# PUBLIC FACILITIES REPORT 

## for the:

# Easton Park Community Development District 

Tampa, Florida

September 2015

## Prepared by:

Heidt Design, LLC

## PURPOSE AND SCOPE

This report is being prepared at the request of the Easton Park Community Development District (the District) to comply with the requirements of 189.415, Florida Statutes, regarding the submittal of a Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion or replacement programs within the next five years.

## GENERAL INFORMATION

The Easton Park Community Development District (District), located just south of the Hillsborough-Pasco county line in Sections 2 \& 11 Township 27 South, Range 20 East, Hillsborough County Florida, provides on-site stormwater facilities and wetlands, landscape, hardscape, irrigation of entryway medians and common open spaces, and neighborhood parks. Other infrastructure improvements funded by the District have been dedicated to City of Tampa and accepted for operation and maintenance. The District encompasses approximately 343.7 acres in northern Hillsborough County west of Morris Bridge Road. Exhibit 1 provides a Vicinity Map and the District boundaries are shown on Exhibit 2. Exhibit 3 shows a CDD Maintenance Exhibit.

The District consists of approximately 600 residential units that were constructed in three phases. As of the date of this report, the construction of all infrastructure improvements contemplated in the approved Engineer’s Report has been completed.

## GOVERNMENTAL ACTIONS

The District, formerly known as part of "K Bar Ranch," was annexed into the City of Tampa on September 24, 2002 and received zoning approval from the City of Tampa January 13, 2004 as a Planned Development ("PD-A") pursuant to City of Tampa Ordinance 2004-16.

The City of Tampa authorized the creation of the Easton Park Community Development District on May, 20, 2006 pursuant to City of Tampa Ordinance 2006-136.

Construction has occurred is three phases. The related City acceptance of public infrastructure has been completed.

## COMMUNITY DEVELOPMENT DISTIRCT PUBLIC FACILITIES

As noted above, the District owns and is responsible for the operation and maintenance of the stormwater facilities and wetlands, landscape, hardscape and irrigation of entryway medians and common open spaces, and neighborhood parks. A Maintenance Exhibit, Exhibit 3 has been enclosed.

## Stormwater Management System

Both the City of Tampa and the Southwest Florida Water Management District (SWFWMD) regulated the design criteria for the District's stormwater management system. The approved stormwater management system consists of approximately 39 detention ponds and naturally occurring wetlands. The District has completed the construction of the on-site stormwater management system. It owns and is responsible for maintaining those portions of the system that are outside of the public right-of-ways, including control structures. City of Tampa remains responsible for curbs, inlets, gutter and piping in the public rights-of-way.


## Main Entry Signage

The District is responsible for the entry signage feature consisting of one or more of the following:

Cultured stone walls with plagues
Stone Columns
Vinyl Screen Fence
Covered Bench Area with Wood Fence
Planted Fountain Feature
Hardscape and Landscape
Irrigation


## Neighborhood Entry Features

The District is responsible for approximately 4 neighborhood entry signs that consist of one or more of the following:

Cultured stone walls with plagues
1 or 2 plaques per sign
Hardscape and Landscape


## Recreation Amenities

## Park near Amenity Center

The park area, located on approximately 4.7 acres on the west side of Pictorial Park Drive, south of the Amenity Center, consists of the following components:

Covered Picnic Areas
Walking/Jogging Path
Landscape and Hardscape

The Amenity Center, including building, pool, and parking area are owned and maintained by the Home Owner's Association (HOA).


## Park at Ancient Futures Drive

The park area, located on approximately 2 acres on the south side of Ancient Futures Drive, consists of the following components:

Playground
Landscape and Hardscape


## Landscaping

The District owns and maintains landscape and irrigation system in the right-of-way of Pictorial Park Drive, including median islands and roundabout area, park areas, perimeter buffers, and district owned common areas. The irrigation system serving the noted landscape areas generally uses wells, owned and maintained by the District.

## Wildlife Conservation Corridor

The District owns and maintains a portion of the Basset Branch Wildlife Corridor adjacent to projects southern and western boundaries, in accordance with the City of Tampa's approved management plan.

## CURRENTLY PROPOSED EXPANSIONS

The District does not anticipate replacing any existing facilities within the next five (5) years. In general, the existing facilities operate at or near capacity.

