

SCALE: 1" = 200'  
0' 100' 200' 400'

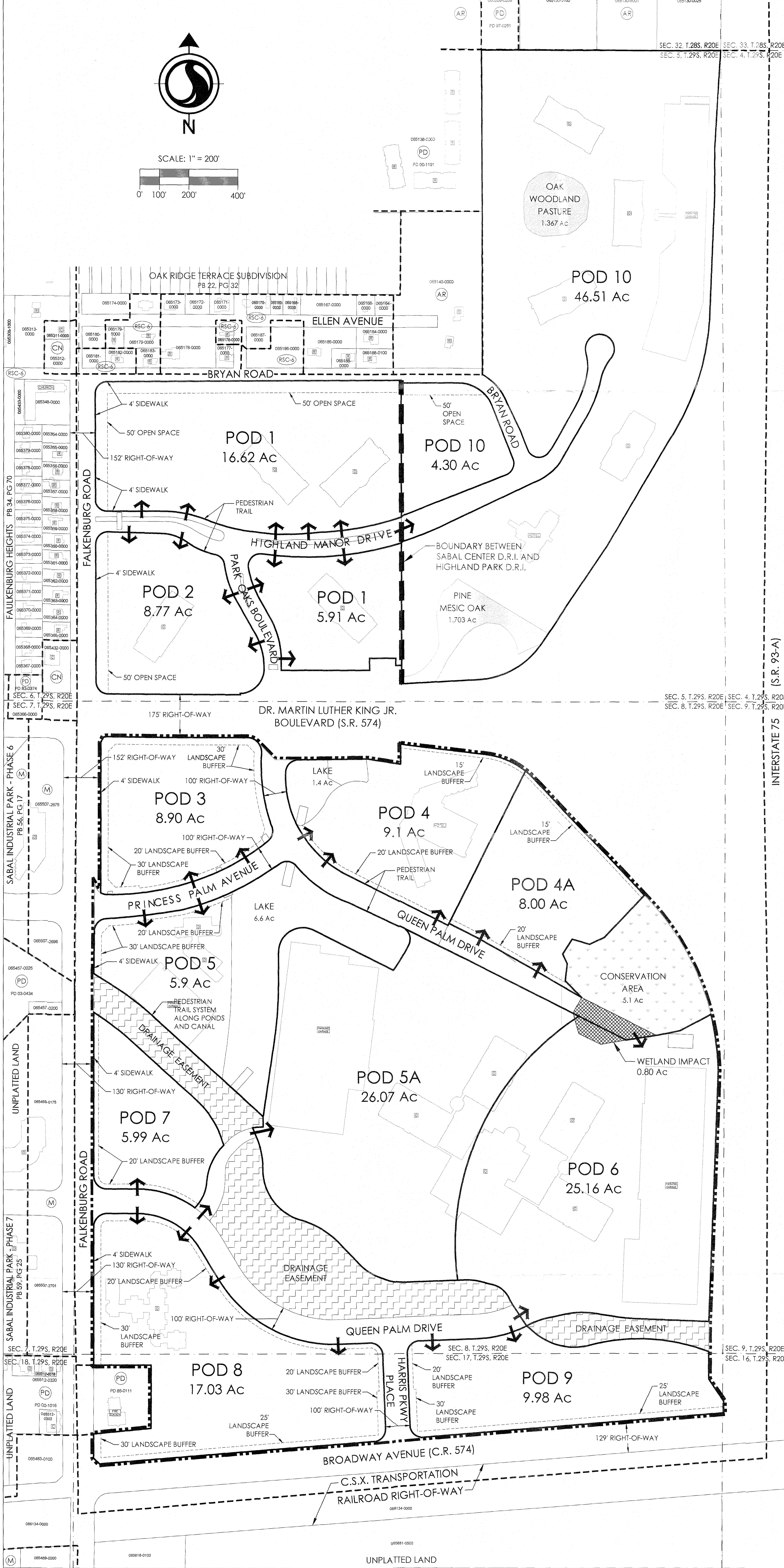
LEGEND	
	DRAINAGE EASEMENT
	D.R.I. BOUNDARY
	EXISTING STRUCTURE AND CURRENT USE
	C = COMMERCIAL
	O = OFFICE
	R = RESIDENTIAL
	FOLIO NUMBER
	INTERNAL ACCESS POINTS
	PROPOSED MODIFICATION BOUNDARY
	POD BOUNDARY
	SECTION LINE
	WETLAND CONSERVATION AREA
	WETLAND IMPACT AREA
	ZONING LIMITS
	ZONING DESIGNATION

