# RIVER WILDERNESS PHASE III
# SUBPHASE B
## UNIT 1
## A SUBDIVISION

IN SECTIONS 5 & 8, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA.

PLAT BOOK 31, PAGE 7
SHEET 1 OF 10

968317

## DESCRIPTION: PHASE III B

COMMENCE AT THE NORTHWEST CORNER OF TRACT "G", AS SHOWN ON THE PLAT OF "RIVER WILDERNESS PHASE IIB", A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGES 33 THROUGH 50, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE N 89°33'20" E, ALONG THE NORTHERLY LINE OF SAID TRACT "G", A DISTANCE OF 150.00 FT., TO THE INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 S., RANGE 19 E.; THENCE N 00°26'40" W, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 105.00 FT.; THENCE N 89°54'51" E, 302.38 FT.; THENCE N 00°05'09" W, 452.78 FT.; THENCE S 63°02'22" E, 120.00 FT.; THENCE N 26°57'38" E, 50.00 FT.; THENCE N 63°02'22" W, 120.00 FT.; THENCE N 26°57'38" E, 942.55 FT.; THENCE N 63°49'48" W, 381.14 FT.; THENCE N 27°31'59" W, A DISTANCE OF 120.00 FT. TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N 27°31'59" W, 560.00 FT.; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°12'48", A DISTANCE OF 50.95 FT.; THENCE LEAVING SAID CURVE N 32°44'47" W, RADIAL WITH LAST DESCRIBED CURVE, 193.87 FT.; THENCE N 01°47'52" E, A DISTANCE OF 52.96 FT. TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N 53°27'00" W, 445.00 FT.; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°08'54", A DISTANCE OF 490.45 FT.; THENCE LEAVING SAID CURVE, S 63°24'07" W, RADIAL WITH LAST DESCRIBED CURVE, A DISTANCE OF 120.00 FT. TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 63°24'07" W, 325.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°52'11", A DISTANCE OF 50.31 FT. TO THE INTERSECTION WITH AFORESAID "RIVER WILDERNESS PHASE IIB" AND A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N 37°02'31" W, 875.00 FT.; THENCE RUN SOUTHERLY ALONG THE EASTERLY LINE OF SAID "RIVER WILDERNESS PHASE IIB", THE FOLLOWING COURSES: RUN SOUTHWESTERLY, ALONG THE ARC OF LAST DESCRIBED CURVE, THROUGH A CENTRAL ANGLE OF 16°32'31", A DISTANCE OF 252.62 FT. TO THE P.T. OF SAID CURVE; THENCE S 69°30'00" W, 33.83 FT.; THENCE S 00°20'26" E, 466.66 FT.; THENCE S 40°11'49" W, A DISTANCE OF 44.40 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 S., RANGE 19E., SAID POINT LYING N 89°27'24" E, 1253.42 FT. FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 5; THENCE CONTINUE S 40°11'49" W, A DISTANCE OF 885.91 FT.; THENCE S 06°39'10" E, 744.51 FT; THENCE S 54°26'40" E, 444.42 FT.; THENCE N 89°33'20" E, 50.00 FT.; THENCE S 00°26'40" E, A DISTANCE OF 105.94 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTIONS 5 AND 8, TOWNSHIP 34 S., RANGE 19 E., MANATEE COUNTY, FLORIDA.

CONTAINING 41.52 ACRES MORE OR LESS.

## PRIVATE RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS TEN FEET (10') IN WIDTH ALONG THE FRONT LINES OF ALL LOTS FOR UNDERGROUND UTILITIES, SURFACE AND UNDERGROUND DRAINAGE, AND EASEMENTS FIVE FEET (5') IN WIDTH ALONG EACH SIDE LINE OF ALL LOTS FOR THE SAME PURPOSES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THE PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

"NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

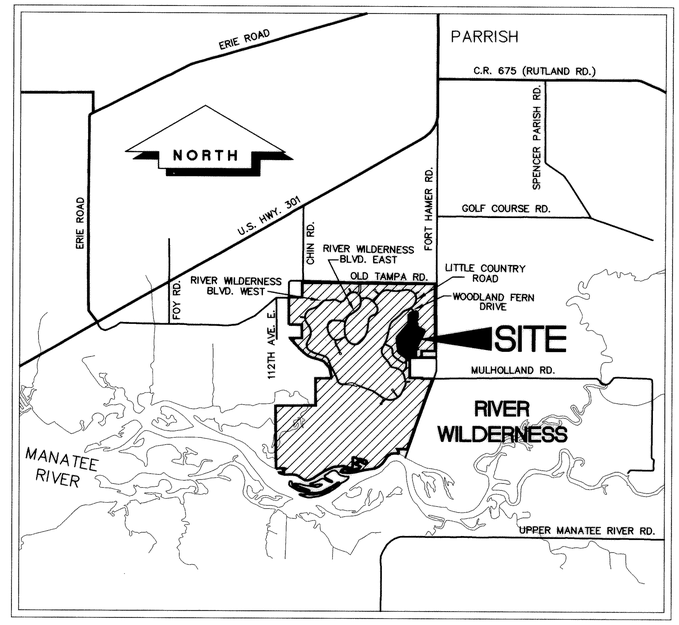
## CERTIFICATE OF APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA :
: S.S.
COUNTY OF MANATEE :

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 19th DAY OF December 1996.

CHAIRMAN: Stan Stephens
BOARD OF COUNTY COMMISSIONERS

ATTEST: R.B. Shore, Clerk
CLERK OF THE CIRCUIT COURT




LOCATION MAP

0 1/2 1 2
SCALE: 1" = 1 MILE ±

## CERTIFICATE OF APPROVAL OF THE CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA :
: S.S.
COUNTY OF MANATEE :

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 31, PAGES 7 THROUGH 16, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 19th DAY OF December 1996.

R.B. Shore, Clerk
R.B. SHORE, CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA


LOMBARDO & SKIPPER, INC.
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
P.O. BOX 188, 825 4th STREET WEST, PALMETTO, FL 34221
941-722-4561


## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA :
: S.S.
COUNTY OF MANATEE :

I, WILLIAM G. VERNON, AS PRESIDENT OF WADE CAPITAL, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF RIVER WILDERNESS ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND AS PRESIDENT OF VERNON CONSTRUCTION, INC., A FLORIDA CORPORATION, ALL LICENSED TO DO BUSINESS IN THE STATE FLORIDA, CERTIFY OWNERSHIP BY RIVER WILDERNESS ASSOCIATES, LTD. AND VERNON CONSTRUCTION, INC. OF THE PROPERTY DESCRIBED HEREON AND SAID OWNERS DO HEREBY DEDICATE AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF ALL UNDERGROUND UTILITIES ACROSS: (I) TRACT "A" (A PRIVATE ROAD); AND (II) TEN FEET (10') IN WIDTH ALONG THE FRONT LINES AND FIVE FEET (5') IN WIDTH ALONG EACH SIDE LINE OF ALL LOTS FOR THE SAME PURPOSES, FOR USE BY THE GENERAL PUBLIC FOREVER. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. THIS DEDICATION IS EXPRESSLY LIMITED FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES ACROSS TRACT "A" AND DOES NOT INCLUDE OR CONFER UPON THE PUBLIC THE RIGHT TO USE TRACT "A" AS A PUBLIC ROAD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND HAVE AFFIXED THE APPROPRIATE CORPORATE SEALS THIS 25TH DAY OF NOVEMBER, 1996.

WITNESSES:
Richard W. Barton
Leigh W. McLeod

BY: RIVER WILDERNESS ASSOCIATES, LTD.,
A FLORIDA LIMITED PARTNERSHIP

BY: WADE CAPTIAL, INC.,
A FLORIDA CORPORATION

ITS: GENERAL PARTNER

BY: William G. Vernon
WILLIAM G. VERNON,
PRESIDENT

Richard W. Barton
Leigh W. McLeod

BY: VERNON CONSTRUCTION, INC.,
A FLORIDA CORPORATION

BY: William G. Vernon
WILLIAM G. VERNON,
PRESIDENT

STATE OF FLORIDA :
: S.S.
COUNTY OF MANATEE :

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25TH DAY OF NOVEMBER, 1996, BY WILLIAM G. VERNON, AS PRESIDENT OF WADE CAPITAL, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF RIVER WILDERNESS ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND AS PRESIDENT OF VERNON CONSTRUCTION, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATIONS.

