



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

March 29, 2019

Ms. Paula S. O'Neil
Clerk and Comptroller
The East Pasco Governmental Center
Pasco County
14236 6th Street, Suite 201
Dade City, Florida 33523

Attention: Jessica Floyd

Dear Ms. O'Neil:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 19-11, which was filed in this office on March 29, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 19-11

AN ORDINANCE ESTABLISHING THE COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR AUTHORITY AND POWER OF THE DISTRICT; PROVIDING FOR POWERS AND DUTIES OF THE DISTRICT; PROVIDING FOR THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR THE DISTRICT BUDGET; PROVIDING FOR FUNCTIONS OF THE DISTRICT; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Lennar Homes, LLC (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to adopt an ordinance establishing the boundaries of the Copperspring Community Development District (the "District") pursuant to Chapter 190, Florida Statutes, and granting certain special powers; and

WHEREAS, the County, in determining whether to establish the District boundaries, has considered and finds that all statements contained in the Petition to Establish the Copperspring Community Development District (the "Petition") are true and correct; and

WHEREAS, the County has considered and finds that the establishment of the District is not inconsistent with any applicable element or portion of the Pasco County Comprehensive Plan; and

WHEREAS, the County has considered and finds that the area of land within the District is a sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as a functional interrelated community; and

WHEREAS, the County has considered and finds that the District is the best alternative for delivering the community development services and facilities to the area that will be served by the District; and

WHEREAS, the County has considered and finds that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the County has considered and finds that the area that will be served by the District is amenable to separate special-district government; and

WHEREAS, a duly noticed public hearing on the Petition was held prior to the adoption of this Ordinance establishing the District.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

PI

SECTION 1. AUTHORITY

This Ordinance is enacted pursuant to Chapters 125 and 190, Florida Statutes (2018), and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

The foregoing Whereas clauses, incorporated herein, are true and correct.

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

a. There is hereby established the District, as depicted in Exhibit 1 of the Petition, and the external boundaries of which is described in Exhibit 2 of the Petition, which shall operate in accordance with those requirements as set forth in Florida Statutes, Chapters 189 and 190, the Uniform Community Development District Act of 1980, as amended.

b. The establishment of the District shall not affect any requirements for governmental approval of any construction within the District. Master Planned Unit Development conditions of approval of the Harvey Madison Master Planned Unit Development Rezoning Petition No. 7241 (“MPUD Conditions of Approval”), as may be amended, pertaining to land within the District shall remain in effect. All other State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt a comprehensive plan, building code, or land development code.

c. The District shall have no eminent domain powers outside its boundaries without first obtaining the expressed written approval of the Board of County Commissioners by resolution.

d. The District shall have the authority to fund, construct and maintain improvements outside its boundaries for the obligation(s) set forth in the MPUD Conditions of Approval, without the requirement to first enter into an Interlocal Agreement with the Board of County Commissioners authorizing such expenditures.

e. The District shall comply with all applicable provisions of Chapter 189, Florida Statutes, including, but not limited to, the requirement that a “Public Facilities Report” be made and submitted to the County in accordance with Section 189.08, Florida Statutes.

SECTION 4. POWERS AND DUTIES OF THE DISTRICT

The exclusive charter for the District shall be the uniform community development district charter as set forth in Florida Statutes 190 which includes, but is not limited to, the following:

a. The District shall provide financial reports to the Department of Financial Services in the same form and in the same manner as all other political subdivisions, including the County.

b. The District shall fully disclose information concerning the financing and maintenance of real property improvements undertaken by the District. Such information shall

be made available to all existing and prospective residents of the Copperspring Community Development District and the County.

c. All contracts for the initial sale of real property and residential units within the District shall disclose to the buyer the existence of the District and the District's authority to levy taxes and assessments. Both the text and the placement of the text in the contract of sale must appear as mandated by law.

d. The District shall have the authority to pledge only the District's funds, revenues, taxes, and assessments to pay the District's indebtedness.

e. All bonds issued by the District shall be secured by a trust agreement between the District and a corporate trustee or trustees.

f. In the event of a default on District Bonds, the obligations of the District shall not constitute a debt or obligation of the County, any municipality, or the State.

g. The District shall be subject to the Florida Constitution provision requiring approval of ad valorem taxes by referendum; the millage rate for such taxes shall be limited by statute. In addition to the millage cap, the aggregate principal amount of general obligation bonds outstanding at any one (1) time shall not exceed thirty-five (35) percent of the assessed value of the property within the District. Should the residents of the District impose ad valorem taxes upon themselves, such taxes shall be in addition to the County's and other ad valorem taxes and shall be assessed, levied, and collected in the same manner as the County's taxes.

h. Rates, fees, rentals, and other charges for any facilities or services of the District shall be established only after a noticed public hearing.

i. Within thirty (30) days after the effective date of this Ordinance, the District shall record a Notice of Establishment of District Boundaries in the property records of the County, which said notice shall include at least the legal description of the property within the District and the notice required to be given to buyers of property within the District.

SECTION 5. BOARD OF SUPERVISORS OF THE DISTRICT

a. The District Board of Supervisors shall exercise the powers and responsibilities granted to the District.

b. The members of the District's Board of Supervisors shall be residents of Florida and citizens of the United States. The names of the five (5) persons designated to be the initial members of the Board of Supervisors as listed in the Petition.

c. After the Board of Supervisors shifts to being elected by the resident electors of the District, the supervisors shall also be residents and electors of the District.

d. Candidates for the District's Board of Supervisors seeking election to office by the qualified electors of the District shall be subject to the same campaign financing disclosure requirements and oath of office requirements as candidates for any other public office.

e. The compensation of each supervisor is limited to Two Hundred and 00/100 Dollars (\$200.00) per meeting (not to exceed Four Thousand Eight Hundred and 00/100 Dollars [\$4,800.00] per year), plus standard State travel and per diem expenses, unless a higher compensation is approved by a referendum of the residents of the District.

f. All meetings of the District's Board of Supervisors, which shall include a minimum of four (4) times per year during evening hours, must be open to the public and governed by the Government-in-the-Sunshine requirements of Chapter 286, Florida Statutes.

g. The District's Board of Supervisors shall follow Chapter 120, Florida Statutes, procedures in adopting rules.

h. The records of the District's Board of Supervisors must be open for public inspection by any person at any reasonable time, pursuant to Chapter 119, Florida Statutes, and the said records shall be kept in the manner and in the place mandated by law.

SECTION 6. DISTRICT BUDGET

a. The District budget shall be adopted annually by the District's Board of Supervisors, and prior to approval by the said Board, shall be the subject of a duly noticed public hearing at which the said Board must hear all objections to the budget.

b. Proposed District budgets shall be submitted by the District's Board of Supervisors to the County at least sixty (60) days before adoption by the District's Board of Supervisors.

SECTION 7. FUNCTIONS OF THE DISTRICT

a. The District may exercise the general powers provided in Section 190.011, Florida Statutes.

b. The District may exercise the statutory powers including, the powers set forth in Sections 190.012(1)(a)-(h), (2)(a), (c), (d) and (f), Florida Statutes.

c. The powers and functions of the District do not replace, diminish, or obviate the applicability of any County ordinance to the property and the development of the property currently within the District, as described in Exhibit 2 of the Petition, and as the District might be expanded or contracted.

SECTION 8. MISCELLANEOUS PROVISIONS

a. The County may require, based upon the numbers of residential units planned within the District, that the District's community facilities be used to accommodate the establishment of a polling place by the Pasco County Supervisor of Elections.

b. The County, at its option, may adopt a non-emergency ordinance providing a plan for the transfer of a specific community development service from the District to the County. The plan shall provide the assumption and guarantee of the District debt that is related to the service and shall demonstrate the ability of the County to provide the service as efficiently as the District at a level of quality equal to or higher than that actually delivered by the District and at charge equal to or lower than the actual charge by the District.

c. The District shall not levy assessments on any property lying within the boundaries of the District either owned or to be owned by the County or the District School Board of Pasco County. All applicable documents pertaining to the undertaking of funding and construction by the District shall reflect the following: (1) all District-related assessments shall not apply to any property either owned or to be owned by the County or the District School Board of Pasco County; and (2) no debt or obligation of such District shall constitute a burden on any property either owned or to be owned by the County or District School Board of Pasco County.

Any and all property owned by the District shall be subject to, and the District shall pay, all County imposed user fees, including but not limited to stormwater utility and solid waste disposal fees, whether or not such fees are collected via the non-ad valorem assessment method. Further, property within the boundaries of the District may be subject to existing or future taxes, assessments, or user fees imposed by the County, or any existing or future dependent district of the County, and such taxes, assessments, and user fees could be equal in priority to the District's assessments and fees. Such taxes, assessments and user fees shall not be considered inconsistent with, or an impairment of, the financial obligations of the District, and the possibility of such taxes, assessments, and user fees shall be disclosed in all applicable documents pertaining to the undertaking of funding and construction by the District.

d. The Petition to Establish the Copperspring Community Development District is attached hereto in its entirety and incorporated herein. Said Petition provides for an alternative District boundary should the County elect to request conveyance of Parcel C-2 by December 31, 2035, to the County for the purposes of a passive recreation area as contemplated and authorized by condition 10 of the MPUD Conditions of Approval. Paragraph 14 of the Petition identifies the boundaries of the District as established by this Ordinance and as will exist should Parcel C-2 be conveyed to the County. Upon conveyance to the County, the boundaries of the District shall be automatically contracted to remove Parcel C-2 from the District without need to amend this Ordinance.

SECTION 9. SEVERABILITY

To the extent that any portion of this Ordinance is in conflict with Chapter 190, Florida Statutes or any other Florida Statute, as amended, then the Florida Statutes shall govern, and the remainder of this Ordinance shall be construed as not having contained such section, subsection, sentence, clause, or provision and shall not be affected by such holding.

SECTION 10. EFFECTIVE DATE

An electronic copy of this Ordinance and the Petition shall be filed in the Office of the Secretary of State by the Clerk to the Board of County Commissioners within ten (10) days after adoption of this Ordinance and the Ordinance shall take effect upon filing.

ADOPTED with a quorum present and voting this 26th day of March, 2019.

[Signatures appear on the next page.]



BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

BY: *Paula S. O'Neil*
PAULA S. O'NEIL, PH.D.
CLERK & COMPTROLLER

BY: *Ronald E. Oakley*
RONALD E. OAKLEY, CHAIRMAN

APPROVED
IN SESSION

MAR 26 2019

PASCO COUNTY
BCC

PETITION TO ESTABLISH

COPPERSPRING

COMMUNITY DEVELOPMENT DISTRICT

Submitted by:
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
Jacob T. Cremer, Esq.
Florida Bar No. 83807
jcremer@stearnsweaver.com
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
Telephone: (813) 223-4800
Facsimile: (813) 222-5089

Attorney for Petitioner

**AMENDED PETITION TO ESTABLISH THE
COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT**

INDEX

TAB A	PASCO COUNTY OFFICIAL PLANNING & DEVELOPMENT APPLICATION FORM FOR A COMMUNITY DEVELOPMENT DISTRICT
TAB B	PASCO COUNTY PLANNING AND DEVELOPMENT CONTENT CHECKLIST FOR COMMUNITY DEVELOPMENT DISTRICTS
TAB C	AMENDED PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

A

APPLICATION FORM

I. APPLICANT: LENNAR HOMES, LLC
(Petitioner, CDD Development Group)

Address: 4600 W. Cypress Street, Suite 200
City Tampa State Florida Zip 33602
Phone (813) 574-5653

Property Owner(S): Lennar Homes, LLC
Address: 4600 W. Cypress Street, Suite 200
City Tampa State Florida Zip 33602
Phone (813) 574-5653

Representative: Jacob T. Cremer, Esq.
(Contact Person)
Address: 401 E. Jackson Street, Suite 2100
City Tampa State Florida Zip 33602
Phone(813) 223-4800 Fax(813) 222-5089

II. Current Use of Property: Vacant Land
Current zoning of property Residential and Mixed Use
Current future land use designation of property: Residential and Mixed Use
Current Number and Types of Units to be assessed
by this CDD 401 single family homes – 241 homes on 45' lots and 160 homes on 55' lots
Name of MPUD or Development Copperspring

III. 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 PETITION.

BY: [Signature]
Signature of the Applicant/ (Petitioner)

Laura Coffey
Type or Print Name Legibly

Date: 11/9/18

IV. Growth Management Department

Date Stamp

VI. OFFICIAL COMMENTS

Is this application accompanied by other applications? _____

If so, what are the application numbers?

Other Comments: _____

B

CHECKLIST OF SUBMITTAL REQUIREMENTS FOR A COMMUNITY DEVELOPMENT DISTRICT

**Applicant's
Initials**

**Technician's
Initials**

- | | | | |
|-----|-------|-----|--|
| ATC | _____ | 1) | Metes and Bounds Description |
| ATC | _____ | 2) | Map Matching Metes and Bounds Description |
| ATC | _____ | 3) | Recorded Deed(s) with Folio Number |
| ATC | _____ | 4) | Written Consent of Owner (if owner does not sign application) |
| ATC | _____ | 5) | List of Five Initial Board of Supervisors of CDD with names, addresses, and phone and fax numbers for each |
| ATC | _____ | 6) | The proposed Name of the district. |
| ATC | _____ | 7) | Statement of Estimated Regulatory Costs |
| N/A | _____ | 8) | Advance Testimony of Experts (if any) |
| ATC | _____ | 9) | Filing Fee [\$15,000 – New CDD] |
| ATC | _____ | 10) | One (1) CD containing the electronic copy of the Petition in Word or PDF format |
| ATC | _____ | 11) | Seven (7) copies of the Petition |
| ATC | _____ | 12) | Completed Checklist of Submittal Requirements |

C

BEFORE THE BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

AMENDED PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Lennar Homes LLC, a Florida limited liability company (the “**Petitioner**”), hereby petitions the Pasco County Board of County Commissioners pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, to establish a community development district, to be known as Copperspring Community Development District (the “**District**”) and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. Petitioner. The Petitioner’s post office address is 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

2. Location and Size. The proposed District is located entirely in Pasco County, Florida, and covers approximately 168.1 acres of land, more or less. **Exhibit 1-A** depicts the general location of the project. The site is generally located between State Road 54 to the north and Madison Street to the west, Pasco County, Florida. The metes and bounds description of the external boundary of the proposed District is set forth in **Exhibit 2-A**. A map matching the metes and bounds description of all lands to be included within the proposed District is also provided in **Exhibit 2-A**.

3. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

4. Landowner Consents. Petitioner has obtained written consent to establish the proposed District from the landowners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes. Consent to the

establishment of a community development district is contained in **Exhibit 3**. The property is comprised of one (1) parcel identification number: 21-26-16-0000-00100-0000.

5. **Warranty Deed**. A copy of the warranty deed for the lands to be included within the proposed District is provided in **Exhibit 4**.

6. **Initial Board Members**. The five (5) persons designated to serve as the initial members of the Board of Supervisors of the proposed District are as follows:

Name: Kelly Evans
Address: 4600 W. Cypress Street, Suite 200
Tampa, Florida 33607
Phone: (813) 574-5700

Name: Laura Coffey
Address: 4600 W. Cypress Street, Suite 200
Tampa, Florida 33607
Phone: (813) 574-5700

Name: Randall Smith
Address: 4600 W. Cypress Street, Suite 200
Tampa, Florida 33607
Phone: (813) 574-5700

Name: Becky Wilson
Address: 4600 W. Cypress Street, Suite 200
Tampa, Florida 33607
Phone: (813) 574-5700

Name: David Jae
Address: 4600 W. Cypress Street, Suite 200
Tampa, Florida 33607
Phone: (813) 574-5700

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

7. **Name**. The proposed name of the District is Copperspring Community Development District.

8. Major Water and Wastewater Facilities. There are currently no existing major trunk water mains and wastewater interceptors within the proposed District as these lands are currently undeveloped. **Exhibit 5-A** portrays the proposed major trunk water mains, sewer interceptors and outfalls in and around the proposed District.

9. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install. The estimated costs of construction and timetable for construction are also shown in **Exhibit 6**. At present, these improvements are estimated to be made, acquired, constructed and installed from 2018 to 2022. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

10. Future Land Uses. The future general distributions, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 7-A**. These proposed land uses are consistent with the Pasco County Comprehensive Plan.

11. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs (the “**SERC**”) prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

12. Authorized Agents. The Petitioner is authorized to do business in Florida. **Exhibit 9** identifies the authorized agent(s) for the Petition. Copies of all correspondence and official notices should also be sent to:

Jacob T. Cremer, Esq.
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
jcremer@stearnsweaver.com
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
Telephone: (813) 223-4800
Facsimile: (813) 222-5089

13. This Amended Petition to establish the Copperspring Community Development District should be granted for the following reasons:

(a) Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the Pasco County Comprehensive Plan.

(b) The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

(c) The establishment of the proposed District will prevent the general body of taxpayers in Pasco County from bearing the burden for installation of the infrastructure and maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

(d) The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will

provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

(e) The area to be served by the proposed District is amenable to separate special-district government.

14. Amended Petition. This Amended Petition is filed to address concerns related to Condition 10 of the Harvey Madison 54 MPUD (File No. PDD18-0670), which governs the development of the property. Condition 10 states:

Upon ninety (90) days' written request of the County, applicant/developer shall deed to the County, at no cost, all or a portion of Parcel C-2 for its use as a County park (the "County Park Site") to be maintained by the County. At the time of such conveyance, the County Park Site shall not be subject to any monetary liens or encumbrances that prevent its use as a park. If the County fails to request the County Park Site by December 31, 2035, the applicant/developer shall not be required to convey the County Park Site, and may use Parcel C-2 in accordance with these conditions and the Subarea Policies.


In the event that Pasco County exercises its option pursuant to Condition 10, then the Petitioner's intent is that the boundaries of the proposed District shall be contracted to exclude Parcel C-2 without further action by Pasco County. In such case, the boundaries of the contracted District shall cover approximately 146.82 acres of land, more or less. **Exhibit 1-B** depicts the general location of the contracted project. The metes and bounds description of the external boundary of the contracted District is set forth in **Exhibit 2-B**. A map matching the metes and bounds description of all lands to be included within the contracted District is also provided in **Exhibit 2-B**. **Exhibit 5-B** portrays the proposed major trunk water mains, sewer interceptors and outfalls in and around the contracted District. The future general distributions, location and extent of the public and private land uses within and adjacent to the contracted District by land use plan element are shown in **Exhibit 7-B**.

WHEREFORE, Petitioner respectfully requests the County Commission of Pasco County, Florida to:

- a) schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;
- b) grant the Amended Petition to adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;
- c) consent to the District's exercise of its statutory powers including, the powers set forth in Sections 190.012(2)(a), (c), (d), and (f), Florida Statutes; and
- d) grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED this 6th day of February, 2019.

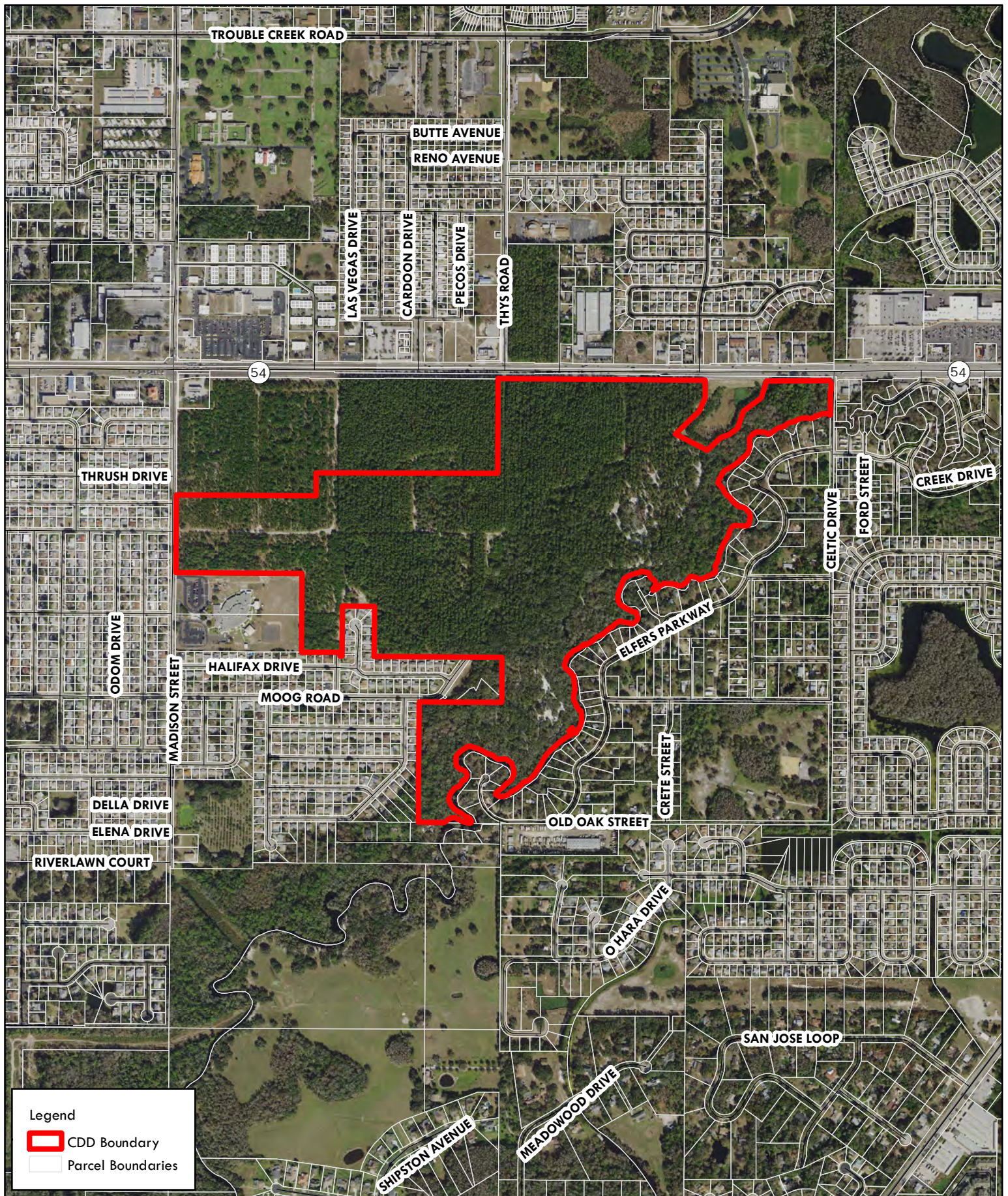
STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A.



