

# PIRATE'S COVE



## CITRUS COUNTY, FLORIDA

### APPLICATION FOR APPROVAL OF A DEVELOPMENT AGREEMENT

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

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(727) 595-7634

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December 22, 2012

Revised

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

November 6, 2012

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

PARCEL A

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 TO THE POINT OF BEGINNING;  
THENCE N59°38'30"W A DISTANCE OF 25.00; THENCE N30°40'43"E A  
DISTANCE OF 81.15 FEET; THENCE N78°22'02"E A DISTANCE OF 115.73 FEET;  
THENCE S11°37'58"E A DISTANCE OF 50.00 FEET; THENCE S78°22'02"W A  
DISTANCE OF 93.63 FEET; THENCE S30°40'43"W A DISTANCE OF 58.78 FEET;  
THENCE N59°38'30"W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.