## Exhibit 1

Vicinity Map

## VICINITY MAP



## Exhibit 2

## District Boundaries

# EASTON PARK <br> COMMUNITY DEVELOPMENT DISTRICT PARCEL 

## PART I

DESCRIPTION: A parcel of land lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 2, run thence along the West boundary of said Section 2, N. $00^{\circ} 24^{\prime \prime} 43^{\prime \prime}$ W., 1202.63 feet; thence N. $44^{\circ}{ }^{\circ} 3^{\prime \prime} 55^{\prime \prime} \mathrm{E} ., 2348.68$ feet to a point on a curve; thence Southeasterly, 282.87 feet along the arc of a curve to the right having a radius of 1575.00 feet and a central angle of $10^{\circ} 17{ }^{\prime \prime} 26^{\prime \prime}$ (chord bearing S.470 50'32"E., 282.49 feet) to the POINT OF
BEGINNING; thence N. $52^{\circ} 27^{\prime \prime} 41 \mathrm{EE} ., 55.19$ feet; thence S.6352'11"E., 65.96 feet; thence S.84으'49"E., 124.53
feet; thence $N .77^{\circ} 21^{\prime \prime} 49^{\prime \prime} \mathrm{E} ., 44.71$ feet; thence
N. 49037'52"E., 36.74 feet; thence N. 29034'28"E., 38.87

N. 02034'55"W., 60.98 feet; thence N.11ㅇ54'53"W., 60.37
feet; thence N.09045'27"W., 57.18 feet; thence
N.11034'39"W., 117.94 feet; thence N.01016'09"W., 37.11
feet; thence N.19034'54"E., 263.30 feet; thence
N.08ㅇ0'3 ${ }^{\prime \prime}$ E., 117.71 feet; thence N.01³1'20"E.,
103.05 feet; thence N. $38^{\circ} 044^{\prime \prime} 47 \mathrm{~W} ., 81.63$ feet; thence

feet; thence S.79042'24"W., 139.06 feet; thence
S.80¹6'58"W., 137.11 feet; thence N. $52^{\circ} 01^{\prime} 39^{\prime \prime} W ., 61.91$
feet; thence N. $40^{\circ} 06^{\prime} 36^{\prime \prime} \mathrm{W} ., 49.97$ feet; thence
N. 70050'24"W., 49.46 feet; thence N. 62016'29"W., 69.53
feet; thence N. 53²5'43"W., 106.23 feet; thence
N. 31044'57"E., 89.35 feet; thence N.19²7'01"W., 72.85
feet; thence N. $30^{\circ} 48^{\prime} 32$ "E., 14.97 feet; thence

feet; thence S.04000'00"E., 863.39 feet to a point of curvature; thence Southerly, 1011.31 feet along the arc of a curve to the right having a radius of 1825.00 feet and a central angle of $31^{\circ} 45^{\prime} 00 "$ (chord bearing S.11052'30"W., 998.42 feet) to a point of tangency; thence S.27045'00"W., 72.05 feet to a point of curvature; thence Westerly, 40.13 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of $91^{\circ} 58^{\prime \prime 3} 4^{\prime \prime}$ (chord bearing S.73044'17"W., 35.96 feet) to a point of compound curvature; thence Northwesterly, 1494.46 feet along the arc of a curve to the right having a radius of 2925.00 feet and


#### Abstract

a central angle of 29016'26" (chord bearing N. 45³8'13"W., 1478.26 feet) to a point of tangency; thence N. 31000'00"W., 400.00 feet to a point of curvature; thence Northwesterly, 321.54 feet along the arc of a curve to the left having a radius of 1575.00 feet and a central angle of $11^{\circ} 41^{\prime} 50 \prime$ (chord bearing N. $36^{\circ} 5^{\prime} 0^{\prime} 55^{\prime \prime} \mathrm{W} ., 320.98$ feet) to the POINT OF BEGINNING .


Containing 67.936 acres, more or less.

## TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PART II

DESCRIPTION: A parcel of land lying in Sections 2 and 11, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said section 2 , run thence along the South boundary of said Section 2 , S.89058'36"E., 40.12 feet to the POINT OF BEGINNING; thence
 feet; thence N. 25050'14"E., 16.78 feet; thence N. 14ㅇ01'48"E., 15.52 feet; thence N.04ㅇ34'34"W., 56.68 feet; thence N. $24^{\circ} 26^{\prime} 15^{\prime \prime W}$ W., 30.56 feet; thence N. 04 ${ }^{\circ} 40^{\prime} 52^{\prime \prime} \mathrm{E} ., 45.05$ feet; thence N. $00^{\circ} 03^{\prime} 15^{\prime \prime W} \mathrm{~W} ., 98.00$ feet; thence N. 29057'19"W., 43.65 feet; thence N.07010'34"E., 35.31 feet; thence N.72021'06"E., 37.99 feet; thence $N .56^{\circ} 06^{\prime} 11$ "E., 47.24 feet; thence N. 55006'25"E., 58.78 feet; thence N. 88043'51"E., 41.01 feet; thence N. 60053'24"E., 101.42 feet; thence N. 4 4*07'46"E., 50.33 feet; thence N. 35035'59"E., 20.01 feet; thence N. $16^{\circ} 29^{\prime} 04^{\prime \prime} \mathrm{E} ., 64.85$ feet; thence N. 1000 $0^{\prime} 07^{\prime \prime} \mathrm{W} ., 49.52$ feet; thence N. $21^{\circ} 3^{\prime} 5^{\prime \prime} 7^{\prime \prime} \mathrm{W} ., 83.18$ feet; thence N. $43^{\circ} 29^{\prime} 55^{\prime \prime W}$ W., 34.54 feet; thence N. 56059'18"W., 64.69 feet; thence N.79025'44"W., 39.55 feet; thence N. 58017'57"W., 52.85 feet; thence N. $02^{\circ} 05^{\prime} 48^{\prime \prime} \mathrm{W} ., 41.48$ feet; thence N. $32^{\circ} 41^{\prime} 09^{\prime \prime} \mathrm{W} ., 45.72$ feet; thence N.16³3'16"W., 27.82 feet; thence N.13003'01"E., 35.09 feet; thence N.34050'58"E., 78.48 feet; thence N. $32 \circ 51^{\prime} 20$ "E., 28.85 feet; thence N. 07036'33"E., 35.63 feet; thence N. 80059'55"E., 27.44 feet; thence N. $47^{\circ} 00^{\prime} 41^{\prime \prime} \mathrm{E} ., 28.38$ feet; thence N. 25¹2'43"E., 51.90 feet; thence N. 54052'22"E., 97.41 feet; thence $N .74^{\circ} 38^{\prime} 04$ "E., 24.95 feet; thence N. 18037'26"E., 32.83 feet; thence N. 8349'22"E., 55.20 feet; thence $S .68 \circ 52: 42!\mathrm{E} ., 51.33$ feet; thence
S.63058'42"E., 146.88 feet; thence S.7649'12"E., 88.90
feet; thence N. $33^{\circ} 08^{\prime} 58^{\prime \prime E}$., 30.68 feet; thence

feet; thence S.8450'34"E., 60.32 feet; thence
S.4019'39"E., 85.16 feet; thence S.70006'11"E., 41.95
feet; thence N. 3143'32"E., 88.92 feet; thence
N.11038'46"E., 80.35 feet; thence N.06³8'18"E., 79.91
feet; thence N. $16^{\circ} 24^{\prime} 38$ "W., 69.49 feet; thence

