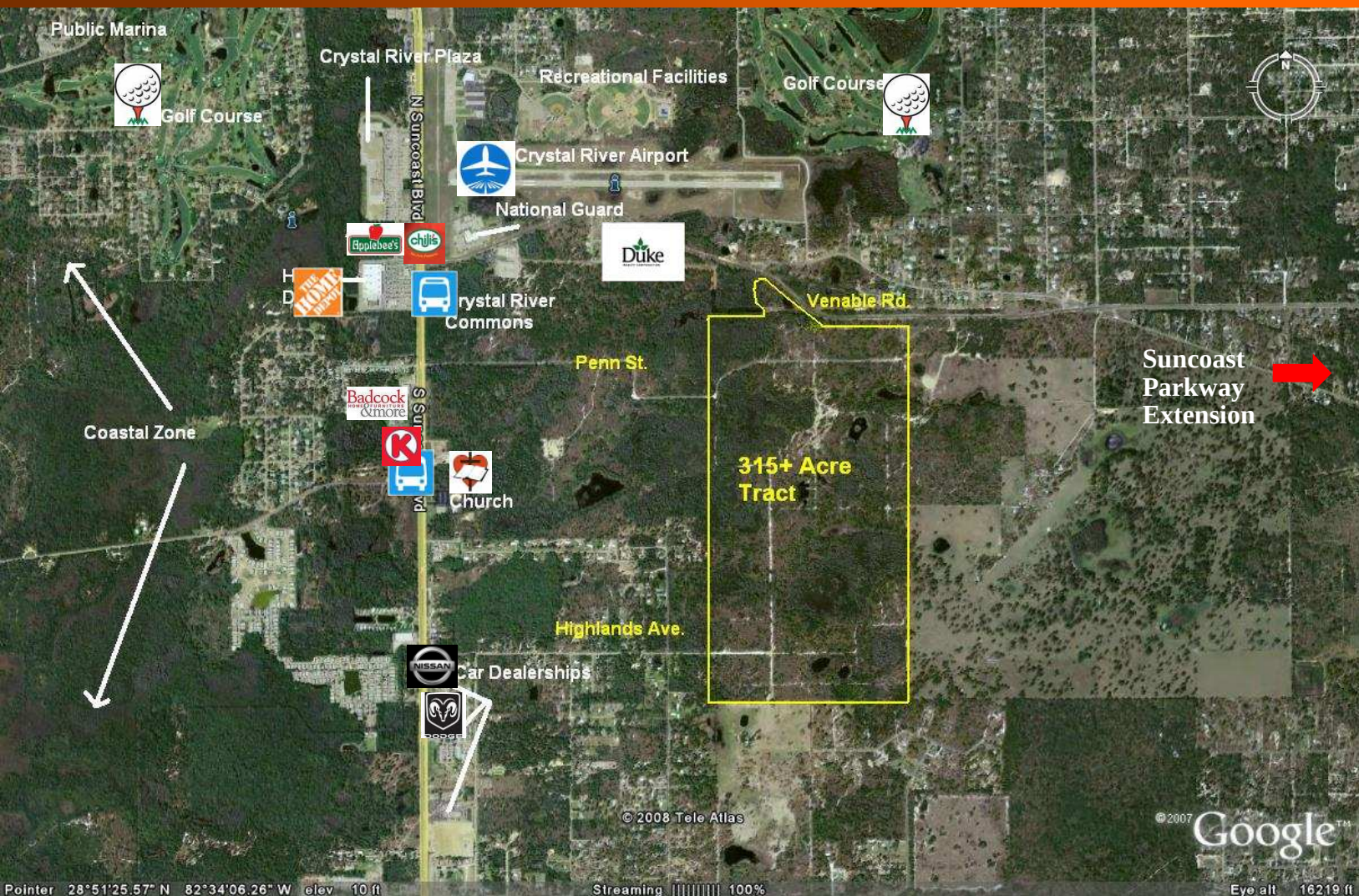


FOR SALE—VACANT LAND

Crystal River Development Site

SUNMARK REALTY, INC.
PO Box 420
Pineland, FL 33945
www.sunmarkrealty.net
sunmarkrealty@gmail.com

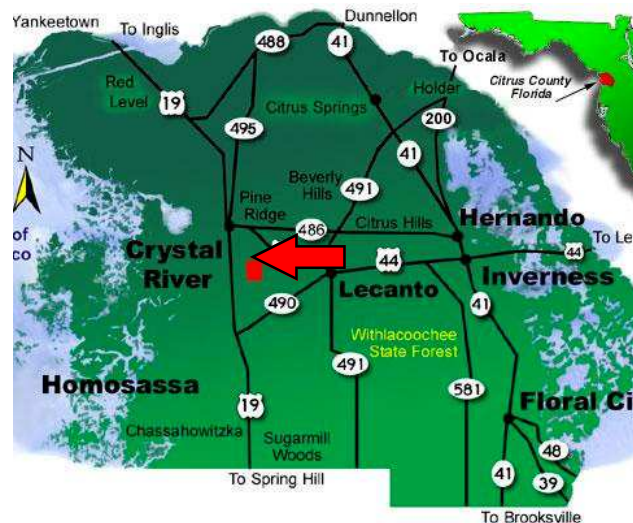


HIGHLIGHTS:

315+ ACRE DEVELOPMENT TRACT WITH CONCEPTUAL PLAN 600+ UNITS. EXCELLENT LOCATION FOR SINGLE FAMILY HOUSING OR CLASS A RV COMMUNITY.

PRISTINE OLD FLOIRDA CYPRESS HAMMOCKS AND WILDERNESS FEATURES THOUGHOUT PROPERTY.

ONE OF THE LAST LARGE RESIDENTIAL DEVELOPMENT TRACT LEFT ON FLORIDA'S NATURE COAST.



SAGE N. ANDRESS, ALC, CCIM
Tampa Director
PH: 813-416-4254
sage_andress@hotmail.com

NOEL ANDRESS, CCIM
Owner / Managing Director
PH: 239-283-1717
nandress@comcast.net



SITE OPPORTUNITY: 315 + acres located in Crystal River, Florida. The subject property is one of the last large development tracts located near the gulf on Florida's "nature coast." The property is located adjacent to the recently approved Crystal River Commons commercial project. The site is currently vacant and ready for development.

LOCATION: Located on Venable Rd. in Citrus County. The property lies one mile East of U.S. Hwy 19, just southeast of the Crystal River Airport. It's within one mile of new Home Depot, Chilli's & other new commercial establishments. Area golfing, public boat ramps & public recreational facilities are within 5 minutes of the property.

ZONING: Currently zoned LDR (Low Density Residential). Zoning allows up to 6 units per acre with PD. Zoning chart attached to this flyer.

FUTURE LAND USE: Per Citrus County Comprehensive Plan – LDR (Low Density Residential)

ACCESS & VISIBILITY: The property has excellent visibility and access on Venable Rd. The property also has access to U.S. Hwy 19 via Penn St. and Highlands Ave. 2012 average daily traffic count of 7,989 calculated by Citrus County Development Division (Venable Rd from Hwy 19 to Dunkinfield Rd).

