AF 13622

SECTION 34,9/10, TOWNSHIP 27 SOUTH, RANGE 16 EAST

OTHER PARCEL

DESCRIPTION:

Begin at the northwest corner of Section 10, Township 27 South, Range 16 East, Pinellas County, Florida and go N. 88°-32'-40" E., 1,006.73 feet, along the north boundary 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., 262.58 feet; thence S. 81°-07'-29" W., 10.00 feet; thence S. 08°-52'-31" E., 660.35 feet, to a point on the north right-of-way line of the abandoned Seaboard Coast Line Railroad; thence, leaving the west right-of-way line of East Lake Road and following the north right-of-way line of the said abandoned Seaboard Coast Line Railroad, S. 69°-42'-37" W., 1,297.06 feet; thence along a curve to the right that has a Radius of 1,382.40 feet, an Arc length of 583.11 feet, a Chord bearing of S. 81°-07'-29" W., a Chord Bearing of S. 82°-07'-33" W., to a point on the east-west line of the said N.E. 1/4 of the N.E. 1/4 of Section 9, Township 27 South, Range 16 East; thence N. 00°-03'-12" W., 102.75 feet, along said west boundary to the southeast corner of the S.W. 1/4 of the N.E. 1/4 of the N.E. 1/4 of said Section 9; thence N. 89°-14'-41" W., 329.92 feet, along the south boundary of said S.W. 1/4 of the N.E. 1/4 of the N.E. 1/4, and its westerly extension, said westerly extension also being the north right-of-way line of the aforementioned abandoned Seaboard Coast Line Railroad; thence N. 78°-31'-23" W., 1,834.99 feet, along said right-of-way line; thence along a curve to the right that has a Radius of 1,884.86 feet, an Arc length of 61.23 feet, a Chord length of 61.22 feet, a Chord Bearing of N. 77°-35'-33" W., thence, leaving said right-of-way line, N. 00°-58'-41" W., 799.25 feet; thence S. 89°-01'-19" W., 724.00 feet, to a point on the east right-of-way line of a 15.00 foot-wide road right-of-way as recorded in Deed Book 56, page 43 of the Public Records of Pinellas County, Florida; thence N. 00°-58'-41" W., 194.22 feet, along said east right-of-way line, to a point on the North boundary line of Section 9, Township 27 South, Range 16 East; thence, continue along said east right-of-way line, N. 00°-50'-39" W., 958.21 feet, to a point on the south right-of-way line of the abandoned Atlantic Coast Line Railroad; thence following said right-of-way line, N. 72°-22'-23" E., 584.19 feet; thence S. 17°-37'-37" E., 35.97 feet; thence N. 72°-22'-23" E., 278.50 feet; thence N. 17°-37'-37" W., 35.97 feet; thence N. 72°-22'-23" E., 281.30 feet, to a point on the north boundary line of the S.E. 1/4 of the S.W. 1/4 of Section 4, Township 27 South, Range 16 East; thence N. 89°-39'-28" W., 97.24 feet, along said north boundary line; thence N. 72°-22'-23" E., 1,377.84 feet, to a point on the west boundary line of the east one-half (1/2) of the S.E. 1/4 of the N.W. 1/4 of the S.E. 1/4 of said Section 4; thence S. 01°-06'-36" E., 31.29 feet, along said west boundary; thence N. 72°-22'-23" E., 347.28 feet, to a point on the east boundary of the east one-half (1/2) of the S.E. 1/4 of the N.W. 1/4 of the S.E. 1/4 of said Section 4; thence N. 01°-08'-01" W., 31.29 feet, along said east boundary; thence N. 72°-22'-23" E., 1,388.11 feet, to a point on the east boundary line of said Section 4; thence, leaving said south right-of-way line of the abandoned Atlantic Coast Line Railroad, S. 01°-13'-44" E., 2,301.03 feet, along the east boundary of said Section 4, to the Point of Beginning.
Containing 273.059 acres, more or less.

