

Manatee County Ordinance

PDR-98-17(P)(R5) - RIVER WILDERNESS REVISION - RIVE ISLE WEST CHANNEL MODIFICATION / RIVE ISLE ASSOCIATES, LLC (PLN1808-0092)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance PDR-98-17(P)(R4) and revised Preliminary Site Plan to allow the construction of a channel to connect the existing floodplain compensation area to the Manatee River, on approximately 0.48 acres (dredging impact area) part of a 644.6-acre previously approved residential subdivision (River Wilderness); project area is specifically on the southwest portion of River Wilderness Phase III, zoned PDR/NCO (Planned Development Residential/North Central Overlay District) zoning district and generally located north of Manatee River and west of Fort Hamer Road, approximately ½ mile north of Fort Hamer Bridge, Parrish (Manatee County); subject to stipulations as conditions of approval; providing a legal description; providing for severability; and providing an effective date.

WHEREAS, Rive Isle Associates, LLC (the "Applicant") filed an application for a revised Preliminary Site to allow the construction of a channel to connect the existing floodplain compensation area to the Manatee River, on approximately 0.48 acres (dredging impact area) part of a 644.6-acre previously approved residential subdivision (River Wilderness) as described in Exhibit "A", attached hereto, (the "Property"); and

WHEREAS, the Building and Development Services staff recommended approval of the revised Preliminary Site Plan application subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on November 14, 2019 to consider the revised Preliminary Site Plan application, received the staff recommendation and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the revised Preliminary Site Plan application consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval subject to the stipulations in the staff report.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA;

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for a revised Preliminary Site Plan as it relates to the real property described in Exhibit "A" of this Ordinance.

B. The Board of County Commissioners, after due public notice, held a public hearing on December 5, 2019 regarding the proposed Ordinance described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

C. The proposed Ordinance regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

Section 2. REVISED PRELIMINARY SITE PLAN. The revised Preliminary Site Plan is hereby approved to allow the construction of a channel to connect the existing floodplain compensation area to the Manatee River, on approximately 0.48 acres (dredging impact area) part of a 644.6-acre previously approved residential subdivision (River Wilderness);, upon the property subject to the following Stipulations:

STIPULATIONS

A.1 A minimum 50-foot-wide roadway buffer shall be provided along Fort Hamer Road in Subphase M. The required landscaping in this roadway buffer, as specified in the following and generally depicted in Land Development Code Section 403.12.D.5, shall provide 85% opacity to a height of six (6) feet as viewed from the edge of pavement from the nearest outside travel lane of Fort Hamer Road within three (3) years from the date of the first Final Plat.

Unless a landscaping design from the North Central Overlay Planting Manual is used, the following plantings are required in the buffer.

(a) Canopy trees. Three (3) canopy trees per 100 linear feet of buffer, or fraction thereof, whichever occurs first, which meet the following minimum standards:

- (i) three (3) inch caliper as measured 6 inches from the base of the tree;
- (ii) twelve (12) feet in height;
- (iii) five (5) feet spread.

(b) Understory evergreen trees. Six (6) understory evergreen trees per 100 linear feet of buffer, or fraction thereof, which meet the following minimum standards:

- (i) two-inch caliper as measured 6 inches from the base of the tree;
- (ii) six (6) feet in height;
- (iii) three (3) feet spread.

(c) Evergreen shrubs. Thirty-three (33) evergreen shrubs per 100 linear feet of buffer, or fraction thereof, which meet the following minimum standards:

- (i) 30-inches in height

Buffers shall be planted in an informal, staggered manner. Buffers shall be entirely planted prior to the first Final Plat approval. Meandering sidewalks or trails within roadway buffers are permitted subject to approval by the Building and Development Services Department. Also, required landscaping of the portion of the project located in the North Central Overlay District shall conform to the LDC Section 403.12.D.3 Design Standards (a through n). (Complete)

