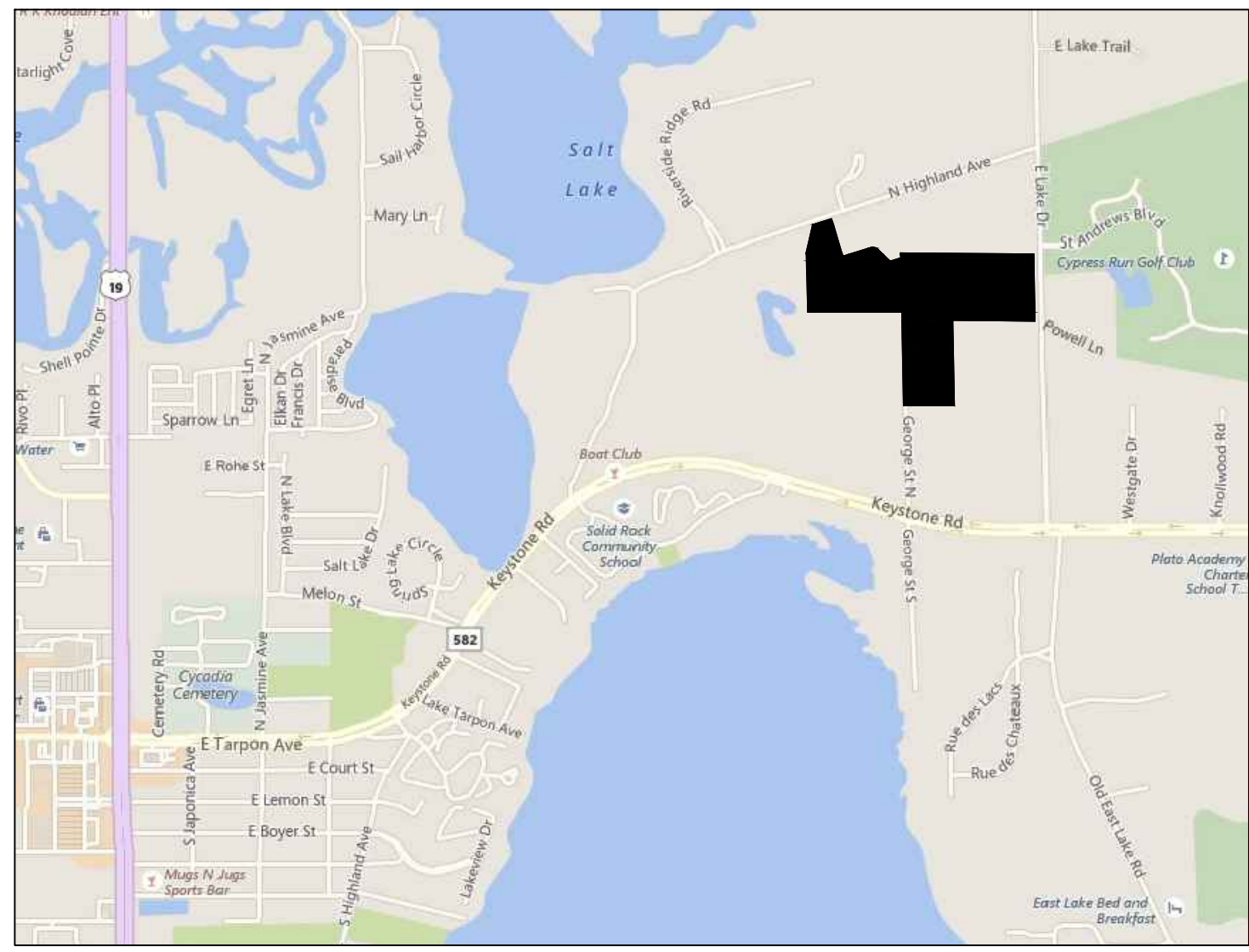
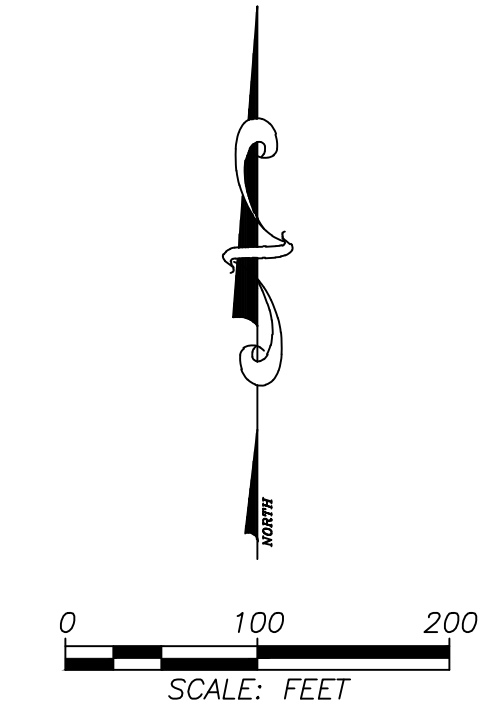