Jacob T. Cremer, Esq.
Florida Bar No. 83807
jcremer@stearnsweaver.com
401 East Jackson Street, Suite 2100
Tampa, Florida 33602
Telephone: (813) 223-4800
Facsimile: (813) 222-5089

Attorney for Petitioner

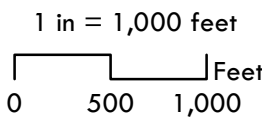
EXHIBIT 1-A
General Location Map



Legend

- CDD Boundary
- Parcel Boundaries

Coppersprings CDD
Aerial Site Plan



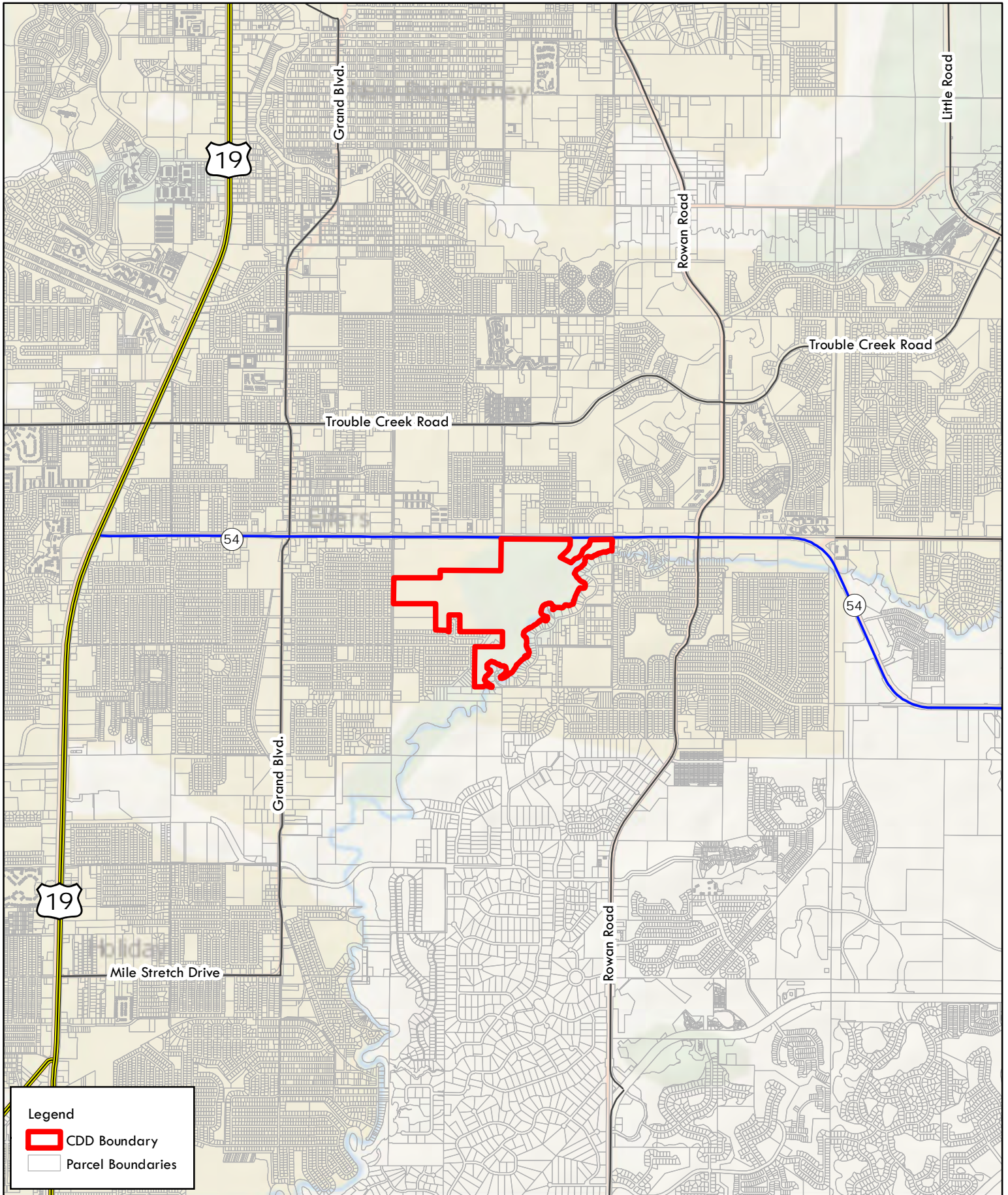
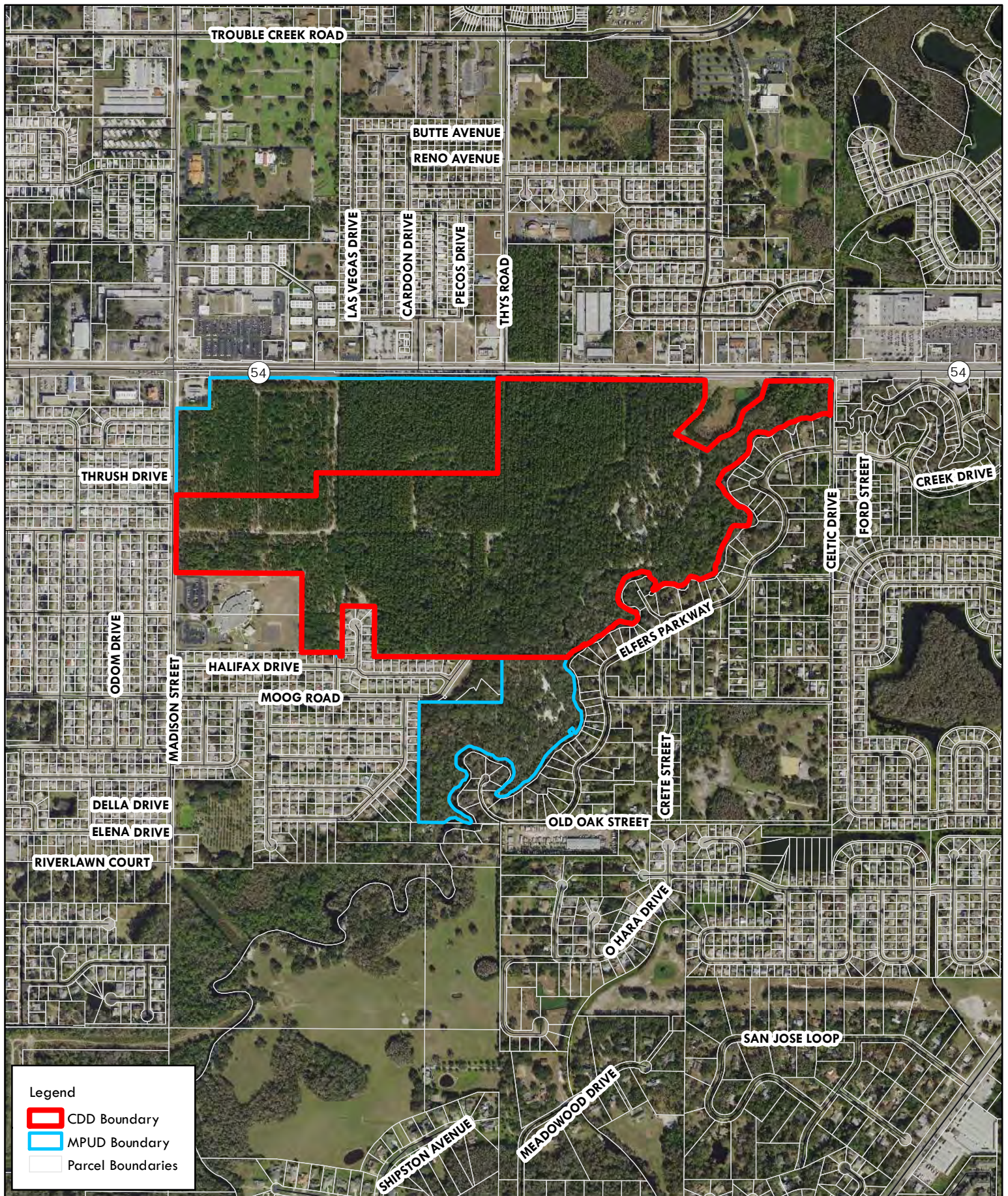


EXHIBIT 1-B
General Location Map



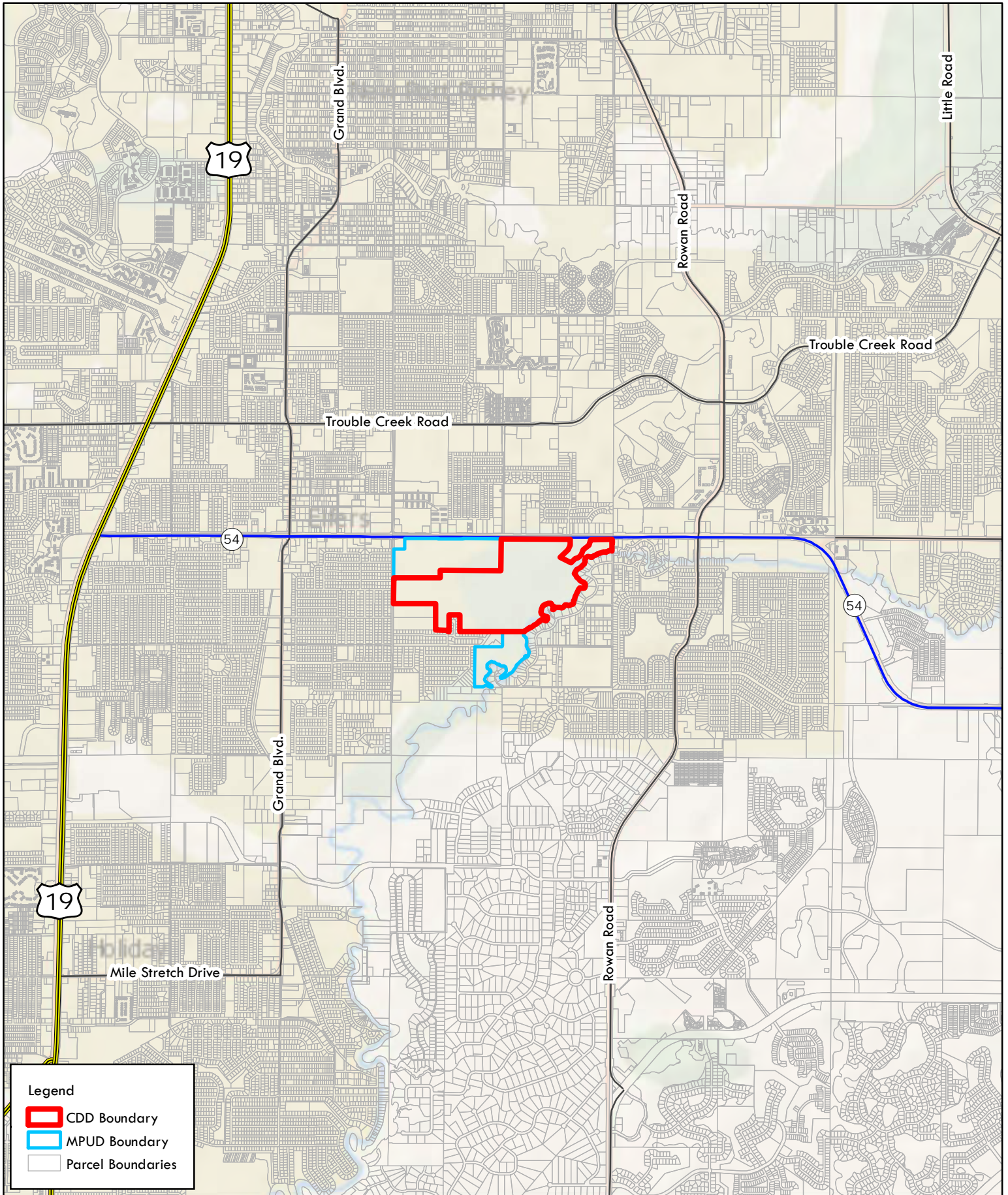


EXHIBIT 2-A
Metes & Bounds Legal Description & Sketch

COPPERSPRING CDD DESCRIPTION SKETCH

COPPERSPRING (CDD)

DESCRIPTION: A parcel of land lying in Section 21, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 21, Township 26 South, Range 16 East and run thence along the West boundary of the Northwest 1/4 of said Section 21, S.00°20'29"W., 1029.13 feet; thence S.89°38'59"E., 30.00 feet to the East right-of-way line of Madison Street and the POINT OF BEGINNING: thence S.89°38'59"E., 1118.02 feet; thence N.00°07'02"E., 182.33 feet; thence S.89°51'39"E., 1447.81 feet; thence N.00°21'56"E., 756.00 feet to the South right-of-way line of State Road 54; thence along said South right-of-way line the following six (6) courses: 1) S.89°37'02"E., 44.02 feet; 2) S.89°36'53"E., 449.10 feet; 3) S.00°23'07"W., 3.00 feet; 4) S.89°36'53"E., 1100.00 feet; 5) N.00°23'07"E., 3.00 feet; 6) S.89°36'53"E., 60.96 feet to the Northwest corner of Florida Department of Transportation Parcel 117, Part "B" as recorded in Official Records Book 3684, Page 1605, Public Records of Pasco County, Florida; thence along the Westerly, Southerly and Easterly boundaries of said Parcel 117, Part "B", the following ten (10) courses: 1) S.00°29'12"W., 141.30 feet; 2) S.23°22'16"W., 116.70 feet; 3) S.46°16'02"W., 261.83 feet; 4) S.62°30'40"E., 284.50 feet; 5) N.47°02'48"E., 144.88 feet; 6) N.69°13'58"E., 75.24 feet; 7) N.52°24'43"E., 83.81 feet; 8) N.18°20'02"E., 145.34 feet; 9) N.53°28'25"E., 178.11 feet; 10) N.17°58'25"E., 138.60 feet to the aforesaid South right-of-way line of State Road 54; thence along said South right-of-way line the following two (2) courses: 1) N.89°30'35"E., 504.95 feet; 2) S.31°02'53"E., 21.24 feet to the West right-of-way line of Celtic Drive; thence along said West right-of-way line the following three (3) courses: 1) S.00°23'07"W., 64.96 feet; 2) N.89°36'53"W., 6.94 feet; 3) S.00°16'16"W., 193.62 feet to a point on the Ordinary High Water Line of the Anclote River, herein referred to as POINT "A"; thence Southwesterly along the Ordinary High Water Line of the Anclote River, 7,621 feet more or less to a point herein referred to as POINT "B" lying on the South boundary of the North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 21 and lying S.89°38'56"E., 207.3 more or less Easterly of the Southwest corner thereof; (Reference Line) said POINT "B" lying S.43°28'16"W, 4481.03 feet of the aforesaid POINT "A"; thence along the South boundary of the North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 21, N.89°38'56"W., 207.26 feet to the Southwest corner thereof; thence along the West boundary of said North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 21, also being the East boundary of the plat of COLONIAL HILLS UNIT 24 as recorded in Plat Book 18, Pages 96 and 97, Public Records of Pasco County, Florida, the following two (2) courses: 1) N.00°24'47"E., 331.66 feet; 2) N.00°21'05"E., 630.56 feet to the South boundary of the North 30 feet of the North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 21; thence along the South boundary thereof, also being the South boundary of the plat of STONY POINT as recorded in Plat Book 35, Pages 6 through 8, inclusive, Public Records of Pasco Count, Florida, S.89°37'40"E., 659.70 feet to the East boundary of the North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 21; thence along the East boundary of the North

(Continued Page 2)

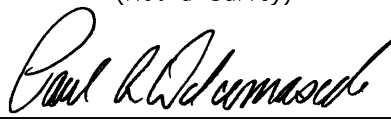
SHEET 1 & 2 – Legal Description & Notes
SHEET 3 – Line Tables & Legend
SHEET 4 – Key Map
SHEETS 5 – 14 – Property Sketches

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 1 OF 14

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.

DESCRIPTION SKETCH (Not a Survey)



Paul A. Dolcemascolo
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Drawn: PAD Checked: JLS Order No.: LNH-RY-016

Date: 11/02/2018 Dwg: CDD

Section 21, Township 26 South, Range 16 East

COPPERSPRING CDD DESCRIPTION SKETCH

(Continued from Page 1)

3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 21, also being the East boundary of the plat of said STONY POINT, N.00°21'42"E., 30.00 feet to the Southeast corner of the Northwest 1/4 of said Section 21; thence along the East boundary of said Northwest 1/4, also being the East boundary of the plat of said STONY POINT, N.00°21'56"E., 329.75 feet; thence along the North boundary of said STONEY POINT the following five (5) courses: 1) N.89°36'18"W., 1019.24 feet; 2) N.00°21'03"E., 399.95 feet; 3) N.89°35'16"W., 256.71 feet; 4) S.00°23'32"W., 400.02 feet; 5) N.89°36'18"W., 18.00 feet to the East right-of-way line of Hanover Drive, also being the East boundary of COLONIAL HILLS THREE as recorded in Plat Book 17, Pages 33 and 34, Public Records of Pasco County, Florida; thence along said East right-of-way line, N.00°23'32"E., 29.88 feet to the Northeast corner of the plat of said COLONIAL HILLS UNIT TWENTY-THREE; thence along the North boundary of said COLONIAL HILLS UNIT TWENTY-THREE, N.89°35'38"W., 307.91 feet to the East boundary of the West 1037.14 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 21; thence along said East boundary, N.00°20'29"E., 629.75 feet; thence along the North boundary of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 21, N.89°36'12"W., 1006.39 feet to the East right-of-way line of the aforesaid Madison Street; thence along said East right-of-way line, N.00°20'29"E., 619.35 feet to the POINT OF BEGINNING.

Containing 168.11 acres, more or less.

NOTES:

- 1) Bearings shown hereon are based on the West boundary of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, having a Grid bearing of S.00°20'29"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.
- 2) Boundary information shown hereon is taken from an ALTA/NSPS LAND TITLE SURVEY prepared for Lennar Homes of the RYALS PROPERTY by GeoPoint Surveying, Inc., last dated October 16, 2016.

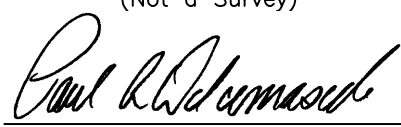
SHEET 1 & 2 – Legal Description & Notes
SHEET 3 – Line Tables & Legend
SHEET 4 – Key Map
SHEETS 5 – 14 – Property Sketches

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 2 OF 14

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.