- A.2 All development on this site shall maintain a 30' waterfront setback. (Complete)
- A.3 The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective home buyers of:
- (a) The emergency access easement at Fort Hamer Road for Subphase K.
 - (b) That they are purchasing a home in a Coastal Evacuation Area.
 - (c) The existence of emergency access points and their location within each Subphase.
 - (d) Project Development and Environment (PD&E) Study initiated by the Florida Department of Transportation (FOOT) for location and design concept acceptance for the bridge connection of Upper Manatee River and Fort Hamer Roads.
 - (e) The fact that Manatee River and Gamble Creek are known to be frequented by Manatees. Boat rentals, personal watercraft rentals, live aboards, and repair activities shall be prohibited from all docks and the boat ramp. (Complete)
- A.4 The second means of access for Phase III of the development shall be constructed prior to Final Plat approval for the 101st platted lot. (Complete)
- A.5 All internal sidewalks shall be 5' in width on both sides of the street. (Complete)
- A.6 Five-foot-wide sidewalks are required along the project boundaries on south side of Old Tampa Road and the west side of Fort Hamer Road prior to first Final Plat approval, except the sidewalk along Subphase M. This sidewalk shall be constructed prior to Final Plat approval for this subphase. The Planning Director may modify the location of the sidewalk on the west side of Old Tampa Road, or defer its installation to be consistent with proposed plans for the Upper Manatee/Fort Hamer Road Bridge. If this sidewalk is deferred a contribution to the sidewalk fund shall be made in the amount of engineering, permitting, and construction costs of the sidewalk. (Complete)
- A.7 Required setbacks shall be as follows: Single-family detached lots:
- | | |
|-------|-------|
| Front | 25' |
| Side | 7.5' |
| Rear | 15' * |

* Provided, however, no structures or buildable areas shall be permitted within the drainage easement areas.

Additionally, a stormwater maintenance easement within the drainage areas shall be recorded in favor of the Homeowner's Association and SWFWMD over the dry retention areas, which will prohibit all structures, buildable area, paving, creation of impervious

area, placement of lawn furniture, patios, pools, pool cages, or fences within the drainage retention areas. The only exception shall be for access to docks which shall be placed in accordance with the SWFWMD permit.

Included in the maintenance easement shall be plans for common maintenance of the easement areas consistent with the SWFWMD permit and a prohibition against the application of chemicals within the easement areas. The stormwater easement areas shall be delineated on individual lots with signage similar to the signs required for the identification of wetland buffers.

- A.8 The stormwater easement areas shall be delineated on individual lots with signage similar to the signs required for the identification of wetland buffers. (Complete)
- A.9 Notice to Buyers and Homeowners Documents shall advise future residents of the limitations on use of the dry retention areas in a manner acceptable to the County Attorney's Office prior to the Final Plat.
- A.10 There shall be no vacation of the easements to permit future construction or encroachments. (Complete)
- A.11 The minimum floor area for all homes shall be 1,600 sq. ft.
- A.12 The community park along the Manatee River shall contain off-street parking for 10 vehicles, shade trees, grills, benches, and picnic tables. The existing tot lot within River Wilderness shall be upgraded to include a commercial grade tot lot with 7 or more play activities with the first Final Plat. (Complete)
- A.13 The internal bridge in phase 111 shall be constructed with the first subphase. Prior to the construction of this bridge, the developer shall use all reasonable effort to bring construction traffic into Phase III, south of the wetland, by way of Ft. Hamer Road. After construction of this bridge, all construction traffic shall enter and leave from Fort Hamer Road. (Complete)

PUBLIC SAFETY AND TRANSPORTATION CONDITIONS:

- B.1 The main spine road to Ft. Hamer shall be constructed at an elevation above the 100-year floodplain, with the first Final Plat. (Complete)
- B.2 The applicant shall be responsible for any additional on-site or off-site transportation safety improvements necessary to accommodate this project, as determined by the Planning Department, based on the findings of the future traffic study. (Complete)
- B.3 The applicant shall be responsible for any additional on-site or off-site capacity related transportation improvements required as a condition of a CLOS for the project. (Complete)
- B.4 The Final Plat shall establish a non-vehicular ingress and egress easement for all frontage on Old Tampa and Fort Hamer Roads. This requirement does not apply to approved roadway or emergency access points. (Complete)
- B.5 All roads within the project shall be private. (Complete)

