
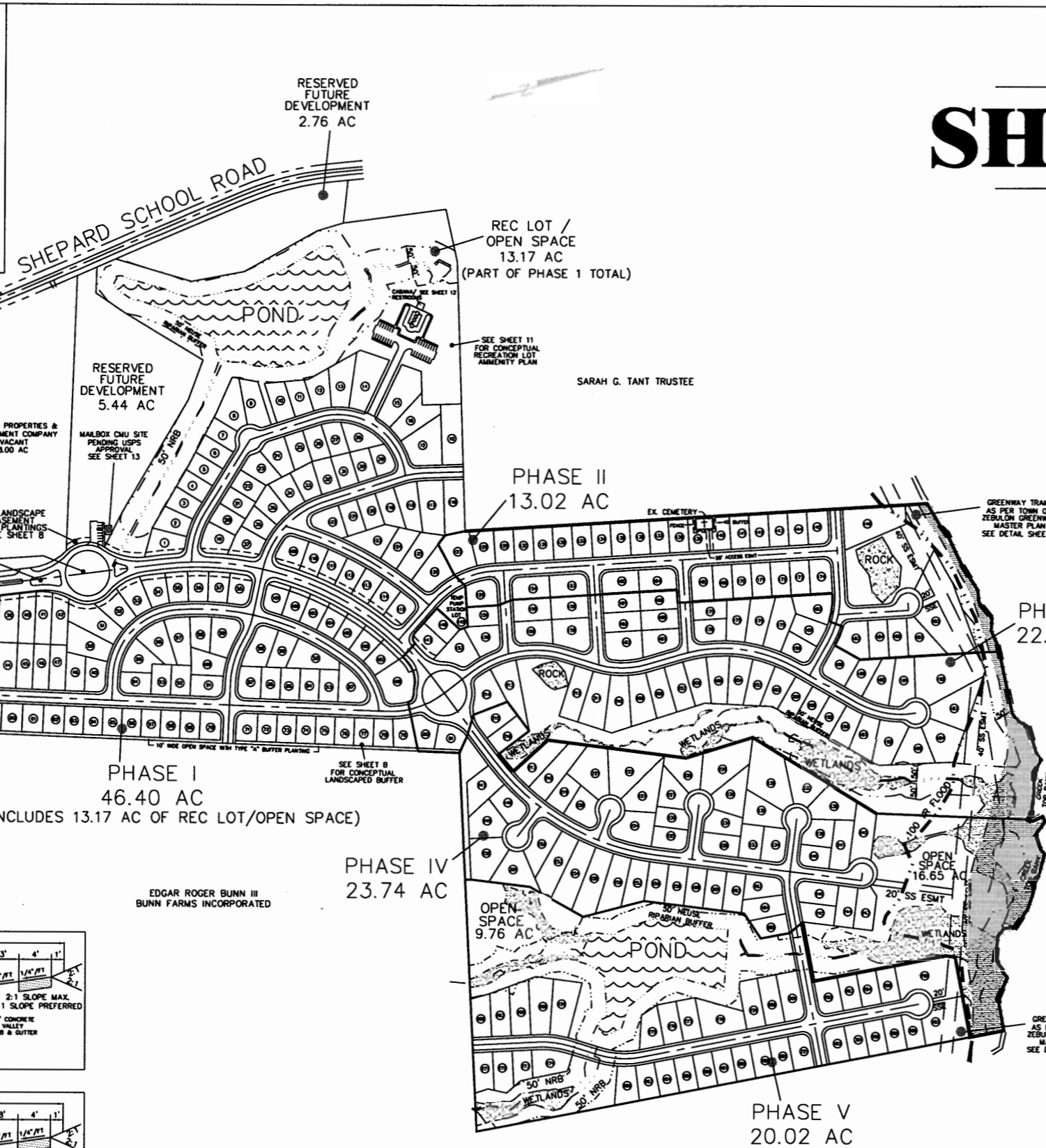
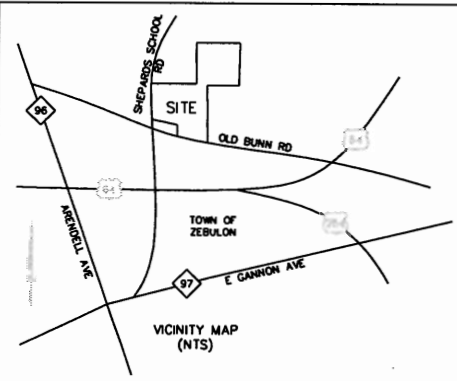


SHEPARDS PARK


 PREPARED BY:
 THOMPSON and ASSOCIATES, PA
 1149 EXECUTIVE CIRCLE SUITE D2
 CARY, NC 27511
 (919) 465-1566
 PREPARED 5/20/15

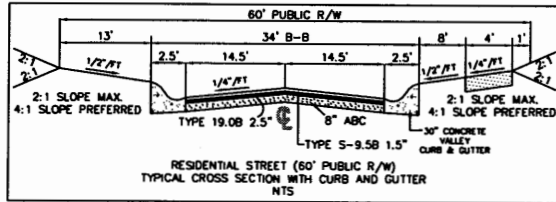
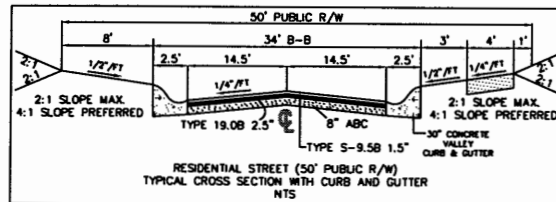
OWNER:
 BOEX, LLC
 PO DRAWER 7598
 ST. PETERSBURG, FLORIDA 33734
 (727) 498 - 3330



LEGEND

TOTAL: 134 ACRES

| | |
|-------------------------------|-------------|
| RESIDENTIAL | 64.97 ACRES |
| RIGHT OF WAY | 21.25 ACRES |
| RECREATION/OPEN SPACE | 39.58 ACRES |
| RESERVED (FUTURE DEVELOPMENT) | 8.20 ACRES |



DENOTES FLOODWAY AREA (ZONE AE) OF 100 YR FLOOD ZONE

PRELIMINARY PLAN FOR CONCEPTUAL USE ONLY



PHASING DATA

| PHASE | AREA IN PHASE | AREA IN OPEN SPACE | AREA IN R/W | NET LOT AREA | NUMBER OF LOTS | AVERAGE LOT SIZE | MINIMUM LOT SIZE | MINIMUM LOT WIDTH | LOT DENSITY UNITS/AC |
|-------|---------------|--------------------|-------------|--------------|----------------|------------------|------------------|-------------------|----------------------|
| 1 | 46.40 AC | 13.17 AC | 9.61 AC | 23.62 AC | 125 | 8231 SF | 7000 SF | 55' | 2.69 |
| 2 | 13.02 AC | 2.13 AC | 2.72 AC | 8.17 AC | 37 | 9619 SF | 5000 SF | 50' | 2.84 |
| 3 | 22.62 AC | 7.35 AC | 3.54 AC | 11.73 AC | 52 | 9826 SF | 9000 SF | 70' | 2.30 |
| 4 | 23.74 AC | 7.53 AC | 3.15 AC | 13.06 AC | 51 | 11,155 SF | 9000 SF | 70' | 2.15 |
| 5 | 20.02 AC | 9.40 AC | 2.23 AC | 8.39 AC | 37 | 9878 SF | 9000 SF | 70' | 1.45 |
| TOTAL | 125.80 AC | 39.58 AC | 21.25 AC | 64.97 AC | 302 | 9371 SF | - | - | 2.40 |