PUBLIC FACILITIES REPORT

for the:

Easton Park Community Development District
Tampa, Florida

September 2015

Prepared by:

Heidt Design, LLC
PURPOSE AND SCOPE

This report is being prepared at the request of the Easton Park Community Development District (the District) to comply with the requirements of 189.415, Florida Statutes, regarding the submittal of a Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion or replacement programs within the next five years.

GENERAL INFORMATION

The Easton Park Community Development District (District), located just south of the Hillsborough-Pasco county line in Sections 2 & 11 Township 27 South, Range 20 East, Hillsborough County Florida, provides on-site stormwater facilities and wetlands, landscape, hardscape, irrigation of entryway medians and common open spaces, and neighborhood parks. Other infrastructure improvements funded by the District have been dedicated to City of Tampa and accepted for operation and maintenance. The District encompasses approximately 343.7 acres in northern Hillsborough County west of Morris Bridge Road. Exhibit 1 provides a Vicinity Map and the District boundaries are shown on Exhibit 2. Exhibit 3 shows a CDD Maintenance Exhibit.

The District consists of approximately 600 residential units that were constructed in three phases. As of the date of this report, the construction of all infrastructure improvements contemplated in the approved Engineer’s Report has been completed.

GOVERNMENTAL ACTIONS

The District, formerly known as part of “K Bar Ranch,” was annexed into the City of Tampa on September 24, 2002 and received zoning approval from the City of Tampa January 13, 2004 as a Planned Development (“PD-A”) pursuant to City of Tampa Ordinance 2004-16.

The City of Tampa authorized the creation of the Easton Park Community Development District on May, 20, 2006 pursuant to City of Tampa Ordinance 2006-136.

Construction has occurred in three phases. The related City acceptance of public infrastructure has been completed.
COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES

As noted above, the District owns and is responsible for the operation and maintenance of the stormwater facilities and wetlands, landscape, hardscape and irrigation of entryway medians and common open spaces, and neighborhood parks. A Maintenance Exhibit, Exhibit 3 has been enclosed.

Stormwater Management System

Both the City of Tampa and the Southwest Florida Water Management District (SWFWMD) regulated the design criteria for the District’s stormwater management system. The approved stormwater management system consists of approximately 39 detention ponds and naturally occurring wetlands. The District has completed the construction of the on-site stormwater management system. It owns and is responsible for maintaining those portions of the system that are outside of the public right-of-ways, including control structures. City of Tampa remains responsible for curbs, inlets, gutter and piping in the public rights-of-way.
Main Entry Signage

The District is responsible for the entry signage feature consisting of one or more of the following:

- Cultured stone walls with plaques
- Stone Columns
- Vinyl Screen Fence
- Covered Bench Area with Wood Fence
- Planted Fountain Feature
- Hardscape and Landscape
- Irrigation
Neighborhood Entry Features

The District is responsible for approximately 4 neighborhood entry signs that consist of one or more of the following:

Cultured stone walls with plaques
1 or 2 plaques per sign
Hardscape and Landscape
Recreation Amenities

Park near Amenity Center
The park area, located on approximately 4.7 acres on the west side of Pictorial Park Drive, south of the Amenity Center, consists of the following components:

- Covered Picnic Areas
- Walking/Jogging Path
- Landscape and Hardscape

The Amenity Center, including building, pool, and parking area are owned and maintained by the Home Owner’s Association (HOA).
Park at Ancient Futures Drive

The park area, located on approximately 2 acres on the south side of Ancient Futures Drive, consists of the following components:

Playground

Landscape and Hardscape

Landscaping

The District owns and maintains landscape and irrigation system in the right-of-way of Pictorial Park Drive, including median islands and roundabout area, park areas, perimeter buffers, and district owned common areas. The irrigation system serving the noted landscape areas generally uses wells, owned and maintained by the District.
**Wildlife Conservation Corridor**

The District owns and maintains a portion of the Basset Branch Wildlife Corridor adjacent to projects southern and western boundaries, in accordance with the City of Tampa’s approved management plan.