- B.6 Entrance off Fort Hamer shall be designed and constructed in accordance Upper Manatee River Road Bridge project and shown on the attached sketch entered into the record. The Transportation Department shall have final approval for location and design. (Complete)
- B.7 A 75' half-width right-of-way shall be dedicated prior to first Final Plat approval along Fort Hamer Road. (Complete)

UTILITIES CONDITIONS:

- C.1 All infrastructure, including gravity sewer, lift stations, service cleanouts, and manhole rims shall be set at 12 inches above the 25-year floodplain or 4 inches above the 100-year floodplain. Subject to MCUO review and approval of fully detailed design drawings, demonstrating a tamper proof watertight wastewater collection system, manhole rims and cleanouts may be installed no lower than 4" above the 25-year flood elevation. Lift station hatches and telemetry systems shall always be at least 4" above the 100-year flood elevation or 12" above the 25-year flood elevation, whichever is higher. (Complete)
- C.2 All water and sanitary sewer mains, and facilities to be dedicated to Manatee County for perpetual maintenance, must lie within dedicated utility easements as described in County Resolution R-99-115. (Complete)
- C.3 Connection to the County potable water and wastewater systems is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the appropriate County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

ENVIRONMENTAL CONDITIONS:

- D.1 Prior to commencement of construction, a permit shall be obtained from the Florida Fish and Wildlife Conservation Commission (FFWCC) for the relocation/preservation of gopher tortoises. (Complete)
- D.2 An Integrated Pest Management Plan (IPM) for fertilizers, herbicides, and pesticides for all common areas within the development shall be submitted to the EMD for review and approval prior to Final Site Plan approval. A Maintenance Manual shall be developed as a part of the IPM for maintenance staff and shall be kept on-site available for the maintenance crew. (Complete)
- D.3 An Exotic Plant Species Removal Plan shall be submitted by the applicant and approved by the County prior to the first Final Site Plan approval. (Complete)
- D.4 Unless otherwise approved by Building and Development Services Department, native or naturalized plant species indigenous to Manatee County or xeriscape plant species, shall be utilized for required landscaping within common areas. In addition, the developer shall disseminate information on the Florida Yards and Neighborhood Program to individual lot owners. (Complete)

- D.5 The applicant shall provide for removal of debris and other obstructions within existing drainage ways within the project boundaries as each subphase is constructed and platted. Compliance with this stipulation shall be demonstrated prior to Final Plat Approval. (Complete)
- D.6 Land clearing shall not commence until Final Site Plan and Construction Plans have been approved. Land clearing, tree removal, or grading shall be limited to the specific Subphases receiving approval and shall be conducted simultaneously with construction of required improvements. (Complete)
- D.7 Replacement canopy trees placed on individual lots shall be planted in accordance with Section 700.3.1 and be consistent with the landscape plan submitted with the amended Preliminary Site Plan (three different species for canopy trees will be required). If a tree is required on a lot, and if the property owner removes the tree, they must replace it. Also, the remainder may be planted elsewhere in River Wilderness, or as allowed by code, including payment to the Tree Trust Fund. These details shall be shown and approved with the first Final Site Plan and Construction Plan approval. The Homeowner's documents shall contain information informing the owners of all the required trees on the lot and in accordance with the requirements of Section 700.3.1, and should removal be required, such removal shall require a Tree Removal Permit in accordance with Section 700.2 and tree replacement. Only pruning of required trees shall be allowed in accordance with Section 700.2.B.9 and this language shall be noted in the homeowner documents and Notice-To-Buyer.
- Replacement trees damaged by natural calamities on individual residential lots removed must be replaced with the same size and type of tree as originally planted. This includes any areas of common ownership or trees shown on the site plan. (Complete)
- D.8 The developer shall remove the existing boat ramp and docks as shown and noted on the Preliminary Site Plan. The new boat ramp shall be constructed with Phase 1. (Complete)
- D.9 Access and drainage easements shall be provided for any County stormwater entering the site from County roads. (Complete)
- D.10 Any significant historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed. This requirement shall be recorded in the Homeowner's Documents. (Complete)
- D.11 On-site monitoring by a professional archaeologist shall take place during all infrastructure installation through wetland areas. (Complete)
- D.12 Prior to each Final Plat approval for Phase III, all nuisance exotic plant species shall be removed from the site (including island areas with Subphase G), in accordance with Policy 4.1.1.6 of the Comprehensive Plan. (Complete)

