

TYPICAL RV PAD LAYOUT
N.T.S.

SITE AREA
SITE AREA = 486,936 SQ FT / 11.18 AC.
IMPERVIOUS SURFACE AREA RATIO = 0.21
FLOOR AREA RATIO = 0.002

DRAWN K.L.W.
CHECKED T.E.B.
DRAWING BASE 13-47
LAYOUT BNDEXBT
DATE OCT. 2019

BURRELL
ENGINEERING, INC.
CIVIL ENGINEERING
12005 N. FLORIDA AVE
DUNNELLON, FL 34434
PH. 352-489-4144
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C.A. No. 7973

BEI

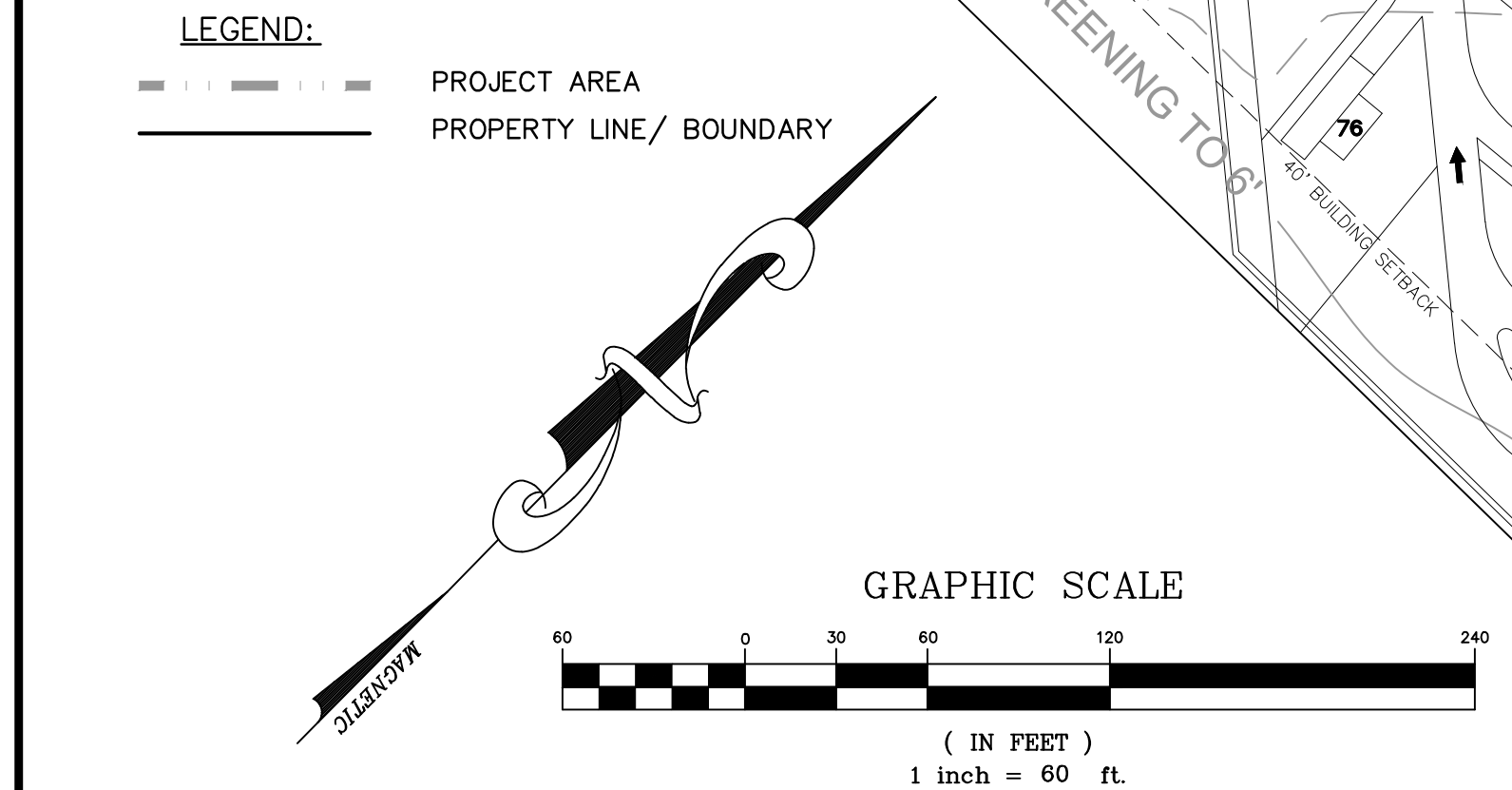
CEDAR KEY RV RESORT
PHASE 3
LEVY COUNTY, FLORIDA