feet; thence N. $10^{\circ} 03^{\prime} 59$ "W., 44.70 feet; thence N. 80039'07"W., 24.38 feet; thence S.150.0'02"E., 46.74 feet; thence N. $68^{\circ} 18^{\prime} 36^{\prime W} \mathrm{~W} ., 30.81$ feet; thence N. $78^{\circ} 20^{\prime} 26^{\prime \prime W}$ W., 64.92 feet; thence N. 15037'35"E., 16.91 feet; thence N. $88^{\circ} 05^{\prime} 35^{\prime \prime} \mathrm{E} ., 48.33$ feet; thence
 feet; thence $S .81^{\circ} 19^{\prime} 29^{\prime \prime} E ., 24.55$ feet; thence N.48039'20"E., 18.37 feet; thence S.82039'39"E., 19.95 feet; thence S.29036147"E., 38.85 feet; thence S.05056'28"W., 31.38 feet; thence S.8801'12"W., 42.90
feet; thence S.11051'12"W., 41.68 feet; thence S.14009'05"E., 22.47 feet; thence N. $34^{\circ} 26^{\prime \prime} 17{ }^{\prime \prime} \mathrm{E} ., 13.59$ feet; thence N. $28^{\circ} 51^{\prime} 3^{\prime \prime}$ E., 42.19 feet; thence S.70051'29"E., 28.45 feet; thence N. 32०54'13"E., 47.99 feet; thence N.03039'15"E., 42.21 feet; thence N. 63046'55"W., 61.75 feet; thence S.60054'35"W., 29.23 feet; thence N.0155'32"E., 23.79 feet; thence N. 27040'38"E., 78.47 feet; thence N. $20^{\circ} 34^{\prime} 06^{\prime \prime} \mathrm{W} ., 88.30$ feet; thence N. $07^{\circ} 26^{\prime 2} 22^{\prime W} ., 46.58$ feet; thence N.43044'59"E., 21.42 feet; thence S.77056'14"E., 39.60 feet; thence S.87034'49"E., 38.65 feet; thence
 21.43 feet; thence N. 55옹́55"E., 38.11 feet; thence S.68037'38"E., 56.49 feet; thence N. 56º14'12"E., 31.99
 N. 13011'50"E., 21.85 feet; thence N. 65051'30"E., 18.35 feet; thence N. $11^{\circ} 02^{\prime} 49^{\prime \prime} W ., 15.82$ feet; thence N. $3^{\circ}{ }^{\circ} 12^{\prime} 22^{\prime \prime} \mathrm{E} ., 34.20$ feet; thence N. $19^{\circ} 24^{\prime} 19^{\prime \prime} \mathrm{W} ., 27.60$ feet; thence $S .78^{\circ} 22^{\prime} 28^{\prime \prime W}$ W., 19.14 feet; thence N.52009'09"W., 25.43 feet; thence S.6044'28"W., 40.96 feet; thence N. 55 ${ }^{\circ} 27^{\prime} 12$ "W., 11.31 feet; thence N. 3 ${ }^{\circ} 07^{\prime \prime} 14^{\prime \prime} \mathrm{E} ., 52.76$ feet; thence N. 77049'54"E., 23.94 feet; thence S.64004'41"E., 25.95 feet; thence N. 63037'36"E., 72.15 feet; thence N.44ㅇ53'09"E., 42.23 feet; thence N. $22^{\circ} 33^{\prime} 30^{\prime \prime}$ W., 28.13 feet; thence
 feet; thence N. $36^{\circ} 51^{\prime} 56$ "E., 27.02 feet; thence