Richard A. Sporl
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

RICHARD A. SPORL
Notary Public, State of Florida
My comm. expires Jan. 23, 1999
Comm. No. CC 434917

MY COMMISSION EXPIRES: 1-23-99

## CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 30TH DAY OF OCTOBER 1996. THE PERMANENT CONTROL POINTS WERE INSTALLED AS OF THE 30TH DAY OF OCTOBER, 1996.

OCTOBER 30, 1996
DATE

Thomas E. Durrance
THOMAS E. DURRANCE, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 4534

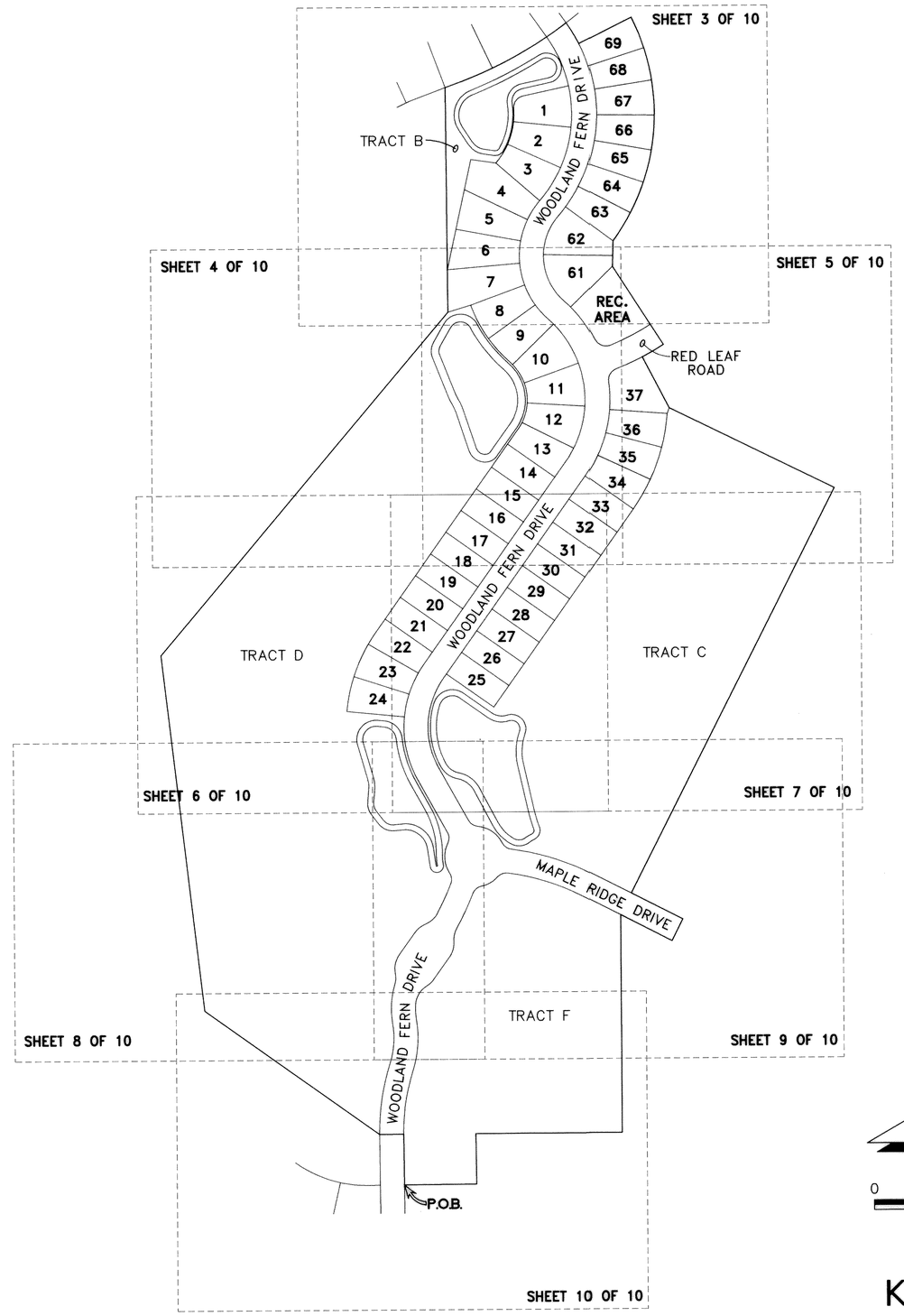
# RIVER WILDERNESS PHASE III SUBPHASE B UNIT 1

## A SUBDIVISION

IN SECTIONS 5 & 8, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA

GENERAL NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF N89°27'24"E FOR THE SOUTH LINE OF SECTION 5, TOWNSHIP 34 S., RANGE 19 E., MANATEE COUNTY, FLORIDA.
2. SQUARE FOOTAGE SHOWN HEREON HAS BEEN ROUNDED TO THE NEAREST FOOT.
3. "NORMAL WATER LINE ±", WHERE NOTED AND DRAWN ON THIS PLAT, REPRESENTS THE DESIGN LOCATION OF NORMAL WATER LEVEL, THE ACTUAL LOCATION OF THIS LINE WILL VARY GREATLY FROM TIME TO TIME DEPENDING ON CLIMATIC CONDITIONS.
4. THE STATE PLANE COORDINATE SYSTEM AS SHOWN HEREON IS BASED UPON THE MANATEE COUNTY GEOGRAPHIC INFORMATION SYSTEM (FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT). ANY CALCULATIONS MADE USING THIS DATA MUST CONSIDER THE GRID FACTOR APPLICABLE TO THE SPECIFIC AREA.
5. BENCH MARKS SHOWN ON THIS PLAT HAVE BEEN PLACED ON THE BEST AVAILABLE FEATURES, EITHER NATURAL OR ARTIFICIAL. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THE POSSIBILITY OF MOVEMENT AND/OR RELIABILITY OF SAID FEATURES AT THE TIME OF USE.
6. THE BENCH MARK DATUM AS SHOWN HEREON, IS BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. ORIGIN BENCH MARK = # M-253.




NORTH

0 100 200 400
SCALE IN FEET
1" = 200 FT.

KEY PLAN

LOMBARDO & SKIPPER, INC.
Consulting Engineers, Surveyors & Planners
P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561

# RIVER WILDERNESS PHASE III SUBPHASE B UNIT 1

## A SUBDIVISION

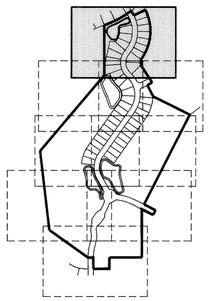
IN SECTIONS 5 & 8, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA

### LEGEND

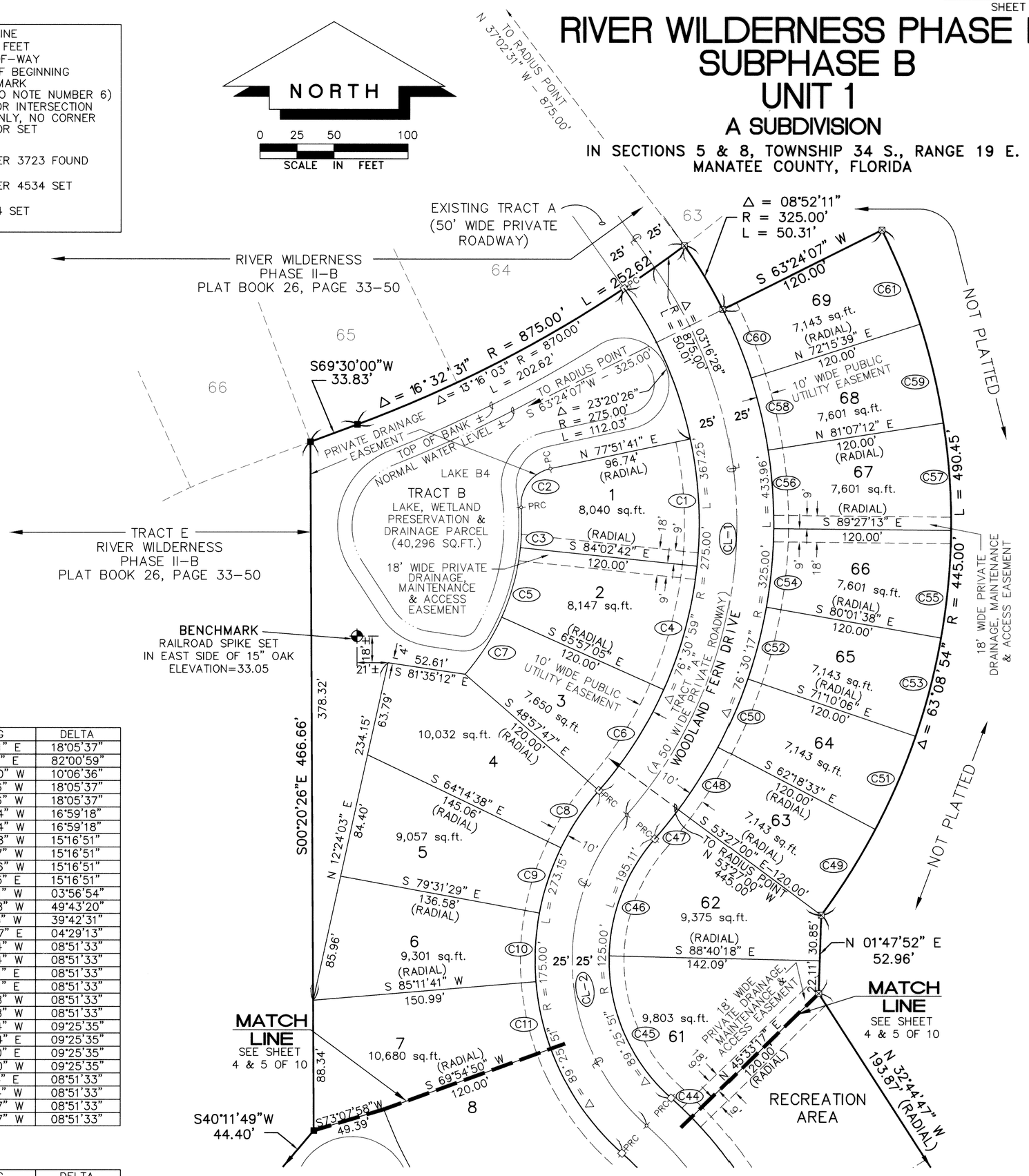
- R – RADIUS
- L – ARC LENGTH
- Δ – CENTRAL ANGLE
- P.T. – POINT OF TANGENCY
- P.R.C. – POINT OF REVERSE CURVE
- P.C.C. – POINT OF COMPOUND CURVE
- (C25) – DENOTES A CURVE NUMBER (REFER TO LOT LINE CURVE TABLE)
- (CL–1) – DENOTES A CURVE NUMBER (REFER TO CENTERLINE CURVE TABLE)
- ■ – PERMANENT REFERENCE MONUMENT (P.R.M.), NUMBER 3723 FOUND (4" SQUARE CONCRETE MONUMENT)
- ⊠ – PERMANENT REFERENCE MONUMENT (P.R.M.), NUMBER 4534 SET (4" SQUARE CONCRETE MONUMENT)
- ⊡ – PERMANENT CONTROL POINT (P.C.P.), NUMBER 4534 SET (4" SQUARE CONCRETE MONUMENT)
- ℄ – CENTERLINE
- SQ.FT. – SQUARE FEET
- R/W – RIGHT–OF–WAY
- P.O.B. – POINT OF BEGINNING
- ✦ – BENCH MARK (REFER TO NOTE NUMBER 6)
- ✧ – ANGLE OR INTERSECTION POINT ONLY, NO CORNER FOUND OR SET

NORTH

0 25 50 100
SCALE IN FEET



KEY PLAN




### LOT LINE CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 275.00' | 86.84' | 43.79' | 86.48' | S 03°05'31" E | 18°05'37" |
| C2 | 25.00' | 35.79' | 21.74' | 32.81' | N 36°51'11" E | 82°00'59" |
| C3 | 155.00' | 27.35' | 13.71' | 27.31' | S 00°54'00" W | 10°06'36" |
| C4 | 275.00' | 86.84' | 43.79' | 86.48' | S 15°00'06" W | 18°05'37" |
| C5 | 155.00' | 48.95' | 24.68' | 48.74' | S 15°00'06" W | 18°05'37" |
| C6 | 275.00' | 81.54' | 41.07' | 81.24' | S 32°32'34" W | 16°59'18" |
| C7 | 155.00' | 45.96' | 23.15' | 45.79' | S 32°32'34" W | 16°59'18" |
| C8 | 175.00' | 46.67' | 23.48' | 46.53' | S 33°23'48" W | 15°16'51" |
| C9 | 175.00' | 46.67' | 23.48' | 46.53' | S 18°06'57" W | 15°16'51" |
| C10 | 175.00' | 46.67' | 23.48' | 46.53' | S 02°50'06" W | 15°16'51" |
| C11 | 175.00' | 46.67' | 23.48' | 46.53' | S 12°26'45" E | 15°16'51" |
| C44 | 275.00' | 18.95' | 9.48' | 18.95' | N 46°25'11" W | 03°56'54" |
| C45 | 125.00' | 108.48' | 57.92' | 105.11' | N 23°31'58" W | 49°43'20" |
| C46 | 125.00' | 86.63' | 45.14' | 84.91' | S 21°10'58" W | 39°42'31" |
| C47 | 325.00' | 25.45' | 12.73' | 25.45' | N 38°47'37" E | 04°29'13" |
| C48 | 325.00' | 50.25' | 25.18' | 50.20' | S 32°07'14" W | 08°51'33" |
| C49 | 445.00' | 68.81' | 34.47' | 68.74' | S 32°07'14" W | 08°51'33" |
| C50 | 325.00' | 50.25' | 25.18' | 50.20' | N 23°15'41" E | 08°51'33" |
| C51 | 445.00' | 68.81' | 34.47' | 68.74' | N 23°15'41" E | 08°51'33" |
| C52 | 325.00' | 50.25' | 25.18' | 50.20' | N 14°24'08" W | 08°51'33" |
| C53 | 445.00' | 68.81' | 34.47' | 68.74' | S 14°24'08" W | 08°51'33" |
| C54 | 325.00' | 53.47' | 26.79' | 53.41' | S 05°15'34" W | 09°25'35" |
| C55 | 445.00' | 73.21' | 36.69' | 73.13' | N 05°15'34" E | 09°25'35" |
| C56 | 325.00' | 53.47' | 26.79' | 53.41' | S 04°10'00" E | 09°25'35" |
| C57 | 445.00' | 73.21' | 36.69' | 73.13' | N 04°10'00" W | 09°25'35" |
| C58 | 325.00' | 50.25' | 25.18' | 50.20' | S 13°18'34" E | 08°51'33" |
| C59 | 445.00' | 68.81' | 34.47' | 68.74' | N 13°18'34" W | 08°51'33" |
| C60 | 325.00' | 50.25' | 25.18' | 50.20' | N 22°10'07" W | 08°51'33" |
| C61 | 445.00' | 68.81' | 34.47' | 68.74' | N 22°10'07" W | 08°51'33" |

### CENTERLINE CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| CL–1 | 300.00' | 400.25' | 236.25' | 371.22' | N 02°48'58" E | 76°26'31" |
| CL–2 | 150.00' | 234.13' | 148.52' | 211.08' | S 03°40'42" E | 89°25'51" |

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# RIVER WILDERNESS PHASE III
# SUBPHASE B
# UNIT 1
## A SUBDIVISION

IN SECTIONS 5 & 8, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA

### LEGEND

- R – RADIUS
- L – ARC LENGTH
- Δ – CENTRAL ANGLE
- P.T. – POINT OF TANGENCY
- P.R.C. – POINT OF REVERSE CURVE
- P.C.C. – POINT OF COMPOUND CURVE
- (C25) – DENOTES A CURVE NUMBER (REFER TO LOT LINE CURVE TABLE)
- (CL–1) – DENOTES A CURVE NUMBER (REFER TO CENTERLINE CURVE TABLE)
- ℄ – CENTERLINE
- SQ.FT. – SQUARE FEET
- R/W – RIGHT–OF–WAY
- P.O.B. – POINT OF BEGINNING
- ⊕ – BENCH MARK (REFER TO NOTE NUMBER 6)
- ✧ – ANGLE OR INTERSECTION POINT ONLY, NO CORNER FOUND OR SET
- ■ – PERMANENT REFERENCE MONUMENT (P.R.M.), NUMBER 3723 FOUND (4" SQUARE CONCRETE MONUMENT)
- ⊠ – PERMANENT REFERENCE MONUMENT (P.R.M.), NUMBER 4534 SET (4" SQUARE CONCRETE MONUMENT)
- ⊡ – PERMANENT CONTROL POINT (P.C.P.), NUMBER 4534 SET (4" SQUARE CONCRETE MONUMENT)