SITE EXHIBIT C
CONCEPT A

NO.	REVISION	DATE
1	ADDED LOT NUMBERS	8/7/2020

TROY E. BURRELL, JR., P.E.
REG. ENGINEER NO. 36044
STATE OF FLORIDA
DATE

JOB NO. 13-47
F.B. NO.
FILE NO. I-00
SEC 35.367MP145 ROE 13E



Parcel 1
PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13 EAST, AND A PART OF THE WEST 1/2 OF NW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA; THENCE N 89°15'37" E ALONG THE SOUTH LINE THEREOF 155.82 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE W 44°15'06" E, 1828.62 FEET TO THE SOUTH RIGHT OF WAY LINE OF SHILOH ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, S 49°50'55" E, 298.40 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S 44°15'04" W, 1552.50 FEET TO THE SOUTH LINE OF THE SAID NE 1/4 OF SE 1/4 OF SECTION 35; THENCE S 89°15'37" W ALONG THE SAID SOUTH LINE 420.82 FEET TO THE POINT OF BEGINNING.

Parcel 2
PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA; THENCE N 89°15'37" E ALONG THE SOUTH LINE THEREOF 576.44 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE W 44°15'04" E, 1552.50 FEET TO THE SOUTH RIGHT OF WAY LINE OF SHILOH ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, S 49°50'55" E, 110.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S 44°15'06" W, 1450.42 FEET TO THE SOUTH LINE OF THE SAID NE 1/4 OF SE 1/4 OF SECTION 35; THENCE S 89°15'37" W ALONG THE SAID SOUTH LINE 155.52 FEET TO THE POINT OF BEGINNING.

Parcel 3
PART OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA, SAID LANDS LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 24 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SE CORNER OF THE WEST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 14, RANGE 13 EAST, LEVY COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE THEREOF, S 89°15'37" W, 197.21 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 24; THENCE LEAVING SAID SOUTH LINE, RUN ALONG RIGHT OF WAY LINE OF SAID STATE ROAD 24, N 54°29'11" E, 241.47 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S 02°20'01" E, 137.95 FEET TO THE POINT OF BEGINNING.

Parcel 4
PART OF SECTIONS 35 AND 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA, SAID LANDS ALL LYING WEST OF THE WEST RIGHT OF WAY LINE OF STATE ROAD 24 AND SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SHILOH ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA; THENCE N 89°15'37" E, 731.63 FEET; THENCE CONTINUE ALONG SAID LINE, N 89°15'37" E, 591.70 FEET TO THE SW CORNER OF THE WEST 1/2 OF NW 1/4 OF SW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SAID WEST 1/2, N 89°15'37" E, 297.06 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 24; THENCE LEAVING SAID SOUTH LINE, RUN ALONG THE RIGHT OF WAY LINE OF SAID STATE ROAD 24, N 54°29'11" E, 455.80 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N 00°20'01" W, 280.34 FEET; THENCE N 49°17'24" E, 214.03 FEET TO THE SOUTH RIGHT OF WAY LINE OF SHILOH ROAD; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SHILOH ROAD, N 49°59'38" W, 532.48 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 44°15'06" W, 1450.42 FEET TO THE POINT OF BEGINNING.

