



**SUMMARY OF DEVELOPMENT**

Section	Final Site Plan	Subdivision Plat	Difference between Plat Book & Page	Final
10-28-82	142.54 ac	67 Single Family Detached	PB 86 Pages 27-33	None
10-28-82	131.65 ac	33 Single Family Detached	PB 87 Pages 65-68	None
10-28-82	18.04 ac	38 Townhouses	PB 86 Pages 19-21	None
10-28-82	11.27 ac	26 Townhouses	PB 87 Pages 63-64	1 less than approved
<b>TOTAL</b>	<b>164 dwelling units</b>	<b>163 dwelling units</b>	<b>1 less lot approved than planned</b>	

**Actual Number of Homes Constructed**

- Villas West: 26 townhomes approved on the Final Site Plan but only 25 townhomes actually constructed.
- Cypress Run Unit I: Lots 1-11 comprise 11 planned lots but only 10 homes were constructed as a result of combination of multiple lots. Also, on lots 47 and 48, there was 1 home built.
- In summary, the project was approved for 164 units but only 161 units have been built. HENCE REQUEST APPROVAL OF 3 ADDITIONAL LOTS.

**REGULATION OF NOTES**

1. Total site area (Unit I & Unit II)	316.35 ac
2. Less additional right-of-way for East Lake Drive (Old C.R. No. 77)	(35.43 ac)
3. Net site area	280.92 ac

  

UNIT I (TOTAL)	UNIT II (TOTAL)
1. Gross site area	183.35 ac
2. Future Cypress Run Villas East (6.04 Ac) & Future Cypress Run Villas West (8.60 Ac)	(14.64 ac)
<b>NET SITE AREA</b>	<b>168.71 ac</b>
1. Building area	2.09 ac
A. Projected single family	2.09 ac
B. Sewer treatment plant & maintenance building	(.00 ac)
<b>TOTAL</b>	<b>2.09 ac</b>
2. Roadway, driveways & sidewalks	3.08 ac
A. Roadway area (paved)	3.08 ac
B. Driveways & patios	(.00 ac)
C. Sidewalks	(.00 ac)
<b>TOTAL</b>	<b>3.08 ac</b>
3. Open space	147.54 ac
A. Golf course	(0.00 ac)
B. Open space within lot area	(0.00 ac)
C. Open space within road right-of-way	(0.00 ac)
D. Open space within sewer treatment plant & maintenance building	(0.00 ac)
<b>TOTAL</b>	<b>147.54 ac</b>
<b>NET SITE AREA</b>	<b>168.71 ac</b>

**TOTAL RECREATION AREA = 215.43 AC. (66.03%)**

**GENERAL NOTES:**

- All elevations are based on M.C.T. Datum unless otherwise noted.
- All dimensions are approximate, subject to record plat(s).
- Locations of existing utilities taken from Pinellas County 16246 Sheets and are subject to field verification.
- This site is within the Pinellas County Water and Sanitary Sewer service area.
- Pinellas County Sewer System shall supply the sewerage treatment plant and equipment; the development shall construct the concrete slab, wastewater collection ponds, driveways, fences, etc. in cooperation with the Pinellas County Sewer System.

**Comprehensive Land Use Plan Designation:**  
 1. Existing zoning: R.P.D.-0.5 (Type 1 and 2)  
 2. Proposed zoning: R.P.D.-0.5 (Type 1 and 2)

**Minimum Setbacks:**  
 Front: 25' from public right-of-way  
 Side: 7.5' (from private easement)  
 Rear: 10' (from private easement)  
 Perimeter of R.P.D. Zone: 50' (Lots will be deed restricted to a rear setback equal to the golf course "safety line").

**Building Height:**  
 Single family lot - 70' max.

**Vehicle Loading:**  
 1. Existing zoning R.P.D.-0.5 (Type 1 and 2).  
 2. Proposed zoning R.P.D.-0.5 (Type 1 and 2).

**Parking:**  
 1. Single family lots will provide parking as required at time of building permit.

**Other Notes:**  
 1. Based on 3,500 square feet of building area/single family lot.  
 2. Based on 1,000 square feet of building area/single family lot.  
 3. 200 square feet of additional sidewalk/single family lot (driveway to door etc.).