NORTH

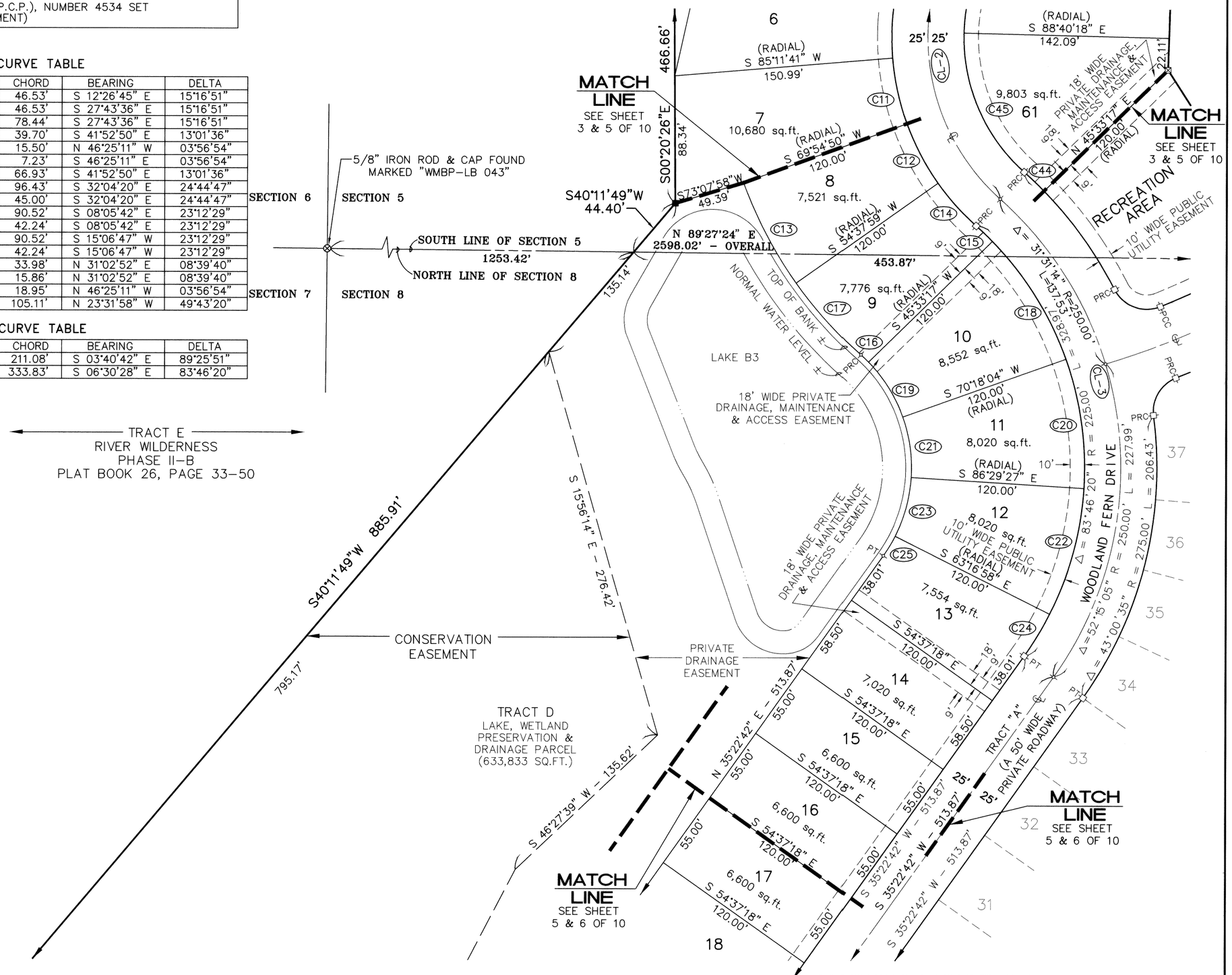
0 25 50 100
SCALE IN FEET

### LOT LINE CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| C11 | 175.00' | 46.67' | 23.48' | 46.53' | S 12°26'45" E | 15°16'51" |
| C12 | 175.00' | 46.67' | 23.48' | 46.53' | S 27°43'36" E | 15°16'51" |
| C13 | 295.00' | 78.68' | 39.57' | 78.44' | S 27°43'36" E | 15°16'51" |
| C14 | 175.00' | 39.79' | 19.98' | 39.70' | S 41°52'50" E | 13°01'36" |
| C15 | 225.00' | 15.51' | 7.76' | 15.50' | N 46°25'11" W | 03°56'54" |
| C16 | 105.00' | 7.24' | 3.62' | 7.23' | S 46°25'11" E | 03°56'54" |
| C17 | 295.00' | 67.07' | 33.68' | 66.93' | S 41°52'50" E | 13°01'36" |
| C18 | 225.00' | 97.18' | 49.36' | 96.43' | S 32°04'20" E | 24°44'47" |
| C19 | 105.00' | 45.35' | 23.03' | 45.00' | S 32°04'20" E | 24°44'47" |
| C20 | 225.00' | 91.14' | 46.20' | 90.52' | S 08°05'42" E | 23°12'29" |
| C21 | 105.00' | 42.53' | 21.56' | 42.24' | S 08°05'42" E | 23°12'29" |
| C22 | 225.00' | 91.14' | 46.20' | 90.52' | S 15°06'47" W | 23°12'29" |
| C23 | 105.00' | 42.53' | 21.56' | 42.24' | S 15°06'47" W | 23°12'29" |
| C24 | 225.00' | 34.01' | 17.04' | 33.98' | N 31°02'52" E | 08°39'40" |
| C25 | 105.00' | 15.87' | 7.95' | 15.86' | N 31°02'52" E | 08°39'40" |
| C44 | 275.00' | 18.95' | 9.48' | 18.95' | N 46°25'11" W | 03°56'54" |
| C45 | 125.00' | 108.48' | 57.92' | 105.11' | N 23°31'58" W | 49°43'20" |

### CENTERLINE CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| CL–2 | 150.00' | 234.13' | 148.52' | 211.08' | S 03°40'42" E | 89°25'51" |
| CL–3 | 250.00' | 365.52' | 224.20' | 333.83' | S 06°30'28" E | 83°46'20" |