ROAD FRONTAGE: 2,000 +/- ft. of frontage on Venable Rd. Also paved access via Penn St. and Highlands Ave. Citrus County transit line with two stops on US 19 & Venable Rd (daily routes).

UTILITIES: Subject property has power provided by Withlacoochee Electric on-site via Venable Rd., Penn St. & Highlands Ave. Embarq telephone and cable service also available on-site. County 12" & water line located at the NW corner of the property. County central sewer line located off of Rock Crusher Rd. & Venable Rd. and adjacent to property. 8" & 10" force main lines available. Neighboring property utilities serviced by City of Crystal River.

PARCEL ID's: 17E19S020010 0010 & 17E18S35 33200

ENVIRONMENTAL: Phase I environmental shows no issues of concern. A preliminary environmental site assessment has also been completed and is available upon a mutually executed contract.

SURVEY: Completed survey done of the subject property.

OWNER: Apollo Beach Investments LP

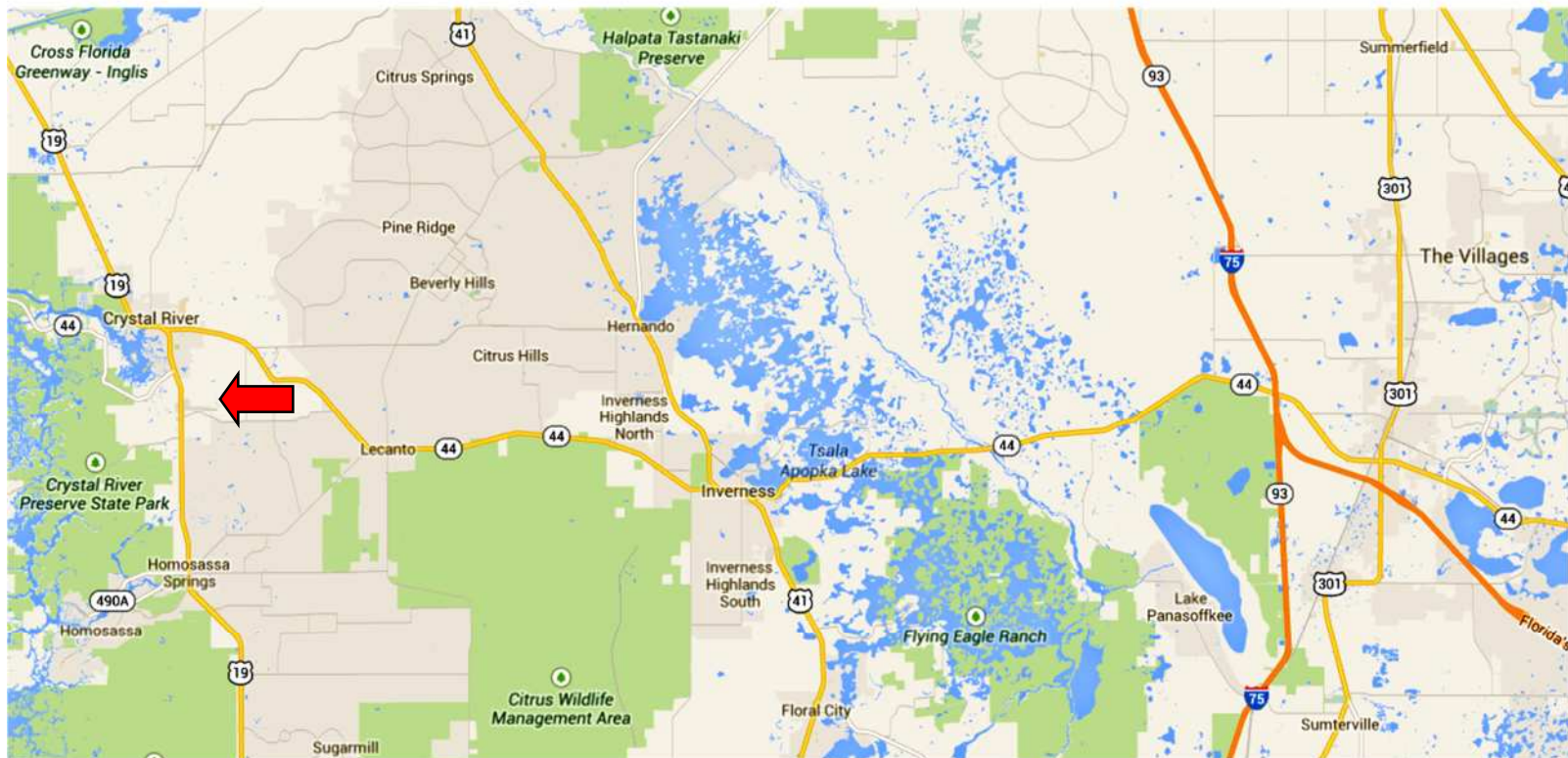
POTENTIAL TO INCORPORATE: Property is located adjacent to the City of Crystal River and has the opportunity to incorporate into the City. A PUD would be required to accomplish this. The City of Crystal River PUD information is available upon request.

PRICE: \$13,800 per acre. \$4,347,000 total.

PROPERTY



MAP OF AREA



DRIVING DISTANCES

Crystal River to Tampa = 77 +/- miles to downtown Tampa
 Crystal River to Ocala = 40 +/- miles to downtown Ocala
 Crystal River to Orlando = 88 +/- miles to downtown Orlando
 Crystal River to Inverness = 18 +/- miles to Inverness

FULL LEGAL DESCRIPTIONS

FULL LEGAL DESCRIPTION: CRYSTAL RIDGE REPLAT PB 3 PG 44 LOTS 8 THRU 17 & 19 THRU 151 & W 1/2 OF 2-19-17 LOTS 5 THRU 7 LESS: BEG AT NE COR OF LOT 1 CRYSTAL RIDGE REPLAT PB 3 PG 44, TH S 88 DEG 56M 33S W AL N LN OF SD SUB 1323.54 FT TO PT ON CURVE CONC NE'LY HAVING CTRL ANG OF 28 DEG 53M 56S & RAD OF 930.61 FT, SD PT ALSO BEING ON PROP S'LY R/W, TH SE'LY AL ARC OF SD CURVE & AL SD PROP S'LY R/W LN 469.39 FT TO PT ON S LN OF LOT 5 OF SD SUB (CHORD BEARING & DIS BETW SD PTS BEING S 64 DEG 48M 55S E 464.42 FT), TH N 88 DEG 56M 33S E AL S LN OF SD LOT 5 & AL S LN OF LOT 4, LOT 3, LOT 2 & LOT 1 OF SD SUB 905.58 FT TO PT ON E LN OF SD LOT 1, TH N 0 DEG 39M 57S W AL SD E LN 205.36 FT TO POB & LOT 18 LESS: BEG AT NE COR OF LOT 18, TH S 0 DEG 39M 57S E AL E LN OF LOT 18 179.67 FT, TH N 89 DEG 59M 22S W 1.08 FT, TH S 88 DEG 56M 33S W 30.05 FT, TH N 1 DEG 3M 27S W 179.64 FT TO PT ON N LN OF LOT 18, TH N 88 DEG 56M 33S E AL SD N LN 32.36 FT TO POB TITLE IN OR BK 632 PGS 1585 & 1587, OR BK 633 PGS 532 & 536 & OR BK 662 PG 576 & OR BK 1952 PG 1987