**TYNER PARCEL DESCRIPTION:**  
 Begin at the northeast corner of Section 10, Township 27 South, Range 16 East, Pinellas County, Florida and go S. 88°-32'-40" E., 1,006.73 feet, along the north boundary line of said Section 10, to a point on the west right-of-way line of East Lake Road, thence along said west right-of-way line, S. 08°-52'-31" E., 262.98 feet; thence S. 81°-07'-29" W., 10.00 feet, to a point on the south boundary line of said Section 10, thence along said south boundary line, S. 08°-52'-31" E., 660.35 feet; thence S. 08°-52'-31" E., 1,006.73 feet, to a point on the east boundary line of said Section 10, thence along said east boundary line, S. 08°-52'-31" E., 660.35 feet; thence S. 08°-52'-31" E., 1,006.73 feet, to a point on the north boundary line of said Section 10, thence along said north boundary line, S. 88°-32'-40" E., 1,006.73 feet, to the Point of Beginning. Containing 2.396 acres, more or less.

**ENTON PARCEL DESCRIPTION:**  
 Begin at the southwest corner of Section 3, Township 27 South, Range 16 East, Pinellas County, Florida and go S. 00°-11'-58" W., 1,325.44 feet, along the east boundary line of said Section 3, to a point on the south boundary of the abandoned Atlantic Coast Line Railroad right-of-way; thence S. 72°-22'-23" E., 885.31 feet, along said abandoned south right-of-way line, to a point on the west right-of-way line of East Lake Road, thence following said west right-of-way line, S. 08°-52'-31" E., 660.35 feet; thence S. 08°-52'-31" E., 1,006.73 feet, to a point on the east boundary line of said Section 3, thence along said east boundary line, S. 08°-52'-31" E., 660.35 feet; thence S. 08°-52'-31" E., 1,006.73 feet, to a point on the north boundary line of said Section 3, thence along said north boundary line, S. 88°-32'-40" E., 1,006.73 feet, to the Point of Beginning. Containing 45.019 acres, more or less.

**CLARK PARCEL DESCRIPTION:**  
 Commence at the northeast corner of Section 9, Township 27 South, Range 16 East, Pinellas County, Florida and go S. 00°-11'-58" W., 1,325.44 feet, along the east boundary line of said Section 9, to a point on the south boundary of the abandoned Atlantic Coast Line Railroad right-of-way; thence S. 72°-22'-23" E., 885.31 feet, along said abandoned south right-of-way line, to a point on the west right-of-way line of East Lake Road, thence following said west right-of-way line, S. 08°-52'-31" E., 660.35 feet; thence S. 08°-52'-31" E., 1,006.73 feet, to a point on the east boundary line of said Section 9, thence along said east boundary line, S. 08°-52'-31" E., 660.35 feet; thence S. 08°-52'-31" E., 1,006.73 feet, to a point on the north boundary line of said Section 9, thence along said north boundary line, S. 88°-32'-40" E., 1,006.73 feet, to the Point of Beginning. Containing 45.019 acres, more or less.

**SOUTHWEST PARCEL DESCRIPTION:**  
 Commence at the northeast corner of Section 9, Township 27 South, Range 16 East, Pinellas County, Florida and go S. 00°-11'-58" W., 1,325.44 feet, along the east boundary line of said Section 9, to a point on the south boundary of the abandoned Atlantic Coast Line Railroad right-of-way; thence S. 72°-22'-23" E., 885.31 feet, along said abandoned south right-of-way line, to a point on the west right-of-way line of East Lake Road, thence following said west right-of-way line, S. 08°-52'-31" E., 660.35 feet; thence S. 08°-52'-31" E., 1,006.73 feet, to a point on the east boundary line of said Section 9, thence along said east boundary line, S. 08°-52'-31" E., 660.35 feet; thence S. 08°-52'-31" E., 1,006.73 feet, to a point on the north boundary line of said Section 9, thence along said north boundary line, S. 88°-32'-40" E., 1,006.73 feet, to the Point of Beginning. Containing 45.019 acres, more or less.

**SOUTHEAST PARCEL DESCRIPTION:**  
 Commence at the northwest corner of Section 10, Township 27 South, Range 16 East, Pinellas County, Florida and go S. 88°-32'-40" E., 1,006.73 feet, along the north boundary of Section 10, to a point on the west right-of-way line of East Lake Road (County Road No. 77); thence, following said west right-of-way line, S. 08°-52'-31" E., 262.98 feet; thence S. 81°-07'-29" W., 10.00 feet, to a point on the south boundary line of said Section 10, thence along said south boundary line, S. 08°-52'-31" E., 660.35 feet; thence S. 08°-52'-31" E., 1,006.73 feet, to a point on the east boundary line of said Section 10, thence along said east boundary line, S. 08°-52'-31" E., 660.35 feet; thence S. 08°-52'-31" E., 1,006.73 feet, to a point on the north boundary line of said Section 10, thence along said north boundary line, S. 88°-32'-40" E., 1,006.73 feet, to the Point of Beginning. Containing 2.396 acres, more or less.