feet; thence N. 5103'52"W., 17.74 feet; thence S.89043'15"W., 44.78 feet; thence N. $10^{\circ} 03^{\prime} 00$ "W., 16.15 feet; thence N.040 ${ }^{\circ} 19^{\prime \prime} \mathrm{W} ., 18.15$ feet; thence N. $42^{\circ} 38^{\prime} 58^{\prime \prime} \mathrm{E} ., 88.02$ feet; thence N. $63^{\circ} 11^{\prime \prime} 47{ }^{\prime \prime} \mathrm{E} ., 13.49$ feet; thence N. $85^{\circ} 43^{\prime} 20^{\prime \prime} \mathrm{E} ., 32.85$ feet; thence S.76¹9'29"E., 67.92 feet; thence N.57049'19"E., 43.43
feet; thence S.56044'14"E., 29.95 feet; thence
 feet; thence N. $39^{\circ} 011^{\prime \prime} 53^{\prime \prime} ., 78.69$ feet; thence N. 52०02'15"E., 36.05 feet; thence N. $42^{\circ} 0^{\circ} 0^{\prime} 00^{\prime \prime} \mathrm{E} ., 23.27$ feet; thence N. $02^{\circ} 05^{\prime} 58$ "W., 22.35 feet; thence
 to a point on a curve; thence Southeasterly, 294.41 feet along the arc of a curve to the right having a radius of 1425.00 feet and a central angle of 11050'15" (chord bearing S.3655'08"E., 293.89 feet) to a point of tangency; thence S.31000'00"E., 400.00 feet to a point of curvature; thence Southeasterly, 1744.24 feet along the arc of a curve to the left having a radius of 3075.00 feet and a central angle of $32^{\circ} 30^{\prime} 00^{\prime \prime}$ (chord bearing S.47015'00"E., 1720.95 feet) to a point of tangency; thence S.63030'00"E., 400.00 feet to a point of curvature; thence Southeasterly, 387.66 feet along the arc of a curve to the right having a radius of 2925.00 feet and a central angle of 07035'37" (chord bearing S.5942'12"E., 387.37 feet); thence along a line lying 800.00 feet Northwesterly of and parallel with the Westerly maintained right-of-way line of MORRIS BRIDGE ROAD, S.360 ' $33^{\prime \prime}$ W., 3872.49 feet to a point on the South boundary of the North $1 / 2$ of the aforesaid Section 11; thence along said South boundary of the North $1 / 2$ of Section 11, N. 8952'14"W., 97.21 feet; thence N. 29031'26"W., 33.37 feet; thence N. 50º $27^{\prime \prime} 44^{\prime \prime}$ W., 40.75 feet; thence N. 6051'58"W., 34.85 feet; thence N. $35^{\circ} 22^{\prime} 14$ "W., 25.08 feet; thence $S .29^{\circ} 48^{\prime} 57$ "W., 27.25 feet; thence N. $36^{\circ} 32$ '05"W., 33.51 feet; thence
 feet; thence N. $64^{\circ} 21^{\prime} 51 \mathrm{WW} ., 41.15$ feet; thence S.81¹7'46"W., 88.23 feet; thence S.01¹6'10"E., 32.88 feet; thence N. 6159'53"W., 36.34 feet; thence S. $00^{\circ} 23^{\prime \prime} 17$ "W., 63.64 feet; thence N. 52 ${ }^{\circ} 26^{\prime} 30$ "W., 39.75 feet; thence N. $03^{\circ} 46$ '06"W., 46.24 feet; thence S. $82^{\circ} 02^{\prime} 42^{\prime \prime}$ W., 41.93 feet; thence N. $28^{\circ} 03^{\prime} 37$ "W., 56.47 feet; thence N. 6451'57"W., 82.51 feet; thence N. 56006'40"W., 87.68 feet; thence N. $6^{\circ}{ }^{\circ} 43^{\prime} 31$ "W., 38.03 feet; thence N. 73030'53"W., 75.56 feet; thence S. $62^{\circ} 51^{\prime \prime} 20^{\prime W}$ W., 36.79 feet; thence S. $88^{\circ} 55^{\prime \prime} 46^{\prime W}$ W., 81.32 feet; thence N. $22^{\circ} 00^{\prime \prime} 32 \mathrm{~W} ., 72.44$ feet; thence
N. $42^{\circ} 18^{\prime} 04$ "W., 66.43 feet; thence N. $65^{\circ} 01^{\prime} 15^{\prime W}$ W., 64.63 feet; thence N. $42^{\circ} 01^{\prime \prime} 40$ W. W. 46.83 feet; thence
S.6303'24"W., 30.57 feet; thence N. $30^{\circ} 22^{\prime \prime} 18^{\prime \prime} W ., 47.64$ feet; thence N.12052'27"E., 75.51 feet; thence N. $74^{\circ}$ 52'04"E., 59.24 feet; thence N. $86^{\circ} 38^{\prime} 32$ "E., 73.20
feet; thence N. $23^{\circ} 14^{\prime \prime} 11^{\prime \prime} \mathrm{E} ., 70.76$ feet; thence

feet; thence N. 08오2'59"W., 73.75 feet; thence

feet; thence N. $76^{\circ} 21^{\prime \prime} 36^{\prime \prime} \mathrm{W} ., 70.17$ feet; thence
S.66³9'24"W., 39.79 feet; thence S.8305'04"W.,
68.54 feet; thence $S .79^{\circ} 20^{\prime} 45^{\prime \prime W}$ W., 74.49 feet; thence