- D.13 A deed restriction shall be filed with the Final Plat containing the following language:
"No residence or related structures (such as a pool) may be built within the area of the existing Floodway line on Lots 1, 2, 3, 4, 5, 6, 20, 21, 22, 28, 29, 30, 31, 32, 36, 37, 38, 39, 40, 41, 42, 43, 44, and 45, and no building permit will be issued by Manatee County for building outside the floodway line on these lots, until Developer's engineer either: i) provides the engineering required by the land development code to build on such a lot; or ii) files one or more affidavits, joined by the Manatee County Building Official, or his designee, that the Letter of Map amendment has been approved moving the Floodway outside the platted lots. (Complete)
- D.14 Prior to Final Site Plan approval, the site shall be re-evaluated for the presence of threatened and endangered species. (Complete)
- D.15 A minimum 30' wetland buffer shall be provided along the Manatee River, with the buffer measured from the upland edge of any riprap installed along the River. The 30' of wetland buffer contiguous to the Manatee River, and/or the coastlands adjacent thereto, shall be enhanced with native plantings as approved by the Planning Department. Provided, however, River Wilderness shall not be required to enhance those areas of the wetland buffer having existing native plants sufficient to fulfill this requirement. (Complete)
- D.16 All other applicable state or federal permits shall be obtained before commencement of the development.
- D.17 The Developer shall use the lowest quality water available for irrigation purposes. Use of Manatee County public potable water supply shall be prohibited for in-ground irrigation systems, including those in individual lots. (Complete)
- D.18 Boats docked within this development shall be restricted to a maximum draft of 2.5 feet. (Complete)
- D.19 The proposed footprint of all docks shall be delineated on the Final Site Plan. Appropriate safety lighting shall be installed on any docks within lots 1 - 5. Docks for Lots 1 - 5 shall be no longer than 15' or minus 3' water depth, whichever is greater. (Complete)
- D.20 The applicant shall demonstrate compliance with LDC Section 603.14.5.3, and 603.14.5.4, Operational Guidelines for Waterfront Uses. The applicant shall erect "idle no-wake", manatee awareness, and manatee education signs in locations approved by the County with the Final Site Plan. (Complete)
- D.21 The use of the boat slips shall be limited to boats owned by residents of this development only. Establishment of a "boat club" which owns the boats and sells or leases time shall be prohibited. (Complete)
- D.22 Boat rentals, personal watercraft rentals, live aboards, boat maintenance, and repair activities shall be prohibited from all docks and the new boat ramp. (Complete)
- D.23 The applicant shall contribute \$10,000 in payment to Manatee County Government for signage for the purpose of Manatee Awareness. (Complete)

- D.24 Two slips shall be provided for the Manatee County Sheriff's Office and the State of Florida (2 slipstotal). (Complete)
- D.25 The area between the buildable area and the waterfront of the interior lots shall be planted with the appropriate groundcover and plantings to protect water quality as approved by the Planning Department with the Final Site Plan. The intent of the stipulation is to prevent chemical application. (Complete)
- D.26 All docks shall be consistent with the approved Manatee Protection Zones. This shall be identified and approved by the Planning Department with the Final Site Plan. (Complete)
- D.27 The rip-rap placement shall be designed to be aesthetically pleasing and natural in appearance within 5 years. Details and plantings shall be shown and approved with the Final Site Plan by the Planning Department. (Complete)
- D.28 A portable pump-out shall be provided by the applicant. Details to be shown with the Final Site Plan. (Complete)
- D.29 All dredging shall be the responsibility of River Wilderness.

Section 3. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

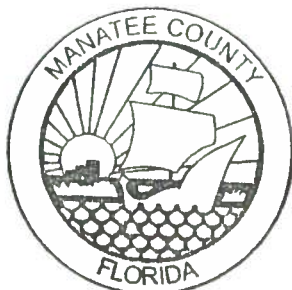
Section 4. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.


Section 5. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 5th day of December 2019.