BRYAN PARCEL

DESCRIPTION:

Begin at the Southwest corner of Section 3, Township 27 South, Range 16 East, Pinellas County, Florida and go N. 01°-13'-44" W., 2,269.75 feet, along the west boundary of said Section 3, to a point on the south boundary of the abandoned Atlantic Coast Line Railroad right-of-way; thence N. 72°-22'-23" E., 689.31 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., 687.44 feet; thence S. 81°-07'-29" W., 35.00 feet; thence S. 08°-52'-31" E., 100.00 feet; thence N. 81°-07'-29" E., 25.00 feet; thence S. 08°-52'-31" E., 500.00 feet; thence N. 81°-07'-29" E., 5.00 feet; thence S. 08°-52'-31" E., 1,000.00 feet; thence N. 81°-07'-29" E., 20.00 feet; thence S. 08°-52'-31" E., 232.02 feet, to a point on the south boundary line of said Section 3; thence, leaving the west right-of-way line of East Lake Road, S. 88°-32'-40" W., 1,006.73 feet, along said south boundary line of Section 3 to the southwest corner of the aforementioned Section 3 and the Point of Beginning.
Containing 45.019 acres, more or less.

SOUTHWEST PARCEL:

Commence at the northeast corner of Section 9, Township 27 South, Range 16 East, Pinellas County, Florida and go S. 00°-11'-58" E., 1,325.44 feet, along the east boundary of said Section 9, to the northeast corner of the S.E. 1/4 of the N.E. 1/4 of said Section 9; thence N. 89°-14'-41" W., 4,323.91 feet, along the north boundary of said S.E. 1/4 of the N.E. 1/4 of said Section 9, to a point on the north right-of-way line of the abandoned Seaboard Coast Line Railroad (Tampa and Gulf Coast Railroad) right-of-way for a Point of Beginning; thence S. 00°-18'-19" E., 69.10 feet, along the west boundary of the S.E. 1/4 of the N.E. 1/4 of said Section 9, to a point on the south right-of-way line of the abandoned Seaboard Coast Line Railroad (Tampa and Gulf Coast Railroad) right-of-way; thence, following said south right-of-way line, N. 78°-31'-23" W., 371.37 feet; thence S. 89°-14'-41" E., 26.88 feet; thence N. 78°-31'-23" W., 1,009.94 feet; thence N. 00°-48'-28" W., 51.17 feet, along the east boundary of the N.W. 1/4 of said Section 9, to a point on the north right-of-way line of the abandoned Seaboard Coast Line Railroad (Tampa and Gulf Coast Railroad) right-of-way; thence following said north right-of-way line S. 78°-31'-23" E., 1,284.90 feet; thence S. 89°-14'-41" E., 67.56 feet, to the Point of Beginning. Containing 1.605 acres, more or less.

COUNTY 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" E., 1,325.44 feet, along the east boundary of said Section 9; thence N. 89°-14'-41" W., 4,323.91 feet, along the north boundary of the S.E. 1/4 of the N.E. 1/4 of said Section 9 to the Point of Beginning; thence S. 00°-03'-12" E., 203.05 feet, along the east boundary of the west one-half (1/2) of the S.E. 1/4 of the N.E. 1/4 of said Section 9; thence in a northwesterly direction along the south right-of-way line of the abandoned Seaboard Coast Line Railroad, along a curve to the right that has a Radius of 1482.40 feet, an Arc length of 187.48 feet, a Chord length of 187.35 feet, a Chord Bearing of N. 82°-08'-46" W., thence N. 78°-31'-23" W., 685.79 feet, along said south right-of-way line to a point on the west boundary of the S.E. 1/4 of the N.E. 1/4 of said Section 9; thence N. 00°-18'-19" W., 89.53 feet, along said west boundary to a point on the north boundary of the S.E. 1/3 of the N.E. 1/4 of said Section 9; thence S. 89°-14'-41" E., 661.96 feet, along said north boundary to the Point of Beginning. Containing 2.296 acres, more or less.