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# RIVER WILDERNESS PHASE III
# SUBPHASE B
# UNIT 1
## A SUBDIVISION

IN SECTIONS 5 & 8, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA

### LEGEND

- R – RADIUS
- L – ARC LENGTH
- Δ – CENTRAL ANGLE
- P.T. – POINT OF TANGENCY
- P.R.C. – POINT OF REVERSE CURVE
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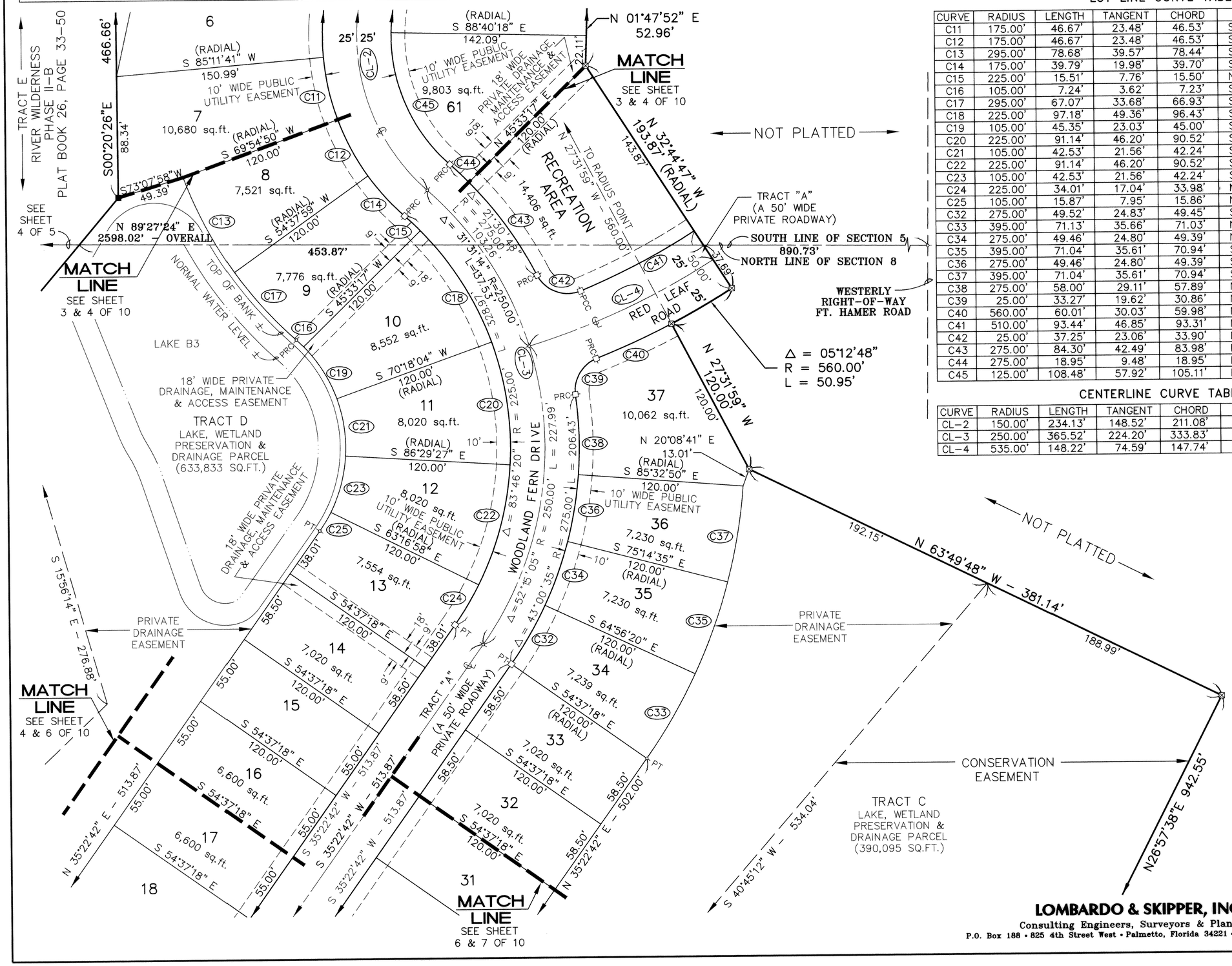
- (C25) – DENOTES A CURVE NUMBER (REFER TO LOT LINE CURVE TABLE)
- (CL–1) – DENOTES A CURVE NUMBER (REFER TO CENTERLINE CURVE TABLE)
- ■ – PERMANENT REFERENCE MONUMENT (P.R.M.), NUMBER 3723 FOUND (4" SQUARE CONCRETE MONUMENT)
- ⊠ – PERMANENT REFERENCE MONUMENT (P.R.M.), NUMBER 4534 SET (4" SQUARE CONCRETE MONUMENT)
- ⊡ – PERMANENT CONTROL POINT (P.C.P.), NUMBER 4534 SET (4" SQUARE CONCRETE MONUMENT)
- ℄ – CENTERLINE
- SQ.FT. – SQUARE FEET
- R/W – RIGHT-OF-WAY
- P.O.B. – POINT OF BEGINNING
- BENCH MARK (REFER TO NOTE NUMBER 6)
- ✧ – ANGLE OR INTERSECTION POINT ONLY, NO CORNER FOUND OR SET

NORTH

0 25 50 100
SCALE IN FEET




### LOT LINE CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| C11 | 175.00' | 46.67' | 23.48' | 46.53' | S 12°26'45" E | 15°16'51" |
| C12 | 175.00' | 46.67' | 23.48' | 46.53' | S 27°43'36" E | 15°16'51" |
| C13 | 295.00' | 78.68' | 39.57' | 78.44' | S 27°43'36" E | 15°16'51" |
| C14 | 175.00' | 39.79' | 19.98' | 39.70' | S 41°52'50" E | 13°01'36" |
| C15 | 225.00' | 15.51' | 7.76' | 15.50' | N 46°25'11" W | 03°56'54" |
| C16 | 105.00' | 7.24' | 3.62' | 7.23' | S 46°25'11" E | 03°56'54" |
| C17 | 295.00' | 67.07' | 33.68' | 66.93' | S 41°52'50" E | 13°01'36" |
| C18 | 225.00' | 97.18' | 49.36' | 96.43' | S 32°04'20" E | 24°44'47" |
| C19 | 105.00' | 45.35' | 23.03' | 45.00' | S 32°04'20" E | 24°44'47" |
| C20 | 225.00' | 91.14' | 46.20' | 90.52' | S 08°05'42" E | 23°12'29" |
| C21 | 105.00' | 42.53' | 21.56' | 42.24' | S 08°05'42" E | 23°12'29" |
| C22 | 225.00' | 91.14' | 46.20' | 90.52' | S 15°06'47" W | 23°12'29" |
| C23 | 105.00' | 42.53' | 21.56' | 42.24' | S 15°06'47" W | 23°12'29" |
| C24 | 225.00' | 34.01' | 17.04' | 33.98' | N 31°02'52" E | 08°39'40" |
| C25 | 105.00' | 15.87' | 7.95' | 15.86' | N 31°02'52" E | 08°39'40" |
| C32 | 275.00' | 49.52' | 24.83' | 49.45' | S 30°13'11" W | 10°19'02" |
| C33 | 395.00' | 71.13' | 35.66' | 71.03' | N 30°13'11" E | 10°19'02" |
| C34 | 275.00' | 49.46' | 24.80' | 49.39' | N 19°54'33" E | 10°18'15" |
| C35 | 395.00' | 71.04' | 35.61' | 70.94' | S 19°54'33" W | 10°18'15" |
| C36 | 275.00' | 49.46' | 24.80' | 49.39' | S 09°36'18" W | 10°18'15" |
| C37 | 395.00' | 71.04' | 35.61' | 70.94' | S 09°36'18" W | 10°18'15" |
| C38 | 275.00' | 58.00' | 29.11' | 57.89' | N 01°35'21" W | 12°05'03" |
| C39 | 25.00' | 33.27' | 19.62' | 30.86' | N 30°29'15" E | 76°14'16" |
| C40 | 560.00' | 60.01' | 30.03' | 59.98' | N 65°32'12" E | 06°08'22" |
| C41 | 510.00' | 93.44' | 46.85' | 93.31' | N 62°30'09" E | 10°29'52" |
| C42 | 25.00' | 37.25' | 23.06' | 33.90' | N 69°33'53" W | 85°22'05" |
| C43 | 275.00' | 84.30' | 42.49' | 83.98' | N 35°39'47" W | 17°33'53" |
| C44 | 275.00' | 18.95' | 9.48' | 18.95' | N 46°25'11" W | 03°56'54" |
| C45 | 125.00' | 108.48' | 57.92' | 105.11' | N 23°31'58" W | 49°43'20" |

### CENTERLINE CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| CL–2 | 150.00' | 234.13' | 148.52' | 211.08' | S 03°40'42" E | 89°25'51" |
| CL–3 | 250.00' | 365.52' | 224.20' | 333.83' | S 06°30'28" E | 83°46'20" |
| CL–4 | 535.00' | 148.22' | 74.59' | 147.74' | S 65°11'25" W | 15°25'23" |

KEY PLAN

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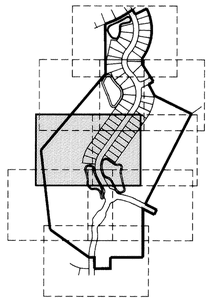
# RIVER WILDERNESS PHASE III SUBPHASE B UNIT 1

## A SUBDIVISION

IN SECTIONS 5 & 8, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA

### LEGEND

- R – RADIUS
- L – ARC LENGTH
- Δ – CENTRAL ANGLE
- P.T. – POINT OF TANGENCY
- P.R.C. – POINT OF REVERSE CURVE
- P.C.C. – POINT OF COMPOUND CURVE
- (C25) – DENOTES A CURVE NUMBER (REFER TO LOT LINE CURVE TABLE)
- (CL–1) – DENOTES A CURVE NUMBER (REFER TO CENTERLINE CURVE TABLE)
- ■ – PERMANENT REFERENCE MONUMENT (P.R.M.), NUMBER 3723 FOUND (4" SQUARE CONCRETE MONUMENT)
- ⊠ – PERMANENT REFERENCE MONUMENT (P.R.M.), NUMBER 4534 SET (4" SQUARE CONCRETE MONUMENT)
- ⊡ – PERMANENT CONTROL POINT (P.C.P.), NUMBER 4534 SET (4" SQUARE CONCRETE MONUMENT)
- ℄ – CENTERLINE
- SQ.FT. – SQUARE FEET
- R/W – RIGHT–OF–WAY
- P.O.B. – POINT OF BEGINNING
- ⊕ – BENCH MARK (REFER TO NOTE NUMBER 6)
- ✧ – ANGLE OR INTERSECTION POINT ONLY, NO CORNER FOUND OR SET



