	Tract: 014009 Block: 1019
Census Data	Tract: 014009 Block: 1012
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	4
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 9
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 56777.0690
PIN: U-12-32-19-ZZZ-000001-78120.0
Freedom Village Of Sun City Center Ltd
Mailing Address:
 1920 Main St Ste 1200
 null
 Irvine, Ca 92614-7230
Site Address:
 3932 Upper Creek Dr
 Sun City Center, FL 33573
SEC-TWN-RNG: 12-32-19
Acreage: 1.31
Market Value: \$698,593.00
Landuse Code: 7700 INSTITUTIONAL

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