FULL LEGAL DESCRIPTION: COM AT SE COR OF SW1/4, TH S 88 DEG 56M 33S W AL S LN, 1430.84 FT TO POB, TH S 88 DEG 56M 33S W AL S LN OF SEC 35, 413.62 FT TO PT AKA SE COR OF PCL 4-C(OR BK 948 PG 1689), TH N 13 DEG 19M 10S W 39.72 FT, TH N 42 DEG 38M 53S W 57.96 FT, TH N 61 DEG 58M 13S W 54.46 FT, TH N 48 DEG 8M 23S W 35.07 FT, TH N 60 DEG 40M 25S W 43.38 FT, TH N 34 DEG 59M 7S W 58.29 FT, TH N 19 DEG 12M 0S W 46.69 FT, TH N 1 DEG 42M 21S W 68.94 FT, TH N 9 DEG 44M 15S E 51.34 FT, TH N 31 DEG 35M 47S E 108.26 FT, TH N 54 DEG 29M 46S E 46.94 FT, TH N 52 DEG 23M 49S E 8.4 FT TO PT ON S LN OF PROP W VENABLE ST,(AKA PCL 100 IN OR BK 948 PG 1673) SD PT BEING ON CURVE, CONC SW'LY HAVING CTRL ANG OF 22 DEG 19M 17S & RAD OF 946.66 FT, TH SE'LY AL PROPOSED S R/W LN 332.62 FT(CH=S 59 DEG 39M 27S E) TO PT OF SD CURVE, TH S 48 DEG 3M 27S E 13.22 FT TO NW COR OF PCL 102(OR BK 948 PG 1677), TH S 38 DEG 57M 22S W 75.36 FT, TH S 10 DEG 3M 12S W 44.46 FT, TH S 8 DEG 23M 35S E 48.38 FT, TH S 0 DEG 53M 31S E, 34.94 FT, TH S 51 DEG 4M 48S E 27.33 FT, TH S 43 DEG 22M 48S E 44.44 FT, TH S 41 DEG 8M 26S E 40.26 FT, TH S 77 DEG 29M 48S E 56.8 FT, TH S 89 DEG 22M 7S E 65.95 FT, TH S 87 DEG 43M 22S E 70.5 FT, TH S 1 DEG 3M 27S E 19.43 FT TO POB TITLE IN OR BK 738 PG 841 & OR BK 770 PG 1273 & OR BK 1991 PG 1437

CITRUS COUNTY ZONING INFORMATION

2405. LOW DENSITY RESIDENTIAL DISTRICT (LDR)

This category allows for residential development at a maximum of up to 2.0 dwelling units per acre. Higher density developments, 2.1 to 6.0 units per acre, are permitted.

<u>LDR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = <u>Conditional Use</u>
Uses			
Residential			
Single Family	P	Group Home ¹	C
Attached Housing	P	Home Occupation	P
Duplex	P	Accessory Structure	P
Model Homes (no sales office)	P		
Institutional			
Educational Facilities (excluding public schools)	C	Nursing Homes ¹	C
Day Care Centers	C	Halfway Houses ¹	C
Houses of Worship	C	Cemeteries (without funeral home/crematory)	C
Assisted Living Facilities ¹	C		
Recreational			
Passive Recreation	P	Playgrounds	C
Golf Course	C		

<u>LDR District</u>		<u>Key – Level of Review</u>	
		P = Permitted	C = <u>Conditional Use</u>
Uses			
Public Service/Utility			
Emergency Service Facilities	P	Utility Facilities ²	P
Communications/Transmission Towers	C	Wellfields (Greater than 100,000 gpd) ²	C [*]
Government Facility	P	Wellfields (Less than or equal to 100,000 gpd) ²	P

¹ Use not allowed within Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

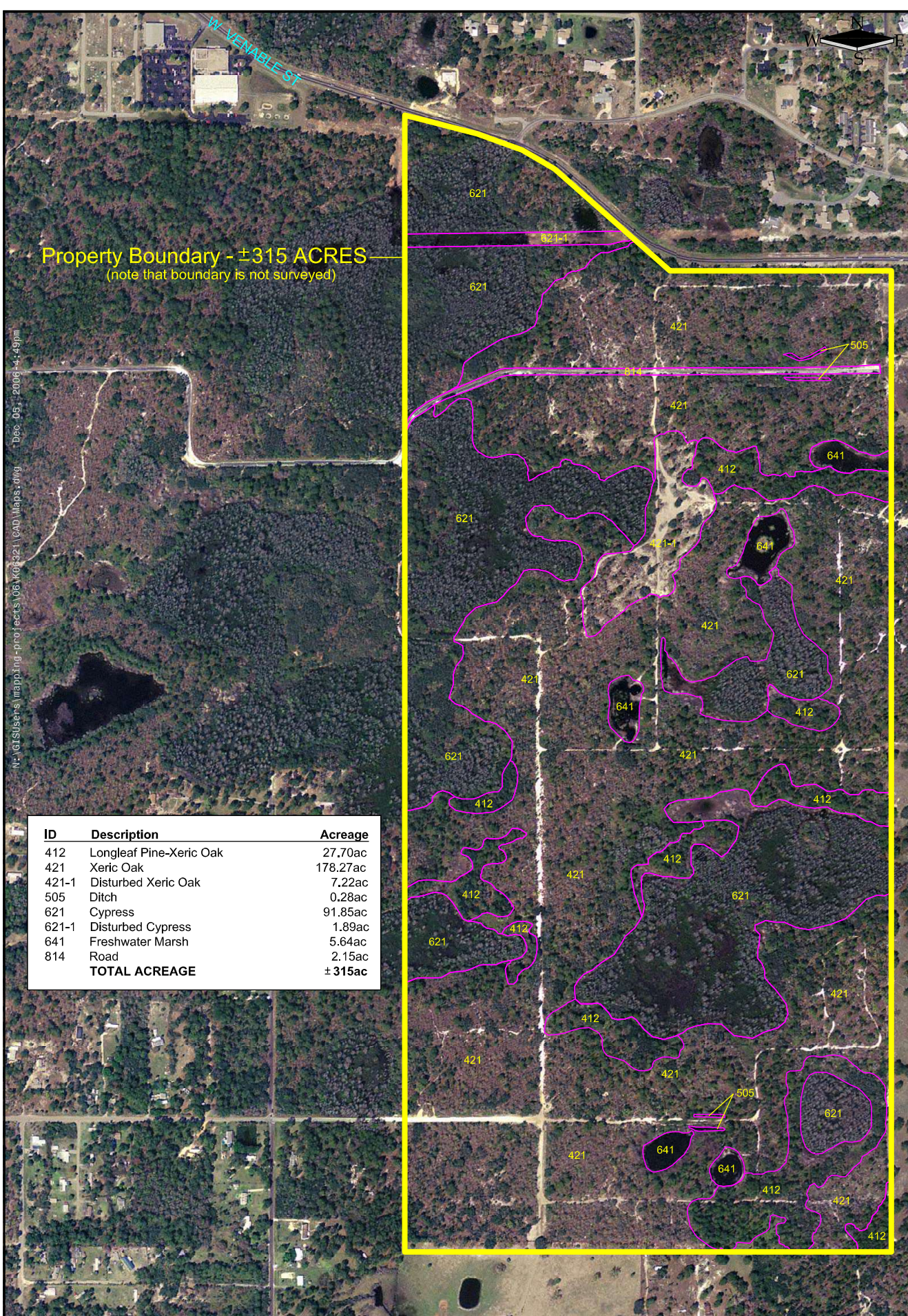
² Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 35%