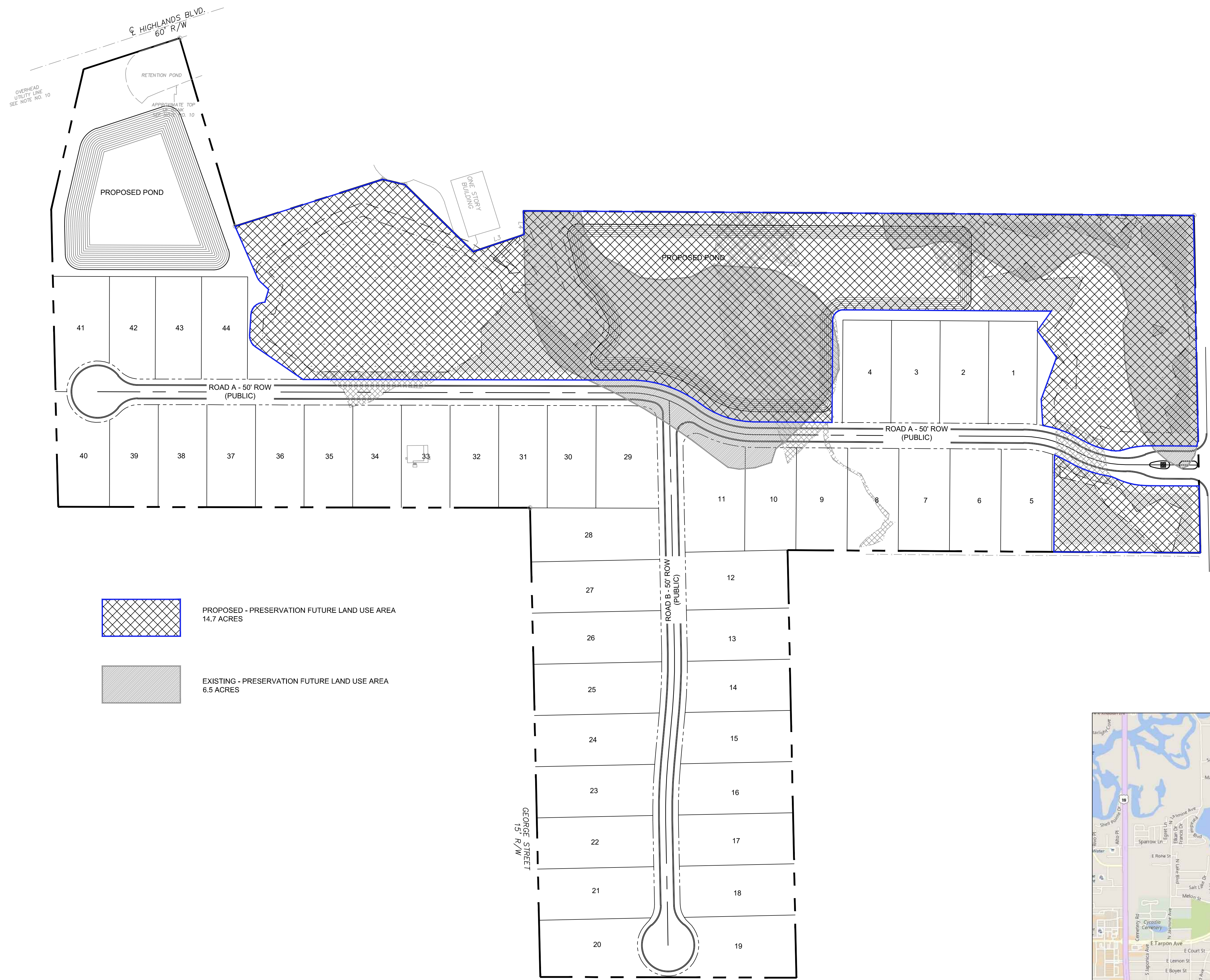