**CURRENTLY PROPOSED EXPANSIONS**

The District does not anticipate replacing any existing facilities within the next five (5) years. In general, the existing facilities operate at or near capacity.
Exhibit 1

Vicinity Map
Exhibit 2

District Boundaries
EASTON PARK  
COMMUNITY DEVELOPMENT DISTRICT PARCEL

PART I

DESCRIPTION: A parcel of land lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 2, run thence along the West boundary of said Section 2, N.00°24'43"W., 1202.63 feet; thence N.44°53'55"E., 2348.68 feet to a point on a curve; thence Southeasterly, 282.87 feet along the arc of a curve to the right having a radius of 1575.00 feet and a central angle of 10°17'26" (chord bearing S.47°50'32"E., 282.49 feet) to the POINT OF BEGINNING; thence N.52°27'41"E., 55.19 feet; thence S.63°52'11"E., 65.96 feet; thence S.84°37'49"E., 124.53 feet; thence N.77°21'49"E., 44.71 feet; thence N.49°37'52"E., 36.74 feet; thence N.29°34'28"E., 38.87 feet; thence N.09°52'17"E., 15.70 feet; thence N.02°34'55"W., 60.98 feet; thence N.11°54'53"W., 60.37 feet; thence N.09°45'27"W., 57.18 feet; thence N.11°34'39"W., 117.94 feet; thence N.01°16'09"W., 37.11 feet; thence N.19°34'54"E., 263.30 feet; thence N.08°00'35"E., 117.71 feet; thence N.01°31'20"E., 103.05 feet; thence N.38°04'47"W., 81.63 feet; thence N.82°45'10"W., 54.56 feet; thence S.47°12'43"W., 34.23 feet; thence S.79°42'24"W., 139.06 feet; thence S.80°16'58"W., 137.11 feet; thence N.52°01'39"W., 61.91 feet; thence N.40°06'36"W., 49.97 feet; thence N.70°50'24"W., 49.46 feet; thence N.62°16'29"W., 69.53 feet; thence N.53°25'43"W., 106.23 feet; thence N.31°44'57"E., 89.35 feet; thence N.19°27'01"W., 72.85 feet; thence N.30°48'32"E., 14.97 feet; thence N.87°02'29"E., 585.83 feet; thence S.54°20'09"E., 1662.69 feet; thence S.04°00'00"E., 863.39 feet to a point of curvature; thence Southerly, 1011.31 feet along the arc of a curve to the right having a radius of 1825.00 feet and a central angle of 31°45'00" (chord bearing S.11°52'30"W., 998.42 feet) to a point of tangency; thence S.27°45'00"W., 72.05 feet to a point of curvature; thence Westerly, 40.13 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 91°58'34" (chord bearing S.73°44'17"W., 35.96 feet) to a point of compound curvature; thence Northwesterly, 1494.46 feet along the arc of a curve to the right having a radius of 2925.00 feet and
a central angle of 29°16'26" (chord bearing N.45°38'13"W., 1478.26 feet) to a point of tangency; thence N.31°00'00"W., 400.00 feet to a point of curvature; thence Northwesterly, 321.54 feet along the arc of a curve to the left having a radius of 1575.00 feet and a central angle of 11°41'50"
(chord bearing N.36°50'55"W., 320.98 feet) to the POINT OF
BEGINNING.