Floor Area Ratio (non-residential uses only) – 0.2



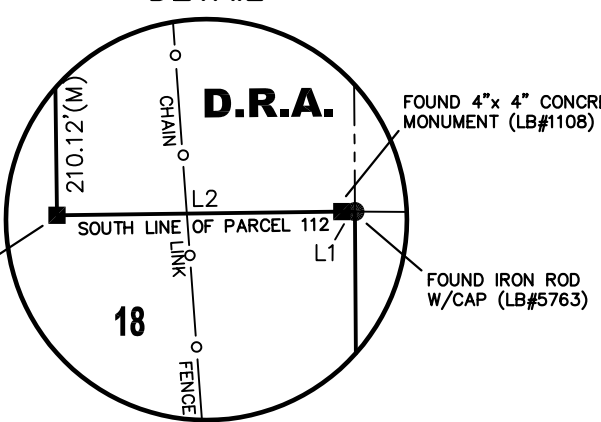
ID	Description	Acreage
412	Longleaf Pine-Xeric Oak	27.70ac
421	Xeric Oak	178.27ac
421-1	Disturbed Xeric Oak	7.22ac
505	Ditch	0.28ac
621	Cypress	91.85ac
621-1	Disturbed Cypress	1.89ac
641	Freshwater Marsh	5.64ac
814	Road	2.15ac
TOTAL ACREAGE		±315ac

DATE: 12/05/2006
FILE: N:\mapping-projects\06\K06321\CAD\Maps.dwg
SCALE: 1" = 450' (plot size 11x17)
AERIAL: TC 2004
PROJECT NO: K06321

CRYSTAL RIVER
FLUCCS MAP
CITRUS COUNTY

 **EarthBalance®**
2629 Waverly Barn Road Suite 121
Davenport, FL 33897
Tel (863) 420-1945
Fax (863) 420-1959
www.earthbalance.com

DETAIL



COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 2 A DISTANCE OF 22.47 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 2, THENCE SOUTHEAST ALONG THE SOUTHWEST CORNER OF SAID SECTION 2, THENCE EAST ALONG THE SOUTHWEST CORNER OF CRISTAL RIDGE AS RECORDED IN PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND ALSO BEING THE SOUTHWEST CORNER OF CRISTAL RIDGE AS RECORDED IN PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE EAST ALONG THE SOUTHWEST CORNER OF SAID SECTION 2, SAID SOUTH LINE ALSO BEING THE SOUTHERLY BOUNDARY OF SAID PLATS A DISTANCE OF 2617.51 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE HALF OF SAID SECTION 2, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID PLATS A DISTANCE OF 4903.63 FEET TO THE SOUTHEAST CORNER OF PARCEL 112 AS DESCRIBED IN OFFICIAL RECORD BOOK 948, PAGE 1673 THROUGH 1691, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE EAST ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS A DISTANCE OF 30.03 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, THENCE N 00°44'07" W ALONG THE WESTERLY BOUNDARY AND A NORTHERLY PROJECTION OF SAID BOUNDARY A DISTANCE OF 210 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LANDS, THENCE S 89°15'53" E ALONG THE WESTERLY BOUNDARY OF SAID LANDS A DISTANCE OF 30.03 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, THENCE S 89°15'53" E ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 107 A DISTANCE OF 2617.51 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 2, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 660.93 FEET (CHORD BEARING AND DISTANCE BEING N 70°23'22" W AND 647.12 FEET) TO A POINT ON THE NORTH LINE OF SAID SECTION 2, SAID NORTH LINE ALSO BEING THE NORTHERLY BOUNDARY OF SAID LANDS, THENCE N 00°44'07" W ALONG THE WESTERLY BOUNDARY OF SAID SECTION 2 AND NORTHERLY BOUNDARY OF SAID PLAT A DISTANCE OF 1271.78 FEET TO THE NORTHWEST CORNER OF SAID PLAT, SAID CORNER BEARING N 89°15'53" E AND BEING 28.27 FEET DISTANCE FROM THE NW CORNER OF SAID SECTION 2, THENCE S 89°15'53" E ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT A DISTANCE OF 5305.26 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 17 EAST, SAID POINT BEING THE NE CORNER OF THE NW 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 17 EAST, THENCE S89°15'53"W ALONG THE SOUTH LINE OF SAID SECTION 35, SAID LINE BEING THE NBRTH LINE OF SAID SECTION 2 A DISTANCE OF 60.00 FEET TO THE EASTERLY CORNER OF SAID SECTION 35, SAID POINT BEING THE SW CORNER OF PARCEL 4-F AS DESCRIBED IN O.R. BOOK 948, PAGE 1690, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE CONTINUE S 89°15'53"W ALONG THE SOUTH LINE OF SAID SECTION 35 A DISTANCE OF 412.54 FEET TO THE SE CORNER OF PARCEL 4-G AS DESCRIBED IN O.R. BOOK 948, PAGE 1690, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE ALONG THE EASTERLY BOUNDARY OF SAID LANDS THE FOLLOWING COURSES AND DISTANCES: N13°16'47"W A DISTANCE OF 39.78 FEET, N42°15'01"W A DISTANCE OF 57.99 FEET, N61°41'35"W A DISTANCE OF 54.39 FEET, N48°00'16"W A DISTANCE OF 35.08 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 4-C, C-1 (WETLANDS) AS DESCRIBED IN O.R. BOOK 948, PAGE 1685, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES: N60°25'58"W A DISTANCE OF 43.37 FEET, N45°41'41"W A DISTANCE OF 58.24 FEET, N18°56'03"W A DISTANCE OF 51.31 FEET, N01°28'12"E A DISTANCE OF 66.92 FEET, N02°12'42"E A DISTANCE OF 51.31 FEET, N01°22'E A DISTANCE OF 51.31 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL 4-D AS DESCRIBED IN O.R. BOOK 948, PAGE 1688, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE N54°55'19"E ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 4-D A DISTANCE OF A DISTANCE OF 46.93 FEET, THENCE ALONG SAID RIGHT-OF-WAY LINE OF N. VENABE STREET, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF PARCEL 100 AS DESCRIBED IN O.R. BOOK 948, PAGE 1688, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE ARC OF SAID RIGHT-OF-WAY LINE OF A DISTANCE OF 8.61 FEET TO THE WESTERLY BOUNDARY OF 946.66 FEET AND A CENTRAL ANGLE OF 20°23'12", THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE A DISTANCE OF 336.83 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEINGS S75°56'18"E AND A DISTANCE OF 335.06 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S89°23'02"E A DISTANCE OF 5.21 FEET TO THE WESTERLY CORNER OF PARCEL 100 AS DESCRIBED IN PLU. BOOK 948, PAGE 1677, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE DEPARTING SAID RIGHT OF WAY LINE S32°39'05"W ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 102 A DISTANCE OF 75.31 FEET, THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY LINE OF SAID LOT 102 A DISTANCE OF 34.93 FEET, S50°44'15"E A DISTANCE OF 27.28 FEET, S42°56'40"E A DISTANCE OF 44.42 FEET, S40°47'15"E A DISTANCE OF 40.12 FEET, S77°01'54"E A DISTANCE OF 56.76 FEET, S89°00'18"E A DISTANCE OF 65.99 FEET, N88°04'18"E A DISTANCE OF 67.26 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 102 AS DESCRIBED IN PLU. BOOK 1690, PAGE 1685, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S01°03'27"E ALONG THE WESTERLY BOUNDARY A DISTANCE OF 19.12 FEET TO A POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 10 WEST, COUNTY OF HAMILTON, ILLINOIS, AND PROCEED NORTHEAST TO A POINT A DISTANCE OF 22.47 FEET TO THE SOUTHWEST CORNER OF CRYSTAL RIDGE REPLAT AS RECORDED IN PLAT BOOK 3, PAGE 444, PUBLIC RECORDS OF CIRCUIT COURT OF HAMILTON COUNTY, ILLINOIS, AND PROCEED NORTHEAST TO A POINT A DISTANCE OF 68.66 FEET TO A POINT ON THE NORTHERLY RIDGE OF WAY LINE OF HIGHLAND AVENUE (50 FEET WIDE) AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE N89°51'16" W ALONG THE WESTERLY BOUNDARY OF CRYSTAL RIDGE REPLAT A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2, THENCE S00°10'59" E ALONG SAID WEST LINE A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY PROJECTION OF SAID WEST LINE, THENCE S89°15'16" W ALONG SAID WESTERLY PROJECTION OF SAID WEST LINE A DISTANCE OF 50.00 FEET TO A POINT ON THE AFFOREMENTED WESTERLY BOUNDARY OF CRYSTAL RIDGE REPLAT, THENCE S89°15'16" E ALONG SAID RIDGE OF WAY LINE A DISTANCE OF 23.18 FEET TO THE POINT OF BEGINNING.