**BOARD OF COUNTY
COMMISSIONERS OF MANATEE
COUNTY, FLORIDA.**



BY: 

Betsy Benac, First Vice-Chairman

**ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court**

BY: 
Deputy Clerk

Exhibit "A"

Legal Description

LOTS 2, 3, 4 U S SUBJ TO CONSERVATION EASMT AS DESC IN OR 2058/71. ALSO SUBJ TO CONSERVATION EASMT AS DESC IN OR 2058/101, ALSO SUBJ TO CONSERVATION EASMT DESC IN OR 2163/7829. LESS THAT PART INCLUDED IN RIVER WILDERNESS PHASE III, SPH E,F, & M DESC IN PB 51 PG 63-75 AS FOLLOWS: BEGIN AT THE SE COR OF TRACT 702, RIVER WILDERNESS PH III, SPH D-1, TH N 74 DEG 14 MIN 22 SEC E ALG THE SLY LN OF SPH D-1 & I,A DSIT FO 235.43 FT; TH S 15 DEG 45 MIN 38 SEC E, A DIST OF 386.38 FT; TH S 49 DEG 42 MIN 25 SEC E, A DIST OF 315.59 FT; TH N 86 DEG 02 MIN 39 SEC E, A DIST OF 410.49 FT; TH S49 DEG 12 MIN 02 SEC E, A DIST OF 946.40 FT; TH S 64 DEG 10 MIN 14 SEC E, A DIST OF 550.00 FT; TH S 48 DEG 19 MIN 10 SEC E, A DIST OF 130.76 FT TO THE MEAN HIGH WATER LN (FOLLOWING 11 CALLS ALG M/H/W/L), TH S 77 DEG 46 MIN 08 SEC E, A DIST OF 33.01 FT; TH S 58 DEG 37 MIN 54 SEC E, A DIST OF 77.24 FT; TH S 69 DEG 01 MIN 00 SEC E, A DIST OF 21.16 FT; TH N 61 DEG 34 MIN 58 SEC E, A DIST OF 118.16 FT; TH N 88 DEG 52 MIN 42 SEC E, A DIST OF 116.64 FT; TH N 11 DEG 21 MIN 22 SEC E, A DIST OF 22.61 FT; TH N 53 DEG 55 MIN 21 SEC W, A DIST OF 14.34 FT; TH N 79 DEG 36 MIN 42 SEC W, A DIST OF 21.80 FT; TH N 01 DEG 37 MIN 43 SEC W A DIST OF 29.42 FT; TH N 07 DEG 21 MIN 49 SEC W, A DIST OF 24.08 FT; TH N 31 DEG 23 MIN 35 SEC W, A DIST OF 134.08 FT; TH N 36 DEG 42 MIN 33 SEC E, A DIST OF 924.91 FT; TH S 70 DEG 33 MIN 41 SEC E, A DIST OF 475.76 FT TO THE WSLY R/W LN OF FT HAMER RD, TH S 19 DEG 26 MIN 10 SEC W, ALG SD WSLY R/W LN A DIST OF 723.80 FT TO THE NLY LN OF PREMISES DESC OR 1500/3258, SD PT BEING A PT OF A CURVE OF WHICH THE RADIUS PT LIES N 70 DEG 33 MIN 50 SEC W, A RADIAL DIST OF 35.00 FT; TH NWLSY ALG THE ARC THROUGH A C/A OF 95 DEG 08 MIN 56 SEC, A DIST OF 58.12 FT TO THE PT OF PCC OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FT & A C/A OF 41 DEG 19 MIN 35 SEC; TH SWLY ALG THE ARC, A DSIT OF 306.54 FT; TH S 62 DEG 57 MIN 39 SEC E, A DIST OF 326.29 FT TO THE PT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2500.00 FT & A C/A OF 02 DEG 09 MIN 59 SEC; TH SWLY ALG THE ARC A DIST OF 94.53 FT; TH S 65 DEG 07 MIN 39 SEC W, A DIST OF 229.00 FT TO THE M/H/W/L THE FOLLOWING 50 CALLS: TH S 40 DEG 42 MIN 41 SEC E A DIST OF 15.12 FT; TH N 79 DEG 02 MIN 23 SEC E, A DIST OF 51.62 FT; TH N 74 DEG 00 MIN 52 SEC E, A DIST OF 76.40 FT; TH N 70 DEG 43 MIN 08 SEC E, A DIST OF 30.60 FT; TH S 53 DEG 40 MIN 21 SEC E, A DIST OF 29.52 FT; TH S 16 DEG 59 MIN 01 SEC E, A DIST OF 45.22 FT; TH S 68 DEG 40 MIN 34 SEC W, A DIST OF 45.61 FT; TH S 07 DEG 08 MIN 53 SEC E, A DIST OF 37.98 FT; TH S 39 DEG 07 MIN 55 SEC W, A DIST OF 69.42 FT; TH S 18 DEG 45 DEG 20 SEC W, A DIST OF 69.95 FT; TH S 68 DEG 26 MIN 38 SEC W, A DIST OF 54.65 FT; TH N 49 DEG 09 MIN 20 SEC W, A DIST OF 66.21 FT; TH S 64 DEG 03 MIN 38 SEC W, A DIST OF 47.27 FT; TH S 24 DEG 43 MIN 04 SEC W, A DIST OF 57.91 FT; TH S 01 DEG 01 MIN 17 SEC W, A DIST OF 67.81 FT, TH S 36 DEG 26 MIN 47 SEC W, A DIST OF 36.06 FT; TH S 34 DEG 41 MIN 24 SEC W, A DIST OF 241.73 FT; TH S 39 DEG 08 MIN 23 SEC W, A DIST OF 156.22 FT; TH S 35 DEG 19 MIN 41 SEC W, A DIST OF 202.67 FT; TH S 61 DEG 08 MIN 39 SEC W, A DIST OF 120.69 FT; TH S 70 DEG 26 MIN 41 SEC W, A DIST OF 215.38 FT; TH S 80 DEG 01 MIN 11 SEC W, A DIST OF 235.62 FT, TH S 85 DEG 47 MIN 25 SEC W, A DIST OF 194.97 FT; TH N 11 DEG 44 MIN 18 SEC W, A DIST OF 48.48 FT; TH N 34 DEG 37 MIN 53 SEC W, A DIST OF 107.61 FT; TH N 37 DEG 20 MIN 58 SEC W, A DIST OF 122.38 FT; TH N 50 DEG 45 MIN 47 SEC W, A DIST OF 99.34 FT; TH N 42 DEG 14 MIN 27 SEC W, A DIST OF 38.51 FT; TH N 43 DEG 41 MIN 43 SEC E, A DIST OF 22.81 FT; TH S 34 DEG 59 MIN 05 SEC E, A DIST OF 42.99 FT; TH S 76 DEG 01 MIN 43 SEC E, A DIST OF 157.55 FT; TH N 61 DEG 28 MIN 25 SEC E, A DIST OF 54.29 FT; TH N 14 DEG 52 MIN 09 SEC E, A