Containing 67.936 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PART II

DESCRIPTION: A parcel of land lying in Sections 2 and 11, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 2, run thence along the South boundary of said Section 2, S.89°58'36"E., 40.12 feet to the POINT OF BEGINNING; thence N.36°43'41"E., 10.29 feet; thence N.12°24'23"W., 33.82 feet; thence N.25°50'14"E., 16.78 feet; thence N.14°01'48"E., 15.52 feet; thence N.04°34'34"W., 56.68 feet; thence N.24°26'15"W., 30.56 feet; thence N.04°40'52"E., 45.05 feet; thence N.00°03'15"W., 98.00 feet; thence N.29°57'19"W., 43.65 feet; thence N.07°10'34"E., 35.31 feet; thence N.72°21'06"E., 37.99 feet; thence N.56°06'11"E., 47.24 feet; thence N.55°06'25"E., 58.78 feet; thence N.88°43'51"E., 41.01 feet; thence N.60°53'24"E., 101.42 feet; thence N.44°07'46"E., 50.33 feet; thence N.35°35'59"E., 20.01 feet; thence N.16°29'04"E., 64.85 feet; thence N.10°08'07"W., 49.52 feet; thence N.21°35'17"W., 83.18 feet; thence N.43°29'55"W., 34.54 feet; thence N.56°59'18"W., 64.69 feet; thence N.79°25'44"W., 39.55 feet; thence N.58°17'57"W., 52.85 feet; thence N.02°05'48"W., 41.48 feet; thence N.32°41'09"W., 45.72 feet; thence N.16°33'16"W., 27.82 feet; thence N.13°03'01"E., 35.09 feet; thence N.34°50'58"E., 78.48 feet; thence N.32°51'20"E., 28.85 feet; thence N.07°36'33"E., 35.63 feet; thence N.80°59'55"E., 27.44 feet; thence N.47°00'41"E., 28.38 feet; thence N.25°12'43"E., 51.90 feet; thence N.54°52'22"E., 97.41 feet; thence N.74°38'04"E., 24.95 feet; thence N.18°37'26"E., 32.83 feet; thence N.83°49'22"E., 55.20 feet; thence S.68°52'42"E., 51.33 feet; thence
S.63°58'42"E., 146.88 feet; thence S.76°49'12"E., 88.90 feet; thence N.33°08'58"E., 30.68 feet; thence N.83°23'05"E., 43.27 feet; thence N.88°20'35"E., 75.81 feet; thence S.84°50'34"E., 60.32 feet; thence S.40°19'13"E., 85.16 feet; thence S.70°06'11"E., 41.95 feet; thence N.31°43'32"E., 88.92 feet; thence N.11°38'46"E., 80.35 feet; thence N.06°38'18"E., 79.91 feet; thence N.16°24'38"W., 69.49 feet; thence N.09°55'31"E., 44.23 feet; thence N.28°06'12"W., 43.76 feet; thence N.10°03'59"W., 44.70 feet; thence N.80°39'07"W., 24.38 feet; thence S.15°04'02"E., 46.74 feet; thence N.68°18'36"W., 30.81 feet; thence N.78°20'26"W., 64.92 feet; thence N.15°37'35"E., 16.91 feet; thence N.88°05'35"E., 48.33 feet; thence N.74°41'35"E., 25.53 feet; thence N.58°01'14"E., 49.34 feet; thence S.81°19'29"E., 24.55 feet; thence N.48°39'20"E., 18.37 feet; thence S.82°39'39"E., 19.95 feet; thence S.29°36'47"E., 38.85 feet; thence S.05°56'28"W., 31.38 feet; thence S.88°01'12"W., 42.90 feet; thence S.11°51'12"W., 41.68 feet; thence S.14°09'05"E., 22.47 feet; thence N.34°26'17"E., 13.59 feet; thence N.28°51'39"E., 42.19 feet; thence S.70°51'29"E., 28.45 feet; thence N.32°54'13"E., 47.99 feet; thence N.03°39'15"E., 42.21 feet; thence N.63°46'55"W., 61.75 feet; thence S.60°54'35"W., 29.23 feet; thence N.01°55'32"E., 23.79 feet; thence N.27°40'38"E., 78.47 feet; thence N.20°34'06"W., 88.30 feet; thence N.07°26'22"W., 46.58 feet; thence N.43°44'59"E., 21.42 feet; thence S.77°56'14"E., 39.60 feet; thence S.87°34'49"E., 38.65 feet; thence N.68°09'13"E., 45.32 feet; thence N.34°54'54"E., 21.43 feet; thence N.55°58'55"E., 38.11 feet; thence S.68°37'38"E., 56.49 feet; thence N.56°14'12"E., 31.99 feet; thence S.58°08'06"E., 7.46 feet; thence N.13°11'50"E., 21.85 feet; thence N.65°51'30"E., 18.35 feet; thence N.11°02'49"W., 15.82 feet; thence N.35°12'22"E., 34.20 feet; thence N.19°24'19"W., 27.60 feet; thence S.78°22'28"W., 19.14 feet; thence N.52°09'09"W., 25.43 feet; thence S.60°44'28"W., 40.96 feet; thence N.55°27'12"W., 11.31 feet; thence N.33°07'14"E., 52.76 feet; thence N.77°49'54"E., 23.94 feet; thence S.64°04'41"E., 25.95 feet; thence N.63°37'36"E., 72.15 feet; thence N.44°53'09"E., 42.23 feet; thence N.22°33'30"W., 28.13 feet; thence N.42°34'39"E., 49.45 feet; thence N.29°18'53"W., 32.20 feet; thence N.36°51'56"E., 27.02 feet; thence N.17°22'03"W., 18.12 feet; thence N.39°08'18"E., 17.88
feet; thence N.51°03'52"W., 17.74 feet; thence
S.89°43'15"W., 44.78 feet; thence N.10°03'00"W.,
16.15 feet; thence N.04°05'19"W., 18.15 feet; thence
N.42°38'58"E., 88.02 feet; thence N.63°11'47"E., 13.49