AND SUBJECT TO THE FOLLOWING EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 2 A DISTANCE OF 22.47 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE EASEMENT DESCRIBED IN PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 2, SAID SOUTH LINE ALSO BEING THE SOUTHERLY BOUNDARY OF SAID PLAT A DISTANCE OF 35 FEET, THENCE N00°17'41"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT, THE RIGHT OF WAY LINE OF HIGHLAND AVENUE (50 FEET WIDE) AS SHOWN ON SAID PLAT, THENCE N89°51'16"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 35 FEET TO A POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE WESTERLY BOUNDARY A DISTANCE OF 683.36 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

- 1) BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 17 E, AND HAVING A PLAT BEARING OF EAST.
- 2) THIS SURVEY IS OF VISIBLE SURFACE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED BY THIS SURVEY.
- 3) THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT BY LAWYERS TITLE INSURANCE CORPORATION, REFERENCE #041366-0101 DATED SEPTEMBER 1, 2005 AT 8:00 AM.
- 4) THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) ADDITIONS, DELETIONS AND MODIFICATIONS TO THESE DRAWINGS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 6) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES "A-11", "B" & "C" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 120063-205-B AND 210-B DATED AUGUST 15, 1984. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS FLOOD ZONE DESIGNATION AND AN ELEVATION CERTIFICATE MAY BE REQUIRED TO VERIFY THIS DETERMINATION. ZONE A-11 100 YEAR FLOOD ELEVATION: 8.0

LEGEND

-  : SET 4" x 4" CONCRETE MONUMENT LB 7567
 : FOUND 4" x 4" CONCRETE MONUMENT
 : (PLAIN UNLESS OTHERWISE SHOWN)
 : FOUND 5/8" IRON ROD (PLAIN UNLESS OTHERWISE SHOWN)
 : FOUND 1" IRON PIPE (PLAIN)
 : SET 5/8" IRON ROD & CAP LB 7567
 : DESCRIPTIVE POINT
 : WATER METER/WELL
 : WATER VALVE
 : CABLE TELEVISION BOX
 : TELEPHONE JUNCTION BOX
 : ELECTRIC OUTLET
 : FENCE
 : POWER LINE
 : POWER POLE
 : ELECTRICAL TRANSFORMER
 (P) : DIMENSION DERIVED FROM PLAT INFORMATION
 (D) : DIMENSION DERIVED FROM DESCRIPTION INFORMATION
 (M) : DIMENSION DERIVED FROM FIELD MEASURED INFORMATION
 (C) : COMPUTED DATA
 L1 : LINE NUMBER
 C1 : CURVE NUMBER
 P.C. : POINT OF CURVATURE
 P.T. : POINT OF TANGENCY
 PLS : PROFESSIONAL LAND SURVEYOR
 CL : CENTERLINE
 OR : OFFICIAL RECORD BOOK
 P : PAGE
 PROCF : PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA
 PCP : PERMANENT CONTROL POINT
 PRM : PERMANENT REFERENCE MONUMENT
 POC : POINT OF COMMENCEMENT
 POB : POINT OF BEGINNING
 PSM : PROFESSIONAL SURVEYOR AND MAPPER
 LB : LICENSED BUSINESS
 FB : FIELD BOOK
 : GUY ANCHOR

**E L ROBINSON ENGINEERING
OF FLORIDA CO.**

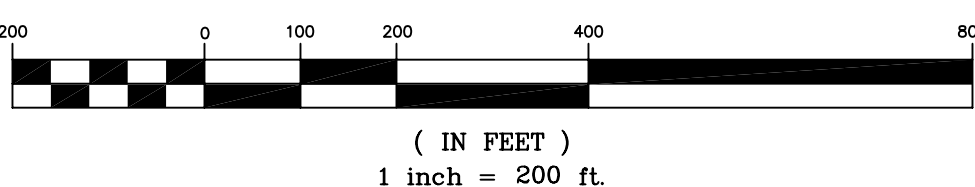
Date of Survey: 04/03/08	Sec. Twp. Rge. 2 19S 17E	Job No.: 80143	SHEET 1 OF 1
LB# 7567	Scale: 1"=200'	Drawn By: DM/PEA	FB356, Page 55 411, Page 46
1907 HIGHWAY 44 WEST, INVERNESS, FLORIDA 34453 TELEPHONE 352-860-2626 FAX 352-860-2650			