DIST OF 52.15 FT, TH N 13 DEG 09 MIN 26 SEC W, A DIST OF 44.14 FT; TH N 65 DEG 18 MIN 42 SEC W, A DIST OF 163.69 FT; TH N 83 DEG 38 MIN 11 SEC W, A DIST OF 137.59 FT; TH S 89 DEG 05 MIN 20 SEC W A DIST OF 110.31 FT; TH N 84 DEG 30 MIN 41 SEC W, A DIST OF 74.00 FT; TH N 37 DEG 50 MIN 28 SEC W, A DIST OF 66.51 FT; TH N 49 DEG 41 MIN 48 SEC W, A DIST OF 107.72 FT; TH S 88 DEG 59 MIN 53 SEC W, A DIST OF 44.61 FT; TH N 59 DEG 05 MIN 56 SEC W A DIST OF 19.92 FT; TH N 49 DEG 38 MIN 54 SEC E, A DIST OF 9.00 FT; TH N 54 DEG 41 MIN 14 SEC E, A DIST OF 44.01 FT; TH N 19 DEG 41 MIN 19 SEC W, A DIST OF 56.12 FT; TH N 03 DEG 59 MIN 22 SEC W, A DIST OF 55.99 FT; TH N 10 DEG 57 MIN 44 SEC E, A DIST OF 36.60 FT; TH N 26 DEG 54 MIN 59 SEC W, A DIST OF 47.62 FT; TH N 71 DEG 41 MIN 18 SEC W, A DIST OF 30.43 FT; TH S 50 DEG 50 MIN 38 SEC W, A DIST OF 67.50 FT; TH N 12 DEG 11 MIN 26 SEC W, A DIST OF 323.31 FT; TH N 63 DEG 49 MIN 18 SEC W, A DIST OF 50.00 FT TO A PT ON A CURVE OF WHICH THE RADIUS PT LIES N 63 DEG 49 MIN 18 SEC W, A RADIAL DIST OF 275.00 FT, TH NELY ALG THE ARC THROUGH A C/A OF 42 DEG 25 MIN 08 SEC A DIST OF 233.60 FT; TH N 16 DEG 14 MIN 26 SEC W, A DIST OF 266.27 FT TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FT & A C/A OF 90 DEG 00 MIN 00 SEC; TH NWLY ALG THE ARC A DIST OF 39.27 FT; TH N 16 DEG 14 MIN 26 SEC W, A DIST OF 50.00 FT TO A PT ON A CURVE OF WHICH THE RADIUS PT LIES N 16 DEG 14 MIN 26 SEC W, A RADIAL DIST OF 25.00 FT; TH NESLY ALG THE ARC, THROUGH A C/A OF 90 DEG 00 MIN 00 SEC, A DIST OF 39.27 FT; TH N 16 DEG 14 MIN 26 SEC W, A DIST OF 847.02 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1525.00 FT & A C/A OF 04 DEG 45 MIN 13 SEC, TH NWLY ALG THE ARC A DIST OF 126.52 FT TO THE POB; ALSO LESS THAT PART INCLUDED IN RIVER 24 SEC E, A DIST OF 86.54 FT; TH N 58 DEG, 04 MIN, 25 SEC E, A DIST OF 190.67 FT; TH N 67 DEG, 50 MIN, 44 SEC E, A DIST OF 238.18 FT; TH N 16 DEG, 14 MIN, 26 SEC W, A DIST OF 450.78 FT; TH N 74 DEG, 14 MIN, 22 SEC E A DIST OF 50.25 FT TO THE POB; CONTAINING 