**NAME CHANGE REQUEST**  
 THE SUBMITTAL OF THIS PLAN TO PINELLAS COUNTY FORMALLY REQUESTS TO THE BOARD OF COUNTY COMMISSIONERS THAT THE NAME OF EAST LAKE DRIVE BE CHANGED TO "CYPRESS RUN DRIVE".

**SAMPLE DEDICATIONS, SUBMITTED TO COUNTY ATTORNEY FOR REVIEW:**

1. All common area as shown on said plat, including, but not limited to roads, streets, and utility easements, are hereby dedicated for the common use and benefit of the owners of all lots shown hereon, their heirs, successors or assigns, together with the covenants, heirs, successors or assigns of any lot contained on the plat of any subsequent phase of development, and the restrictions, as provided for in the Declaration of Covenants, Conditions and Restrictions for the development of said common area shall be conveyed to Homeowners Association, Inc. and shall be maintained by the Association and shall be subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions, the Articles of Incorporation and bylaws of Homeowners Association, Inc.

2. All local, state and federal governmental agencies and departments thereof, and all duly licensed public and private utility companies are hereby granted such easements rights across the common area as may be necessary in performing and discharging their respective official duties and obligations to provide utility and other governmental services, and the utility companies reserves unto itself a non-exclusive easement for ingress and egress upon the common area, and reserves the right to grant a non-exclusive easement for ingress and egress to others upon said area, and further reserves the right unto itself, its successors, assigns, mortgagees, licensees and franchisees to use any portion of said area for the installation and maintenance of drainage easements, public or private utilities, including, but not limited to, water, sewer, gas, electric, telephone and cable television, and other purposes which will not permanently affect the use of the area for their intended purposes.

IN WITNESS WHEREOF, this dedication is executed this \_\_\_\_\_ day of \_\_\_\_\_, 1987, as indicated below.

**NOTE:** The buyers of each lot affected by a major drainage flood plane will be informed of the maximum first floor elevation above flood level (25-year), and the portion of the lot that exists below those elevations. At the time of closing, the buyers of lot numbers 1 thru 11, 19 thru 30, 36, 38, 39, 66, 66 & 67 will receive an Engineering Plot Plan depicting all of the above.

**INSET "A"**

**NOTE:** A PEDESTRIAN USE AREA PLAN HAS BEEN SUBMITTED.

**RPD PLAN MODIFICATION BY:**

**CUMBEY & FAIR, INC.**  
 CONSULTING CIVIL ENGINEERS  
 CERTIFICATE OF AUTHORIZATION #00002168  
**ENGINEERING PLANNING LAND SURVEYS**  
 2463 ENTERPRISE ROAD CLEARWATER (727) 797-8982  
 CLEARWATER, FLORIDA 33763-1790 TAMPA (813) 223-4333

**REVISIONS/ADDITIONS**

BY	DATE	DESCRIPTION
D.E.C.	01/21	ADDED SUMMARY OF DEVELOPMENT TABLE
D.E.C.	01/21	ADDED CYPRESS RUN UNIT III SEE PRELIM. PLAT ATTACHED
maq	06/21	REVISED LOTS FOR PROPOSED PLAT
D.E.C.	06/22	ADDED RAILROAD PROPERTY
D.E.C.	06/22	ADDED IMPROVEMENTS TO PARCEL 13 (SEE SITE PLAN)
D.E.C.	06/22	RELOCATE MAINTENANCE BUILDING ON RAILROAD PROPERTY
D.E.C.	06/22	PROPOSED LAND USE CHANGE TO RAILROAD PROPERTY (SEE LAND USE MAP)

**Cypress Run (UNIT I) KEY MAP / RPD PLAN**

**PREPARED FOR:**  
**CYPRESS RUN GOLF CLUB, INC.**  
 1125 U.S. HWY 19 SOUTH  
 NEW PORT RICHEY, FL 33552  
 PH 441-3741

**DATE:** 5-24-87  
**DESIGNED BY:** J. J. ROY  
**DRAWN BY:** J. J. ROY  
**CHKD. BY:** J. J. ROY  
**SCALE:** 1" = 200'  
**JOB NO.:** 13791  
**PLA. ENGINEER'S REG. NO.:** 8508  
**PLA. LAND SURVEYOR'S NO.:** 1762

**APPROVED BY:**  
 J. J. ROY  
**PLA. ENGINEER'S REG. NO.:** 8508  
**PLA. LAND SURVEYOR'S NO.:** 1762

**LLOVERAS, BAUR & STEVENS**  
 CONSULTING ENGINEERS - LAND SURVEYORS  
 1-813-784-3965  
 3210 U.S. 19 N. CLEARWATER, FLORIDA 33515

**SHEET 2 OF 24**

**COUNTRY VILLA PLAZA**