312.42 ACRES
(VACANT)

L	LENGTH	BEARING	L	LENGTH	BEARING
L(10)	1.01	S8949'02"E	L(10)	40.12	S449'15"E
L(11)	1.01	S8949'02"E	L(11)	40.12	S449'15"E
L(12)	39.78	N1316'47"E	L(12)	40.12	S89'18"E
L(13)	39.78	N1316'47"E	L(13)	40.59	S89'18"E
L(14)	39.78	N1316'47"E	L(14)	67.26	N88'04'18"E
L(15)	54.39	N61'41'30"E	L(15)	19.12	S89'18"E
L(16)	35.08	S4807'17"E	L(16)	69.97	N25'40'52"E
L(17)	43.37	N60'25'58"E	L(17)	22.12	N21'30'50"E
L(18)	58.24	N24'45'41"E	L(18)	107.42	S89'15'53"E
L(19)	74.31	N24'45'41"E	L(19)	107.42	S89'15'53"E
L(20)	68.92	N0'98'41"E	L(20)	30.05	S86'35'31"E
L(21)	51.31	N0'98'41"E	L(20)	633.87	N00'07'14"E
L(22)	108.22	N11'31'22"E	L(20)	888.76	N00'07'14"E
L(23)	72.31	N11'31'22"E	L(21)	10.00	EST
L(24)	8.40	N52'22'32"E	L(20)	35.00	S89'51'E
L(25)	13.24	N47'22'02"E	L(20)	23.23	S89'11'E
L(26)	74.31	N0'98'41"E	L(21)	10.00	S89'15'E
L(27)	91.67	S04'08'04"E	L(20)	23.18	S89'16'E
L(28)	34.92	N00'04'30"E	L(36)	10.00	N00'07'14"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	31.84(M)	946.66(M)	1°55'38"(M)	31.84(M)	N69°03'04"(W)
C2	336.83(M)	946.66(M)	20°23'12"(M)	335.06(M)	N57°56'15"(W)
C3	37.49(M)	930.61(M)	2°18'28"(M)	37.49(M)	S48°53'22"(E)
C4	660.93(M)	930.61(M)	40°41'31"(M)	647.12(M)	S70°23'22"(E)
C5	660.93(M)	930.61(M)	40°41'30"(E)	647.12(M)	N70°42'42"(W)

GRAPHIC SCALE



**PARCEL 10000
RIF 304 LLC
O.R. BOOK 1582, PAGE**

**PARCEL 12000
RIF 304 LLC
D.R. BOOK 1582, PAGE 0285**

CRYSTAL ACRES
PLAT BOOK 2, PAGE 119, P.R.C.C.F.

**PARCEL 14100
BLUE STONE REAL ESTATE
O.R. BOOK 1638, PAGE 0168**

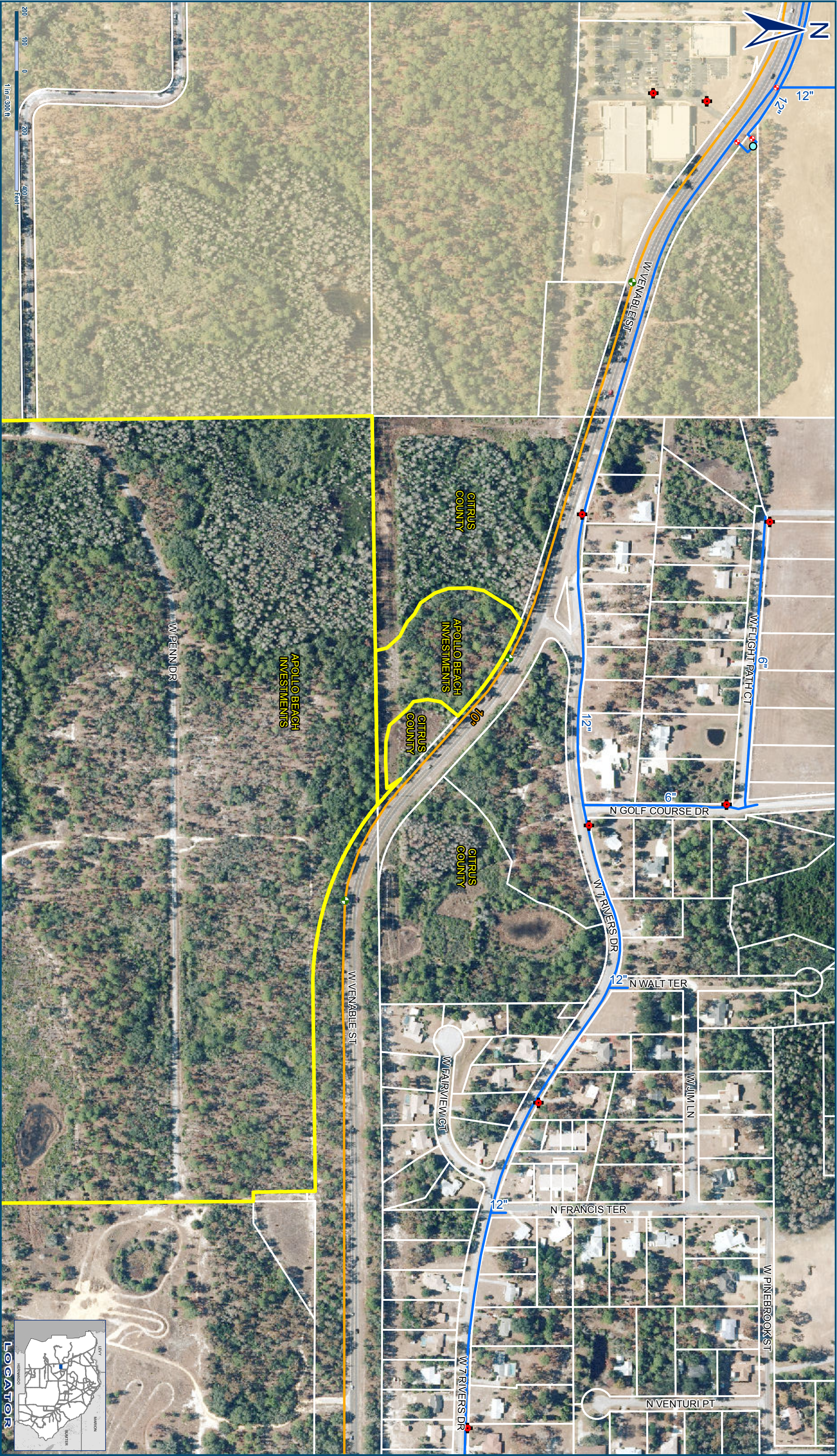
**PARCEL 13000
BLUE STONE REAL ESTATE
O.R. BOOK 1638, PAGE 0168**

**PARCEL 11000
POST OAK RANCH, LLC
O.R. BOOK 1549, PAGE 1524**

PARCEL 43000
MADELINE BLACK

WILLIAM C. LANIGAN
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #3951

DATE _____



- Legend**
- Sanitary Pressurized Mains

Water Main

Fire Hydrants

Water Gate Valve

Crystal River City Limit

Subject Property
- ## Apollo Beach Properties And Utilities on W. Venable St.
- Geographic Resources and Community Planning Division**

Prepared By : Susan O'Connell

Date: January 21, 2014

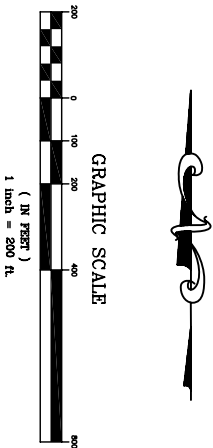
Source: Enterprise Geodatabase

Map Number: S0000302
- This information may be used to provide planning only. The Citrus County Geographic Resources and Community Planning Department does not warrant the accuracy of the information provided. Citrus County shall not be liable for any claims, demands, or losses of any kind in connection with the use of this information, including but not limited to, damages or losses caused by reliance on the accuracy or timeliness of this information over the viewing, copying, or distribution of these materials.
- Jim Faulkner**
Director
-
-

