

PIRATE'S COVE



CITRUS COUNTY, FLORIDA

APPLICATION FOR APPROVAL OF A DEVELOPMENT AGREEMENT

DEVELOPER'S PROPOSED AGREEMENT
Exhibit I – Legal Description, Pirate's Cove to Citrus County

Bruce McLaughlin Consulting Services, Inc
Indian Rocks Beach, Florida
(727) 595-7634

C:\AtWork\Citrus\Decker\Development Agreement\Exhibit I.wpd

December 22, 2012

Revised

Printed December 22, 2012

R. Bruce McLaughlin
Member, American
Institute of
Certified Planners
Registration 3051

November 6, 2012

A LEGAL DESCRIPTION FOR
GEORGE DECKER OF
PARCEL B, IN PIRATE COVE,
SECTION 35, TOWNSHIP 18
SOUTH, RANGE 16 EAST,
CITRUS COUNTY, FLORIDA

PARCEL B

COMMENCE AT THE SOUTHEAST CORNER OF TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA; THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID TOWNSHIP A DISTANCE OF 10560.00 FEET; THENCE NORTH A DISTANCE OF 1786.05 FEET; THENCE N51°16'51"W A DISTANCE OF 14.98 FEET; THENCE N30°21'30"E A DISTANCE OF 139.30 FEET; THENCE S59°38'30"E A DISTANCE OF 200.00 FEET; THENCE N30°21'30"E A DISTANCE OF 150.00 FEET; THENCE N59°38'30"W A DISTANCE OF 148.37 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY NORTH PIRATE POINT; THENCE S30°28'38"W A DISTANCE OF 124.92 TO THE POINT OF BEGINNING; THENCE N30°28'38"E A DISTANCE OF 25.00 S59°37'06"E A DISTANCE OF 229.30 FEET; THENCE N41°13'16"E A DISTANCE OF 132.54 FEET; THENCE S71°59'48"E A DISTANCE OF 139.33 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF LANDS IN OFFICIAL RECORD BOOK 109, PAGE 532 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; SAID POINT BEING ON THE ARC OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 15°59'37" AND A RADIUS OF 50.00 FEET THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID BOUNDRY LINE A DISTANCE OF 13.96 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S22°26'57"E 13.92 FEET); THENCE S58°35'00"W ALONG SAID BOUNDARY LINE A DISTANCE OF 46.98 FEET TO THE AFOREMENTIONED MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES; N51°19'09"W 19.61 FEET; N58°31'30"W 19.35 FEET; N61°48'45"W 20.95 FEET; N70°22'29"W 13.41 FEET; S89°32'03"W 20.13 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE AND ALONG THE SOUTHEASTERLY BOUNDARY OF AFOREMENTIONED LANDS IN OFFICIAL RECORD BOOK 1623, PAGES 1125-1127; N59°38'30"W A DISTANCE OF 7.61 FEET; THENCE CONTINUE ALONG SAID BOUNDARY S30°23'25"W 125.03 FEET; THENCE N59°37'06"W 281.50 FEET; TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH PIRATE POINT AND THE POINT OF BEGINNING.