DESCRIPTION SKETCH
(Not a Survey)



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Date: 11/02/2018 Dwg: CDD		
Section 21, Township 26 South, Range 16 East		

COPPERSPRING CDD DESCRIPTION SKETCH

LINE DATA TABLE

NO.	BEARING	LENGTH
L1(D)	N 89°37'04" W	264.20'
L1(S)	S 89°37'02" E	264.22'
L2(D)	N 89°22'59" E	184.40'
L2(S)	S 89°23'01" W	184.40'
L3(D)	N 00°22'56" E	5.00'
L3(S)	S 00°22'58" W	5.00'
L4(D)	N 89°37'04" W	200.18'
L4(S)	S 89°37'02" E	200.18'
L5(D)	N 89°37'04" W	24.79'
L5(S)	S 89°37'02" E	24.79'
L6(D)	S 00°22'56" W	6.00'
L6(S)	N 00°22'58" E	6.00'
L7(D)	N 00°23'05" E	3.00'
L7(S)	S 00°23'07" W	3.00'
L8(D)	N 00°23'05" E	3.00'
L8(S)	N 00°23'07" E	3.00'
L9(D)	N 89°36'55" W	-
L9(S)	S 89°36'53" E	60.96'
L10(D)	N 00°29'10" E	141.30'
L10(S)	S 00°29'12" W	141.30'
L11(D)	N 23°22'16" E	116.70'
L11(S)	S 23°22'16" W	116.70'
L12(D)	N 46°16'02" E	261.83'

LINE DATA TABLE

NO.	BEARING	LENGTH
L12(S)	S 46°16'02" W	261.83'
L13(D)	N 62°30'42" W	284.50'
L13(S)	S 62°30'40" E	284.50'
L14(D)	S 47°02'46" W	144.88'
L14(S)	N 47°02'48" E	144.88'
L15(D)	S 69°13'56" W	75.24'
L15(S)	N 69°13'58" E	75.24'
L16(D)	S 52°24'41" W	83.81'
L16(S)	N 52°24'43" E	83.81'
L17(D)	S 18°20'00" W	145.34'
L17(S)	N 18°20'02" E	145.34'
L18(D)	S 53°28'23" W	178.11'
L18(S)	N 53°28'25" E	178.11'
L19(D)	S 17°58'23" W	138.59'
L19(S)	N 17°58'25" E	138.60'
L20(D)	N 31°02'55" W	21.24'
L20(S)	S 31°02'53" E	21.24'
L21(D)	S 00°23'05" W	64.96'
L21(S)	S 00°23'07" W	64.96'
L22(S)	N 89°36'53" W	6.94'
L23(P)	N 00°10'49" E	60.00'
L23(S)	N 00°32'35" E	60.02'
L24(P)	N 00°10'12" E	30.00'

LINE DATA TABLE

NO.	BEARING	LENGTH
L24(S)	N 00°21'42" E	30.00'
L25(P)	S 00°09'41" W	400.00'
L25(S)	N 00°21'03" E	399.95'
L26(P)	S 89°47'43" E	257.00'
L26(S)	N 89°35'16" W	256.71'
L27(P)	N 00°09'41" E	400.00'
L27(S)	S 00°23'32" W	400.02'
L28(P)	N 89°47'43" W	18.00'
L28(S)	N 89°36'18" W	18.00'
L29(P)	S 00°09'41" W	-
L29(S)	N 00°23'32" E	29.88'
L30(P)	S 89°47'43" E	-
L30(S)	N 89°35'38" W	307.91'
L31(D)	N 89°39'01" W	-
L31(S)	S 89°40'52" E	260.00'
L32(D)	S 00°22'20" W	-
L32(S)	N 00°20'29" E	246.47'
L47(D)	S 00°22'56" W	10.00'
L48(D)	N 00°23'05" E	5.00'
L49(D)	S 00°23'05" W	10.00'
L50(D)	S 00°16'19" W	114.48'
L51(D)	S 89°36'55" E	23.13'
L52(D)	S 00°29'27" E	12.00'
L53(D)	N 00°20'48" E	52.00'

LEGEND

- | | |
|--|---|
| <p>(S) ----- Survey Dimension</p> <p>(D) ----- Deed Dimension</p> <p>(P) ----- Plat Dimension</p> <p>O.R. ----- Official Records Book</p> <p>Pg(s). ----- Page(s)</p> <p>SIR ----- Set 1/2" Iron Rod LB7768</p> <p>FIR ----- Found Iron Rod</p> <p>FCM ----- Found Concrete Monument</p> | <p>FPKD ----- Found P.K. Nail & Disk</p> <p>FMGD ----- Found Mag Nail & Disk</p> <p>PRM ----- Permanent Reference Monument</p> <p>FDOT ----- Florida Department of Transportation</p> <p>CCR ----- Certified Corner Record</p> <p>LB ----- Licensed Business</p> <p>OHW ----- Ordinary High Water</p> <p>R/W ----- Right-of-Way</p> |
|--|---|

SHEET 1 & 2 – Legal Description & Notes
 SHEET 3 – Line Tables & Legend
 SHEET 4 – Key Map
 SHEETS 5 – 14 – Property Sketches

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 3 OF 14

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

DESCRIPTION SKETCH (Not a Survey)

Paul A. Dolcemascolo

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Drawn: PAD Checked: JLS Order No.: LNH-RY-016

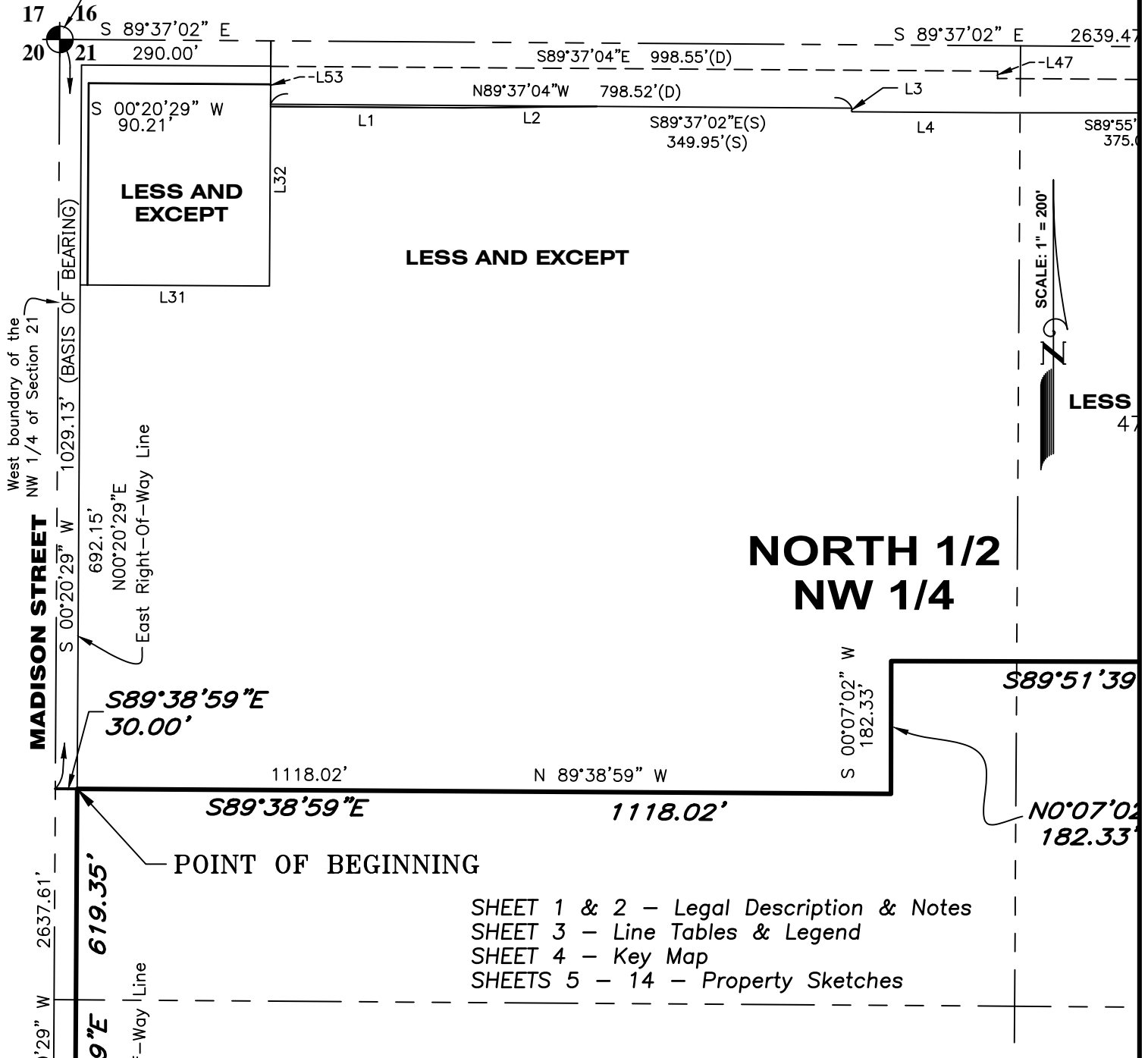
Date: 11/02/2018 Dwg: CDD

Section 21, Township 26 South, Range 16 East

COPPERSPRING CDD DESCRIPTION SKETCH

POINT OF COMMENCEMENT

Northwest corner of Section 21,
Township 26 South, Range 16 East
FMGD "FDOT PI"
CCR#: 096188, 060603 & 042202



SCALE: 1" = 200'

SHEET 1 & 2 - Legal Description & Notes
SHEET 3 - Line Tables & Legend
SHEET 4 - Key Map
SHEETS 5 - 14 - Property Sketches

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 5 OF 14

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.

DESCRIPTION SKETCH
(Not a Survey)

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Date: 11/02/2018 | Dwg: CDD

Section 21, Township 26 South, Range 16 East

COPPERSPRING CDD DESCRIPTION SKETCH

LESS AND EXCEPT

FDOT Parcel #117
Part "A"
(O.R. 3684, Pg. 1605)

NE
of
FMG
CCR

North boundary of the
NW 1/4 of Section 21

STATE ROAD No. 54
R/W Width Varies

S 89°37'02" E 2639.47'

S89°37'04"E 1350.89'(D)

L4

S89°55'24"E(S)
375.03(S)

N89°37'02"W 906.88' (S)

South Right-of-Way Line

LESS AND EXCEPT
47.78± Acres

**H 1/2
1/4**

1447.81'

N 89°51'39" W

S89°51'39"E

1447.81'

N0°07'02"E
182.33'

East boundary of the
NW 1/4 of Section 21

SHEET 1 & 2 – Legal Description & Notes
SHEET 3 – Line Tables & Legend
SHEET 4 – Key Map
SHEETS 5 – 14 – Property Sketches

S 00°21'56" W
756.00'

N0°21'56"E
756.00'

SCALE: 1" = 200'

2638.49'

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 6 OF 14

REVISIONS

Description	Date	Dwn.	CK'd	Order No.

DESCRIPTION SKETCH
(Not a Survey)

Paul A. Dolcemascolo

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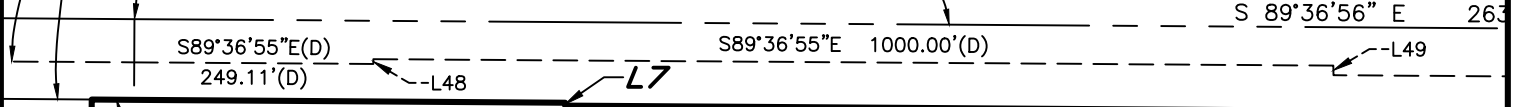
Date: 11/02/2018 Dwg: CDD

Section 21, Township 26 South, Range 16 East

COPPERSPRING CDD DESCRIPTION SKETCH

NE corner of the NW 1/4
of Section 21-26-16
FMGD "FDOT P1"
CCR#: 096189, 060606 & 042203

North boundary of the
NE 1/4 of Section 21



N89°36'55"W(D)
S89°36'53"E(S)
449.10'(D&S)

N89°36'55"W 1100.00' (D)
S89°36'53"E 1100.00' (S)

South Right-of-Way Line

S89°37'02"E
44.02'

S 00°21'56" W
756.00'
N0°21'56"E

SUBJECT PROPERTY

Area = 168.11± Acres



"the East 1/2 of Section 21...
Northwesterly of the Anclote River"

- SHEET 1 & 2 - Legal Description & Notes
- SHEET 3 - Line Tables & Legend
- SHEET 4 - Key Map
- SHEETS 5 - 14 - Property Sketches

NE 1/4

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 7 OF 14

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.

DESCRIPTION SKETCH
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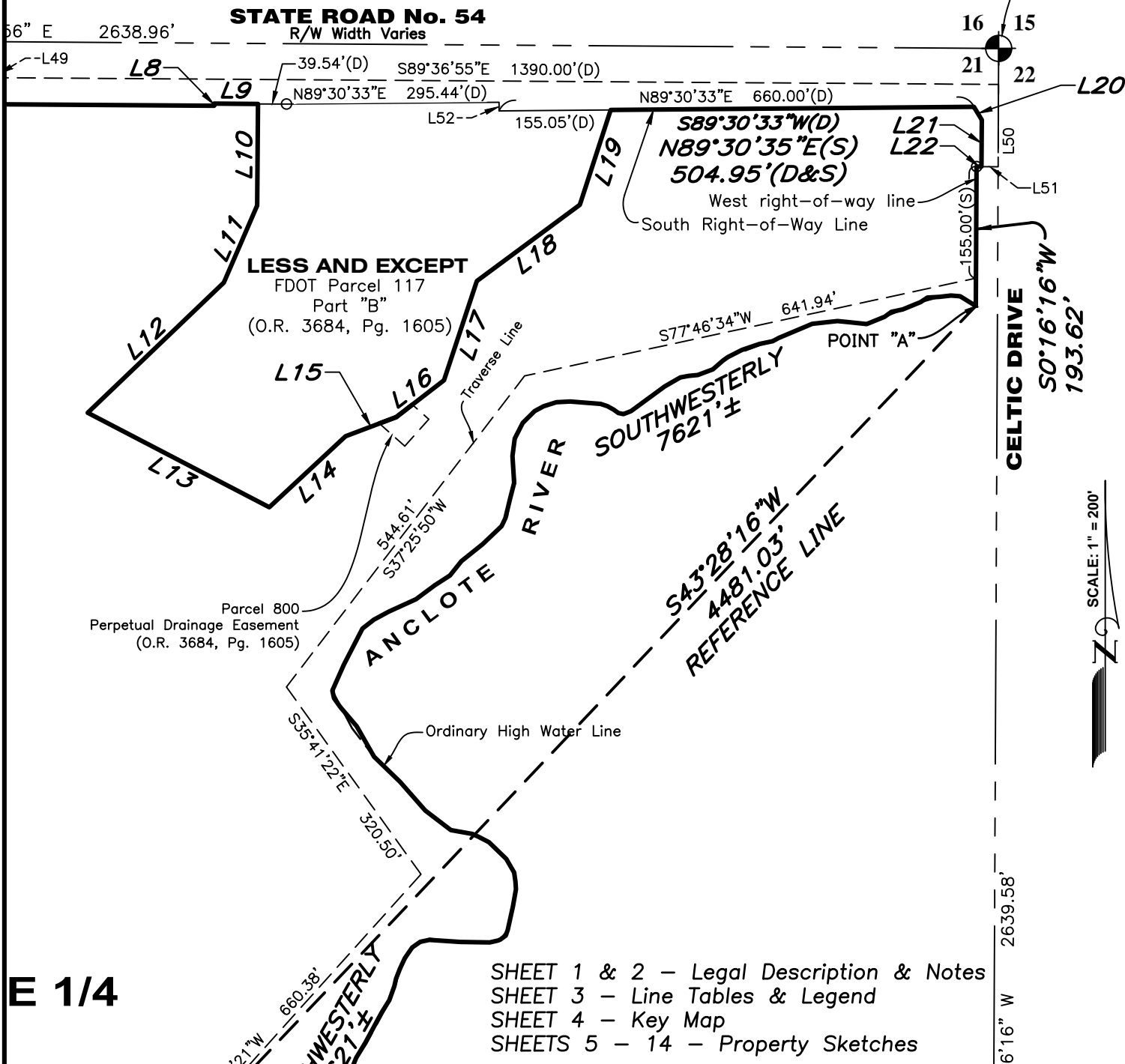
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Drawn: PAD	Checked: JLS	Order No.: LNH-RY-016
Date: 11/02/2018 Dwg: CDD		
Section 21, Township 26 South, Range 16 East		

COPPERSPRING CDD DESCRIPTION SKETCH

Northeast corner of Section 21,
Township 26 South, Range 16 East
FMGD "FDOT PI"
CCR#: 096191, 060607 & 042204



E 1/4

SHEET 1 & 2 - Legal Description & Notes
SHEET 3 - Line Tables & Legend
SHEET 4 - Key Map
SHEETS 5 - 14 - Property Sketches

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 8 OF 14

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.

DESCRIPTION SKETCH
(Not a Survey)

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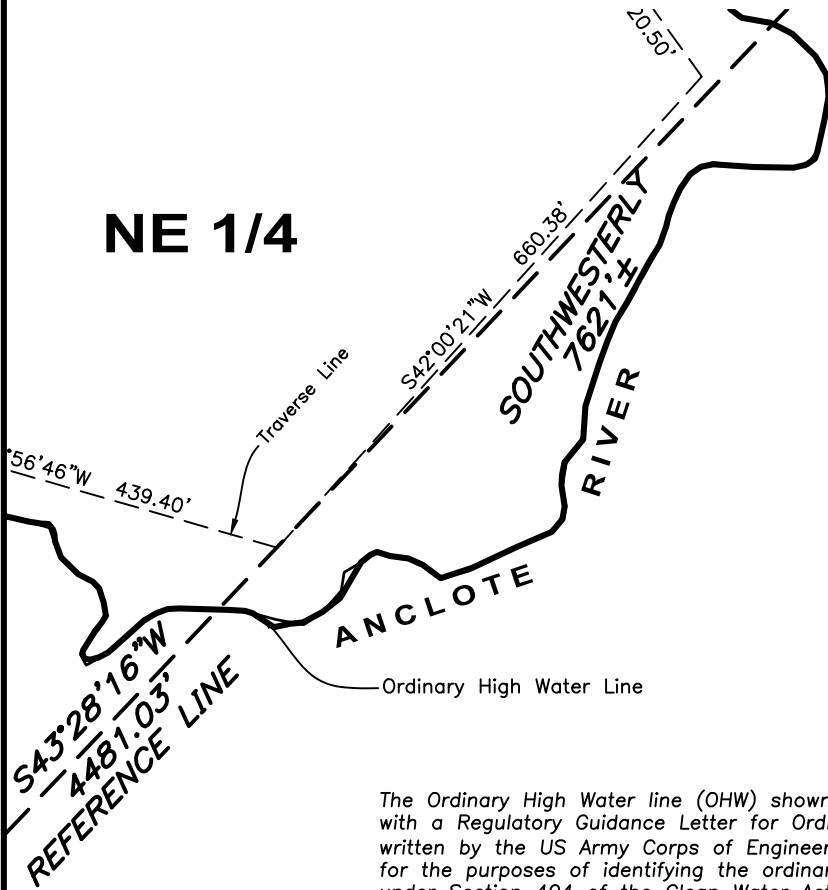
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Date: 11/02/2018 Dwg: CDD

Section 21, Township 26 South, Range 16 East

COPPERSPRING CDD DESCRIPTION SKETCH



S 00° 16' 16\"/>

East boundary of the
NE 1/4 of Section 21

The Ordinary High Water line (OHW) shown hereon was established in accordance with a Regulatory Guidance Letter for Ordinary High Water Mark Identification, written by the US Army Corps of Engineers (No. 05-05), dated December 7, 2005, for the purposes of identifying the ordinary high water mark for non-tidal waters under Section 404 of the Clean Water Act and under Sections 9 and 10 of the Rivers and Harbors Act of 1899. The following physical characteristics were observed in the field at time of survey at multiple locations along the river and were utilized to determine the Ordinary High Water line of Anclote River: Natural Line impressed on the bank, Changes in the character of soil, Presence of litter and debris, Vegetation matted down, bent or absent, Sediment sorting, and/or Water staining on nearby bridge columns.

Note: Ten (10) OHW indicators were set and located along the Northwesterly banks of the Anclote River. Horizontal position of the OHW line was established by interpolation of the

OHW elevation along cross-sections of Northerly bank of the Anclote River at +/- 25 foot intervals.

- SHEET 1 & 2 - Legal Description & Notes
- SHEET 3 - Line Tables & Legend
- SHEET 4 - Key Map
- SHEETS 5 - 14 - Property Sketches

Southeast corner of the
Northeast 1/4 of Section 21,
Township 26 South, Range 16 East
FCM 5"x5" w/ 1/4" Iron Rod
CCR#: 060608, 044811 & 040672

S 89° 35' 32" E 2643.31'

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 9 OF 14

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

DESCRIPTION SKETCH
(Not a Survey)

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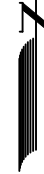
Date: 11/02/2018 Dwg: CDD

Section 21, Township 26 South, Range 16 East

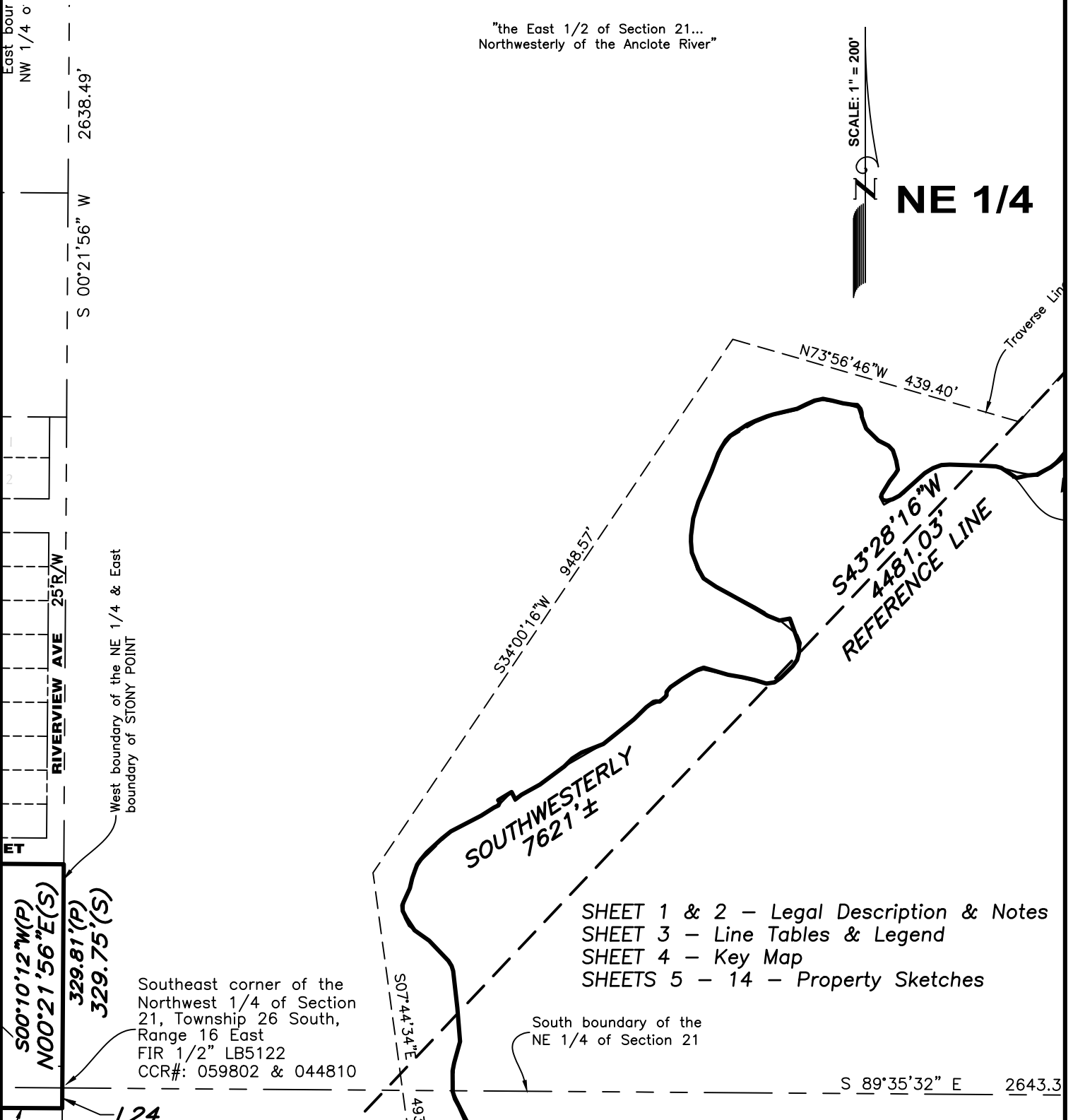
COPPERSPRING CDD DESCRIPTION SKETCH

"the East 1/2 of Section 21...
Northwesterly of the Anclote River"

SCALE: 1" = 200'



NE 1/4



**SOUTHWESTERLY
7621' ±**

**S43°28'16\"W
4481.03'
REFERENCE LINE**

- SHEET 1 & 2 - Legal Description & Notes
- SHEET 3 - Line Tables & Legend
- SHEET 4 - Key Map
- SHEETS 5 - 14 - Property Sketches

Southeast corner of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East
FIR 1/2" LB5122
CCR#: 059802 & 044810

South boundary of the NE 1/4 of Section 21

S 89°35'32" E 2643.3

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 10 OF 14

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

DESCRIPTION SKETCH
(Not a Survey)

Paul A. Dolcemascolo

Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881

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Clearview Land Design, P.L.

