

LEGAL DESCRIPTION

THAT PART OF:

The North 1/4 of the Southeast 1/4 of the Southeast 1/4 lying West of the Brandon and Lithia Road in Section 16, Township 30 South, Range 21 East, described as follows:

Beginning at the Southwest corner of the North 1/4 of the Southeast 1/4 of the Southeast 1/4; thence East 700 feet to the Brandon and Lithia Road; thence along said road Northwestwardly 904 feet; thence West 100 feet; thence South along the quarter section line 880 feet to the place of beginning all lying and being in Hillsborough County, Florida.

DESCRIBED AS FOLLOWS:

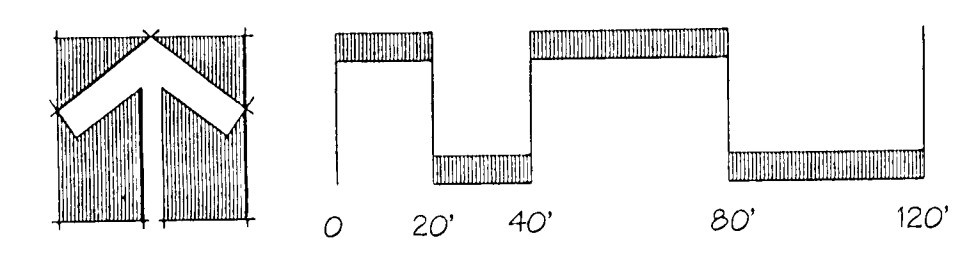
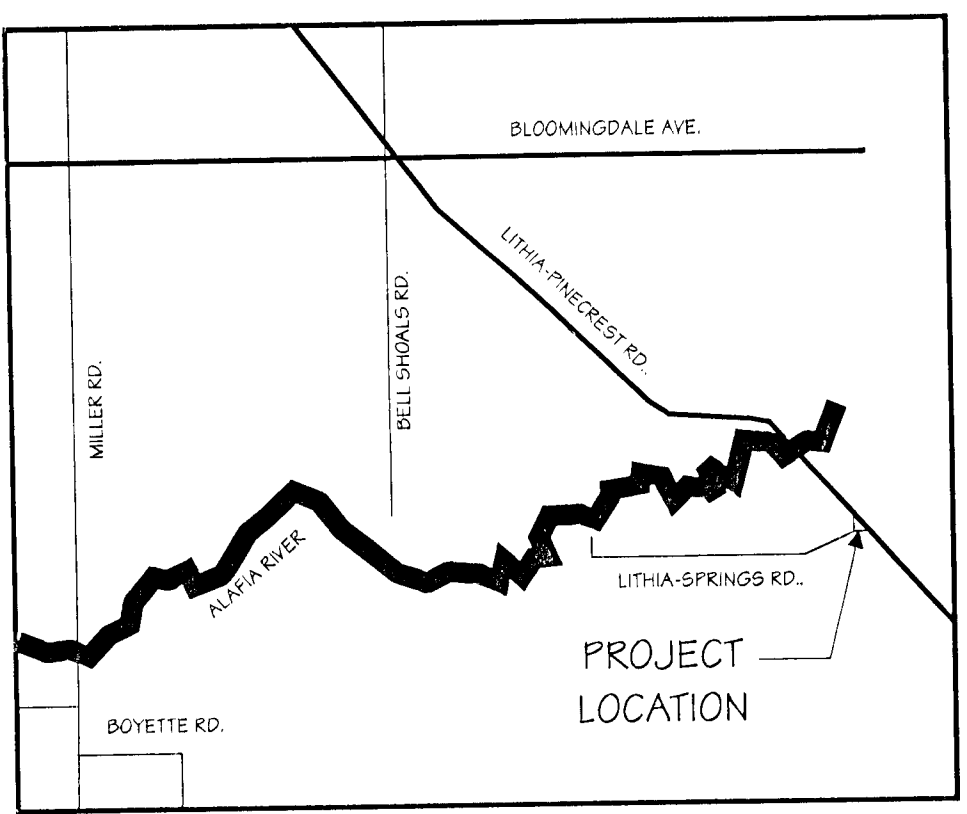
All of the following parcel of land less the maintained right-of-way for Lithia Springs Road.

Begin at the Southwest corner of the North 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 16; thence North 00°15'31" East, 669.38 feet to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 16; thence South 89°28'16" East, 77.35 feet to a point on the Westerly right-of-way line of Lithia Pinecrest Road (S.R. 640); thence continuing along said Westerly right-of-way line the following three (3) courses:

1. South 43°03'05" East, 147.70 feet
2. North 46°56'55" East, 15.00 feet
3. South 43°03'05" East, 776.71 feet

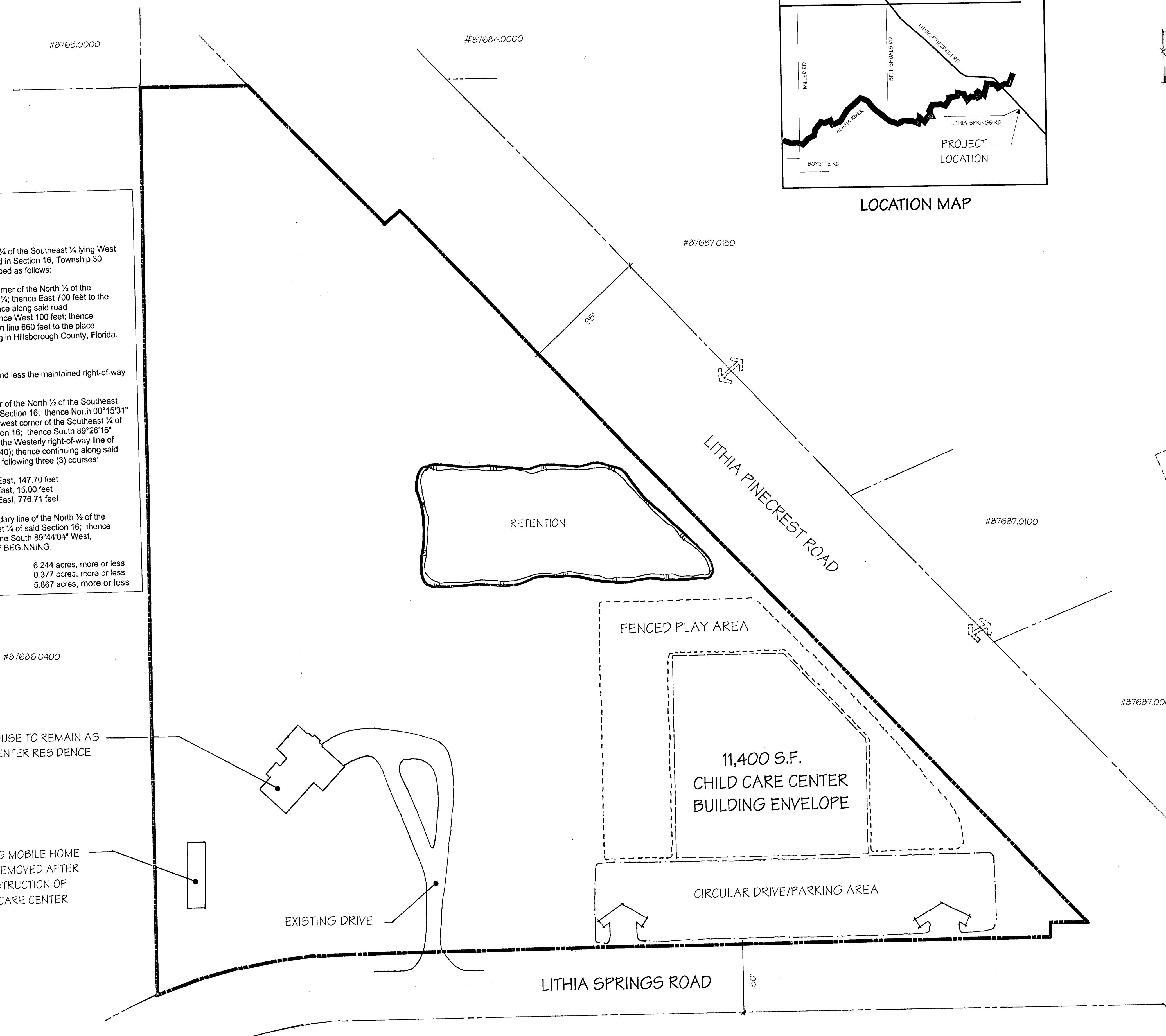
to a point on the South boundary line of the North 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 16; thence along said South boundary line South 89°44'04" West, 722.39 feet to the POINT OF BEGINNING.

Total Acreage 6.244 acres, more or less
 Maintained right-of-way 0.377 acres, more or less
 Net Acreage 5.867 acres, more or less



SITE DATA	
PROJECT ACREAGE:	5.87 AC.±
PROJECT DEVELOPER:	CHILDRENS DESIGN GROUP
PROJECT PLANNER & ENGINEER:	WILSON MILLER
EXISTING ZONING:	AR
EXISTING LAND USE:	RESIDENTIAL PLANNED-2
PROPOSED USE:	PRESCHOOL & ON-SITE RESIDENCE
PROPOSED S.F.:	11,400 S.F. - PRESCHOOL 3,220 S.F. - ON-SITE RESIDENCE

PRIMROSE PRESCHOOL PD GENERAL DEVELOPMENT PLAN



EXISTING HOUSE TO REMAIN AS ON-SITE CENTER RESIDENCE

EXISTING MOBILE HOME TO BE REMOVED AFTER CONSTRUCTION OF DAY CARE CENTER

EXISTING DRIVE

FENCED PLAY AREA

11,400 S.F. CHILD CARE CENTER BUILDING ENVELOPE

CIRCULAR DRIVE/PARKING AREA

LITHIA SPRINGS ROAD

#87689.0000

NOTE: ALL ADJACENT LAND USE IS RESIDENTIAL PLANNED-2
ALL ADJACENT ZONING IS AR

RECEIVED
MAY 15 1999
PLANNING & GROWTH
MANAGEMENT DEPARTMENT

990767

EXISTING ADJACENT DRIVEWAYS
EXISTING ADJACENT STRUCTURES

ZONING BOUNDARY CHANGE		5/13/99	ACTIVITY	INTALS / EMP. NO.	DATE	CLIENT:	CHILDREN'S DESIGN GROUP	DATE:	4/15/99	TITLE:	PRIMROSE PD GENERAL DEVELOPMENT PLAN	INDEX NUMBER:	
DESIGNED BY:			WILSON MILLER			PROJECT:		HORIZONTAL SCALE:					
DRAWN BY:			PLANNERS, ENVIRONMENTAL CONSULTANTS, ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & CONSTRUCTION MANAGERS					VERTICAL SCALE:					
CHECKED BY:			WILSON, MILLER, BARTON & PECK, INC.					SEC. TWP. RGE. CROSS REFERENCE FILE NO.:		PROJECT NUMBER:	03184	SHEET NUMBER:	OF
CONTRACT ADMIN. BY:			8875 Hidden River Parkway, Suite 250, Tampa, FL 33637 Phone: (813) 615-1319 Fax: (813) 615-0407										
WMB&P APPROVED BY:													

SPM 99-0767