feet; thence S.11¹6'46"E., 61.10 feet; thence
S. 21¹9'31"E., 44.67 feet; thence S.21。02'03"E., 41.04
feet; thence N. 6402'26"W., 71.74 feet; thence
N. 34006'11"W., 56.99 feet; thence S.87034'05"W., 25.96
feet; thence N. 05은'22"W., 23.32 feet; thence
N. 61044'52"W., 58.41 feet; thence S.60¹7'51"W., 22.42
feet; thence N. $78^{\circ} 48^{\prime} 02{ }^{\prime \prime} W ., 13.75$ feet; thence S. $82^{\circ}{ }^{\circ} 0^{\prime} 3^{\prime \prime}$ "W., 37.30 feet; thence N. $43^{\circ} 28^{\prime} 39^{\prime \prime} W ., 29.97$
feet; thence N. $37^{\circ} 23^{\prime} 36^{\prime \prime} \mathrm{W} ., 65.68$ feet; thence
N. 49046'27"E., 60.95 feet; thence N.14०50'31"E., 41.49
feet; thence N. 11009'40"E., 33.08 feet; thence N. $70^{\circ} 2^{\prime \prime} 02^{\prime \prime}$ W., 77.12 feet; thence S.17055'20"W., 19.78
feet; thence N. 53055'57"W., 29.48 feet; thence
N. $48^{\circ} 31^{\prime \prime} 23^{\prime \prime}$ W., 46.68 feet; thence N.02०35'05"E., 63.80
feet; thence N.43006'04"E., 28.09 feet; thence

feet; thence N. $44^{\circ} 26^{\prime} 58{ }^{\prime \prime} \mathrm{W} ., 36.79$ feet; thence

104.99 feet; thence $S .85^{\circ} 41^{\prime} 02$ "E., 37.43 feet; thence N. 25은'44"E., 92.90 feet; thence N.0702'00"E., 58.64
feet; thence N. $10^{\circ} 08^{\prime} 07 \mathrm{WW} ., 70.86$ feet; thence N. $21^{\circ} 48^{\prime} 28^{\prime \prime W}$ W., 110.45 feet; thence N.55037'57"W., 26.26
feet; thence N.04ㅇ́'18"E., 71.47 feet; thence N. 23039'02"W., 23.94 feet; thence N. $36^{\circ} 43^{\prime} 41^{\prime \prime} \mathrm{E} ., 26.67$ feet to the POINT OF BEGINNING.

Containing 272.597 acres, more or less.

## TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PART III

DESCRIPTION: A parcel of land lying in Section 11, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 11, run thence along the North boundary of said Section 11, S.89058'06"E., 3748.78 feet; thence S.3605'33"W., 1614.31 feet for a POINT OF BEGINNING; thence S.5354'27"E., 799.56 feet to a point on the Westerly maintained right-ofway line of MORRIS BRIDGE ROAD (County Road No. 579); thence along said Westerly maintained right-of-way line, S.3604'02"W., 140.00 feet; thence N.5354'27"W., 799.63 feet; thence N. 360 ${ }^{\circ} 3^{\prime \prime}$ "E., 140.00 feet to the POINT OF BEGINNING.

Containing 2.570 acres, more or less

## TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PART IV

DESCRIPTION: A parcel of land lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 2, run thence along the South boundary of said Section 2 , S.89058'36"E., 3749.97 feet; thence N. $36^{\circ} 05^{\prime \prime} 33^{\prime \prime} \mathrm{E} ., 568.22$ feet to a point on a curve; thence Northwesterly, 387.66 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 07035'37" (chord bearing N.59ㄴ́'12"W., 387.37 feet) to a point of tangency; thence N. $63^{\circ} 3^{\prime} 0^{\prime} 00^{\prime W}$ W., 400.00 feet to a point of curvature; thence Northwesterly, 1059.82 feet along the arc of a curve to the right having a radius of 3075.00 feet and a central angle of 1944'51" (chord bearing N.53037'35"W., 1054.58 feet) to the POINT OF BEGINNING; thence continue Northwesterly, 182.36 feet along the arc of said curve to the right having the same radius of 3075.00 feet and a central angle of $03^{\circ} 23^{\prime \prime} 2^{\prime \prime}$ (chord bearing N. $42^{\circ} 03^{\prime \prime} 13^{\prime \prime} \mathrm{W} .$, 182.33 feet); thence N. $49^{\circ} 38^{\prime} 43^{\prime \prime}$ E., 150.00 feet to a point on a curve; thence Southeasterly, 173.46 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of $03^{\circ} 23^{\prime \prime} 52^{\prime \prime}$ (chord bearing S.42०03'13"E., 173.44 feet); thence $S .46^{\circ} 14^{\prime} 51$ "W., 150.00 feet to the POINT OF BEGINNING.

Containing 0.613 acres, more or less.
ALTOGETHER containing 343.716 acre, more or less.




## Exhibit 3

## Maintenance Exhibit