Certificate of Authorization No. 28858
Licensed Business No. 8151



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FAX: 813-223-3975
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Drawn: PAD Checked: JLS Order No.: LNH-RY-016

Date: 11/02/2018 | Dwg: CDD

Section 21, Township 26 South, Range 16 East

COPPERSPRING CDD DESCRIPTION SKETCH

SHEET 1 & 2 – Legal Description & Notes
SHEET 3 – Line Tables & Legend
SHEET 4 – Key Map
SHEETS 5 – 14 – Property Sketches

263

S 00°21'56" W
SCALE: 1" = 200'

NORTH 1/4 of SE 1/4 of NW 1/4

h 1/2 of
/4 of
-26-16

inder of)
uth 1/2 of
th 1/2 of
E 1/4 of
NE 1/4"

inder of)
orth 300.25
Tract 30..."

30

S89°35'53"E

2638.37'

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 11 OF 14

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

DESCRIPTION SKETCH (Not a Survey)

Paul A. Dolcemascolo

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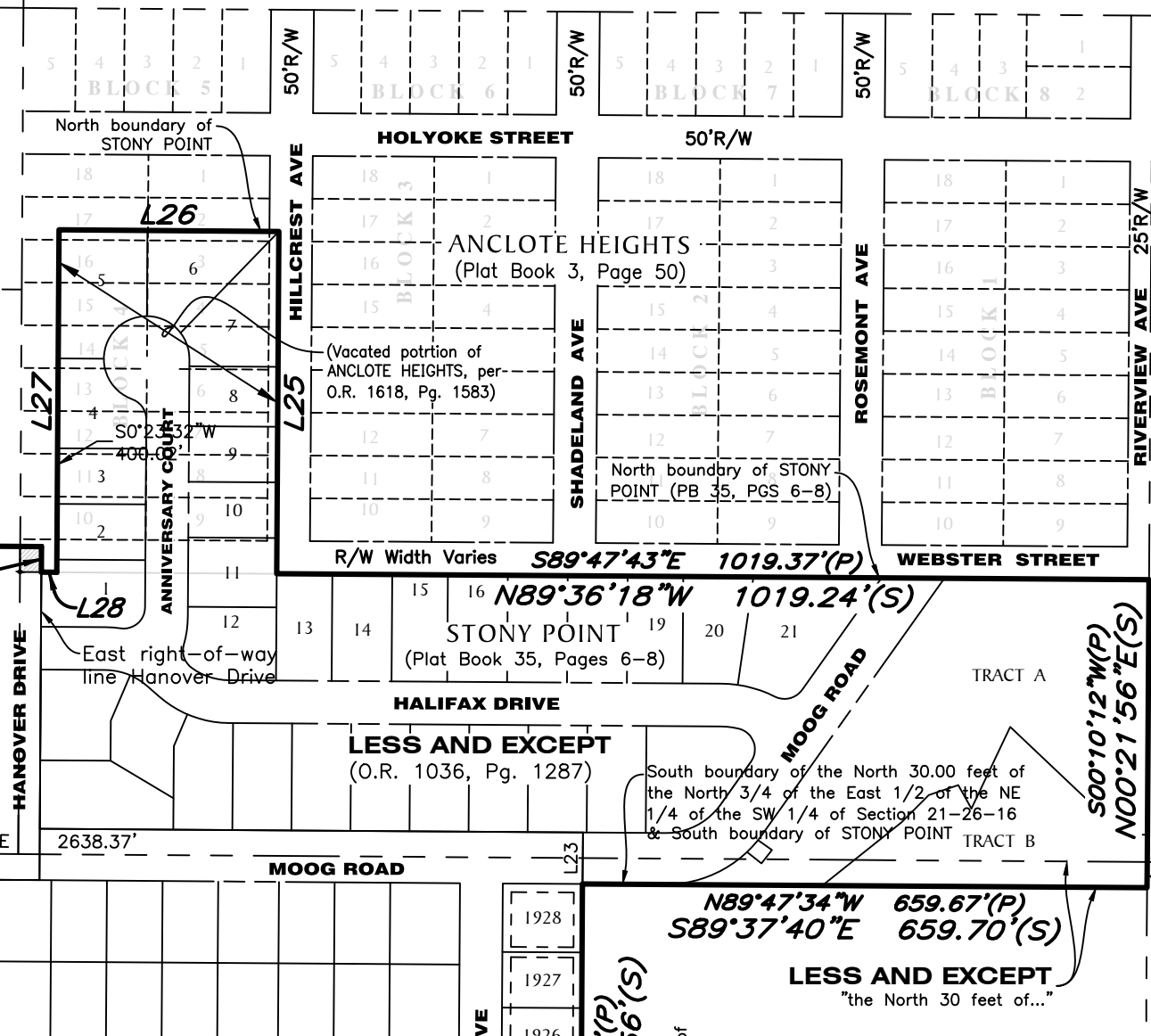
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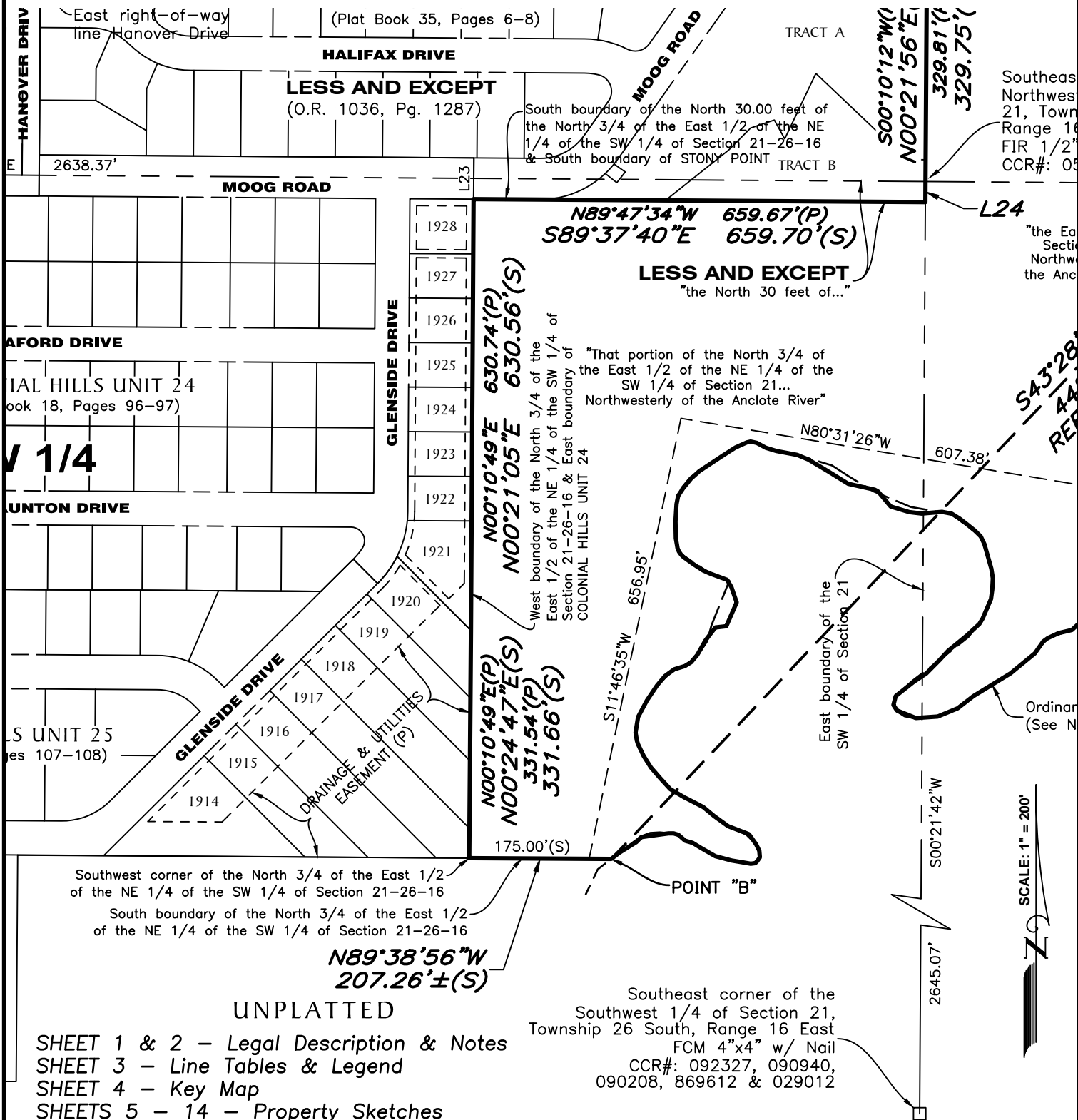
Date: 11/02/2018 Dwg: CDD

Section 21, Township 26 South, Range 16 East



West boundary of the NE 1/4 & East
boundary of STONY POINT

COPPERSPRING CDD DESCRIPTION SKETCH



This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 13 OF 14

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

DESCRIPTION SKETCH
(Not a Survey)

Paul A. Dolcemascolo

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Drawn: PAD Checked: JLS Order No.: LNH-RY-016

Date: 11/02/2018 Dwg: CDD

Section 21, Township 26 South, Range 16 East

UNPLATTED

SHEET 1 & 2 – Legal Description & Notes
SHEET 3 – Line Tables & Legend
SHEET 4 – Key Map
SHEETS 5 – 14 – Property Sketches

Southwest corner of the North 3/4 of the East 1/2 of the NE 1/4 of the SW 1/4 of Section 21-26-16

South boundary of the North 3/4 of the East 1/2 of the NE 1/4 of the SW 1/4 of Section 21-26-16

**N89°38'56"W
207.26'±(S)**

POINT "B"

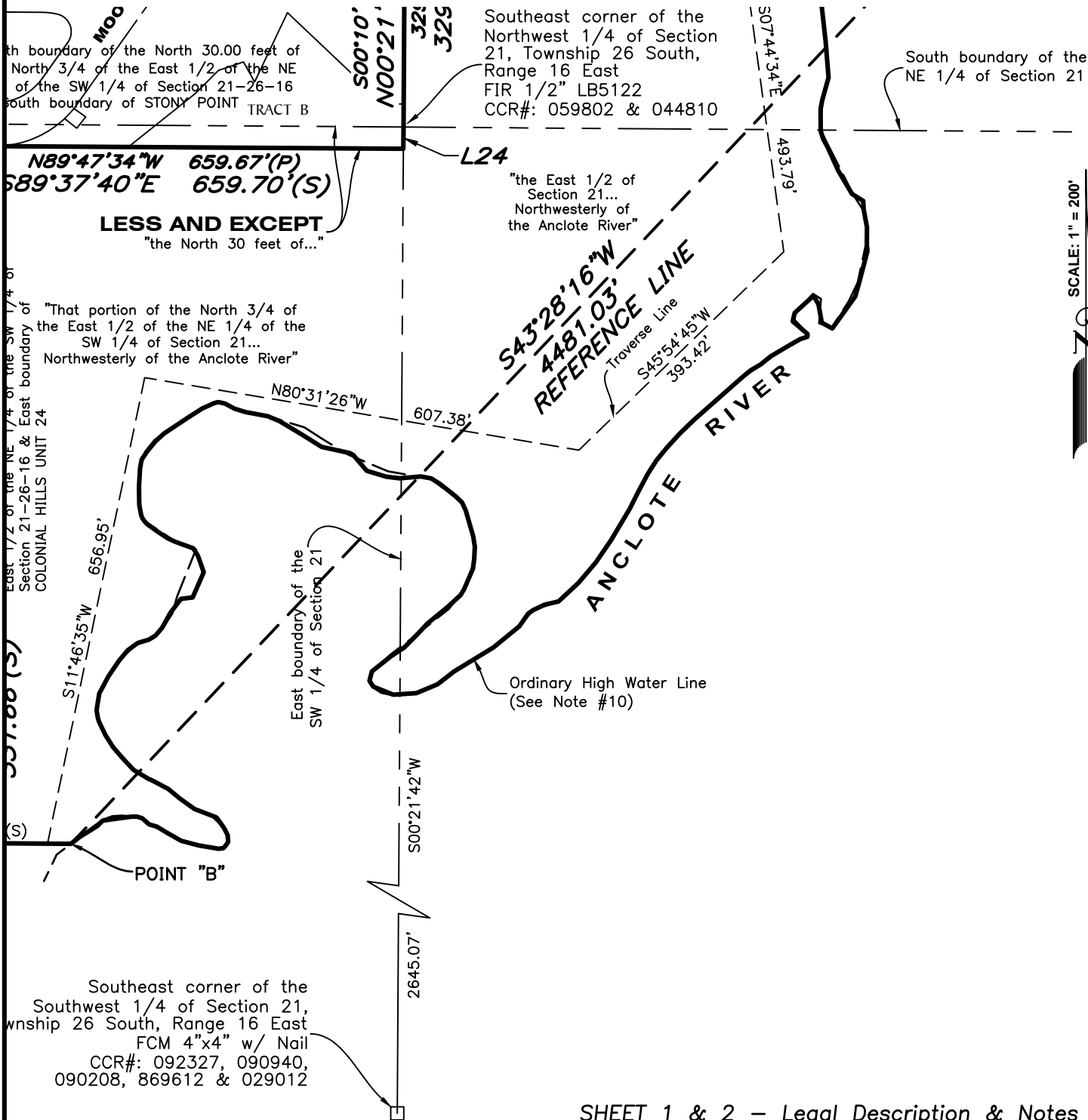
Southeast corner of the Southwest 1/4 of Section 21, Township 26 South, Range 16 East
FCM 4"x4" w/ Nail
CCR#: 092327, 090940, 090208, 869612 & 029012

SCALE: 1" = 200'

Ordinary (See N...)

S43°28' REF

COPPERSPRING CDD DESCRIPTION SKETCH



SCALE: 1" = 200'

SHEET 1 & 2 – Legal Description & Notes
SHEET 3 – Line Tables & Legend
SHEET 4 – Key Map
SHEETS 5 – 14 – Property Sketches

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 14 OF 14

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

DESCRIPTION SKETCH
(Not a Survey)

Paul A. Dolcemascolo

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Drawn: PAD Checked: JLS Order No.: LNH-RY-016

Date: 11/02/2018 | Dwg: CDD

Section 21, Township 26 South, Range 16 East

EXHIBIT 2-B
Metes & Bounds Legal Description & Sketch

COPPERSPRING CDD (LESS PARK C-2) DESCRIPTION SKETCH

COPPERSPRING (CDD) (LESS PARK C-2)

DESCRIPTION: A parcel of land lying in Section 21, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 21, Township 26 South, Range 16 East and run thence along the West boundary of the Northwest 1/4 of said Section 21, S.00°20'29"W., 1029.13 feet; thence S.89°38'59"E., 30.00 feet, to the East right-of-way line of Madison Street and the POINT OF BEGINNING: thence continue S.89°38'59"E., 1118.02 feet; thence N.00°07'02"E., 182.33 feet; thence S.89°51'39"E., 1447.81 feet; thence N.00°21'56"E., 756.00 feet to the South right-of-way line of State Road 54; thence along said South right-of-way line, the following six (6) courses: 1) S.89°37'02"E., 44.02 feet; 2) S.89°36'53"E., 449.10 feet; 3) S.00°23'07"W., 3.00 feet; 4) S.89°36'53"E., 1100.00 feet; 5) N.00°23'07"E., 3.00 feet; 6) S.89°36'53"E., 60.96 feet to the Northwest corner of Florida Department of Transportation Parcel 117, Part "B" as recorded in Official Records Book 3684, Page 1605, Public Records of Pasco County, Florida; thence along the Westerly, Southerly and Easterly boundaries of said Parcel 117, Part "B", the following ten (10) courses: 1) S.00°29'12"W., 141.30 feet; 2) S.23°22'16"W., 116.70 feet; 3) S.46°16'02"W., 261.83 feet; 4) S.62°30'40"E., 284.50 feet; 5) N.47°02'48"E., 144.88 feet; 6) N.69°13'58"E., 75.24 feet; 7) N.52°24'43"E., 83.81 feet; 8) N.18°20'02"E., 145.34 feet; 9) N.53°28'25"E., 178.11 feet; 10) N.17°58'25"E., 138.60 feet to the aforesaid South right-of-way line of State Road 54; thence along said South right-of-way line the, following two (2) courses: 1) N.89°30'35"E., 504.95 feet; 2) S.31°02'53"E., 21.24 feet to the West right-of-way line of Celtic Drive; thence along said West right-of-way line, the following three (3) courses: 1) S.00°23'07"W., 64.96 feet; 2) N.89°36'53"W., 6.94 feet; 3) S.00°16'16"W., 193.62 feet to a point on the Ordinary High Water Line of the Anclote River, herein referred to as POINT "A"; thence Southwesterly along the Ordinary High Water Line of the Anclote River, 4,233 feet more or less to a point herein referred to as POINT "B" lying on the South boundary of the North 3/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 21 and lying S.89°35'52"E., 519.85 feet, more or less Easterly of the Southwest corner thereof; (Reference Line) said POINT "B" lying S.47°20'42"W, 2858.26 feet of the aforesaid POINT "A"; thence along the South boundary of the North 3/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 21, N.89°35'52"W., 519.85 feet to the Southwest corner thereof; thence along the North boundary of the plat of STONY POINT as recorded in Plat Book 35, Pages 6 through 8, inclusive, Public Records of Pasco County, Florida, the following five (5) courses: 1) N.89°36'18"W., 1019.24 feet; 2) N.00°21'03"E., 399.95 feet; 3) N.89°35'16"W., 256.71 feet; 4) S.00°23'32"W., 400.02 feet; 5) N.89°36'18"W., 18.00 feet to the East right-of-way line of Hanover Drive, also being the East boundary of COLONIAL HILLS UNIT TWENTY-THREE as recorded in Plat Book 17, Pages 33 and 34, Public Records of Pasco County, Florida; thence along said East right-of-way line, N.00°23'32"E., 29.88 feet to the Northeast corner of the plat of said COLONIAL HILLS UNIT TWENTY-THREE; thence along the North boundary of said COLONIAL HILLS UNIT

(Continued on Sheet 2)

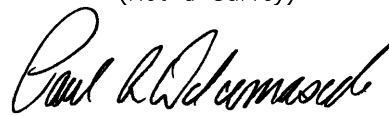
SHEET 1 & 2 - Legal Description & Notes
SHEET 3 - Line Tables & Legend
SHEET 4 - Key Map
SHEETS 5 - 12 - Property Sketches

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 1 OF 12

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.
LESS OUT PARK C-2	1-23-19	PAD	JLS	----

DESCRIPTION SKETCH (Not a Survey)



Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881

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Drawn: PAD Checked: JLS Order No.: LNH-RY-016

Date: 11/02/2018 Dwg: CDD(LESS PARK C-2)

Section 21, Township 26 South, Range 16 East

**COPPERSPRING CDD (LESS PARK C-2)
DESCRIPTION SKETCH**

(Continued from Page 1)

TWENTY-THREE, N.89°35'38"W., 307.91 feet to the East boundary of the West 1037.14 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 21; thence along said East boundary, N.00°20'29"E., 629.75 feet; thence along the North boundary of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 21, N.89°36'12"W., 1006.39 feet to the East right-of-way line of the aforesaid Madison Street; thence along said East right-of-way line, N.00°20'29"E., 619.35 feet to the POINT OF BEGINNING.