KEY PLAN

NORTH

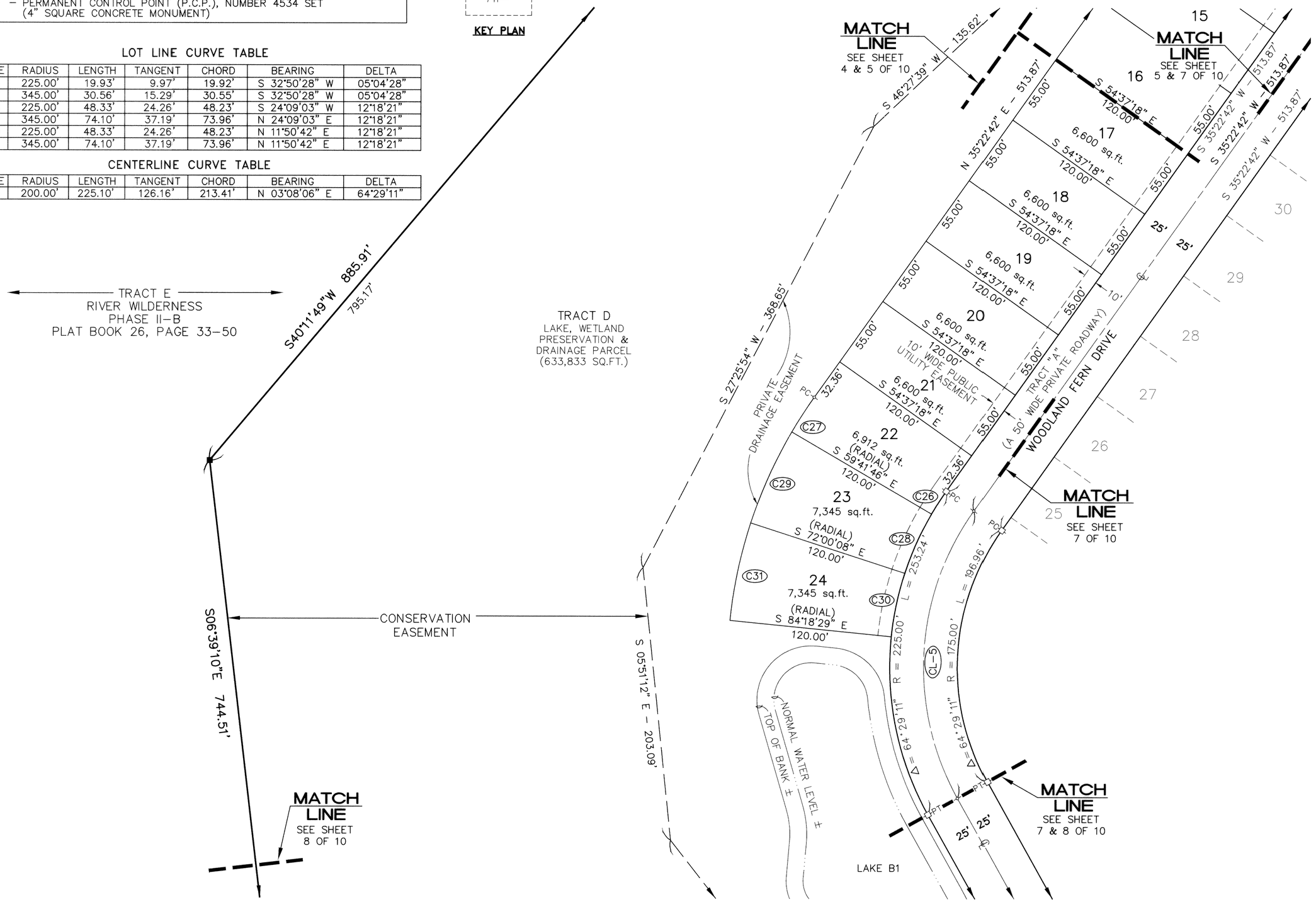
0 25 50 100
SCALE IN FEET

### LOT LINE CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| C26 | 225.00' | 19.93' | 9.97' | 19.92' | S 32°50'28" W | 05°04'28" |
| C27 | 345.00' | 30.56' | 15.29' | 30.55' | S 32°50'28" W | 05°04'28" |
| C28 | 225.00' | 48.33' | 24.26' | 48.23' | S 24°09'03" W | 12°18'21" |
| C29 | 345.00' | 74.10' | 37.19' | 73.96' | N 24°09'03" E | 12°18'21" |
| C30 | 225.00' | 48.33' | 24.26' | 48.23' | N 11°50'42" E | 12°18'21" |
| C31 | 345.00' | 74.10' | 37.19' | 73.96' | N 11°50'42" E | 12°18'21" |

### CENTERLINE CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| CL–5 | 200.00' | 225.10' | 126.16' | 213.41' | N 03°08'06" E | 64°29'11" |

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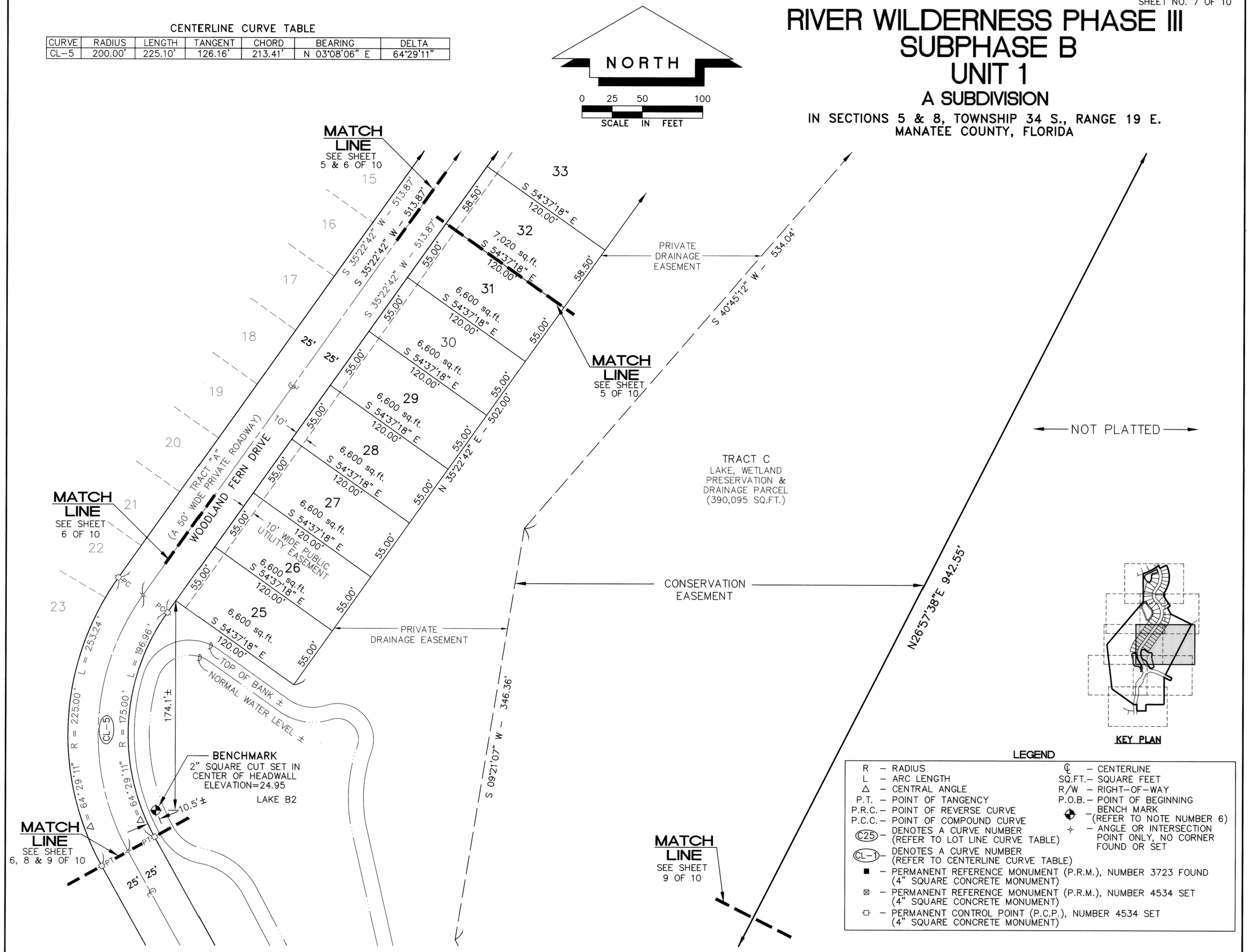
# RIVER WILDERNESS PHASE III
# SUBPHASE B
# UNIT 1
## A SUBDIVISION