PROPOSED SEVEN
RIVERS FARMS
SUBDIVISION

WEST VENABLE STREET

WEST PENN DRIVE



SITE DATA:

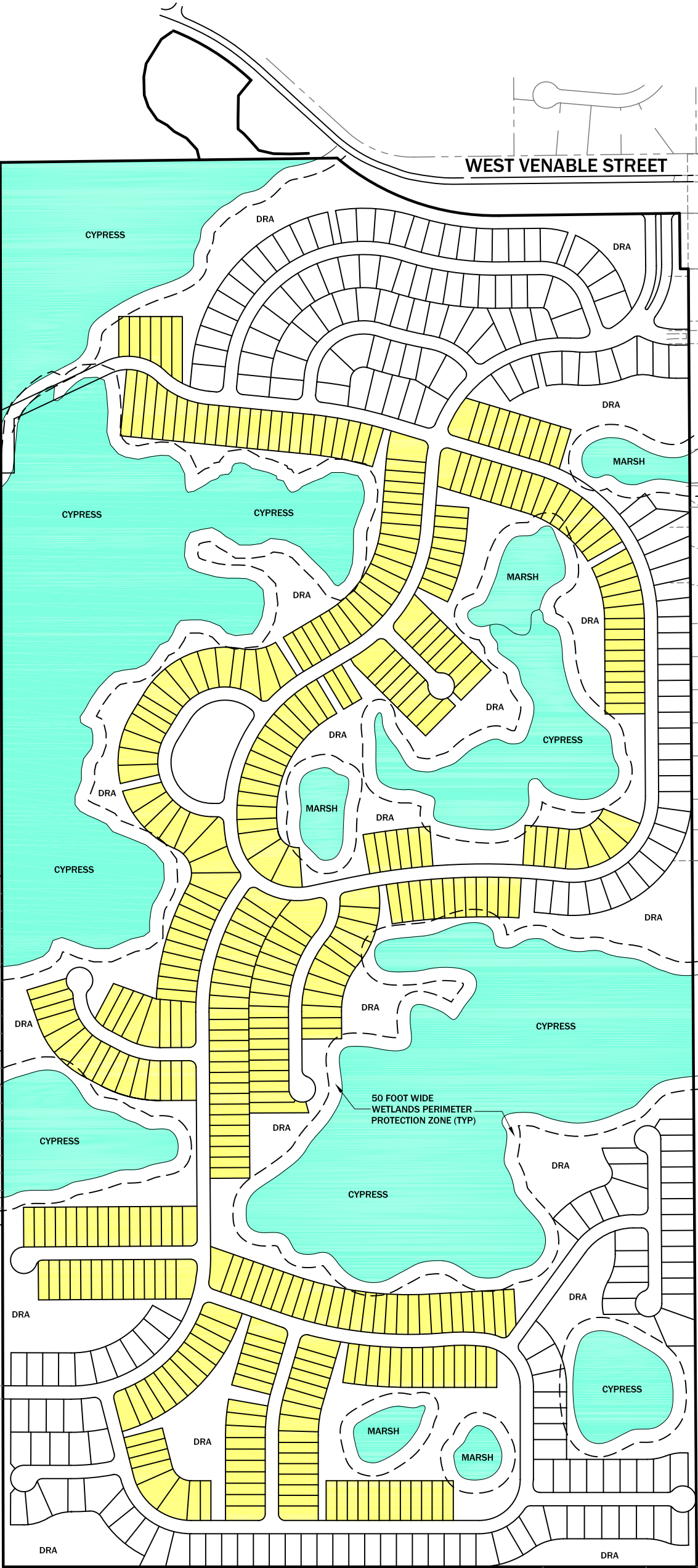
- 1. TOTAL SITE AREA = 315.60 ACRES
- 2. ATLAS DESIGNATION = LDR (Low Density Residential)
- 3. PROPOSED LOTS:
 - 220 Single Family Detached Lots 60' X 125' ± (7,500 sf)
 - 410 Single Family Attached Lots (40' X 150' ± (6,000 sf))
 - 630 Total Lots Shown on Plan
- 4. GROSS DENSITY = 630 LOTS / 315.60 ACRES = 2.0 DU/AC
- 5. THE MAXIMUM IMPERVIOUS SURFACE RATIO (ISR) IS 35% FOR PROPERTIES WITHIN LDR.
- 6. THE MINIMUM LOT WIDTH ALLOWED WITHOUT PDR or PDO IS 40 FEET.
- 7. PROPOSED LOT SIZES ASSUMES CENTRAL WATER & SEWER.
- 8. TOTAL ON-SITE WETLANDS / MARSH = 99.4 ACRES±. (31.5% OF SITE)

GENERAL PLAN NOTES:

- 1. PROJECT BOUNDARY INFORMATION PROVIDED BY NATURE COAST LAND SURVEY, INC.
- 2. CYPRESS AND MARSH AREA DELINEATIONS SHOWN ARE APPROXIMATE ONLY AND ARE BASED UPON FLUCCS MAP PROVIDED BY EARTH BALANCE.
- 3. PROPOSED ROAD RIGHT OF WAYS SHOWN ON THIS PLAN ARE 50 FEET WIDE (ALLOWED WITH CURB & GUTTER).
- 4. PROPOSED DRAINAGE RETENTION AREAS (DRA'S) SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY.
- 5. THIS PLAN WAS PREPARED FOR PLANNING AND LAND USE DISCUSSIONS ONLY.



WEST HIGHLAND AVENUE



Community Land Design, Inc.



Landscape Architecture Development Planning LC26000227
34 NE CRYSTAL STREET CRYSTAL RIVER, FL 34428 352-563-2026