Containing 146.82 acres, more or less.

NOTES:

1) Bearings shown hereon are based on the West boundary of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, having a Grid bearing of S.00°20'29"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

2) Boundary information shown hereon is taken from an ALTA/NSPS LAND TITLE SURVEY prepared for Lennar Homes of the RYALS PROPERTY by GeoPoint Surveying , Inc., last dated October 16, 2016.

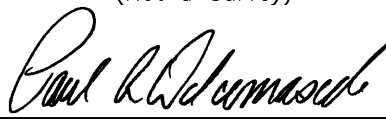
SHEET 1 & 2 – Legal Description & Notes
SHEET 3 – Line Tables & Legend
SHEET 4 – Key Map
SHEETS 5 – 12 – Property Sketches

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 2 OF 12

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.
LESS OUT PARK C-2	1-23-19	PAD	JLS	----

DESCRIPTION SKETCH
(Not a Survey)



Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881

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Drawn: PAD | Checked: JLS | Order No.: LNH-RY-016

Date: 11/02/2018 | Dwg: CDD(LESS PARK C-2)

Section 21, Township 26 South, Range 16 East

**COPPERSPRING CDD (LESS PARK C-2)
DESCRIPTION SKETCH**

LINE DATA TABLE

NO.	BEARING	LENGTH
L1(D)	N 89°37'04" W	264.20'
L1(S)	S 89°37'02" E	264.22'
L2(D)	N 89°22'59" E	184.40'
L2(S)	S 89°23'01" W	184.40'
L3(D)	N 00°22'56" E	5.00'
L3(S)	S 00°22'58" W	5.00'
L4(D)	N 89°37'04" W	200.18'
L4(S)	S 89°37'02" E	200.18'
L5(D)	N 89°37'04" W	24.79'
L5(S)	S 89°37'02" E	24.79'
L6(D)	S 00°22'56" W	6.00'
L6(S)	N 00°22'58" E	6.00'
L7(D)	N 00°23'05" E	3.00'
L7(S)	S 00°23'07" W	3.00'
L8(D)	N 00°23'05" E	3.00'
L8(S)	N 00°23'07" E	3.00'
L9(D)	N 89°36'55" W	-
L9(S)	S 89°36'53" E	60.96'
L10(D)	N 00°29'10" E	141.30'
L10(S)	S 00°29'12" W	141.30'
L11(D)	N 23°22'16" E	116.70'
L11(S)	S 23°22'16" W	116.70'
L12(D)	N 46°16'02" E	261.83'

LINE DATA TABLE

NO.	BEARING	LENGTH
L12(S)	S 46°16'02" W	261.83'
L13(D)	N 62°30'42" W	284.50'
L13(S)	S 62°30'40" E	284.50'
L14(D)	S 47°02'46" W	144.88'
L14(S)	N 47°02'48" E	144.88'
L15(D)	S 69°13'56" W	75.24'
L15(S)	N 69°13'58" E	75.24'
L16(D)	S 52°24'41" W	83.81'
L16(S)	N 52°24'43" E	83.81'
L17(D)	S 18°20'00" W	145.34'
L17(S)	N 18°20'02" E	145.34'
L18(D)	S 53°28'23" W	178.11'
L18(S)	N 53°28'25" E	178.11'
L19(D)	S 17°58'23" W	138.59'
L19(S)	N 17°58'25" E	138.60'
L20(D)	N 31°02'55" W	21.24'
L20(S)	S 31°02'53" E	21.24'
L21(D)	S 00°23'05" W	64.96'
L21(S)	S 00°23'07" W	64.96'
L22(S)	N 89°36'53" W	6.94'
L23(P)	N 00°10'49" E	60.00'
L23(S)	N 00°32'35" E	60.02'
L24(P)	N 00°10'12" E	30.00'

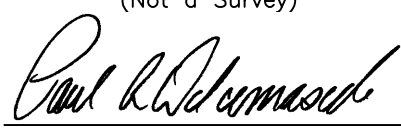

LINE DATA TABLE

NO.	BEARING	LENGTH
L24(S)	N 00°21'42" E	30.00'
L25(P)	S 00°09'41" W	400.00'
L25(S)	N 00°21'03" E	399.95'
L26(P)	S 89°47'43" E	257.00'
L26(S)	N 89°35'16" W	256.71'
L27(P)	N 00°09'41" E	400.00'
L27(S)	S 00°23'32" W	400.02'
L28(P)	N 89°47'43" W	18.00'
L28(S)	N 89°36'18" W	18.00'
L29(P)	S 00°09'41" W	-
L29(S)	N 00°23'32" E	29.88'
L30(P)	S 89°47'43" E	-
L30(S)	N 89°35'38" W	307.91'
L31(D)	N 89°39'01" W	-
L31(S)	S 89°40'52" E	260.00'
L32(D)	S 00°22'20" W	-
L32(S)	N 00°20'29" E	246.47'
L47(D)	S 00°22'56" W	10.00'
L48(D)	N 00°23'05" E	5.00'
L49(D)	S 00°23'05" W	10.00'
L50(D)	S 00°16'19" W	114.48'
L51(D)	S 89°36'55" E	23.13'
L52(D)	S 00°29'27" E	12.00'
L53(D)	N 00°20'48" E	52.00'

LEGEND

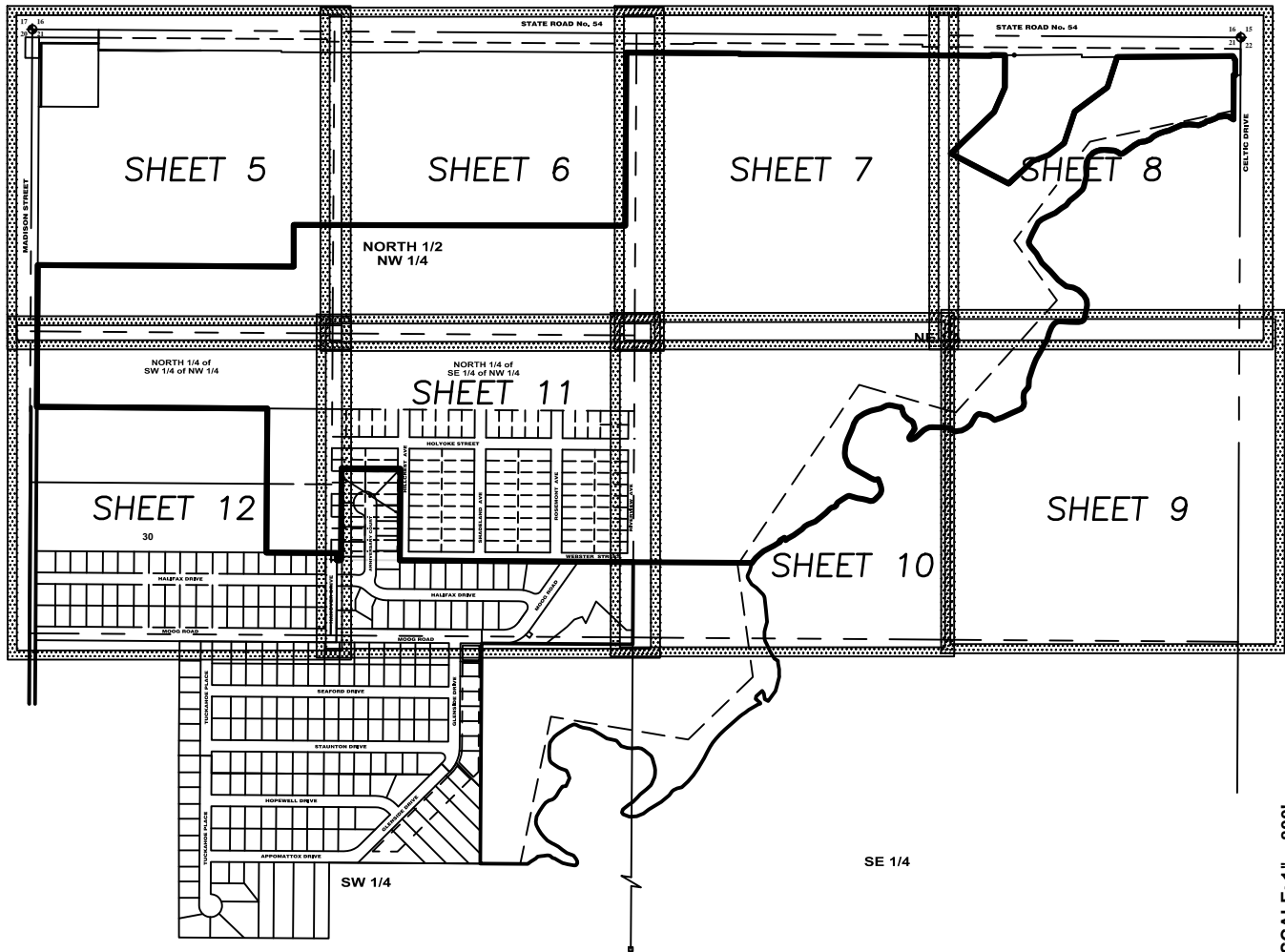
- | | |
|------------------------------------|---|
| (S) ----- Survey Dimension | FPKD ----- Found P.K. Nail & Disk |
| (D) ----- Deed Dimension | FMGD ----- Found Mag Nail & Disk |
| (P) ----- Plat Dimension | PRM ----- Permanent Reference Monument |
| O.R. ----- Official Records Book | FDOT ----- Florida Department of Transportation |
| Pg(s). ----- Page(s) | CCR ----- Certified Corner Record |
| SIR ----- Set 1/2" Iron Rod LB7768 | LB ----- Licensed Business |
| FIR ----- Found Iron Rod | OHW ----- Ordinary High Water |
| FCM ----- Found Concrete Monument | R/W ----- Right-of-Way |

SHEET 1 & 2 - Legal Description & Notes
SHEET 3 - Line Tables & Legend
SHEET 4 - Key Map
SHEETS 5 - 12 - Property Sketches

This Sketch Prepared For: LENNAR HOMES					SHEET NO. 3 OF 12	
REVISIONS					DESCRIPTION SKETCH	
Description	Date	Dwn.	CK'd	Order No.	(Not a Survey)	
LESS OUT PARK C-2	1-23-19	PAD	JLS	----	 Paul A. Dolcemascolo FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER					Clearview Land Design, P.L. Certificate of Authorization No. 28858 Licensed Business No. 8151  CIVIL ENGINEERING PLANNING SURVEYING & MAPPING LANDSCAPE ARCHITECTURE 1213 E. 6th Avenue Tampa, Florida 33605 Phone: 813-223-3919 FAX: 813-223-3975 www.clearviewland.com	
Drawn: PAD			Checked: JLS	Order No.: LNHR-RY-016	Date: 11/02/2018 Dwg: CDD(LESS PARK C-2)	
Section 21, Township 26 South, Range 16 East						

**COPPERSPRING CDD (LESS PARK C-2)
DESCRIPTION SKETCH**

KEY MAP



SHEET 1 & 2 – Legal Description & Notes
 SHEET 3 – Line Tables & Legend
 SHEET 4 – Key Map
 SHEETS 5 – 12 – Property Sketches

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 4 OF 12

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.
LESS OUT PARK C-2	1-23-19	PAD	JLS	----

DESCRIPTION SKETCH
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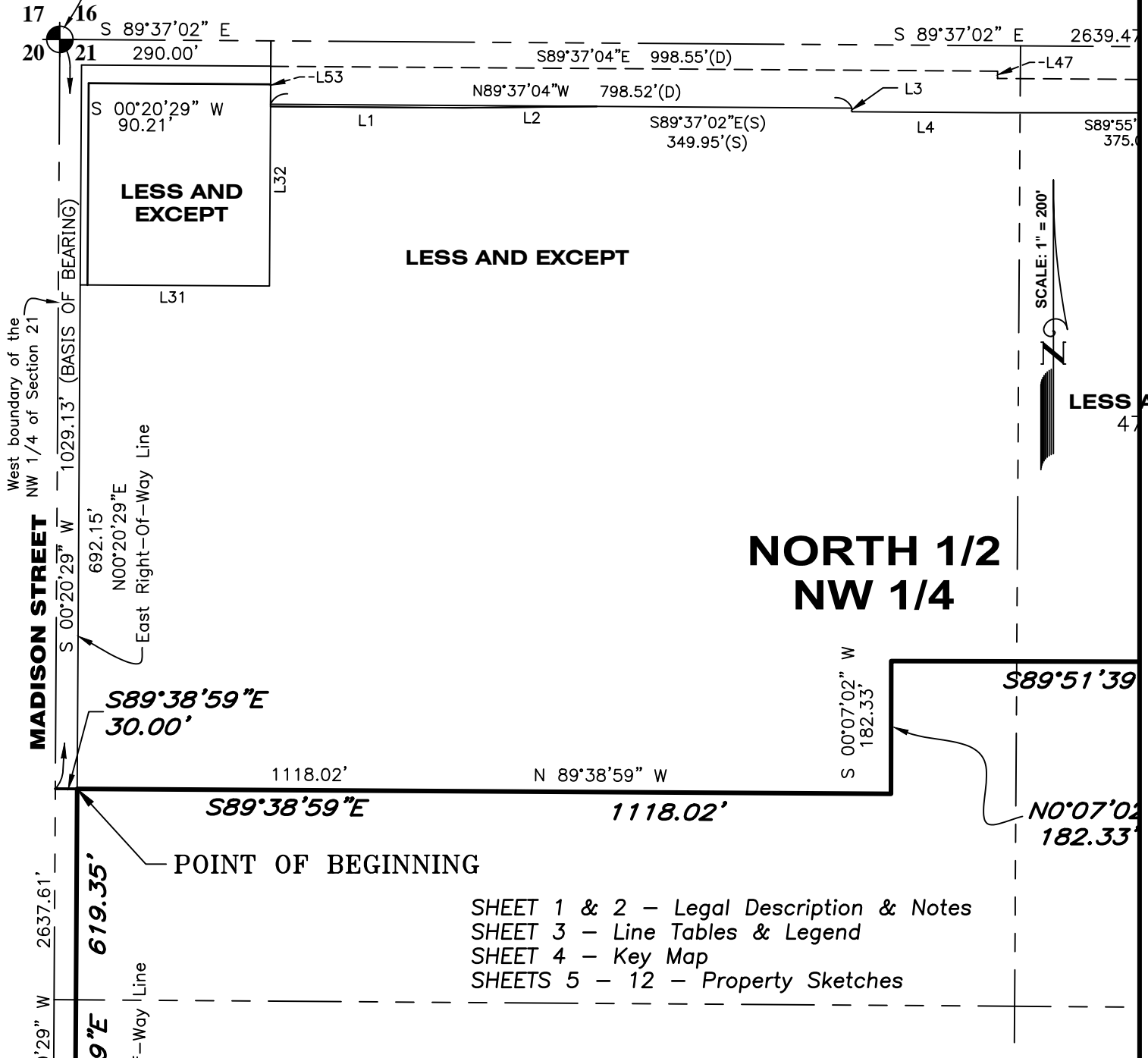
Section 21, Township 26 South, Range 16 East

SCALE: 1" = 800'

COPPERSPRING CDD (LESS PARK C-2) DESCRIPTION SKETCH

POINT OF COMMENCEMENT

Northwest corner of Section 21,
Township 26 South, Range 16 East
FMGD "FDOT PI"
CCR#: 096188, 060603 & 042202



SCALE: 1" = 200'

NORTH 1/2 NW 1/4

SHEET 1 & 2 - Legal Description & Notes
SHEET 3 - Line Tables & Legend
SHEET 4 - Key Map
SHEETS 5 - 12 - Property Sketches

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 5 OF 12

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.
LESS OUT PARK C-2	1-23-19	PAD	JLS	----

DESCRIPTION SKETCH
(Not a Survey)

Paul A. Dolcemascolo

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Drawn: PAD Checked: JLS Order No.: LNH-RY-016

Date: 11/02/2018 Dwg: CDD(LESS PARK C-2)

Section 21, Township 26 South, Range 16 East

COPPERSPRING CDD (LESS PARK C-2) DESCRIPTION SKETCH

LESS AND EXCEPT

FDOT Parcel #117
Part "A"
(O.R. 3684, Pg. 1605)

NE
of
FMG
CCR

North boundary of the
NW 1/4 of Section 21

STATE ROAD No. 54
R/W Width Varies

S 89°37'02" E 2639.47'

S 89°37'04" E 1350.89'(D)

L4

S 89°55'24"E(S)
375.03(S)

N 89°37'02"W 906.88' (S)

South Right-of-Way Line

LESS AND EXCEPT
47.78± Acres

H 1/2
1/4

S 00°21'56" W
756.00'

N 0°21'56"E
756.00'

SCALE: 1" = 200'

1447.81'

N 89°51'39" W
1447.81'

S 89°51'39"E

N 0°07'02"E
182.33'

East boundary of the
NW 1/4 of Section 21

2638.49'

SHEET 1 & 2 - Legal Description & Notes
SHEET 3 - Line Tables & Legend
SHEET 4 - Key Map
SHEETS 5 - 12 - Property Sketches

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 6 OF 12

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.
LESS OUT PARK C-2	1-23-19	PAD	JLS	----

DESCRIPTION SKETCH
(Not a Survey)

Paul A. Dolcemascolo

Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Clearview Land Design, P.L.

Certificate of Authorization No. 28858
Licensed Business No. 8151



CIVIL ENGINEERING
PLANNING
SURVEYING & MAPPING
LANDSCAPE ARCHITECTURE

1213 E. 6th Avenue
Tampa, Florida 33605
Phone: 813-223-3919
FAX: 813-223-3975
www.clearviewland.com

Drawn: PAD Checked: JLS Order No.: LNH-RY-016

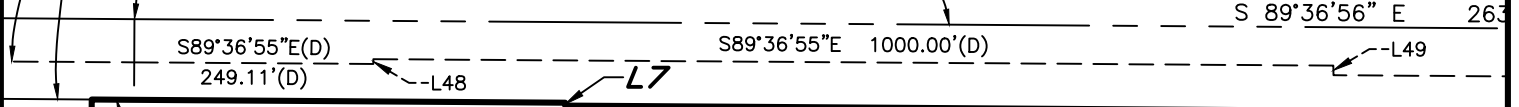
Date: 11/02/2018 Dwg: CDD(LESS PARK C-2)

Section 21, Township 26 South, Range 16 East

COPPERSPRING CDD (LESS PARK C-2) DESCRIPTION SKETCH

NE corner of the NW 1/4
of Section 21-26-16
FMGD "FDOT P1"
CCR#: 096189, 060606 & 042203

North boundary of the
NE 1/4 of Section 21



N89°36'55\"/>

N89°36'55\"/>

South Right-of-Way Line

S89°37'02\"/>

SUBJECT PROPERTY

Area = 146.82 ± Acres



"the East 1/2 of Section 21...
Northwesterly of the Anclote River"

- SHEET 1 & 2 - Legal Description & Notes
- SHEET 3 - Line Tables & Legend
- SHEET 4 - Key Map
- SHEETS 5 - 12 - Property Sketches

NE 1/4

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 7 OF 12

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.
LESS OUT PARK C-2	1-23-19	PAD	JLS	----

DESCRIPTION SKETCH
(Not a Survey)

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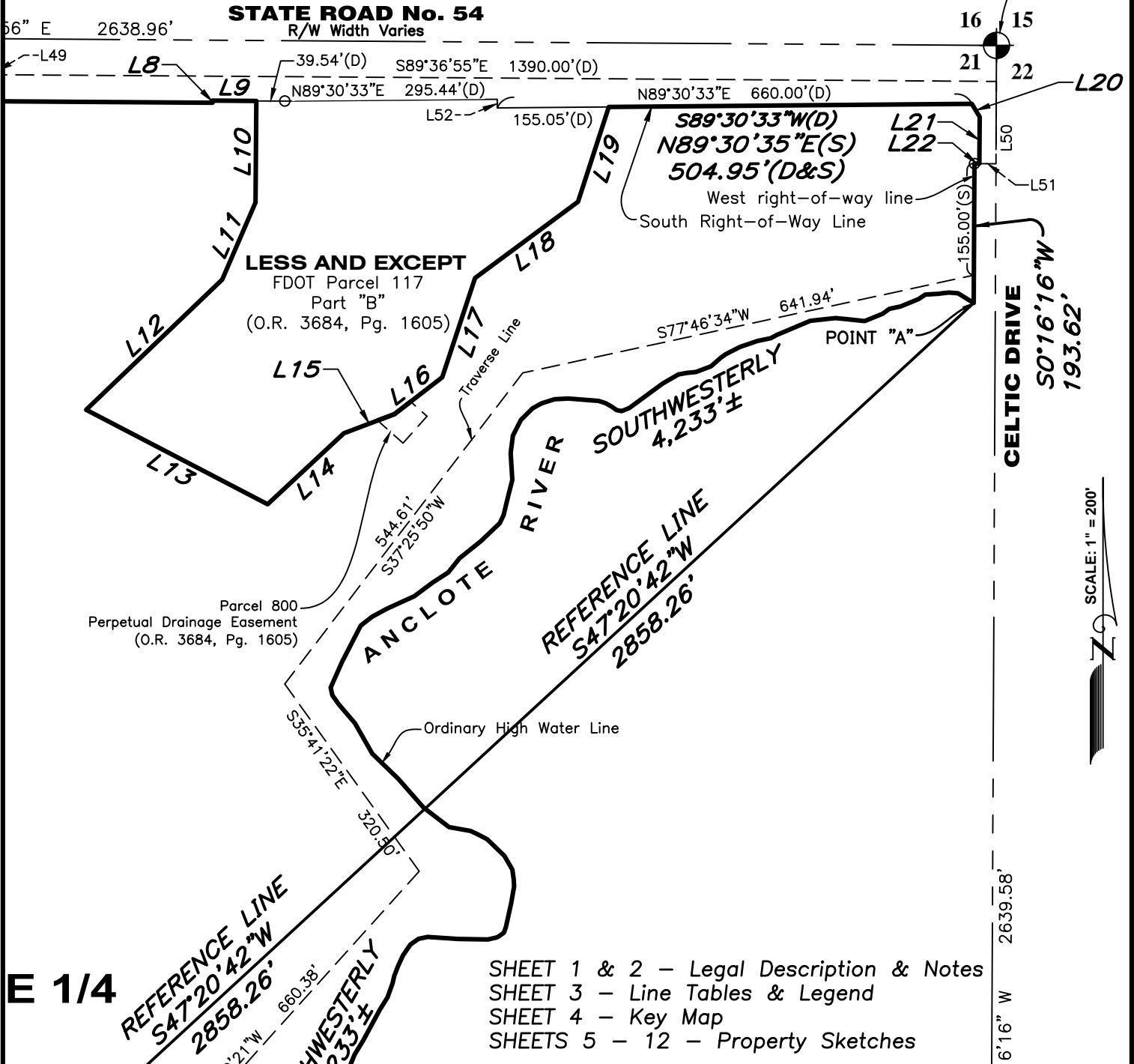
Drawn: PAD | Checked: JLS | Order No.: LNH-RY-016

Date: 11/02/2018 | Dwg: CDD(LESS PARK C-2)

Section 21, Township 26 South, Range 16 East

COPPERSPRING CDD (LESS PARK C-2) DESCRIPTION SKETCH

Northeast corner of Section 21,
Township 26 South, Range 16 East
FMGD "FDOT PI"
CCR#: 096191, 060607 & 042204



E 1/4

SHEET 1 & 2 - Legal Description & Notes
 SHEET 3 - Line Tables & Legend
 SHEET 4 - Key Map
 SHEETS 5 - 12 - Property Sketches

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 8 OF 12

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.
LESS OUT PARK C-2	1-23-19	PAD	JLS	----

DESCRIPTION SKETCH
(Not a Survey)

Paul A. Dolcemascolo

Paul A. Dolcemascolo
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Clearview Land Design, P.L.