IN SECTIONS 5 & 8, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA

CENTERLINE CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| CL-5 | 200.00' | 225.10' | 126.16' | 213.41' | N 03°08'06" E | 64°29'11" |




LEGEND

| | |
|---|---|
| R – RADIUS | ℄ – CENTERLINE |
| L – ARC LENGTH | SQ.FT. – SQUARE FEET |
| Δ – CENTRAL ANGLE | R/W – RIGHT-OF-WAY |
| P.T. – POINT OF TANGENCY | P.O.B. – POINT OF BEGINNING |
| P.R.C. – POINT OF REVERSE CURVE | ⊕ – BENCH MARK (REFER TO NOTE NUMBER 6) |
| P.C.C. – POINT OF COMPOUND CURVE | ✧ – ANGLE OR INTERSECTION POINT ONLY, NO CORNER FOUND OR SET |
| (C25) – DENOTES A CURVE NUMBER (REFER TO LOT LINE CURVE TABLE) | |
| (CL-1) – DENOTES A CURVE NUMBER (REFER TO CENTERLINE CURVE TABLE) | |
| ■ – PERMANENT REFERENCE MONUMENT (P.R.M.), NUMBER 3723 FOUND (4" SQUARE CONCRETE MONUMENT) | |
| ⊠ – PERMANENT REFERENCE MONUMENT (P.R.M.), NUMBER 4534 SET (4" SQUARE CONCRETE MONUMENT) | |
| ⊡ – PERMANENT CONTROL POINT (P.C.P.), NUMBER 4534 SET (4" SQUARE CONCRETE MONUMENT) | |

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# RIVER WILDERNESS PHASE III SUBPHASE B UNIT 1

## A SUBDIVISION

IN SECTIONS 5 & 8, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA

### LEGEND

- R – RADIUS
- L – ARC LENGTH
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- P.T. – POINT OF TANGENCY
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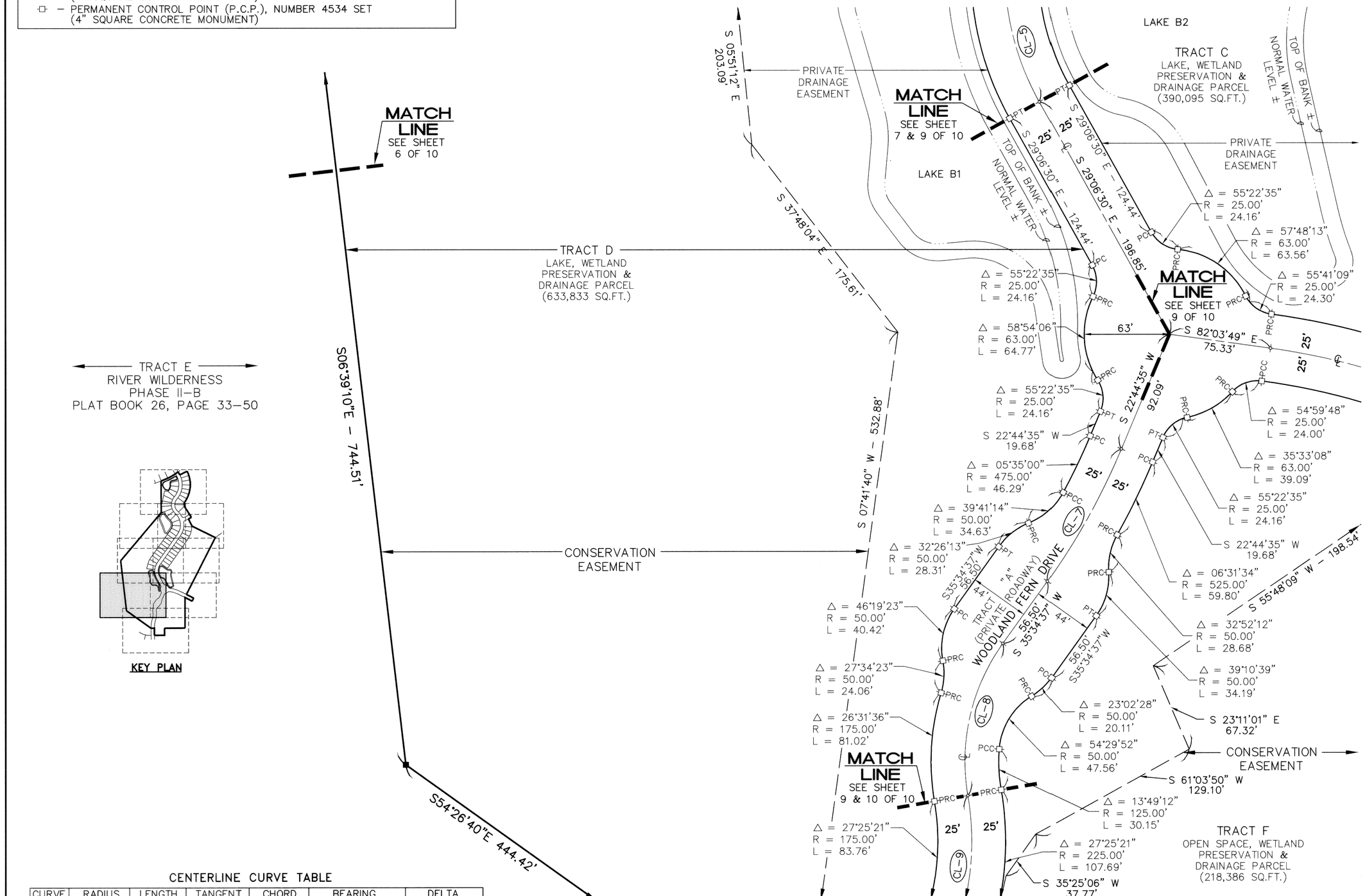
NORTH

0 25 50 100
SCALE IN FEET




KEY PLAN

### CENTERLINE CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| CL-5 | 200.00' | 225.10' | 126.16' | 213.41' | N 03°08'06" E | 64°29'11" |
| CL-7 | 500.00' | 112.00' | 56.23' | 111.76' | N 29°09'36" E | 12°50'02" |
| CL-8 | 150.00' | 118.53' | 62.56' | 115.47' | S 12°56'19" W | 45°16'36" |
| CL-9 | 200.00' | 95.72' | 48.80' | 94.81' | N 04°00'41" E | 27°25'21" |