SOUTHEAST PARCEL:

Commence at the northwest corner of Section 10, Township 27 South, Range 16 East, Pinellas County, Florida and go N. 89°-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., 262.58 feet; thence S. 81°-07'-29" W., 10.00 feet; thence S. 08°-52'-31" E., 660.35 feet, to a point on the north right-of-way line of the abandoned Seaboard Coast Line Railroad (Tampa and Gulf Coast Railroad) right-of-way for a Point of Beginning; thence continue along said west right-of-way line of East Lake Road, S. 08°-52'-31" E., 102.02 feet, to a point on the south right-of-way line of said abandoned Seaboard Coast Line Railroad right-of-way; thence following said south right-of-way line of the abandoned Seaboard Coast Line Railroad right-of-way, S. 69°-42'-37" W., 1,276.87 feet; thence along a curve to the right that has a Radius of 1,482.40 feet, an Arc length of 634.41 feet, a Chord length of 629.58 feet, a Chord Bearing of S. 81°-58'-14" W., to a point on the east boundary of the west one-half (1/2) of the S.E. 1/4 of the N.E. 1/4 of Section 9, Township 27 South, Range 16 East; thence N. 00°-03'-12" W., 800.10 feet, along said east boundary to a point on the north right-of-way line of the abandoned Seaboard Coast Line Railroad (Tampa and Gulf Coast Railroad) right-of-way; thence following said north right-of-way line in a northeasterly direction along a curve to the left that has a Radius of 1,382.40 feet, an Arc length of 599.11 feet, a Chord length of 594.43 feet, a Chord Bearing of N. 82°-07'-33" E., thence N. 69°-42'-37" E., 1,297.06 feet, to the Point of Beginning. Containing 39.0 acres, more or less.

SUMMARY OF DEVELOPMENT

Site Plan	Final Site Plan County Approval Date # Lots Approved	Subdivision Plat Lots Platted	Difference between Plat Book & Page & Plat	Final
Cypress Run Unit One 142.54 ac	10-28-82 67 Single Family Detached	PB 86 Pages 27-33 67 Platted Lots	None	
Cypress Run Unit Two 131.65 ac	7-12-83 33 Single Family Detached	PB 87 Pages 65-68 33 Platted Lots	None	
Cypress Run Villas East 18.04 ac	10-28-82 38 Townhouses	PB 86 Pages 19-21 38 Platted Lots	None	
Cypress Run Villas West lot platted 11.27 ac	26 Townhouses	7-7-83 25 Platted Lots	PB 87 Pages 63-64 than approved	1 less
TOTAL	164 dwelling units	163 dwelling units	1 less lot platted than approved	

Actual Number of Homes Constructed

We have compared the four subdivision plats for Cypress Run to current aerials and the Pinellas County Property Appraiser's website to determine the number of homes actually constructed within Cypress Run with the following results:

- 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 platted 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 on two lots.
- In summary, the project was approved for 164 units but only 161 units have been built.
- HENCE REQUEST APPROVAL OF 3 ADDITIONAL LOTS.

TABULATION OF NOTES

1. Total site area (Unit I & Unit II)	326.35 Ac.
2. Less additional right-of-way for East Lake Drive (Old C.R. No. 77)	.92 Ac.
*3. Net site area	325.43 Ac.

UNIT I

1. Gross site area	140.25 Ac.	
A. Plus sewer treatment & maintenance building area	2.29 Ac.	
NET SITE AREA	142.54 Ac.	
1. Building Area		
A. Projected single family 1/	5.38 Ac.	
B. Sewer treatment plan & maintenance building	.24 Ac.	
TOTAL	5.62 Ac.	3.95%
2. Roadway, driveways & sidewalks		
A. Roadway area (pavement)	4.37 Ac.	
B. Driveways & patios 2/	3.99 Ac.	
C. Sidewalks	1.56 Ac.	
TOTAL	9.92 Ac.	6.96%
3. Open space		
A. Golf course	90.08 Ac.	
B. Open space within lot area 3/	31.80 Ac.	
C. Open space within road right-of-way	3.01 Ac.	
D. Open space within sewer treatment plant & maintenance building	2.11 Ac.	
TOTAL	127.00 Ac.	89.09%
NET SITE AREA	142.54 Ac.	100.00%

UNIT II (FUTURE)