1,631,773 SQFT BEING 37.4604 AC. ALSO LESS RIVER WILDERNESS PH III SUBPH H-2 PER PB 61 PG 106 DESC WILDERNESS PH III SUBPH H-I PER PB 58 PGS 186-191 DESC AS FOLLOWS: A TRACT OF LAND LYING IN SEC 7 AND 18, TWN 34S, RNG 19 E, MANATEE COUNTY FL, DESC AS FOLLOWS: BEG AT THE NW COR OF TRACT 100, RIVER WILDERNESS, PH III, SUBPH E, F AND M, REC IN PB 51 PG 63, PRMCF, SD COR BEING ON THE ARC OF A CURVE TO THE L WITH THE CENTER PT BEARING N 78 DEG, 30 MIN, 47 SEC E, A RADIAL DIST OF 1525 FT, (THE FOLLOWING SIX CALLS ARE ALG THE WLY LN OF SD RIVER WILDERNESS, PH III, SUBPH E, F AND M); TH SELY ALG THE ARC THROUGH A C/A OF 04 DEG, 45 MIN, 13 SEC A DIST OF 126.52 FT; TH S 16 DEG, 14 MIN, 26 SEC WITH THE CENTER PT BEARING S 16 DEG, 14 MIN, 26 SEC E, A RADIAL DIST OF 25 FT; TH SELY ALG THE ARC THROUGH A C/A OF 90 DEG, 00 MIN, 00 SEC A DIST OF 39.27 FT; TH S 16 DEG, 14 MIN, 26 SEC E A DIST OF 160.53 FT TO A PT ON THE ARC OF A CURVE TO THE R WITH THE CENTER PT BEARING N 16 DEG, 43 MIN, 26 SEC W, A RADIAL DIST OF 56.53 FT; TH NWLY ALG THE ARC THROUGH A C/A OF 101 DEG, 34 MIN, 47 SEC A DIST OF 100.22 FT; TH N 05 DEG, 08 MIN, 36 SEC W, A DIST OF 26.89 FT; TO THE PC OF A CURVE TO THE L WITH A RAD OF 9 FT AND A C/A OF 101 DEG, 05 MIN, 50 SEC; TH NWLY ALG THE ARC A DIST OF 15.88 FT; TH S 73 DEG, 45 MIN, 34 SEC W A DIST OF 60.36 FT TO THE PC OF A CURVE TO THE L WITH A RAD OF 31.50 FT AND A C/A OF 64 DEG, 00 MIN, 14 SEC; TH SWLY ALG THE ARC A DIST OF 35.19 FT; TH S 09 DEG, 45 MIN, 20 SEC W, A DIST OF 20.51 FT TO THE PC OF A CURVE TO THE R WITH A RAD OF 596 FT AND A C/A OF 18 DEG, 43 MIN, 27 SEC; TH SLY ALG THE ARC A DIST OF 194.77 FT TO THE PCC OF A CURVE TO THE R WITH A RAD OF 40 FT AND A C/A OF 91 DEG, 16 MIN, 38 SEC; TH WLY ALG THE ARC A DIST OF 63.72 FT; TH N 57 DEG, 56 MIN, 47 SEC W, A DIST OF 4.76 FT TO A PT ON THE ARC OF A CURVE TO THE R WITH CENTER PT BEARING N 60 DEG, 03 MIN, 21 SEC W, A RADIAL DIST OF 825 FT; TH SWLY THROUGH A C/A OF 04 DEG, 11 MIN, 37 SEC A DIST OF 60.38 FT; TH S 57 DEG, 56 MIN,