feet; thence N.85°43'20"E., 32.85 feet; thence
S.76°19'29"E., 67.92 feet; thence N.57°49'19"E., 43.43
feet; thence S.56°44'14"E., 29.95 feet; thence
N.18°34'04"E., 42.91 feet; thence S.22°12'44"E., 26.31
feet; thence N.39°01'53"E., 78.69 feet; thence
N.52°02'15"E., 36.05 feet; thence N.42°00'00"E., 23.27
feet; thence N.02°05'58"W., 22.35 feet; thence
N.16°54'48"W., 85.83 feet; thence N.29°36'53"E., 57.45 feet
to a point on a curve; thence Southeasterly, 294.41 feet
along the arc of a curve to the right having a radius of
1425.00 feet and a central angle of 11°50'15" (chord
bearing S.36°55'08"E., 293.89 feet) to a point of tangency;
then S.31°00'00"E., 400.00 feet to a point of curvature;
thence Southeasterly, 1744.24 feet along the arc of a curve
to the left having a radius of 3075.00 feet and a central
angle of 32°30'00" (chord bearing S.47°15'00"E., 1720.95
feet) to a point of tangency; thence S.63°30'00"E.,
400.00 feet to a point of curvature; thence Southeasterly,
387.66 feet along the arc of a curve to the right having a
radius of 2925.00 feet and a central angle of 07°35'37"
(chord bearing S.59°42'12"E., 387.37 feet); thence along a
line lying 800.00 feet Northwesterly of and parallel with
the Westerly maintained right-of-way line of MORRIS BRIDGE
ROAD, S.36°05'33"W., 3872.49 feet to a point on the South
boundary of the North 1/2 of the aforesaid Section 11;
thence along said South boundary of the North 1/2 of
Section 11, N.89°52'14"W., 97.21 feet; thence
N.29°31'26"W., 33.37 feet; thence N.50°27'44"W., 40.75
feet; thence N.60°51'58"W., 34.85 feet; thence
N.35°22'14"W., 25.08 feet; thence S.29°48'57"W., 27.25
feet; thence N.36°32'05"W., 33.51 feet; thence
N.74°42'11"W., 100.22 feet; thence N.28°44'35"E., 48.59
feet; thence N.64°21'51"W., 41.15 feet; thence
S.81°17'46"W., 88.23 feet; thence S.01°16'10"E.,
32.88 feet; thence N.61°59'53"W., 36.34 feet; thence
S.00°23'17"W., 63.64 feet; thence N.52°26'30"W., 39.75
feet; thence N.03°46'06"W., 46.24 feet; thence
S.82°02'42"W., 41.93 feet; thence N.28°03'37"W., 56.47
feet; thence N.64°51'57"W., 82.51 feet; thence
N.56°06'40"W., 87.68 feet; thence N.69°43'31"W., 38.03
feet; thence N.73°30'53"W., 75.56 feet; thence
S.62°51'20"W., 36.79 feet; thence S.88°55'46"W., 81.32
feet; thence N.22°08'32"W., 72.44 feet; thence
N.42°18'04"W., 66.43 feet; thence N.65°01'15"W., 64.63 feet; thence N.42°01'40"W., 46.83 feet; thence S.63°03'24"W., 30.57 feet; thence N.30°22'18"W., 47.64 feet; thence N.12°52'27"E., 75.51 feet; thence N.74°52'04"E., 59.24 feet; thence N.86°38'32"E., 73.20 feet; thence N.06°26'04"E., 50.42 feet; thence N.12°20'30"W., 99.56 feet; thence N.08°52'59"W., 73.75 feet; thence N.56°47'52"W., 90.82 feet; thence N.54°53'41"W., 66.30 feet; thence N.76°21'36"W., 70.17 feet; thence S.66°39'24"W., 39.79 feet; thence S.83°05'04"W., 68.54 feet; thence S.79°20'45"W., 74.49 feet; thence S.28°37'38"W., 50.93 feet; thence S.64°41'11"W., 45.88 feet; thence S.11°16'46"E., 61.10 feet; thence S.21°19'31"E., 44.67 feet; thence S.21°02'03"E., 41.04 feet; thence N.64°02'26"W., 71.74 feet; thence N.34°06'11"W., 56.99 feet; thence S.87°34'05"W., 25.96 feet; thence N.05°36'22"W., 23.32 feet; thence N.61°44'52"W., 58.41 feet; thence S.60°17'51"W., 22.42 feet; thence N.78°48'02"W., 13.75 feet; thence S.82°50'34"W., 37.30 feet; thence N.43°28'39"W., 29.97 feet; thence N.37°23'36"W., 65.68 feet; thence N.49°46'27"E., 60.95 feet; thence N.14°50'31"E., 41.49 feet; thence N.11°09'40"E., 33.08 feet; thence N.70°26'02"W., 77.12 feet; thence S.17°55'20"W., 19.78 feet; thence N.53°55'57"W., 29.48 feet; thence N.48°31'23"W., 46.68 feet; thence N.02°35'05"E., 63.80 feet; thence N.43°06'04"E., 28.09 feet; thence N.16°54'26"W., 113.20 feet; thence N.14°10'44"E., 37.93 feet; thence N.44°26'58"W., 36.79 feet; thence N.00°15'19"W., 764.21 feet; thence N.08°42'10"E., 104.99 feet; thence S.85°41'02"E., 37.43 feet; thence N.25°35'44"E., 92.90 feet; thence N.07°02'00"E., 58.64 feet; thence N.10°08'07"W., 70.86 feet; thence N.21°48'28"W., 110.45 feet; thence N.55°37'57"W., 26.26 feet; thence N.04°49'18"E., 71.47 feet; thence N.23°39'02"W., 23.94 feet; thence N.36°43'41"E., 26.67 feet to the POINT OF BEGINNING.