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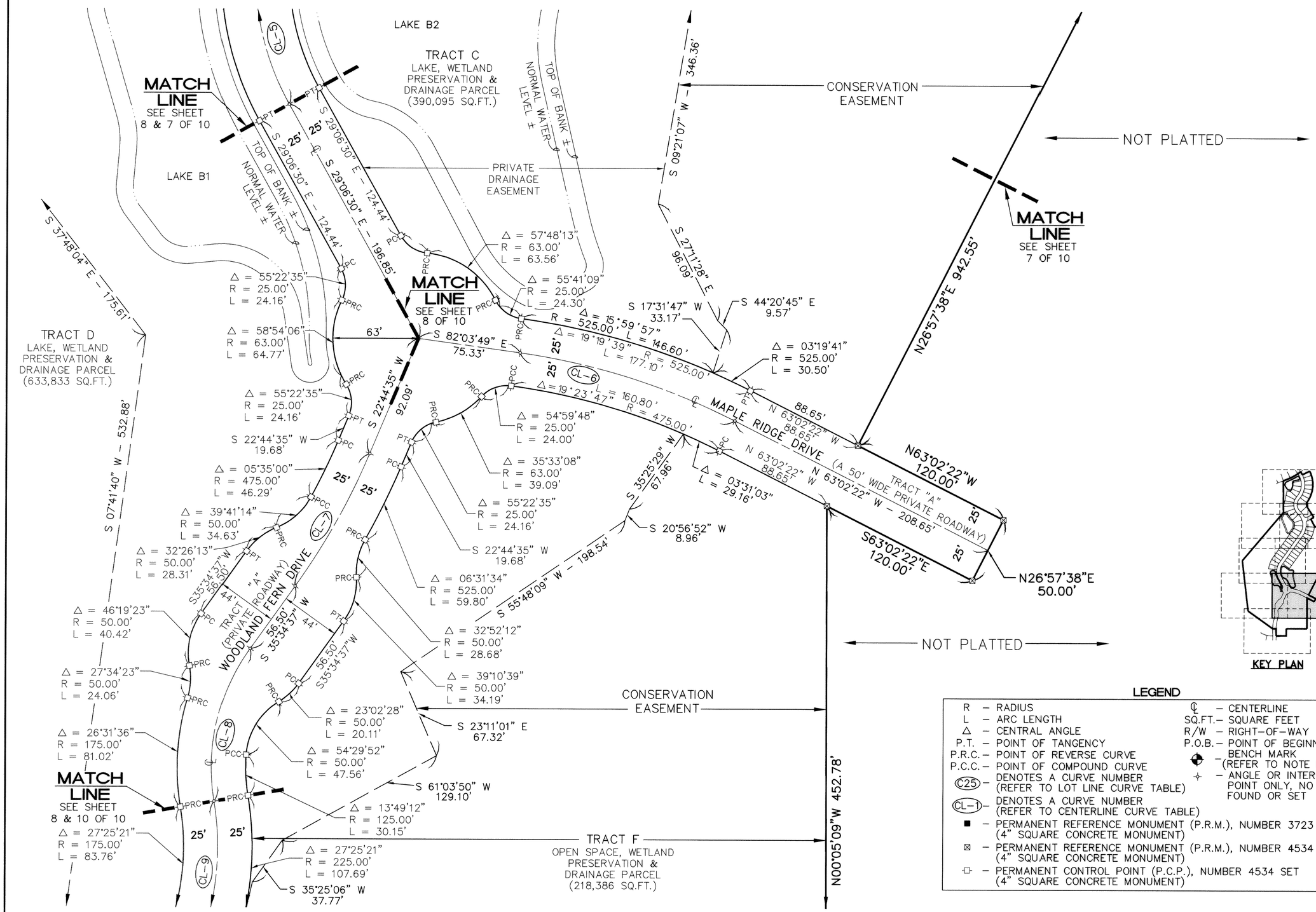
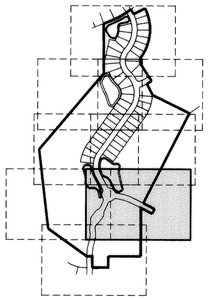
# RIVER WILDERNESS PHASE III
# SUBPHASE B
# UNIT 1
## A SUBDIVISION

IN SECTIONS 5 & 8, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA

### CENTERLINE CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| CL-5 | 200.00' | 225.10' | 126.16' | 213.41' | N 03°08'06" E | 64°29'11" |
| CL-6 | 500.00' | 166.02' | 83.78' | 165.25' | S 72°33'06" E | 19°01'27" |
| CL-7 | 500.00' | 112.00' | 56.23' | 111.76' | N 29°09'36" E | 12°50'02" |
| CL-8 | 150.00' | 118.53' | 62.56' | 115.47' | S 12°56'19" W | 45°16'36" |
| CL-9 | 200.00' | 95.72' | 48.80' | 94.81' | N 04°00'41" E | 27°25'21" |

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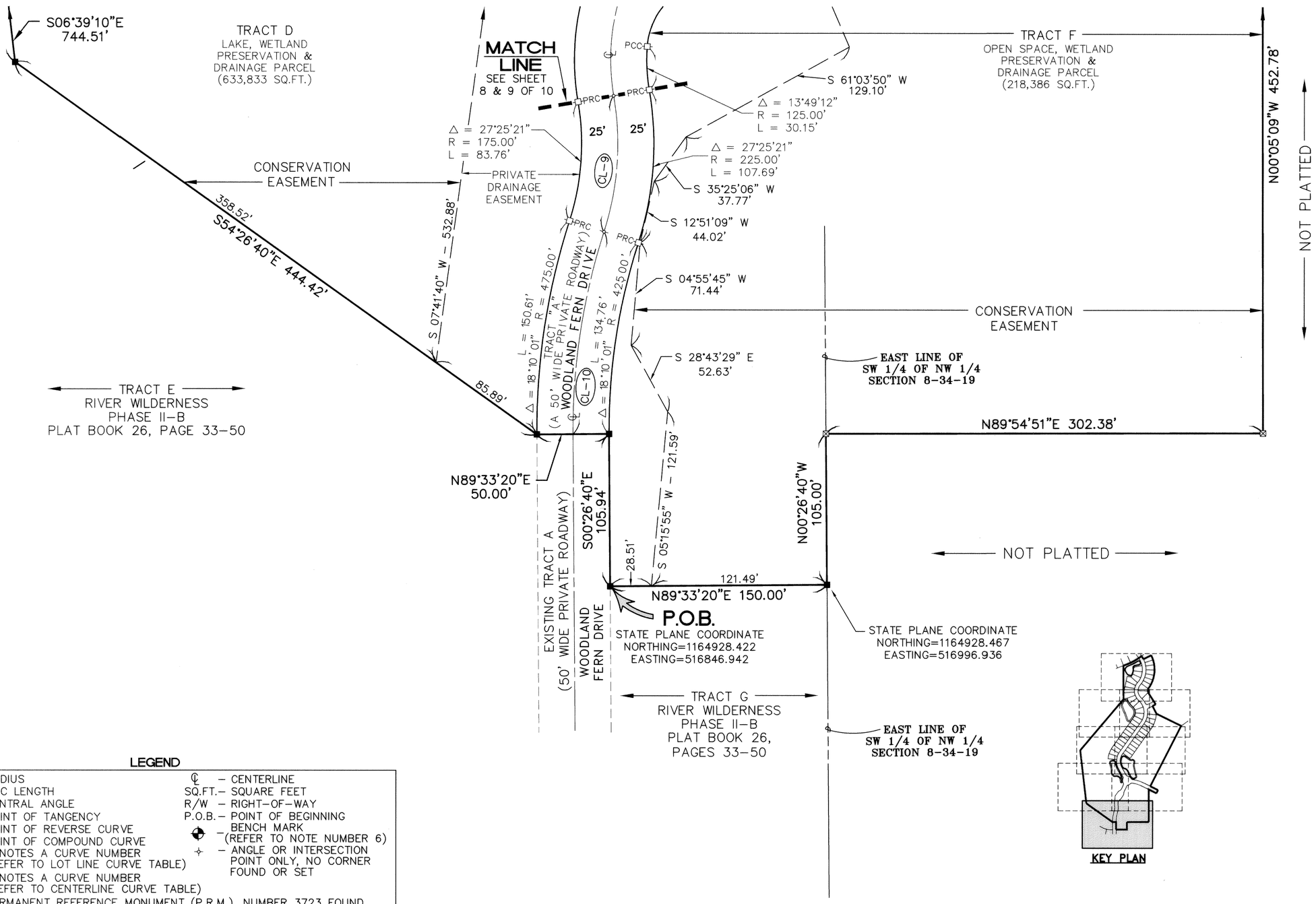
# RIVER WILDERNESS PHASE III SUBPHASE B UNIT 1

## A SUBDIVISION

IN SECTIONS 5 & 8, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA

CENTERLINE CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| CL-9 | 200.00' | 95.72' | 48.80' | 94.81' | N 04°00'41" E | 27°25'21" |
| CL-10 | 450.00' | 142.68' | 71.95' | 142.09' | N 08°38'21" E | 18°10'01" |




LEGEND

| | |
|---|---|
| R – RADIUS | ℄ – CENTERLINE |
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FILED AND RECORDED
12/19/96 @ 4:32 pm
R. B. SHORE, CLERK
MANATEE COUNTY, FLA.

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