Parcel 5
PART OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA, SAID LANDS LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF SHILOH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NW CORNER OF THE WEST 1/2 OF NW 1/4 OF SW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE THEREOF, N 89°04'49" E, 155.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF WEST 1/2 OF NW 1/4 OF SW 1/4 OF SAID SECTION 36, N 89°04'49" E, 912.44 FEET TO THE NE CORNER OF SAID WEST 1/2; THENCE LEAVING SAID NORTH LINE, RUN ALONG THE EAST LINE OF THE SAID WEST 1/2, S 00°20'03" E, 453.91 FEET TO THE NORTH RIGHT OF WAY LINE OF SHILOH ROAD; THENCE LEAVING SAID EAST LINE, RUN ALONG THE RIGHT OF WAY LINE OF SAID SHILOH ROAD, N 49°49'21" W, 681.62 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N 44°15'07" E, 8.29 FEET TO THE POINT OF BEGINNING.

Parcel 6
PART OF SECTIONS 35 AND 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA, SAID LANDS ALL LYING WEST OF THE WEST RIGHT OF WAY LINE OF STATE ROAD 24 AND SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SHILOH ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA; THENCE N 89°15'37" E, 731.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, N 89°15'37" E, 591.70 FEET TO THE SW CORNER OF THE WEST 1/2 OF NW 1/4 OF SW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, LEVY COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SAID WEST 1/2, N 89°15'37" E, 297.06 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 24; THENCE LEAVING SAID SOUTH LINE, RUN ALONG THE RIGHT OF WAY LINE OF SAID STATE ROAD 24, N 54°29'11" E, 455.80 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, N 00°20'01" W, 280.34 FEET; THENCE N 49°17'24" E, 214.03 FEET TO THE SOUTH RIGHT OF WAY LINE OF SHILOH ROAD; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SHILOH ROAD, N 49°59'38" W, 532.48 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 44°15'06" W, 1450.42 FEET TO THE POINT OF BEGINNING.

SCREENING REQUIREMENTS

- SCREENING ALONG SHILOH ROAD SHALL BE TO AN 8' HEIGHT AND SHALL BE DESIGNED AS AN INTEGRAL PART OF A COORDINATED LANDSCAPE DESIGN. PRIMARY LANDSCAPE TREATMENT SHALL CONSIST OF SHRUBS, GROUND COVER AND STREET TREES AND SHALL COMBINE WITH APPROPRIATE WALKS AND STREET SURFACES TO PROVIDE AN ATTRACTIVE DEVELOPMENT PATTERN. LANDSCAPE MATERIALS SELECTED SHOULD BE APPROPRIATE TO LOCAL GROWING CONDITIONS. EXISTING TREES SHALL BE CONSERVED AND INTEGRATED INTO THE LANDSCAPE DESIGN PLAN. ALL STREETS BORDERING THE PROJECT AREA SHALL BE PLANTED AT APPROPRIATE INTERVALS WITH STREET TREES.
- SCREENING REQUIREMENTS ALONG THE WESTERN BOUNDARY OF THE PROJECT SHALL CONSIST OF ONE OR A COMBINATION OF:
 - SIX FOOT TALL OPAQUE FENCE CONSTRUCTED OF CHAIN LINK WITH ALUMINUM SLATS, WOOD, OR MASONRY.
 - AN IRRIGATED BERM.
 - NON-DECIDUOUS, LIVING VEGETATION, SPACED IN A MANNER, WHICH, AT THE TIME OF PLANTING AND THEREAFTER, WILL CONSTITUTE AND UNBROKEN SCREEN.
 - MASONRY FENCING, OF DECORATIVE BRICK OR CONCRETE BLOCK AND STUCCO, DESIGNATED WITH A LANDSCAPE THEME THAT PROVIDES AN UNBROKEN SCREEN AND COMPLEMENTS THE CHARACTER OF THE NEIGHBORHOOD.

R.V. Resorts Units:
A proprietary leasehold estate in Units 1 through 83 inclusive, less Unit 6, 38, 33, 34, 39, 11, 12, 57, 77, 44, 76, 19 & 20, of CEDAR KEY R.V. RESORT, A COOPERATIVE, in accordance with Exhibit "B" (the plot plan), of the CEDAR KEY R.V. RESORT, a Cooperative, Master Proprietary Lease as recorded at Official Records Book 1160, page 7, and as more fully described in the Modification to Master Proprietary Lease, recorded in Official Records Book 1302, page 839, all of the Public Records of Levy County, Florida; said Cooperative being established upon the land described as Parcel 6 below.