- NOTES**
1. POD AREAS ARE APPROXIMATE. EXACT ACREAGE OF POD AREAS WILL BE DETERMINED DURING PRELIMINARY SITE PLAN REVIEWS.
  2. THE LAND USE DESIGNATION FOR THE PROJECT SITE IS URBAN MIXED USE-20 (UMU-20), LANDS WITHIN 150 FEET OF THE PROJECT SITE ARE DESIGNATED COMMERCIAL MIXED USE (CMU-12), URBAN MIXED USE-20 (UMU-20), AND PUBLIC/QUASI-PUBLIC (P/QP).
  3. PROPERTY IS WITHIN THE URBAN SERVICE AREA.
  4. PUBLIC WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY HILLSBOROUGH COUNTY.
  5. DEVELOPMENT STANDARDS FOR ALL PROPOSED USES ARE SPECIFIED IN THE CONDITIONS OF APPROVAL.
  6. BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE LOC UNLESS OTHERWISE SHOWN.
  7. OPEN SPACE AND RECREATION AREAS ARE CONCEPTUAL.
  8. STORMWATER POND LOCATIONS SHALL BE DETERMINED AT DETAILED SITE DESIGN AND PERMITTING.
  9. WETLAND LOCATIONS ARE SUBJECT TO CHANGE PENDING FORMAL AGENCY JURISDICTIONAL DETERMINATION.
  10. THE LOCATION AND NUMBER OF VEHICULAR AND PEDESTRIAN CROSS-ACCESS POINTS ARE CONCEPTUAL.
  11. LOCATION OF ACCESS DRIVES ARE CONCEPTUAL AND SUBJECT TO ACCESS MANAGEMENT REQUIREMENTS.
  12. THE ALIGNMENT OF INTERNAL ROADS AND MULTI-USE PATHS ARE CONCEPTUAL.
  13. NO OVERLAY DISTRICTS, SPECIAL ZONES, DESIGNATED SCENIC ROADWAYS, OR DESIGNATED HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND STRUCTURES ARE LOCATED WITHIN THE PROJECT BOUNDARIES.
  14. NO DESIGNATED HISTORIC LANDMARKS ARE LOCATED WITHIN 150 FEET OF THE PROJECT BOUNDARY.
  15. THE AMOUNTS OF RIGHT-OF-WAYS TO BE DEDICATED AND/OR RESERVED BY THE PROJECT ARE SPECIFIED IN THE CONDITIONS OF APPROVAL.