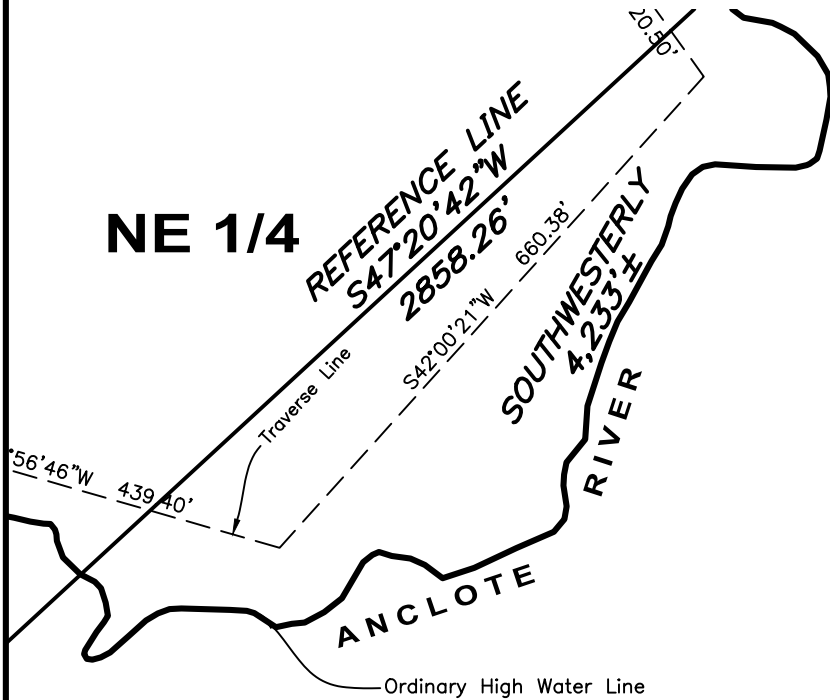
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Drawn: PAD | Checked: JLS | Order No.: LNH-RY-016
 Date: 11/02/2018 | Dwg: CDD(LESS PARK C-2)
 Section 21, Township 26 South, Range 16 East

**COPPERSPRING CDD (LESS PARK C-2)
DESCRIPTION SKETCH**



S 00°16'16\" W 2639.58'

East boundary of the NE 1/4 of Section 21

The Ordinary High Water line (OHW) shown hereon was established in accordance with a Regulatory Guidance Letter for Ordinary High Water Mark Identification, written by the US Army Corps of Engineers (No. 05-05), dated December 7, 2005, for the purposes of identifying the ordinary high water mark for non-tidal waters under Section 404 of the Clean Water Act and under Sections 9 and 10 of the Rivers and Harbors Act of 1899. The following physical characteristics were observed in the field at time of survey at multiple locations along the river and were utilized to determine the Ordinary High Water line of Anclote River: Natural Line impressed on the bank, Changes in the character of soil, Presence of litter and debris, Vegetation matted down, bent or absent, Sediment sorting, and/or Water staining on nearby bridge columns.

Note: Ten (10) OHW indicators were set and located along the Northwestern banks of the Anclote River. Horizontal position of the OHW line was established by interpolation of the

OHW elevation along cross-sections of Northerly bank of the Anclote River at +/- 25 foot intervals.

- SHEET 1 & 2 - Legal Description & Notes
- SHEET 3 - Line Tables & Legend
- SHEET 4 - Key Map
- SHEETS 5 - 12 - Property Sketches

Southeast corner of the Northeast 1/4 of Section 21, Township 26 South, Range 16 East
FCM 5"x5" w/ 1/4" Iron Rod
CCR#: 060608, 044811 & 040672


S 89°35'32" E 2643.31'

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 9 OF 12

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.
LESS OUT PARK C-2	1-23-19	PAD	JLS	----

DESCRIPTION SKETCH
(Not a Survey)



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	PLANNING	Tampa, Florida 33605
	SURVEYING & MAPPING	Phone: 813-223-3919
	LANDSCAPE ARCHITECTURE	FAX: 813-223-3975 www.clearviewland.com

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Date: 11/02/2018 | Dwg: CDD(LESS PARK C-2)

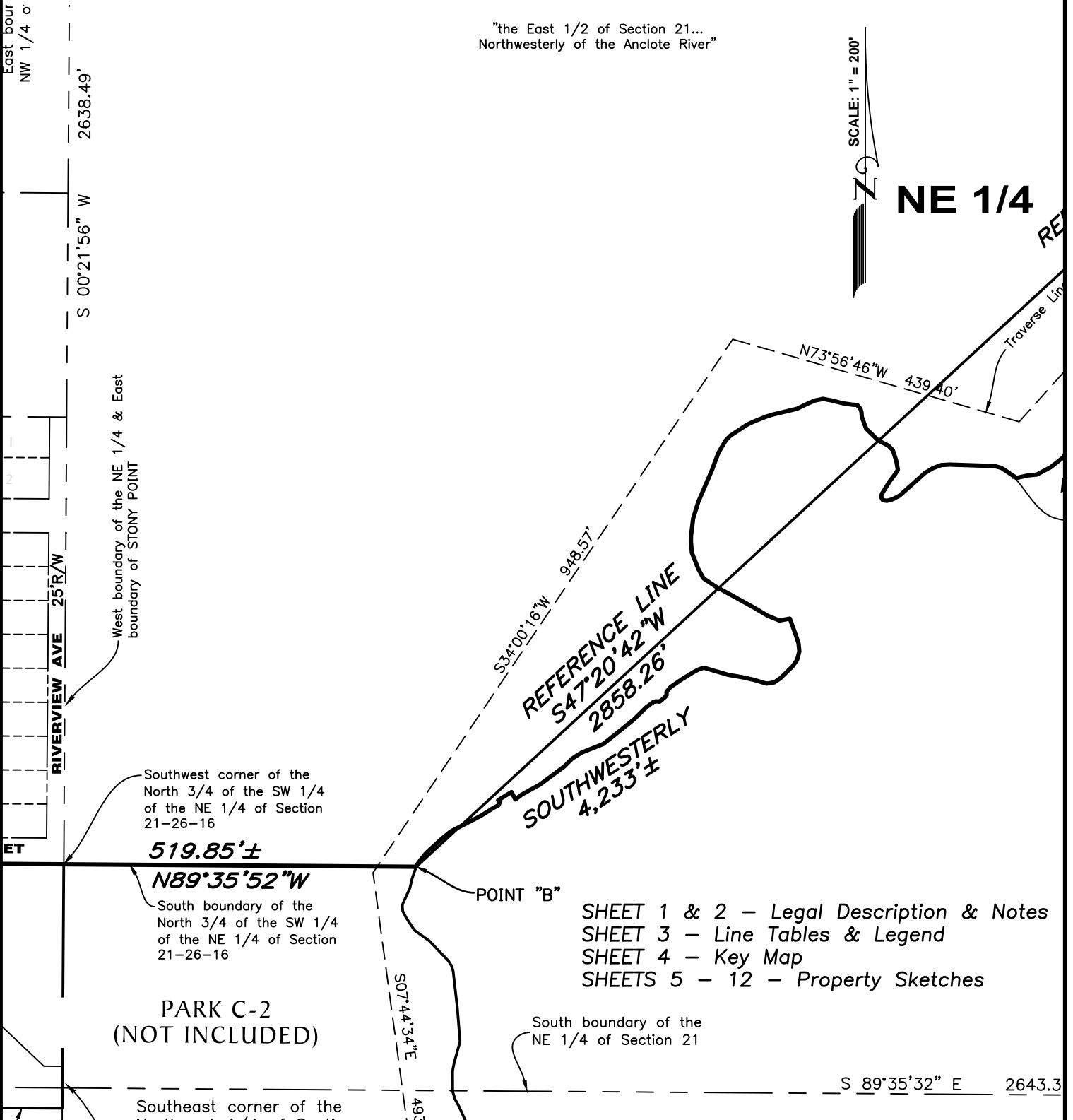
Section 21, Township 26 South, Range 16 East

COPPERSPRING CDD (LESS PARK C-2) DESCRIPTION SKETCH

"the East 1/2 of Section 21...
Northwesterly of the Anclote River"

SCALE: 1" = 200'

NE 1/4



West boundary of the NE 1/4 & East boundary of STONY POINT

Southwest corner of the North 3/4 of the SW 1/4 of the NE 1/4 of Section 21-26-16

519.85' ±

N 89° 35' 52" W

South boundary of the North 3/4 of the SW 1/4 of the NE 1/4 of Section 21-26-16

**PARK C-2
(NOT INCLUDED)**

POINT "B"

- SHEET 1 & 2 - Legal Description & Notes
- SHEET 3 - Line Tables & Legend
- SHEET 4 - Key Map
- SHEETS 5 - 12 - Property Sketches

South boundary of the NE 1/4 of Section 21

Southeast corner of the

S 89° 35' 32" E 2643.3

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 10 OF 12

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.
LESS OUT PARK C-2	1-23-19	PAD	JLS	----

DESCRIPTION SKETCH
(Not a Survey)

Paul A. Dolcemascolo

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FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881

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Drawn: PAD	Checked: JLS	Order No.: LNH-RY-016
Date: 11/02/2018 Dwg: CDD(LESS PARK C-2)		
Section 21, Township 26 South, Range 16 East		

COPPERSPRING CDD (LESS PARK C-2) DESCRIPTION SKETCH

SHEET 1 & 2 - Legal Description & Notes
SHEET 3 - Line Tables & Legend
SHEET 4 - Key Map
SHEETS 5 - 12 - Property Sketches

263
S 00°21'56" W
SCALE: 1" = 200'

NORTH 1/4 of SE 1/4 of NW 1/4

h 1/2 of
/4 of
-26-16

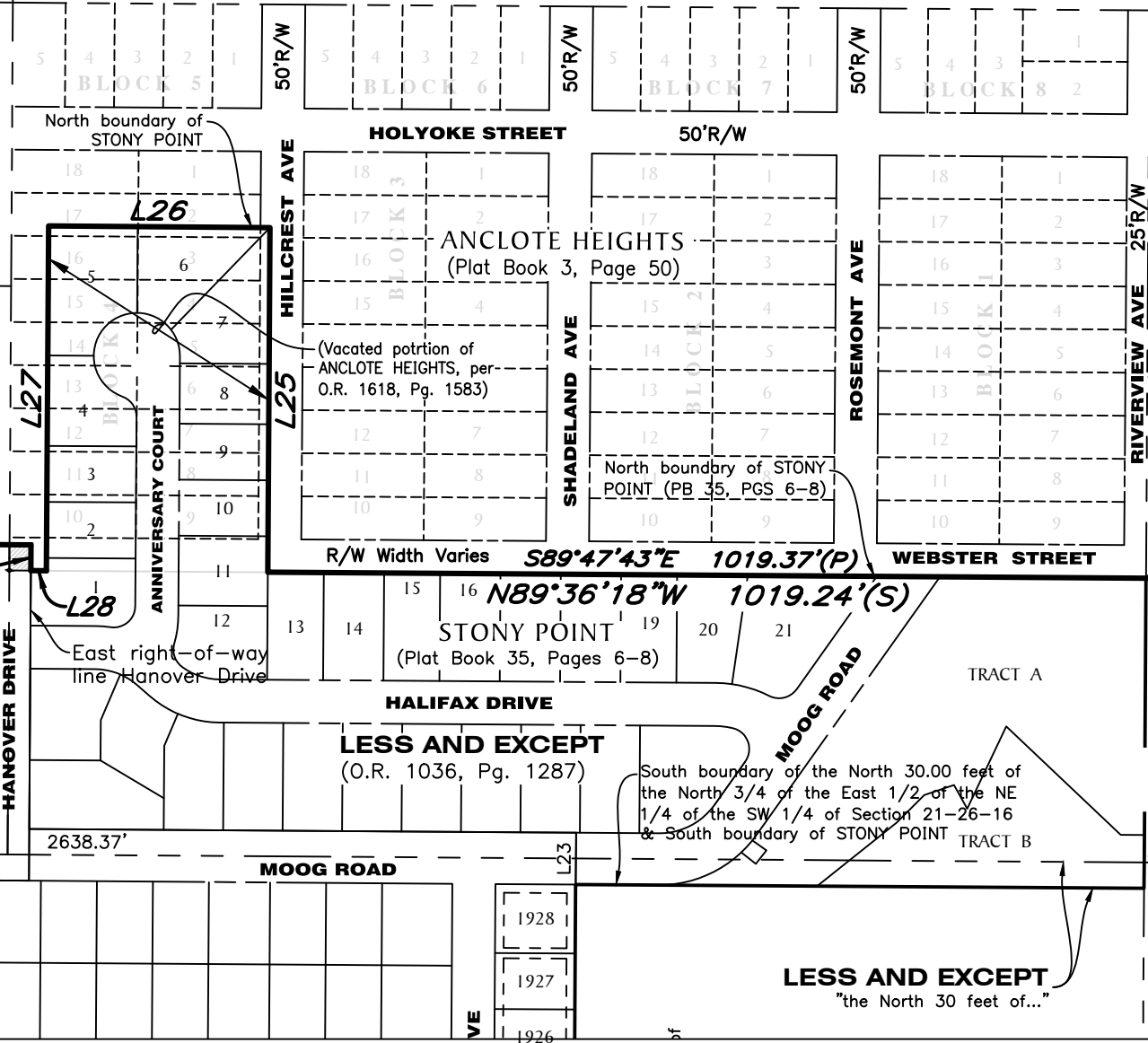
inder of)
uth 1/2 of
th 1/2 of
E 1/4 of
NE 1/4"

inder of)
orth 300.25
Tract 30..."

30

L290
W 1740

S89°35'53"E
2638.37'



West boundary of the NE 1/4 & East boundary of STONY POINT

This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 11 OF 12

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.
LESS OUT PARK C-2	1-23-19	PAD	JLS	----

DESCRIPTION SKETCH
(Not a Survey)

Paul A. Dolcemascolo

Paul A. Dolcemascolo
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Drawn: PAD Checked: JLS Order No.: LNH-RY-016

Date: 11/02/2018 Dwg: CDD(LESS PARK C-2)

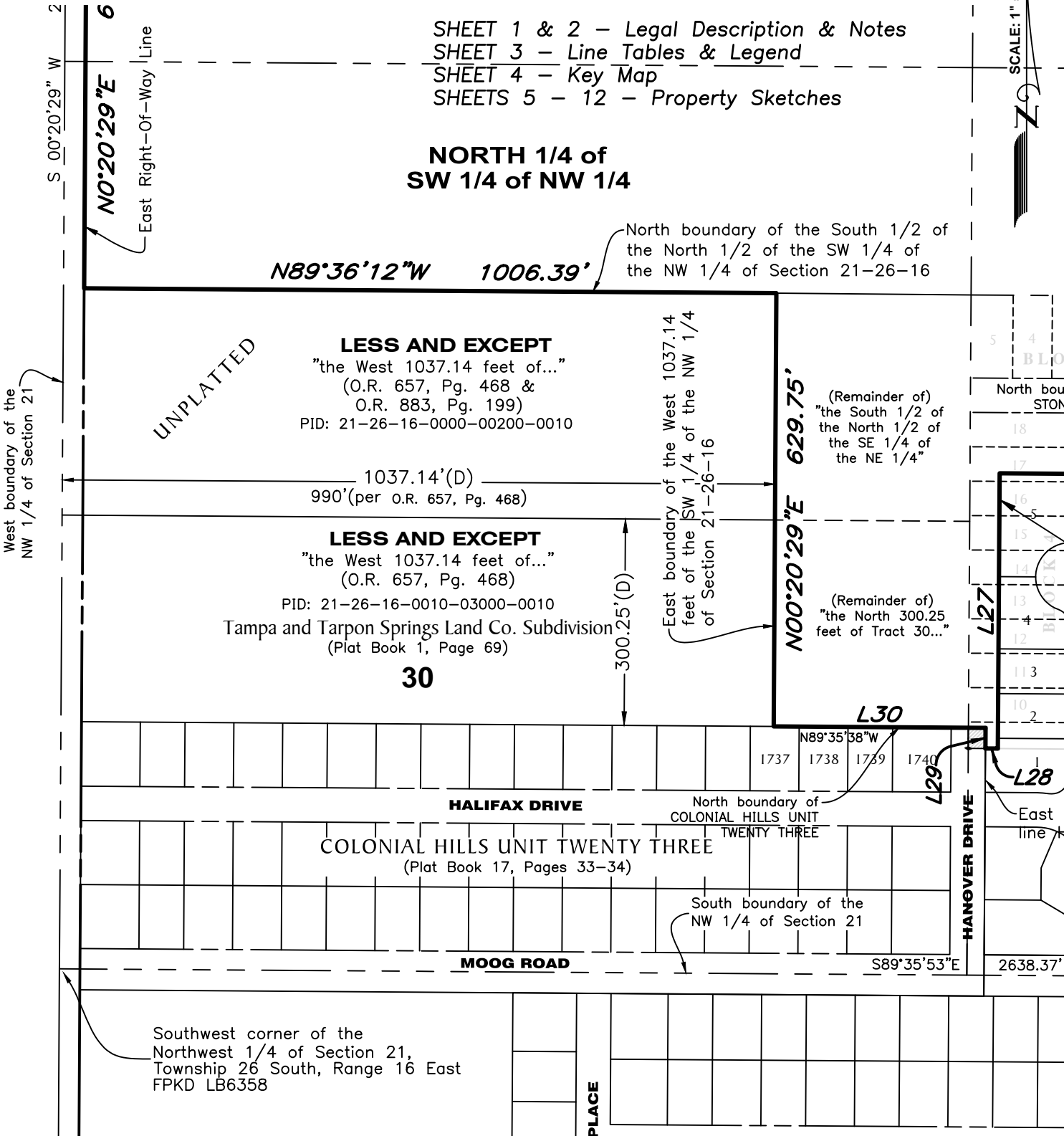
Section 21, Township 26 South, Range 16 East

COPPERSPRING CDD (LESS PARK C-2) DESCRIPTION SKETCH

SHEET 1 & 2 – Legal Description & Notes
SHEET 3 – Line Tables & Legend
SHEET 4 – Key Map
SHEETS 5 – 12 – Property Sketches

**NORTH 1/4 of
SW 1/4 of NW 1/4**

SCALE: 1" = 200'



This Sketch Prepared For: **LENNAR HOMES**

SHEET NO. 12 OF 12

REVISIONS				
Description	Date	Dwn.	CK'd	Order No.
LESS OUT PARK C-2	1-23-19	PAD	JLS	----

DESCRIPTION SKETCH
(Not a Survey)

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Paul A. Dolcemascolo
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS3881

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Drawn: PAD Checked: JLS Order No.: LNH-RY-016

Date: 11/02/2018 Dwg: CDD(LESS PARK C-2)

Section 21, Township 26 South, Range 16 East

EXHIBIT 3
Consent

**CONSENT AND JOINDER OF LANDOWNER
TO ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Lennar Homes, LLC ("Petitioner") intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the entirety of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if required by Petitioner, consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

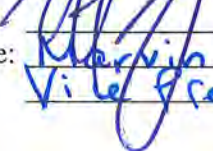
Executed this 29th day of October, 2018.