2019 WRA
 Plot Date: 9/18/2019 9:09:14 AM
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VICINITY MAP

NO.	DATE	DESCRIPTION	BY
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Engineering ~ Environmental Water Resource
 4260 W. Linebaugh Ave.
 Tampa, Florida 33624
 7978 Cooper Creek Blvd.
 University Park, Florida 34201
 www.wraenv.com
 Phone 813.265.3130 Fax 813.275.9721

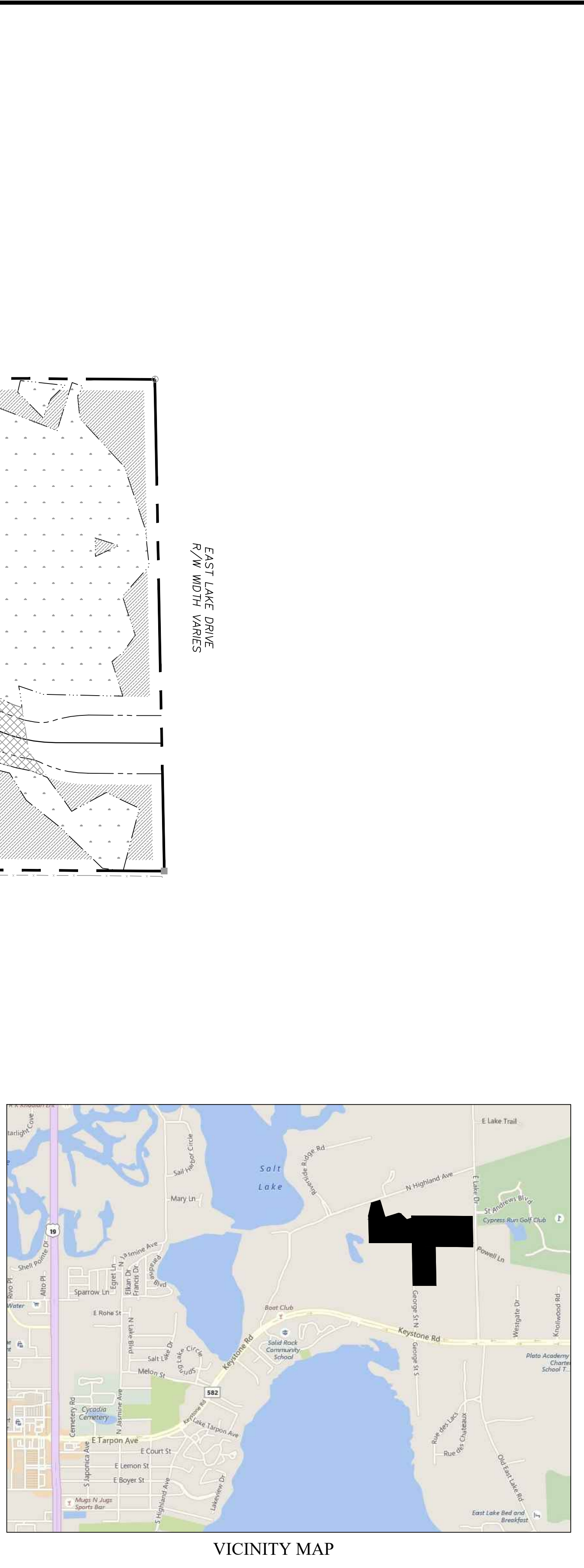
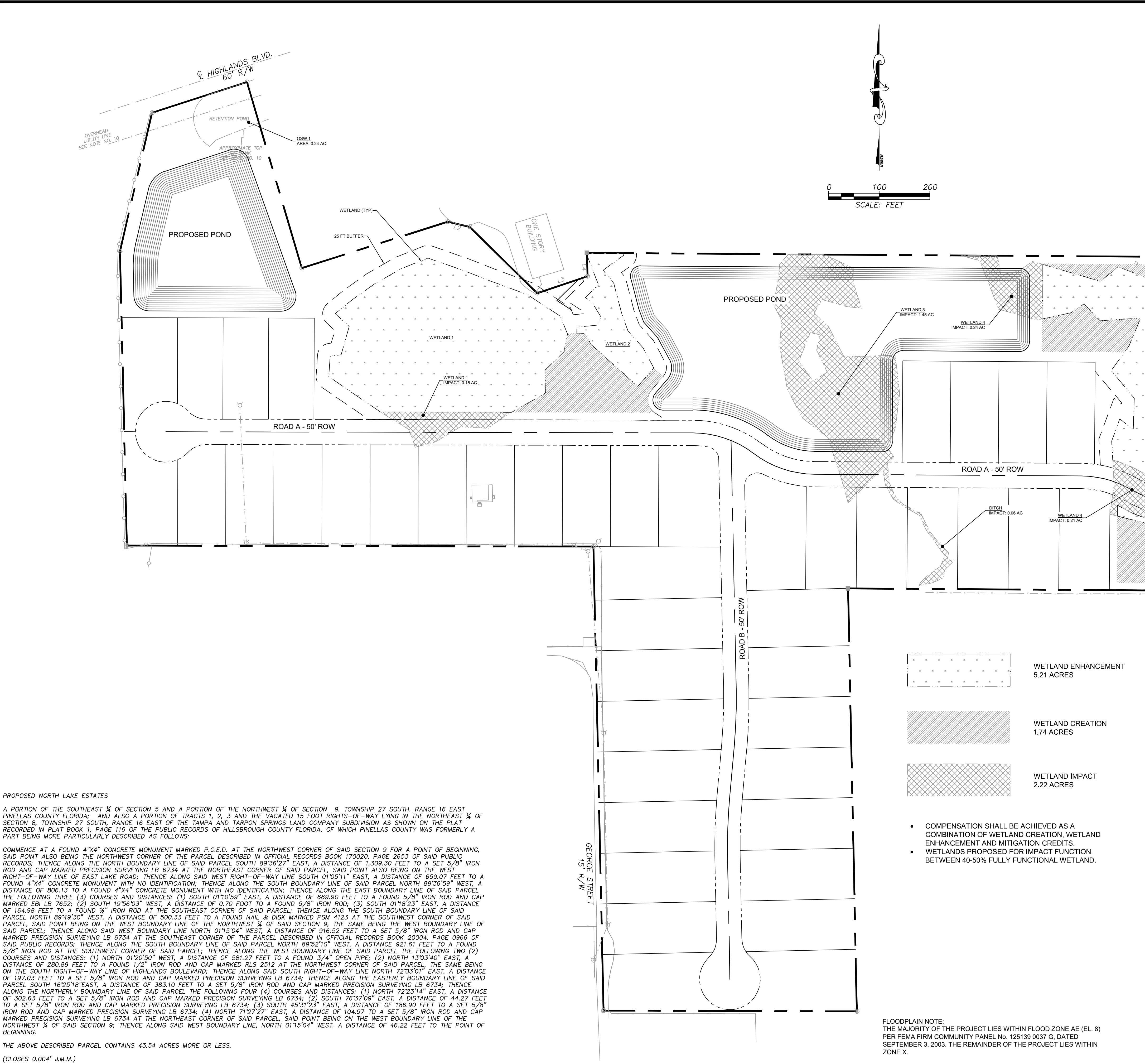
FUTURE LAND USE - PRESERVATION AREA PLAN