Containing 272.597 acres, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PART III
DESCRIPTION: A parcel of land lying in Section 11, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 11, run thence along the North boundary of said Section 11, S.89°58'06"E., 3748.78 feet; thence S.36°05'33"W., 1614.31 feet for a POINT OF BEGINNING; thence S.53°54'27"E., 799.56 feet to a point on the Westerly maintained right-of-way line of MORRIS BRIDGE ROAD (County Road No. 579); thence along said Westerly maintained right-of-way line, S.36°04'02"W., 140.00 feet; thence N.53°54'27"W., 799.63 feet; thence N.36°05'33"E., 140.00 feet to the POINT OF BEGINNING.

Containing 2.570 acres, more or less

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PART IV

DESCRIPTION: A parcel of land lying in Section 2, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 2, run thence along the South boundary of said Section 2, S.89°58'36"E., 3749.97 feet; thence N.36°05'33"E., 568.22 feet to a point on a curve; thence Northwesterly, 387.66 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 07°35'37" (chord bearing N.59°42'12"W., 387.37 feet) to a point of tangency; thence N.63°30'00"W., 400.00 feet to a point of curvature; thence Northwesterly, 1059.82 feet along the arc of a curve to the right having a radius of 3075.00 feet and a central angle of 19°44'51" (chord bearing N.53°37'35"W., 1054.58 feet) to the POINT OF BEGINNING; thence continue Northwesterly, 182.36 feet along the arc of said curve to the right having the same radius of 3075.00 feet and a central angle of 03°23'52" (chord bearing N.42°03'13"W., 182.33 feet); thence N.49°38'43"E., 150.00 feet to a point on a curve; thence Southeasterly, 173.46 feet along the arc of a curve to the left having a radius of 2925.00 feet and a central angle of 03°23'52" (chord bearing S.42°03'13"E., 173.44 feet); thence S.46°14'51"W., 150.00 feet to the POINT OF BEGINNING.
Containing 0.613 acres, more or less.

**ALTOGETHER** containing 343.716 acre, more or less.
Exhibit 3

Maintenance Exhibit