1. Gross site area	183.35 Ac.	
A Future Cypress Run Villas East (9.44 Ac.) & Future Cypress Run Villas West (8.60 Ac.)	156.71 Ac.	
NET SITE AREA		
1. Building Area		
A. Projected single family 1/	2.89 Ac.	
TOTAL	2.89 Ac.	1.84%
2. Roadway, driveways & sidewalks		
A. Roadway area (pavement)	3.08 Ac.	
B. Driveways & patios 2/	2.31 Ac.	
C. Sidewalks	.87 Ac.	
TOTAL	6.26 Ac.	4.00%
3. Open space		
A. Golf course	(25.41) Ac.	
B. Open space within lot area 3/	19.73 Ac.	
C. Open space within road right-of-way	2.42 Ac.	
TOTAL	47.56 Ac.	94.61%
NET SITE AREA	156.71 Ac.	100.00%

TOTAL RECREATION AREA = 215.43 Ac. (66.03 %)

GENERAL NOTES:
1. All elevations are based on N.G.V. Datum contour interval = 1 foot.
2. All dimensions are approximate, subject to Record Plat(s).
3. Locations of existing utilities taken from Pinellas County Atlas Sheets and are subject to field verification.
4. This site is within the Pinellas County Water and Sanitary Sewer service area.
5. Pinellas County Sewer System shall supply the sewerage treatment plant and equipment, the development shall construct the concrete slab, evaporation/percolation ponds, driveways, fencing, etc. in cooperation with the Pinellas County Sewer System.

Comprehensive Land Use Plan Designation
1. Existing and proposed comprehensive land use plan designation - urban low density residential (0.0 to 3 DFA MAX.).

Minimum Setbacks
Front = 25' from public right-of-way, 30' from private road centerline — 2500 ft
Side = 7.5' — 40'
Rear = 20' — 15
Perimeter of R.P.D. Zone = 25' — 50'
(Lots will be deed restricted to a rear setback equal to the golf course "safety line").

Building Height
1. Single family lot = 70' max.

Existing Zoning
1. Existing zoning R.P.D.-0.5 (Tyner and Bryan Parcels), A-E, (Railroad and South Our Parcels).
2. Proposed zoning R.P.D.-0.5

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

1/ based on 3,500 square feet of building area/single family lot.
2/ based on 1,000 square feet of patio/single family lot; 1,600 square feet of driveway/single family lot.
3/ 200 square feet of additional sidewalk/single family lot (driveway to door etc.).

PINELLAS COUNTY ZONING R.P.D. 0.5

F.I.A.-H.U.D. FLOOD ZONE DESIGNATIONS ARE: A, C & A-7 (11 FT. MIN. F.F. ELEVATION)

RPD PLAN MODIFICATON 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	⚠1 ADDED SUMMARY OF DEVELOPMENT TABLE
D.E.C.	01/21	⚠1 ADDED CYPRESS RUN UNIT III SEE PRELIM. PLAT ATTACHED
mcq	08/21	revised lots for proposed plat
D.E.C.	06/22	⚠1 ADDED RAILROAD PROPERTY
D.E.C.	06/22	⚠2 PROPSED IMPROVEMENT ON PARCEL 13 (SEE SITE PLAN)
D.E.C.	06/22	⚠3 RELOCATE MAINTENANCE BUILDING ON RAILROAD PROPERTY
D.E.C.	06/22	⚠4 PROPOSED LAND USE CHANGE TO RAILROAD PROPERTY (SEE LAND USE MAP)

NO	DATE	REVISIONS	ORIN.	CKD	APP
4	10-11-82	PER PINELLAS COUNTY ENG DEPT REQUIREMENTS	MFQ	JAC	RL
3	10-7-82	PER PINELLAS COUNTY REQUIREMENTS	MFQ	JAC	RL
2	7-21-82	PER PINELLAS COUNTY REQUIREMENTS	MFQ	JAC	RL
1	6/28-82	REVISED TABLE OF NOTES	MFQ	JAC	RL