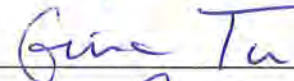
Witnessed:

LENNAR HOMES, LLC



Print Name: Laura Coffey

By: 
Name: Marvin L Metheny Jr
Its: Vice President



Print Name: Gina Tu

EXHIBIT A

LEGAL DESCRIPTION

Folio #	Approximate Acreage	Owner of Record
21-26-16-0000-00100-0000	168.1	Lennar Homes, LLC

The East 1/2 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, lying Northwesterly of the Anclote River.

ALSO

The North 1/2 of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida.

ALSO

The North 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida.

ALSO

The North 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida.

ALSO

The South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida.

ALSO

All of Anclote Heights, according to the plat thereof, as recorded in Plat Book 3, Page 50 of the Public Records of Pasco County, Florida, as vacated by Resolution No. 87-207 recorded in Official Records Book 1618, Page 1583 and Resolution No. 18-223 recorded in Official Records Book 9755, Page 1129, of the Public Records of Pasco County, Florida, LESS that portion of lying within Stony Point, according to the plat thereof, as recorded in Plat Book 35, Pages 6 through 8 of the Public Records of Pasco County, Florida, being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 21; Thence along the East line of the Northwest 1/4 of said Section 21, N.00°21'56"E., a distance of 329.75 feet to the Southeast corner of said Anclote Heights and the POINT OF BEGINNING, also being the

Northeast corner of Tract A of said Stony Point; thence along the Southerly line of said Anclote Heights and the plat boundary for Stony Point, N.89°36'18"W., a distance of 1019.24 feet; thence leaving said Southerly line of Anclote Heights, along the plat boundary for Stony Point the following three (3) courses; 1) N.00°21'03"E., a distance of 399.95 feet; 2.) N.89°35'16"W., a distance of 256.71 feet; 3.) S.00°23'32"W., a distance of 400.02 feet to the Southerly line of said Anclote Heights; thence along the southerly line of said Anclote Heights, N.89°36'18"W., a distance of 43.02 feet to the Southwest corner thereof; thence along the Westerly line of said Anclote Heights, N.00°21'48"E., a distance of 658.96 feet to the Northwest corner thereof; thence along the Northerly line of said Anclote Heights, S.89°36'36"E., a distance of 1319.28 feet to the Northeast corner thereof; thence along the Easterly line of said Anclote Heights, S.00°21'56"W., a distance of 659.08 feet to the Southeast corner thereof and the POINT OF BEGINNING.

ALSO

The North 300.25 feet of Tract 30 of the Tampa-Tarpon Springs Land Company Subdivision of said Section 21, Township 26 South, Range 16 East, as shown on the plat recorded in Plat Book 1, Pages 68, 69 and 70, of the public records of Pasco County, Florida.

ALSO

That portion of the North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 26 South, Range 16 East, lying Northwesterly of the Anclote River, Pasco County, Florida.

LESS AND EXCEPT

the North 30 feet of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida.

ALSO LESS AND EXCEPT

The West 1,037.14 feet of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, as affected by Quit Claim Deed recorded in Official Records Book 657, Page 468, of the public records of Pasco County, Florida and Warranty Deed recorded in Official Records Book 883, Page 199, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

The East 257.00 feet of the West 300.00 feet of the South 400.00 feet of the South 2/3 of the North 3/4 of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, also additional lands conveyed to Rancho Del Ciervo Estates by Quit Claim Deed recorded in Official Records Book 1036, Page 1287, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

The West 1,037.14 feet of Tract 30, of the Tampa-Tarpon Springs Land Company Subdivision of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, as shown on the plat recorded in Plat Book 1, Pages 68, 69, and 70, of the public records of Pasco County, Florida, as affected by Order of Taking recorded in Official Records Book 657, Page 468, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion of the above described property acquired by the State of Florida, Department of Transportation, described in Stipulated Order of Taking recorded in Official Records Book 3684, Page 1605, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion of the above described property conveyed to the State of Florida, Department of Transportation by Deed recorded in Official Records Book 4278, Page 57, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion of the above described property conveyed to the State of Florida, Department of Transportation by Warranty Deed recorded in Official Records Book 4263, Page 204, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion of the above described property conveyed to Chevron U.S.A., Inc., by Special Warranty Deed recorded in Official Records Book 1971, Page 1907, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion of the above described property conveyed to Pasco County, Florida, a political subdivision of the State of Florida by Trustee's Deed recorded in Official Records Book 2006, Page 1179, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion of the above described property conveyed to the State of Florida, Department of Transportation by Warranty Deed recorded in Official Records Book 4263, Page 200, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion of the above described property acquired by the State of Florida, Department of

Transportation by Order of Taking recorded in Official Records Book 4262, Page 974, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion, if any, of Stony Point Subdivision, as recorded in Plat Book 35, Pages 6, 7, and 8, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

Road rights of way for State Road 54 and Madison Street and Celtic Drive.

ALSO LESS AND EXCEPT

Any portion of Colonial Hills Unit Twenty-Three, as recorded in Plat Book 17, Pages 33 and 34, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

A parcel of land lying in the Northwest ¼ of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 21, thence along the North boundary of the Northwest ¼ of said Section 21, S.89°37'02"E., a distance of 290.00 feet; thence leaving said North boundary, S.00°20'29"W., a distance of 90.21 feet to the POINT OF BEGINNING and the South Right-of-Way line of State Road No. 54 as described in Official Records Book 4263, Page 204 and Official Records Book 3684, Page 1605 of the Public Records of Pasco County, Florida; thence along said South Right-of-Way line the following nine (9) courses; (1) S.89°37'02"E., a distance of 264.22 feet; (2) N.89°23'01"E., a distance of 184.40 feet; (3) S.89°37'02"E., a distance of 349.95 feet; (4) S.00°22'58"W., a distance of 5.00 feet; (5) S.89°37'02"E., a distance of 200.18 feet; (6) S.89°55'22"E., a distance of 375.03 feet; (7) S.89°37'02"E., a distance of 24.79 feet; (8) N.00°22'58"E., a distance of 6.00 feet; (9) S.89°37'02"E., a distance of 906.88 feet; thence leaving said South Right-Of-Way line, S.00°21'56"W., a distance of 756.00 feet; thence N.89°51'39"W., a distance of 1447.81 feet; thence S.00°07'02"W., a distance of 182.33 feet; thence N.89°38'59"W., a distance of 1118.02 feet to the East Right-of-Way line of Madison Street; thence along said East Right-of-Way line, N.00°20'29"E., a distance of 692.15 feet; thence leaving said East Right-of-Way line, S.89°40'52"E., a distance of 260.00 feet; thence N.00°20'29"E., a distance of 246.47 feet to the POINT OF BEGINNING.

EXHIBIT 4
Warranty Deed

This instrument was prepared by
and should be returned to:
R. James Robbins, Jr., Esq.
Hill, Ward & Henderson, P.A.
Bank of America Plaza, Suite 3700
101 East Kennedy Boulevard
Tampa, Florida 33602

Consideration: \$9,675,000.00
Documentary Stamp Tax: \$67,725.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of the 16th day of August, 2018 by and between **DCH GROVES LLC, a Florida limited liability company, A/K/A DCH GROVES, LLC, a Florida limited liability company** whose mailing address is P.O. Box 320334, Tampa, FL 33679 (hereinafter referred to as the "**Grantor**"), and **LENNAR HOMES, LLC, a Florida limited liability company** whose mailing address is 4600 West Cypress Street, Suite 200, Tampa, Florida 333602 (hereinafter referred to as the "**Grantee**").

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee, its successors and assigns, all that certain land situate in Pasco County, Florida (the "**Property**"), more fully described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference, which land is subject to those matters set forth on **Exhibit B** attached hereto and incorporated herein by reference.

Property Appraiser's Parcel Identification No.: 21-26-16-0000-00100-0000.

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

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

The Grantor does hereby covenant with the Grantee that (i) the Grantor is lawfully seized of the Property in fee simple, (ii) the Grantor has good right and lawful authority to sell and convey the Property and (iii) the Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other, subject, however, to the matters set forth on **Exhibit B**.

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

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

Signed, sealed and delivered
in the presence of:

DCH GROVES LLC,
a Florida limited liability company A/K/A
DCH GROVES, LLC,
a Florida limited liability company

[Signature]
Print Name: R. James Rbbins, Jr.

By: [Signature]
Barbara Harvey Ryals, Manager

[Signature]
Print Name: JANDA OWEN

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15th day of August, 2018, by Barbara Harvey Ryals, as Manager of DCH GROVES LLC, a Florida limited liability company A/K/A DCH GROVES, LLC, a Florida limited liability company on behalf of said company. []She is personally known to me or [] has produced _____ as identification.

[Signature]
Notary Public

(Type, Print or Stamp Name)
My Commission Expires:

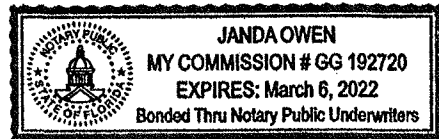


EXHIBIT A

The East 1/2 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, lying Northwesterly of the Anclote River.

ALSO

The North 1/2 of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida.

ALSO

The North 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida.

ALSO

The North 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida.

ALSO

The South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida.

ALSO

All of Anclote Heights, according to the plat thereof, as recorded in Plat Book 3, Page 50 of the Public Records of Pasco County, Florida, as vacated by Resolution No. 87-207 recorded in Official Records Book 1618, Page 1583 and Resolution No. 18-223 recorded in Official Records Book 9755, Page 1129, of the Public Records of Pasco County, Florida, LESS that portion lying within Stony Point, according to the plat thereof, as recorded in Plat Book 35, Pages 6 through 8 of the Public Records of Pasco County, Florida, being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 21; Thence along the East line of the Northwest 1/4 of said Section 21, N.00°21'56"E., a distance of 329.75 feet to the Southeast corner of said Anclote Heights and the POINT OF BEGINNING, also being the Northeast corner of Tract A of said Stony Point; thence along the Southerly line of said Anclote Heights and the plat boundary for Stony Point, N.89°36'18"W., a distance of 1019.24 feet; thence leaving said Southerly line of Anclote Heights, along the plat boundary for Stony Point the following three (3) courses; 1.) N.00°21'03"E., a distance of 399.95 feet; 2.) N.89°35'16"W., a distance of 256.71 feet; 3.) S.00°23'32"W., a distance of 400.02 feet to the Southerly line of said Anclote Heights; thence along the southerly line of said Anclote Heights, N.89°36'18"W., a distance of 43.02 feet to the Southwest corner thereof; thence along the Westerly line of said Anclote Heights, N.00°21'48"E., a distance of 658.96 feet to the Northwest corner thereof; thence along the Northerly line of said Anclote Heights, S.89°36'36"E., a distance of 1319.28 feet to the Northeast corner thereof; thence along the Easterly line of said Anclote Heights, S.00°21'56"W., a distance of 659.08 feet to the Southeast corner thereof and the POINT OF BEGINNING.

ALSO

The North 300.25 feet of Tract 30 of the Tampa-Tarpon Springs Land Company Subdivision of said Section 21, Township 26 South, Range 16 East, as shown on the plat recorded in Plat Book 1, Pages 68, 69 and 70, of the public records of Pasco County, Florida.

ALSO

That portion of the North 3/4 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 26 South, Range 16 East, lying Northwesterly of the Anclote River, Pasco County, Florida.

LESS AND EXCEPT the North 30 feet of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida.

ALSO LESS AND EXCEPT

The West 1,037.14 feet of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, as affected by Quit Claim Deed recorded in Official Records Book 657, Page 468, of the public records of Pasco County, Florida and Warranty Deed recorded in Official Records Book 883, Page 199, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

The East 257.00 feet of the West 300.00 feet of the South 400.00 feet of the South 2/3 of the North 3/4 of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, also additional lands conveyed to Rancho Del Ciervo Estates by Quit Claim Deed recorded in Official Records Book 1036, Page 1287, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

The West 1,037.14 feet of Tract 30, of the Tampa-Tarpon Springs Land Company Subdivision of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, as shown on the plat recorded in Plat Book 1, Pages 68, 69, and 70, of the public records of Pasco County, Florida, as affected by Order of Taking recorded in Official Records Book 657, Page 468, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion of the above described property acquired by the State of Florida, Department of Transportation, described in Stipulated Order of Taking recorded in Official Records Book 3684, Page 1605, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion of the above described property conveyed to the State of Florida, Department of Transportation by Deed recorded in Official Records Book 4278, Page 57, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion of the above described property conveyed to the State of Florida, Department of Transportation by Warranty Deed recorded in Official Records Book 4263, Page 204, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion of the above described property conveyed to Chevron U.S.A., Inc., by Special Warranty Deed recorded in Official Records Book 1971, Page 1907, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion of the above described property conveyed to Pasco County, Florida, a political subdivision of the State of Florida by Trustee's Deed recorded in Official Records Book 2006, Page 1179, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion of the above described property conveyed to the State of Florida, Department of Transportation by Warranty Deed recorded in Official Records Book 4263, Page 200, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion of the above described property acquired by the State of Florida, Department of Transportation by Order of Taking recorded in Official Records Book 4262, Page 974, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

That portion, if any, of Stony Point Subdivision, as recorded in Plat Book 35, Pages 6, 7, and 8, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

Road rights of way for State Road 54 and Madison Street and Celtic Drive.

ALSO LESS AND EXCEPT

Any portion of Colonial Hills Unit Twenty-Three, as recorded in Plat Book 17, Pages 33 and 34, of the public records of Pasco County, Florida.

ALSO LESS AND EXCEPT

A parcel of land lying in the Northwest $\frac{1}{4}$ of Section 21, Township 26 South, Range 16 East, Pasco County, Florida, and being more particularly described as follows.

COMMENCE at the Northwest corner of said Section 21, thence along the North boundary of the Northwest $\frac{1}{4}$ of Section 21, South $89^{\circ}37' 02''$ East, a distance of 290.00 feet; thence leaving said North boundary, South $00^{\circ}20' 29''$ West, a distance of 90.21 feet to the POINT OF BEGINNING and the South Right-of-Way line of State Road No. 54 as described in

Official Records Book 4263, Page 204 and Official Records Book 3684, Page 1605 of the Public Records of Pasco County, Florida; thence along said South Right-of-Way line the following nine (9) courses: (1) South 89°37' 02" East, a distance of 264.22 feet; (2) North 89°23' 01" East, a distance of 184.40 feet; (3) South 89°37' 02" East, a distance of 349.95 feet; (4) South 00°22' 58" West, a distance of 5.00 feet; (5) South 89°37' 02" East, a distance of 200.18 feet; (6) South 89°55' 22" East, a distance of 375.03 feet; (7) South 89°37' 02" East, a distance of 24.79 feet (8) North 00°22' 58" East, a distance of 6.00 feet; (9) thence South 89°37' 02" East, a distance of 906.88 feet; thence leaving said South Right-of-Way line, South 00°21' 56" West, a distance of 756.00 feet; thence North 89°51' 39" West, a distance of 1447.81 feet; thence South 00°07' 02" West, a distance of 182.33 feet; thence North 89°38' 59" West, a distance of 1118.02 feet to the East Right-of-Way line of Madison Street; thence along said East Right-of-Way line North 00°20' 29" East, a distance of 692.15 feet; thence leaving said East Right-of-Way line, South 89°40' 52" East, a distance of 260.00 feet; thence North 00°20' 29" East, a distance of 246.47 feet to the POINT OF BEGINNING.

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EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Encumbrances

1. Taxes for the year 2018 and subsequent years, which are not yet due and payable.
2. Zoning regulations, restrictions, prohibitions and other requirements imposed by governmental authorities.
3. Matters of Survey.
4. Perpetual Drainage Easement in favor of State of Florida, Department of Transportation set forth in Stipulated Order of Taking recorded July 16, 1997 in Official Records Book 3684, Page 1605.

