



LEGAL DESCRIPTION (LOT 7)

THAT PORTION OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE RUN NORTH 89°26'29" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 2637.79 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°17'39" EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 2640.64 FEET TO THE CENTER OF SAID SECTION 29; THENCE DEPARTING SAID WEST LINE, RUN NORTH 00°18'02" EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 61.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 54 (A VARIABLE WIDTH RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 14570-2521); THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 86°05'34" EAST, A DISTANCE OF 1186.76 FEET TO THE POINT OF BEGINNING; 2) THENCE CONTINUE NORTH 86°05'34" EAST, A DISTANCE OF 155.93 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 03°54'26" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A 236.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°14'18" AN ARC DISTANCE OF 130.94 FEET TO A POINT OF REVERSE CURVATURE OF A 164.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°53'47" AN ARC DISTANCE OF 51.23 FEET TO A POINT OF COMPOUND CURVATURE OF A 21.50 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 103°53'31" AN ARC DISTANCE OF 38.99 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 86°05'34" WEST, A DISTANCE OF 190.26 FEET; THENCE RUN NORTH 03°54'26" WEST, A DISTANCE OF 248.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.00 ACRES, MORE OR LESS.

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

24-HOUR CONTACT:  
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REVISIONS:

NO.	DESCRIPTION	DATE
C1	1ST COUNTY COMMENTS	04/05/2021
C2	2ND COUNTY COMMENTS	06/04/2021

ISSUE DATE:

NO.	DESCRIPTION	DATE
ALT. STANDARDS		12/17/2020
PRELIMINARY SITE PLAN		01/12/2021
COUNTY COMMENTS		04/05/2021
ISSUE FOR BID		06/04/2021

DRAWN BY: INGENIUM

PANDA PROJECT #: D8135  
PANDA STORE #:  
ARCH PROJECT #:



DEVELOPMENT PLAN  
C02.0

TRUE WARM & WELCOME 2020