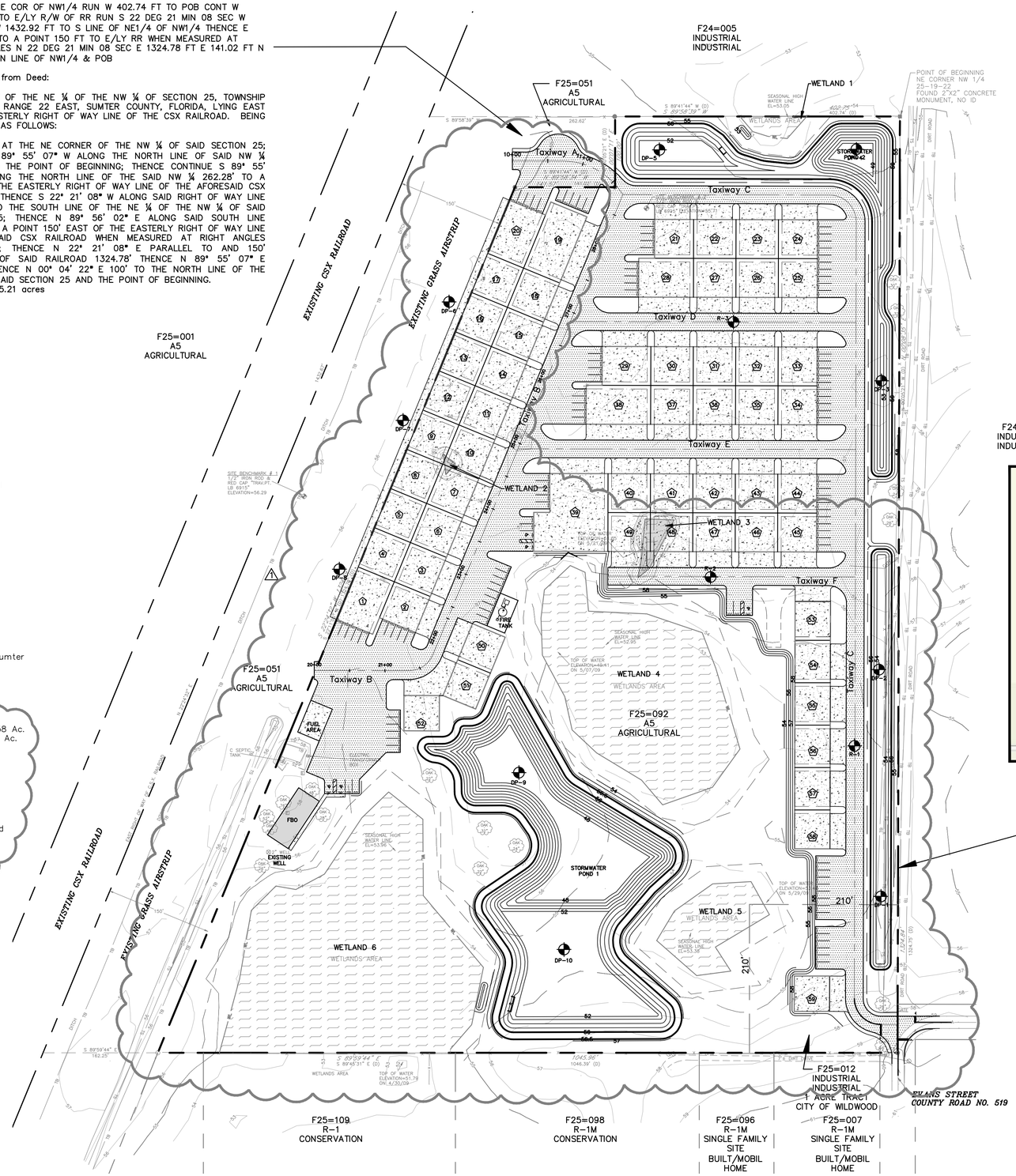
PARCEL #F25-051
PROPERTY LEGAL DESCRIPTION

COMM AT NE COR OF NW1/4 RUN W 402.74 FT TO POB CONT W 262.28 FT TO E/LY R/W OF RR RUN S 22 DEG 21 MIN 08 SEC W ALONG R/W 1432.92 FT TO S LINE OF NE1/4 OF NW1/4 THENCE E 162.26 FT TO A POINT 150 FT TO E/LY RR WHEN MEASURED AT RIGHT ANGLES N 22 DEG 21 MIN 08 SEC E 1324.78 FT E 141.02 FT N 100 FT TO N LINE OF NW1/4 & POB

Description from Deed:

THAT PART OF THE NE ¼ OF THE NW ¼ OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW ¼ OF SAID SECTION 25; THENCE S 89° 55' 07" W ALONG THE NORTH LINE OF SAID NW ¼ 402.74' TO THE POINT OF BEGINNING; THENCE CONTINUE S 89° 55' 07" W ALONG THE NORTH LINE OF THE SAID NW ¼ 262.28' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE AFORESAID CSX RAILROAD; THENCE S 22° 21' 08" W ALONG SAID RIGHT OF WAY LINE 1432.92' TO THE SOUTH LINE OF THE NE ¼ OF THE NW ¼ OF SAID SECTION 25; THENCE N 89° 56' 02" E ALONG SAID SOUTH LINE 162.26' TO A POINT 150' EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE SAID CSX RAILROAD WHEN MEASURED AT RIGHT ANGLES THEREFROM; THENCE N 22° 21' 08" E PARALLEL TO AND 150' EASTERLY OF SAID RAILROAD 1324.78' THENCE N 89° 55' 07" E 141.02; THENCE N 00° 04' 22" E 100' TO THE NORTH LINE OF THE NW ¼ OF SAID SECTION 25 AND THE POINT OF BEGINNING.
Containing 5.21 acres