EXHIBIT 5-A
Major Water & Sewer Interceptor Locations

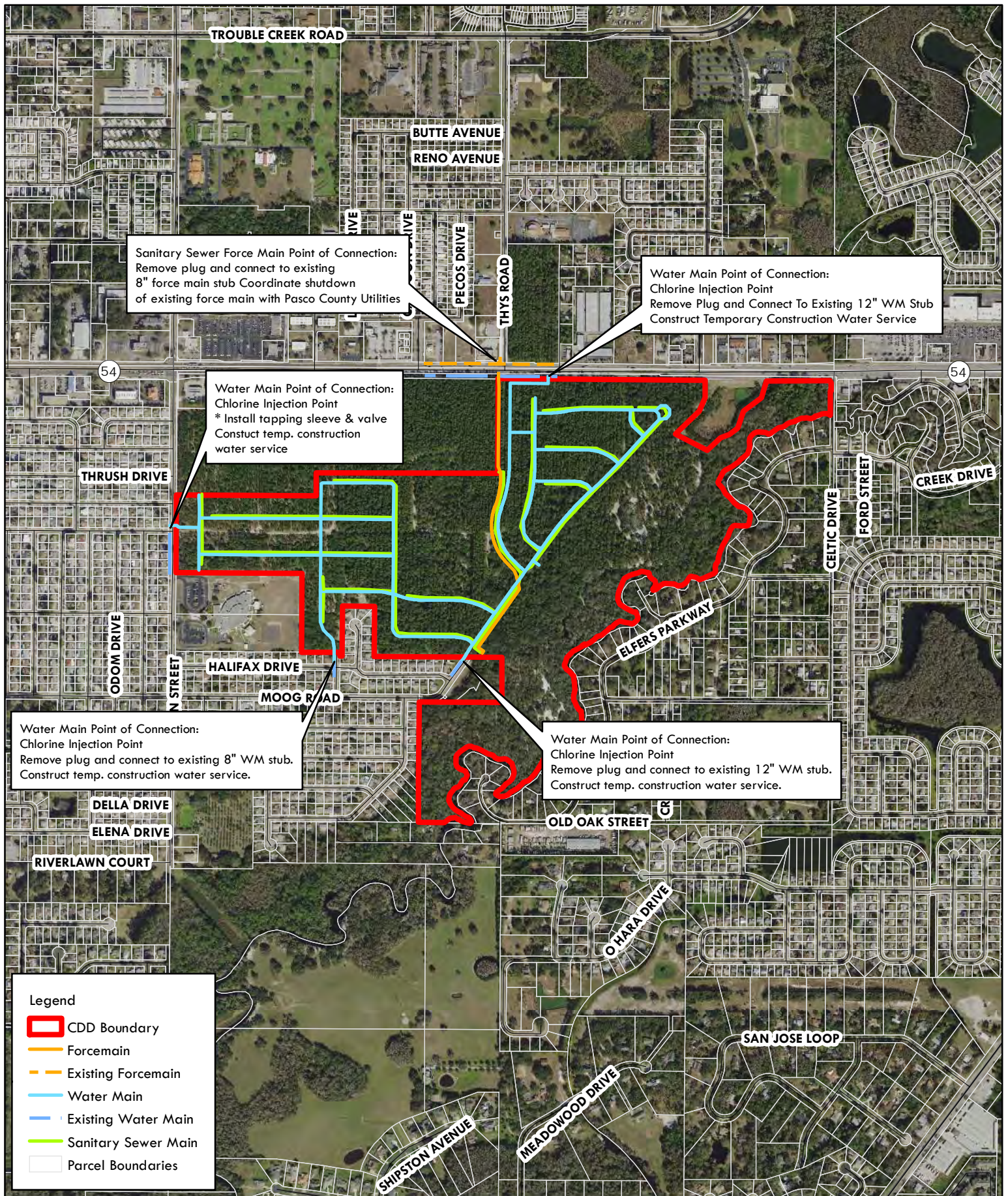


EXHIBIT 5-B
Major Water & Sewer Interceptor Locations

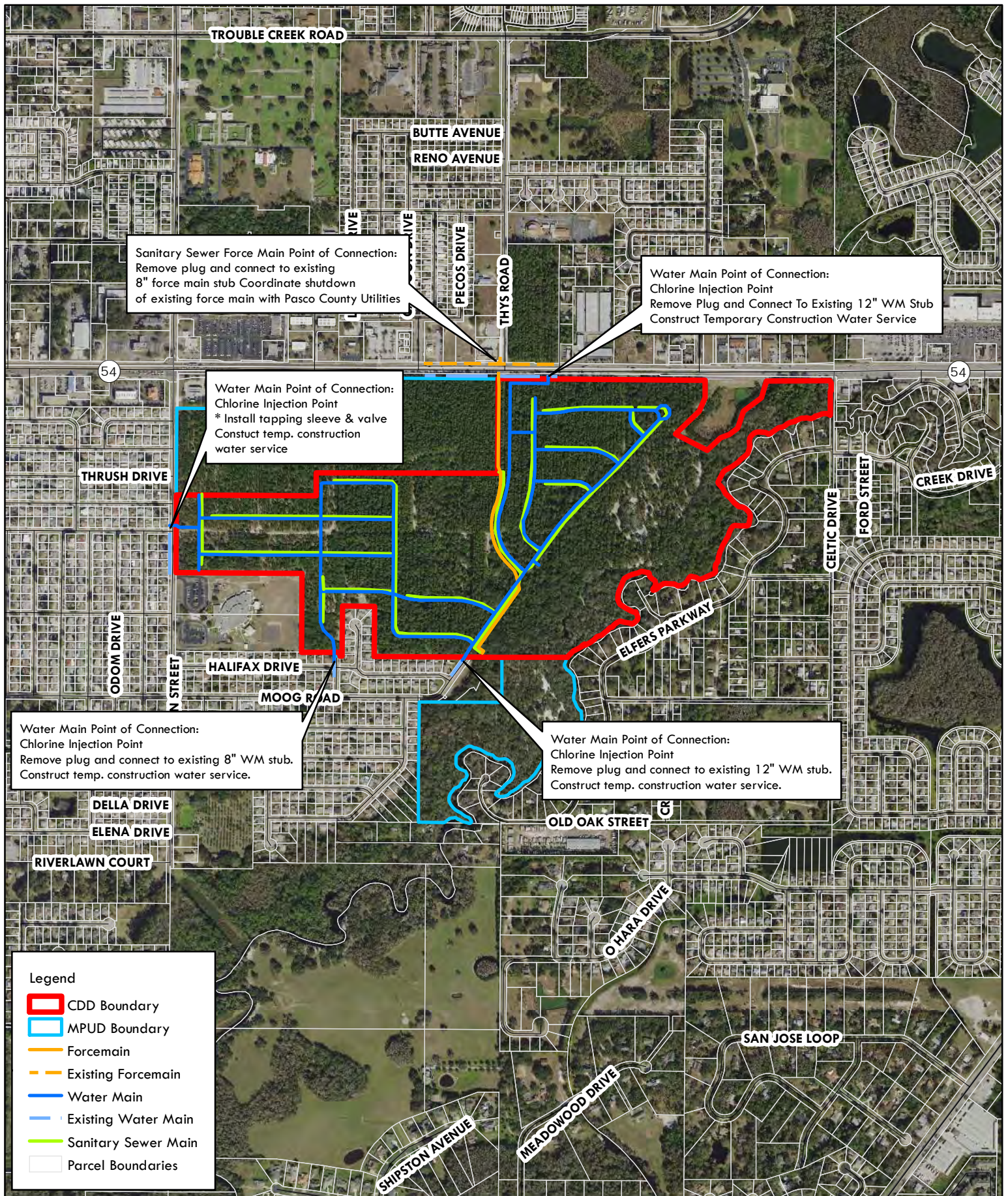


EXHIBIT 6
Proposed Facilities

Copperspring Community Development District Proposed Facilities

<u>Facilities</u>	<u>Funded By</u>	<u>Ownership & Maintenance Entity</u>	<u>Estimated Construction Costs</u>
Offsite Improvements (SR 54 and Madison St. Widening)	CDD	County/CDD	\$689,824.00
Residential Roadways/ Alleyways	CDD	CDD	\$1,923,320.00
Water / Wastewater	CDD	County/CDD	\$2,312,257.00
Stormwater Management, Drainage and Earthwork (Excluding Lots)	CDD	CDD	\$2,958,597.00
Landscape and Hardscape	CDD	CDD	\$1,185,178.00
Amenity Center	CDD	CDD	\$1,204,132.00

EXHIBIT 7-A
Future Land Use

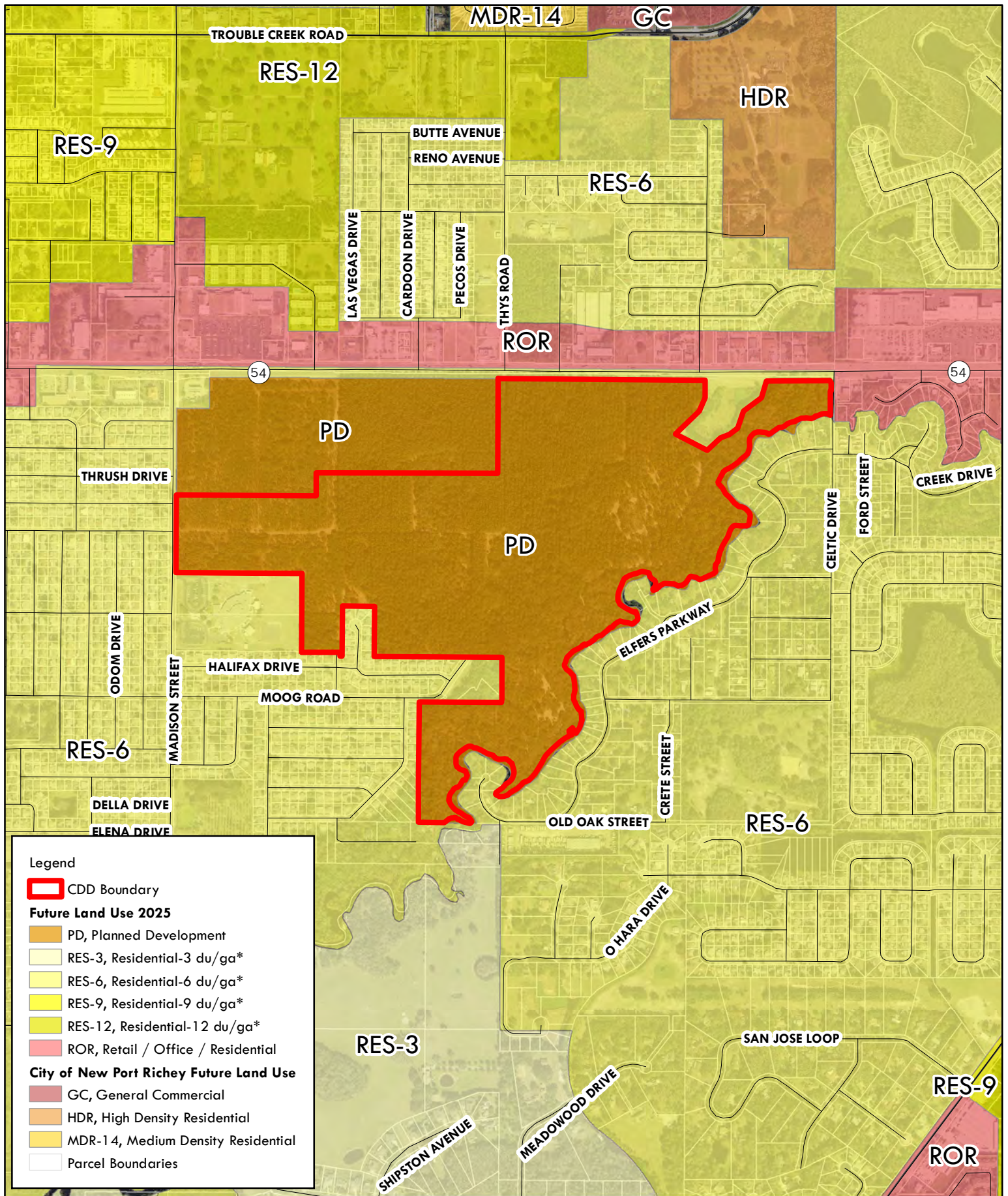
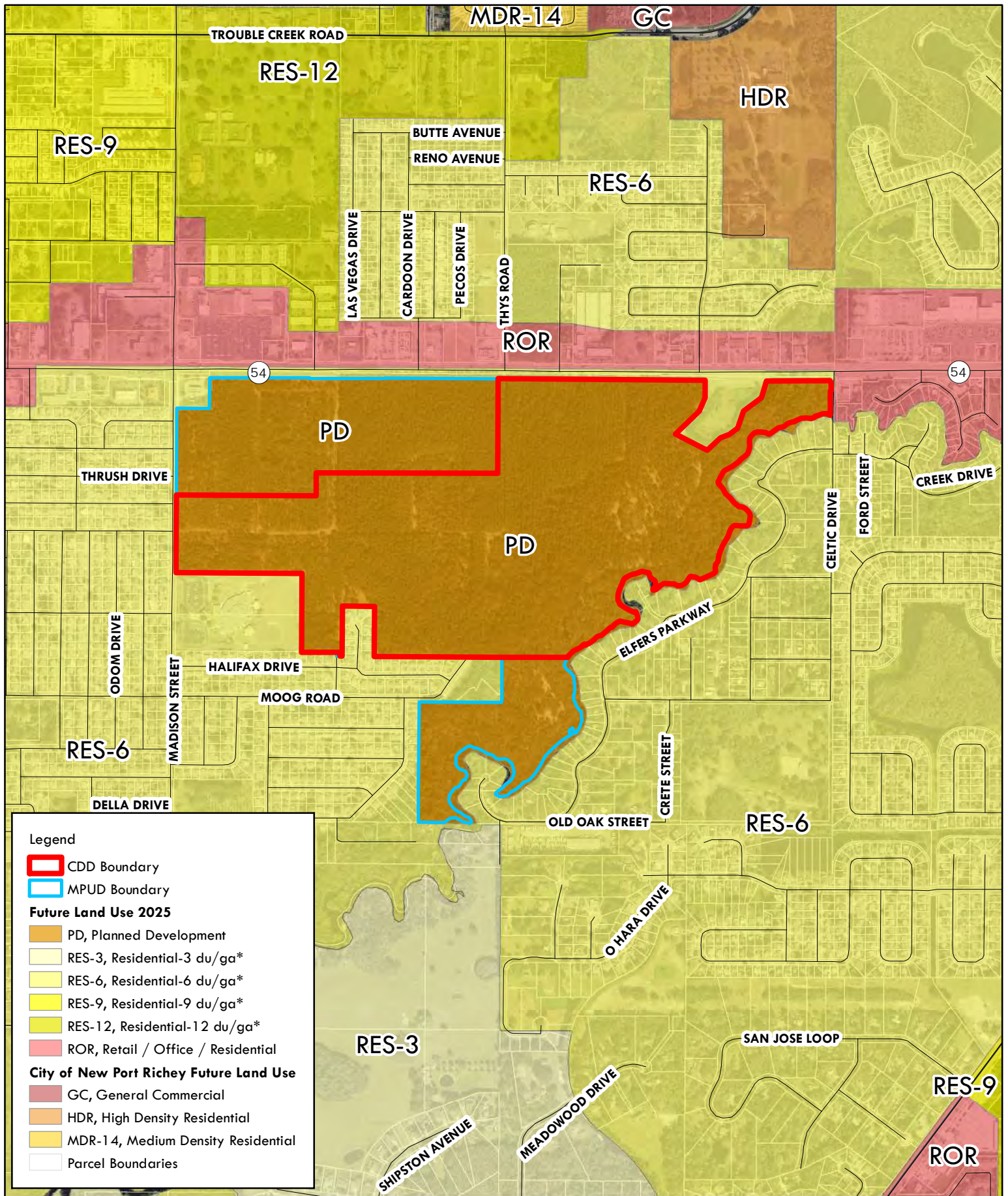


EXHIBIT 7-B
Future Land Use



Legend

- CDD Boundary
- MPUD Boundary

Future Land Use 2025

- PD, Planned Development
- RES-3, Residential-3 du/ga*
- RES-6, Residential-6 du/ga*
- RES-9, Residential-9 du/ga*
- RES-12, Residential-12 du/ga*
- ROR, Retail / Office / Residential

City of New Port Richey Future Land Use

- GC, General Commercial
- HDR, High Density Residential
- MDR-14, Medium Density Residential
- Parcel Boundaries

EXHIBIT 8
Statement of Estimated Regulatory Costs



Rizzetta & Company



STATEMENT OF ESTIMATED REGULATORY COSTS

FOR

THE PETITION TO ESTABLISH COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

November 5, 2018

Prepared by:

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TABLE OF CONTENTS

I.	INTRODUCTION.....	1
1.	PURPOSE AND SCOPE.....	1
2.	COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT.....	2
II.	STATUTORY ITEMS.....	3
1.	AN ECONOMIC ANALYSIS SHOWING WHETHER THE RULE DIRECTLY OR INDIRECTLY	
A.	IS LIKELY TO HAVE AN ADVERSE IMPACT ON THE ECONOMIC GROWTH.....	5
B.	IS LIKELY TO HAVE AN ADVERSE IMPACT ON BUSINESS COMPETITIVENESS.....	5
C.	IS LIKELY TO INCREASE REGULATORY COSTS.....	6
2.	A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS REQUIRED TO COMPLY.....	6
3.	A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY OR OTHER GOVERNMENT ENTITIES...	8
4.	A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS TO BE INCURRED.....	10
5.	AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES.....	11
6.	ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL.....	12
7.	A DESCRIPTION OF ANY REGULATORY ALTERNATIVES AND RELATED STATEMENTS.....	13



I. INTRODUCTION

1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Board of County Commissioners of Pasco County, Florida, to establish the Copperspring Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1)(a)8, F.S., requires that, as part of the petition, a Statement of Estimated Regulatory Costs be prepared pursuant to Section 120.541, F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of planning, financing, constructing and maintaining certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S., made this clear by stating:

The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.



In addition, the parameters for the review and evaluation of community development district petitions are clearly set forth in Section 190.002(2)(d), F.S., as follows:

That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S., is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as pre-conditions for future development.

The CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by Pasco County (the "County") as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. The annual operations and administrative costs of the District will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

2. COPPERSPRING COMMUNITY DEVELOPMENT DISTRICT

The proposed District will encompass approximately 168.11 acres on which Lennar Homes, LLC (the "Petitioner") plans to develop a project ("Project"), which currently contemplates approximately 401 single family detached residential units.

The Petitioner is seeking authority, as outlined in Section 190.012, F.S., to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain



systems, facilities and basic infrastructure that includes, but is not limited to: roadways, wastewater, stormwater management, earthwork (excluding lots), landscape and hardscape, an amenity center, or any other project, within or outside the boundaries of the District, required by a development order issued by a local government or the subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of infrastructure improvements through special assessment revenue bonds. Repayment of these bonds will be through non-ad valorem assessments levied against all benefited properties within the District. Ongoing operation and maintenance for District-owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2018), in pertinent part, provides that the elements a Statement of Estimated Regulatory Costs must contain the following:

(a) An economic analysis showing whether the rule directly or indirectly:

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;*
- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or*
- 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.*



(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

The estimated regulatory impact of establishing the District is summarized below. Statutory requirements are **SHOWN IN BOLD CAPS**.



1. AN ECONOMIC ANALYSIS SHOWING WHETHER THE ORDINANCE DIRECTLY OR INDIRECTLY:

A. IS LIKELY TO HAVE AN ADVERSE IMPACT ON ECONOMIC GROWTH, PRIVATE SECTOR JOB CREATION OR EMPLOYMENT, OR PRIVATE SECTOR INVESTMENT IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;

Practically, the District, as a “special purpose” entity, does not have the legal authority or operational ability to adversely impact economic growth, job creation, or investment. The Project and its related permits and entitlements exist independently of the proposed District. The improvements and services proposed to be provided by the District will be required for successful implementation of the Project regardless of whether or not the District is established. However, it is expected that any economic impact would be positive in nature, particularly in the short term. Establishment of the District will enable the anticipated construction of public infrastructure improvements, which will yield a demand for construction labor and professional consultants. Additionally, the District may choose to finance improvements by the issue of special assessment revenue bonds, which may be an attractive investment for investors. Furthermore, establishment would be expected to have a positive impact on property values and local real estate sales. See generally Sections 3(b) and 5 below. Thus, there will be no adverse impact on economic growth, private sector job creation or employment, or private sector investment as a result of the establishment of the District.

B. IS LIKELY TO HAVE AN ADVERSE IMPACT ON BUSINESS COMPETITIVENESS, INCLUDING THE ABILITY OF PERSONS DOING BUSINESS IN THE STATE TO COMPETE WITH PERSONS DOING BUSINESS IN OTHER STATES OR DOMESTIC MARKETS, PRODUCTIVITY, OR INNOVATION IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;

Any impact on overall business competitiveness and/or innovation resulting from District establishment will presumably be positive in nature. All professional contributors to creation of the District and anticipated resulting developmental efforts are expected to be either locally or state-based. Once complete, the Project would likely create opportunities for the local real estate industry. Thus, there will be no adverse impact on business competitiveness because of the formation of the proposed District. See generally Section 5 below.



C. OR IS LIKELY TO INCREASE REGULATORY COSTS, INCLUDING ANY TRANSACTIONAL COSTS, IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE.

A dramatic increase in overall regulatory or transactional costs is highly unlikely. As will be stated in further detail below, the County may incur incidental administrative costs in reviewing the documents germane to the establishment of the District, although these will be recouped by the establishment fee paid to the County.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDD's due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

See generally Sections 3 and 4 below.

2. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE ORDINANCE:

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the County and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida



Rizzetta & Company

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3(a)(2) below. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. Pasco County

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined in Section 3(a)(1) below. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

3. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:



a. Costs to Governmental Agencies of Implementing and Enforcing the Ordinance

1. Pasco County ("Agency")

Because the District encompasses less than 2,500 acres, this petition is being submitted to Pasco County (i.e., the "Agency" under Section 120.541(2), F.S.) for approval in accordance with Section 190.005(2), F.S. The Agency may incur certain one-time administrative costs involved with the review of this petition, although this will be offset by the Petitioner's payment of a one-time filing fee.

Once the District has been established, the County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, the County should not incur any costs. The Agency may, however, choose to review these documents.

2. State of Florida

Once the District has been established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Department of Economic Opportunity to administer the reporting requirements of Chapter 189, F.S. This amount would be funded by District revenues. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.



3. The District

The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District benefiting from its facilities and its services.

b. Impact on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the Project. It has its own sources of revenue. No State or local subsidies are required or expected. There is however, the potential for an increase in State sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a CDD obligation could become a State, County or City obligation thereby negatively affecting State or local revenues. This cannot occur, as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.



In summary, establishing the Copperspring Community Development District will not create any significant economic costs for the State of Florida or for the County.

4. A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE:

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. The District plans to provide various community facilities and services to serve the properties within the District. An estimate of these facilities and services, along with their estimated costs, are provided below.

Summary of Estimated Construction Costs for District Public Infrastructure Improvements

Improvement	Total
Offsite Improvements (SR 54 and Madison St. Widening)	\$689,824
Residential Roadways/Alleys	\$1,923,320
Water/Wastewater	\$2,312,257
Stormwater Management, Drainage and Earthwork (Excluding Lots)	\$2,958,597
Landscape and Hardscape	\$1,185,178
Amenity Center	\$1,204,132
Professional Fees	\$1,214,012
Permitting Fees	\$213,280
Subtotal:	\$11,700,600
Contingency	\$1,170,060
Total:	\$12,870,660

It is important to note that the various costs are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing estimates for the infrastructure. These costs are not in addition to normal Project costs.

Once the decision is made to issue bonds, it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property. It should be noted that the District may not fund all of its



planned public infrastructure improvements via the issuance of long-term bonds.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County or other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the District's Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single project. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

5. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY S. 288.703, AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED IN S. 120.52:

Establishing the District should not have any negative impact on small businesses. Any business, large or small, has the option of locating itself in a CDD provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the CDD.



Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the Project should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

Pasco County is not defined as a small County, for purposes of this requirement.

In addition, establishment of a District should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

6. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL:

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other CDD's in various stages of existence.

Finally, it is useful to reflect upon the question of whether the proposed formation of the District is the best alternative to provide community facilities and services to the Project. As an alternative to the District, the County could finance the public infrastructure improvements, either directly or through the use of a County-controlled special taxing or assessment district. However, the County undertaking the implementation of the improvements would naturally have an impact on the finances of the County. Unlike the District, this alternative would require the County to continue to administer the Project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. Additionally, the financing of the Project through the issuance of debt by a County-created district could impact the County's credit rating.

Another alternative to the District would be for the developer to provide the infrastructure and to use a property owners association ("POA") for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments in the same manner as ad valorem property taxes. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the proposed District is a unit of local



government and so must operate pursuant to Florida's Government-in-the-Sunshine laws and other regulations applicable to public entities. Finally, the District has the ability to issue tax exempt municipal-grade bonds to finance the construction of infrastructure improvements providing for a mechanism to lower the impact of costs

A District also is preferable to these alternatives from a government accountability perspective. With a District as proposed, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other County responsibilities.

7. A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:

Not applicable.



EXHIBIT 9
Authorization of Agent

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jacob T. Cremer to act as agent for **LENNAR HOMES, LLC**, a Florida limited liability company, with regard to any and all matters pertaining to the Petition to Pasco County to Establish the Copperspring Community Development District pursuant to Chapter 190 Florida Statutes. This authorization shall remain in effect until revoked in writing.

LENNAR HOMES, LLC, a Florida limited liability company

Date: 10/29/18

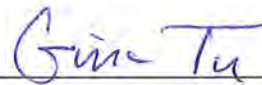

By: Marvin L. Metheny, Jr.
Title: Vice President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgements, personally appeared Marvin L. Metheny, Jr. as Vice President of Lennar Homes, LLC, a Florida limited liability company, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official this 29th day of October, 2018.




Notary Public
Personally known:
Produced Identification: _____
Type of Identification: _____