EAST LAKE 44 KEYSTONE ROAD

ISSUED FOR: PERMITTING
 JOB # 1491
 SEC. 9
 TOWN 27
 RANG. 16
 DESIGNED: JAC
 DRAWN: JRO
 APPROVED: JAC

Plot Date: 9/18/2019
 Datum: NAVD 88

2019 WRA
 Plot Date: 9/18/2019 9:08:19 AM
 CAD File Path: S:\PROJECT FILES\491 - PIONEER - KEYSTONE RESIDENTIAL CAD\PLANS\PP\PLAN\PLAN SITE SW\FW\DD.DWG
 Print Date: 9/18/2019 9:08:19 AM



VICINITY MAP

PROPOSED NORTH LAKE ESTATES

A PORTION OF THE SOUTHEAST ¼ OF SECTION 5 AND A PORTION OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST PINELLAS COUNTY FLORIDA; AND ALSO A PORTION OF TRACTS 1, 2, 3 AND THE VACATED 15 FOOT RIGHTS-OF-WAY LYING IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST OF THE TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

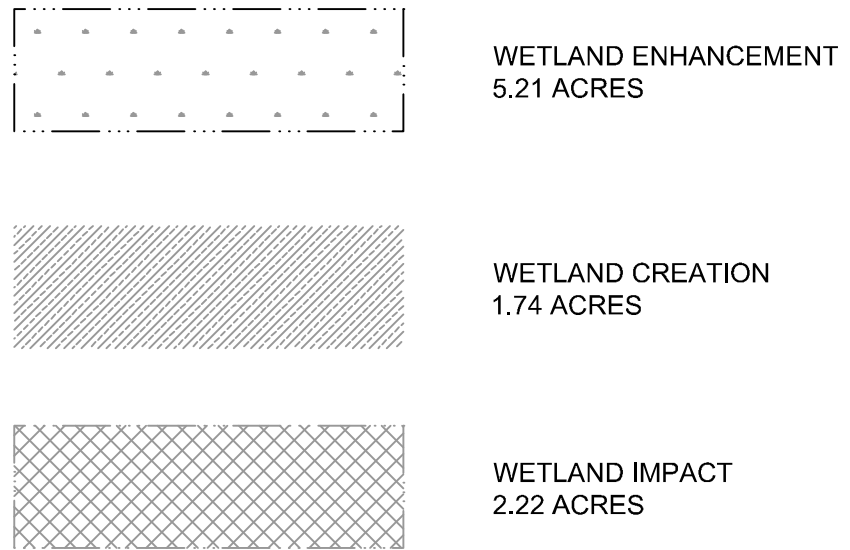
COMMENCE AT A FOUND 4"x4" CONCRETE MONUMENT MARKED P.C.E.D. AT THE NORTHWEST CORNER OF SAID SECTION 9 FOR A POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 170020, PAGE 2653 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°36'27" EAST, A DISTANCE OF 1,309.30 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EAST LAKE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°05'11" EAST, A DISTANCE OF 659.07 FEET TO A FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°36'59" WEST, A DISTANCE OF 806.13 TO A FOUND 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 01°10'59" EAST, A DISTANCE OF 689.90 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED EBI LB 7652; (2) SOUTH 19°56'03" WEST, A DISTANCE OF 0.70 FOOT TO A FOUND 5/8" IRON ROD; (3) SOUTH 01°18'23" EAST, A DISTANCE OF 164.98 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°49'30" WEST, A DISTANCE OF 500.33 FEET TO A FOUND NAIL & DISK MARKED PSM 4123 AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST ¼ OF SAID SECTION 9, THE SAME BEING THE WEST BOUNDARY LINE OF SAID PARCEL; THENCE ALONG SAID WEST BOUNDARY LINE NORTH 01°15'04" WEST, A DISTANCE OF 916.52 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 20004, PAGE 0966 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°52'10" WEST, A DISTANCE 921.61 FEET TO A FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 01°20'50" WEST, A DISTANCE OF 383.10 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 72°23'14" EAST, A DISTANCE OF 302.63 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (2) SOUTH 76°37'09" EAST, A DISTANCE OF 44.27 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (3) SOUTH 45°31'23" EAST, A DISTANCE OF 186.90 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734; (4) NORTH 71°27'27" EAST, A DISTANCE OF 104.97 TO A SET 5/8" IRON ROD AND CAP MARKED PRECISION SURVEYING LB 6734 AT THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE NORTHWEST ¼ OF SAID SECTION 9; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 01°15'04" WEST, A DISTANCE OF 46.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 43.54 ACRES MORE OR LESS.

(CLOSES 0.004" J.M.M.)

- COMPENSATION SHALL BE ACHIEVED AS A COMBINATION OF WETLAND CREATION, WETLAND ENHANCEMENT AND MITIGATION CREDITS.
- WETLANDS PROPOSED FOR IMPACT FUNCTION BETWEEN 40-50% FULLY FUNCTIONAL WETLAND.

FLOODPLAIN NOTE:
 THE MAJORITY OF THE PROJECT LIES WITHIN FLOOD ZONE AE (EL. 8) PER FEMA FIRM COMMUNITY PANEL No. 125139 0037 G. DATED SEPTEMBER 3, 2003. THE REMAINDER OF THE PROJECT LIES WITHIN ZONE X.



REVISIONS	
NO.	DESCRIPTION
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Engineering ~ Environmental Water Resource

4260 W. Linebaugh Ave.
 Tampa, Florida 33624
 7978 Cooper Creek Blvd.
 University Park, Florida 34201
 www.wraenv.com Phone 813.265.3130 Fax 813.265.9721

WETLAND MITIGATION PLAN

EAST LAKE 44 KEYSTONE ROAD

ISSUED FOR: PERMITTING	NO.	DATE	BY
JOB # 491	9		

Plot Date: 9/18/2019
 Datum: NAVD 88

03