GRAPHIC SCALE
80 40 0 80 160
(IN FEET)

LEGEND

= BORING LOCATION

= LOT NUMBER

F25=109 = PARCEL NUMBER
R-1 ZONING
CONSERVATION LANDUSE

Existing Conditions:

1. Property lies in Zone C according to F.I.R.M. Map, Community Panel No. 120296 0125 B EFFECTIVE DATE MARCH 15, 1982.
2. Property is vacant.
3. Existing wire fence.

Proposed Conditions:

4. General improvements include Airport hangers, FBO and Fueling.
5. Proposed property use is for a Airport and Aviation use hanger/warehouse.
6. All water, sewer, roads and stormwater will be privately owned and maintained.
7. Water by Well, limited use commercial well permitted by DOH.
8. Sewer by Septic, permitted by DOH.
9. Stormwater permitted by SWFWMD.

Building Setbacks:

Interior Side: 5 feet
Interior Front: 0 feet

Parcel Setbacks:

Front: 30 feet
Side: 30 feet
Rear: 30 feet

Soil Type:

According to the U.S. Department of Agriculture Soil Survey for Sumter County the site has 5 soil types:
15 Adamsville fine sand, bouldery subsurface
21 EauGallie fine sand, bouldery subsurface
43 Basinger fine sand, depressional
50 Immokalee sand
54 Myakka fine sand, depressional

Parcel #: F25=092 – Zoning: A5, – Landuse: Agricultural – 23.58 Ac.
Parcel #: F25=051 – Zoning: A5, – Landuse: Agricultural – 5.21 Ac.

Surrounding Land Use: See Plan

F25=109 = PARCEL NUMBER
R-1 ZONING
CONSERVATION LANDUSE

Existing Zoning For Subject Project:: A5, County;
INDUSTRIAL, City of Wildwood
Existing Landuse For Subject Project:: AGRICULTURAL, County;
INDUSTRIAL, City of Wildwood

Site Utilities:

WATER: Well
SEWER: Septic
ELECTRIC: Progress Energy
TELEPHONE: Embarq
CATV: Brighthouse

Wells not permitted within 100' of DRA's.

Acreage and Construction information:

Project Area = 24.79 Acres

Construction:

Building 166,054 SF
Driveway & Paved Parking 242,352 SF

Total Impervious = 408,406 SF
ISR = 408,406 / 1,079,852 = 0.42 = 38%

Retention Ponds = 153,861 SF

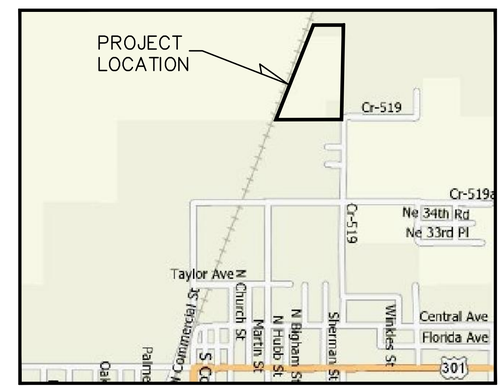
Proposed Maximum Building Height = 35 feet

Parking Spaced Required
1 space per lot = 58 Standard Spaces
58/25 = 3 Handicap Spaces
office = 5 Standard Spaces
Total = 66

Parking Spaces Provided = 123 Standard Paved Spaces
5 Handicap Paved Spaces
Total = 128

Permits Required:

Site Plan	Sumter County
Driveway	Sumter County
Water and Sewer	Department of Health
Drainage	Southwest Florida Water Management District



LOCATION MAP
SCALE: 1" = 1000'
SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST

PARCEL #F25=092 AND #F25=012
PROPERTY LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 22 EAST; THENCE S 89°41'44" W A DISTANCE OF 402.74 FEET; THENCE S 00°05'21" E A DISTANCE OF 100.00 FEET; THENCE S 89°41'44" W A DISTANCE OF 141.02 FEET; THENCE S 22°11'00" W A DISTANCE OF 1324.78 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25; THENCE N 89°45'31" E A DISTANCE OF 1046.39 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25; THENCE N 00°05'21" W A DISTANCE OF 1324.75 FEET TO THE POINT OF BEGINNING. CONTAINING 23.28 ACRES MORE OR LESS IN SUMTER COUNTY, FLORIDA.

DANIEL J. HAYES, P.E. FL. REG. NO. 48895
DATE:

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C.A. #00004571

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Engineering Plan of FREE FLIGHT AIRPORT OVERALL SITE PLAN Sumter County, Florida 33521

REVISION:	DATE:
⚠ COUNTY/WMD COMMENTS	1-13-10

Drawn: WSR
Checked: DJH
Date: 06-10-09
Scale: AS SHOWN
File No.: 09110
Sheet: 4 of 11

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