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Key Map
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Composite Utilities Plan (N.E. Match)
Composite Utilities Plan (S.W. Match)
Composite Utilities Plan (N.W. Match)
St. Andrews Boulevard Plan and Profile
St. Andrew Boulevard and Royal Birkdale Drive Plans and Profile
Royal Birkdale Drive Plan and Profile
St. Annes Court and Berwick Drive Plans and Profile
St. Andrews Boulevard Plan and Profile
Royal Dornock Court and Turnberry Court Plans and Profile
Detention Area "A", "B", "C" and "D" Details
Detention Area "E", "F", "G", "H" and "I" Details
Detention Area "J", "K", and "L" Details
Lake "AA", "BB" and "CC" and Wetland Replacement Area "DD", "EE" and "FF" Details
Wetland Replacement Area "GG", "HH", "II" and "JJ" Details
Paving and Drainage and Typical Details
Water and Sewer Typical Details
Lift Station Typical Details
Off-site Water Main Plan
Culvert Crossing and Accel-Decel Details
Sewer Treatment Plant and Maintenance Building Site Construction Specifications

Cypress Run (UNIT I)
KEY MAP / RPD PLAN
PINELLAS COUNTY FLORIDA

PREPARED FOR:
CYPRESS RUN GOLF CLUB, INC.
1125 U.S. HWY 19 SOUTH
NEW PORT RICHEY, FL 33552
PH 841-5741

DATE: 5-24-82
DES. T.G. Radcliffe
DRN. MARCUS
CKD. JAC
SCALE: 1" = 200'
JOB NO. 13791

APPROVED BY: S. SANDY LLOVERAS
FLA. ENGINEER'S REG. No. 8508
FLA. LAND SURVEYOR'S No. 1788

LLOVERAS, BAUR & STEVENS
CONSULTING ENGINEERS — LAND SURVEYORS
1-813-786-3965
COUNTRY VILLA PLAZA 3210 U.S. 19 N. CLEARWATER, FLORIDA 33515

SHEET 2 OF 24

FINAL SITE (CONSTRUCTION) PLANS J.N. 137

TRACT 13
PROPOSED LAND USE = RR

35' x 135' (0.108Ac) PROPOSED LAND USE RR

1.43 ACRES

RAILROAD PROPERTY

PROPOSED CYPRESS RUN UNIT III SEE PRELIM. PLAT ATTACHED

FUTURE CYPRESS RUN VILLAS EAST FINAL SITE CONSTRUCTION PLANS TO BE SUBMITTED AT LATER DATE

FUTURE CYPRESS RUN VILLAS WEST FINAL SITE CONSTRUCTION PLANS TO BE SUBMITTED AT LATER DATE

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 DEDICATION AS SUBMITTED TO COUNTY ATTORNEY FOR REVIEW

_____, a Florida limited partnership, its General Partner, _____, as owner of the land described hereon, said lands being a part of Section ___, Township ___, Range ___, Pinellas County, Florida, shown hereon as _____, Phase I and being more particularly described in the legal description hereon, have caused the same to be surveyed, laid out and platted as _____ Phase I do hereby dedicate as follows:

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 owners, heirs, successors or assigns of any lot contained on the plat of any subsequent phase of _____, as provided for in the Declaration of Covenants, Conditions and Restrictions for _____. 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 easement rights across the common area as may be necessary in performing and discharging their respective lawful duties and obligations to provide utility and other governmental services. _____ reserves unto itself a nonexclusive easement for ingress and egress upon the common area, and reserves the right to grant a nonexclusive 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 _____, 1982, as indicated below.

NOTE: The buyers of each lot affected by a major drainage flood plane will be informed of the minimum first Finished Floor elevations, Flood Levels (25 year), and the portions of the lot that exist below those elevations. At the time of Closing, the buyers of lot numbers 1 thru 11, 19 thru 30, 36, 38, 39, 65, 66 & 67 will recieve an Engineering Plot Plan depicting all of the above.

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

INSET "A"

NORTH BOUNDARY OF THE SOUTH 1/2 OF THE N.E. 1/4 OF SEC. 9.

WEST BOUNDARY OF THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 9

EAST BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 9.

POB BRYAN PARCEL

POB SOUTH OUR PARCEL

POB OF SE PRAC

POB SW CORNER OF SW PARCEL

TOTAL AREA = 325.43 Ac.

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