**LEGAL DESCRIPTION: SABAL CENTER**  
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE SOUTH 89°59'04" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 8, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00°00'46" WEST, A DISTANCE OF 190.01 FEET FOR THE POINT OF BEGINNING; SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF FALKENBURG ROAD; CONTINUE THENCE SOUTH 00°00'46" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FALKENBURG ROAD, A DISTANCE OF 261.98 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1051.92 FEET AND A TANGENT BEARING OF NORTH 01°04'10" WEST; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 93-A (I-75), A DISTANCE OF 781.72 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 42°34'42"; A CHORD BEARING AND DISTANCE OF NORTH 22°21'31" WEST, 763.85 FEET TO THE P.T. OF SAID CURVE; THENCE NORTH 43°38'52" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 93-A (I-75), A DISTANCE OF 76.68 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 336.00 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 93-A (I-75), A DISTANCE OF 249.37 FEET ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 42°31'22"; A CHORD BEARING AND DISTANCE OF NORTH 44°54'33" WEST, 243.68 FEET TO A POINT OF SAID CURVE; THENCE NORTH 82°14'01" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 93-A (I-75), A DISTANCE OF 328.77 FEET TO A POINT OF THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE SOUTH 00°07'03" WEST, ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 76.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ACCESS ROAD "B"; STATE ROAD 93-A (I-75); THENCE NORTH 82°07'38" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ACCESS ROAD "B", A DISTANCE OF 141.89 FEET; THENCE SOUTH 89°59'04" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ACCESS ROAD "B", A DISTANCE OF 115.43 FEET TO A POINT OF THE SOUTHERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING, JR. BLVD.; (STATE ROAD S-574A FORMERLY KNOWN AS BUFFALO AVE.); THENCE NORTH 88°46'50" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING, JR. BLVD., A DISTANCE OF 345.08 FEET; THENCE NORTH 89°59'04" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING, JR. BLVD., A DISTANCE OF 262.48 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 900.00 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING, JR. BLVD., 78.54 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF SOUTH 45°00'51" WEST, 70.71 FEET TO THE P.T. OF SAID CURVE AND THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 8, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND CONTAINING 153.615 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION: HIGHLAND PARK**  
A PARCEL OF LAND BEING:  
PARCEL 1: THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR I-75 (STATE ROAD 593-A), LESS RIGHT-OF-WAY FOR DR. MARTIN LUTHER KING, JR. BLVD. (STATE ROAD 574-A FORMERLY KNOWN AS BUFFALO AVE.), LESS RIGHT-OF-WAY FOR BRYAN ROAD.  
PARCEL 2: THE EAST 3/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR I-75 (STATE ROAD 593-A) AND LESS RIGHT-OF-WAY FOR BRYAN ROAD.  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
AS A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE SOUTH 89°56'34" EAST, 1459.45 FEET ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 5 TO THE POINT OF BEGINNING; THENCE SOUTH 89°56'34" EAST, 985.00 FEET ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 5 TO A POINT ON THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE SOUTH 03°22'31" WEST, 400.34 FEET ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE SOUTH 00°40'08" WEST, 1190.01 FEET ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE SOUTH OF 02°28'54" WEST, 512.54 FEET ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 TO A POINT ON A CURVE; THENCE 536.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT BEING THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 WHOSE RADIUS IS 1020.92 FEET, CENTRAL ANGLE IS 30°07'45" AND HAS A CHORD BEARING AND DISTANCE OF SOUTH 19°09'54" WEST, 530.69 FEET TO THE END OF SAID CURVE; THENCE SOUTH 30°34'28" WEST, 486.32 FEET ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE SOUTH 34°11'02" WEST, 482.45 FEET ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 TO A POINT ON A CURVE; THENCE 313.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT BEING THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 WHOSE RADIUS IS 336.00 FEET; CENTRAL ANGLE IS 53°27'34" AND HAS A CHORD BEARING AND DISTANCE OF SOUTH 60°59'38" WEST, 302.25 FEET TO THE END OF SAID CURVE; THENCE SOUTH 86°39'11" WEST, 307.98 FEET ALONG THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE NORTH 00°09'14" WEST, 1238.22 FEET ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE SOUTH 89°49'22" EAST, 8.47 FEET; THENCE SOUTH 89°56'15" EAST, 323.25 FEET; THENCE NORTH 00°08'17" WEST, 1348.50 FEET TO THE POINT OF BEGINNING.  
CONTAINS 53.783 ACRES, MORE OR LESS.



**Stantec**  
777 S. Harbour Island Blvd.  
Suite 600  
Tampa, Florida 33602  
Tel 813.223.9500  
Fax 813.223.0099

Client/Project  
**CITIGROUP TECHNOLOGY, INC.**  
SABAL CENTER/HIGHLAND PARK D.R.I.  
GENERAL SITE PLAN  
Tampa, Florida

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Drawing No. XY  
Revision Sheet

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