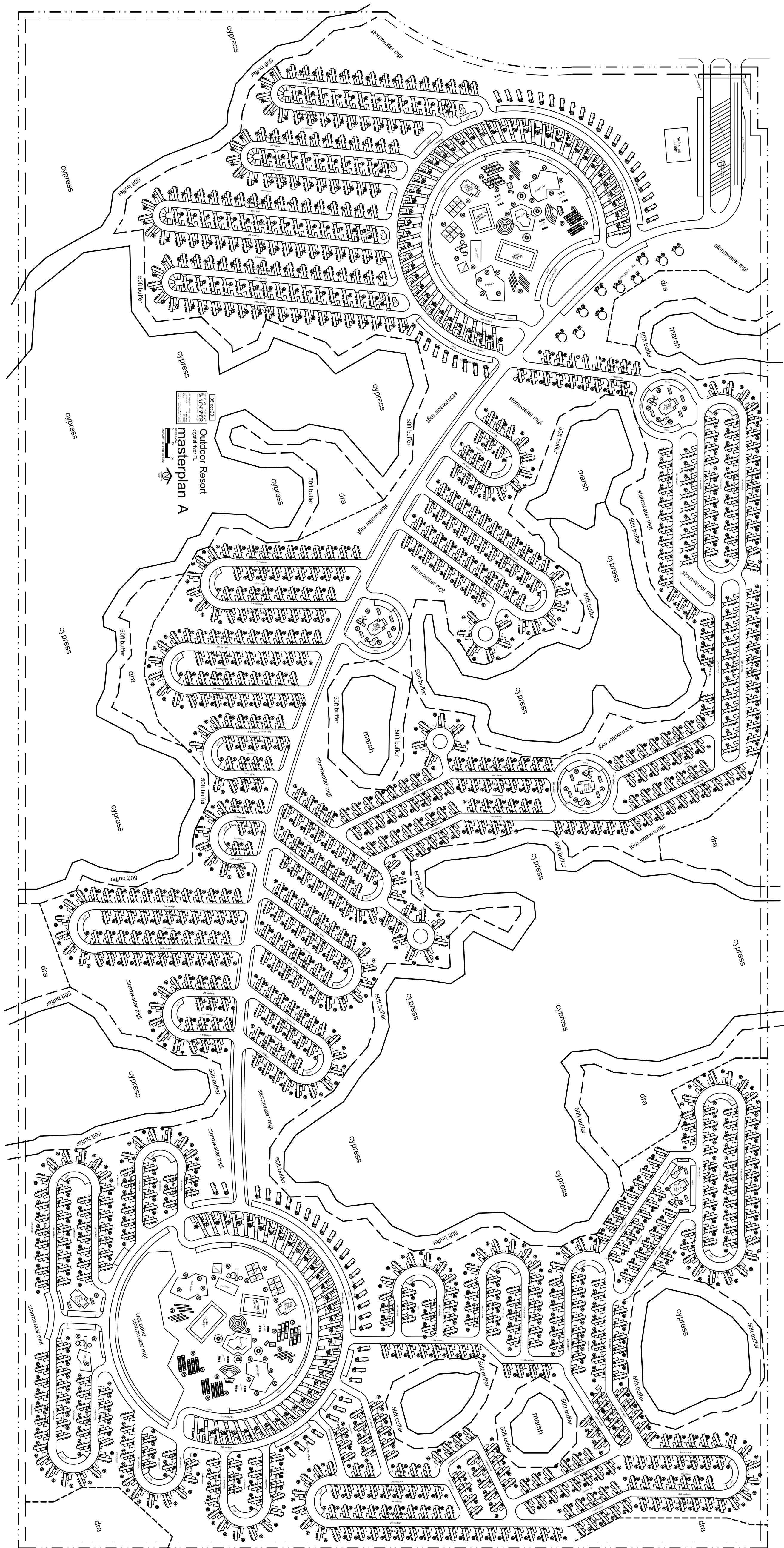
APOLLO BEACH
INVESTMENTS

CONCEPTUAL
DEVELOPMENT PLAN
(USING LDR STANDARDS)

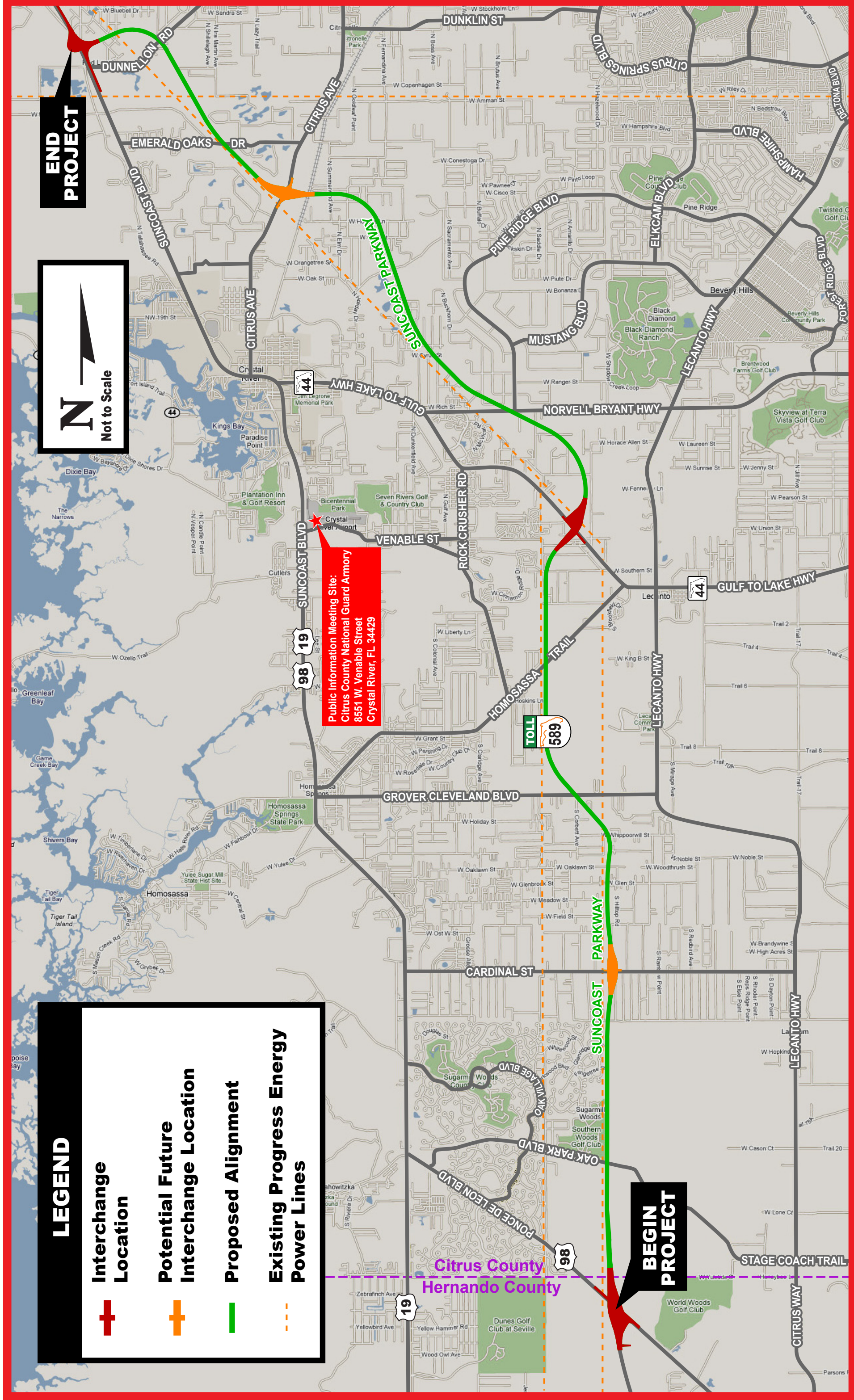
SHEET
L1 OF 2

DRAWN BY:	PGC
DATE:	02/13/07
CHECKED BY:	PGC
FILENAME:	
JOB NO.:	
SCALE:	1" = 200'

Registered Landscape
Architect #1189
Signature: _____
Date: _____



Suncoast Parkway 2 Map - Updated July 2, 2008



PROPERTY DISCLAIMER

•**Licensed Real Estate Brokers** • Information contained herein has been obtained from the owner of the property and from other resources that we deem reliable including County Appraiser's Office and Zoning and Planning Departments. We have no reason to doubt the information's accuracy, but we do not warrant or represent that the information contained in this Brochure is accurate and definitive. **It is your responsibility to independently confirm the property's information accuracy and completeness.** Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the stability of the property for your records and purchase. This offer may be amended or withdrawn at any time without notice. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.

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