47 SEC E, A DIST OF 2.50 FT TO THE PC OF A CURVE TO THE R WITH A RAD OF 41 FT AND A C/A OF 94 DEG, 54 MIN, 26 SEC; TH SELY ALG THE ARC A DIST OF 67.91 FT; TO THE PCC OF A CURVE TO THE R WITH A RAD OF 871 FT AND A C/A OF 20 DEG, 09 MIN, 55 SEC, TH SWLY ALG THE ARC A DIST OF 306.55 FT TO THE PRC OF A CURVE TO THE L WITH A RAD OF 16 FT AND A C/A OF 85 DEG, 59 MIN, 31 SEC; TH SLY ALG THE ARC A DIST OF 24.01 FT; TH S 28 DEG, 51 MIN, 56 SEC E, A DIST OF 47.95 FT TO THE PC OF A CURVE TO THE R WITH A RAD OF 76.71 FT AND A C/A OF 91 DEG, 53 MIN, 08 SEC; TH SWLY ALG THE ARC A DIST OF 123.02 FT TO THE PCC OF A CURVE TO THE R WITH A RAD OF 1010 FT AND A C/A OF 15 DEG, 09 MIN, 18 SEC; TH WLY ALG THE ARC A DIST OF 267.15 FT; TH S 78 DEG, 10 MIN, 30 SEC W, A DIST OF 262.90 FT TO THE PC OF A CURVE TO THE R WITH A RAD OF 3210 FT AND A C/A OF 05 DEG, 31 MIN, 42 SEC; TH WLY ALG THE ARC A DIST OF 309.73 FT; TH N 06 DEG, 17 MIN, 47 SEC W, A DIST OF 185 FT TO A PT ON THE ARC OF A CURVE TO THE R WITH THE CENTER PT BEARING N 06 DEG, 17 MIN, 47 SEC W, A RADIAL DIST OF 3025 FT; TH WLY ALG THE ARC THROUGH A C/A OF 01 DEG, 05 MIN, 00 SEC A DIST OF 57.20 FT; TH N 05 DEG, 12 MIN, 47 SEC W, A DIST OF 236 FT TO A PT ON THE ARC OF A CURVE TO THE R WITH THE CENTER PT BEARING N 05 DEG, 12 MIN, 47 SEC W, A RADIAL DIST OF 2789 FT; TH WLY ALG THE ARC THROUGH A C/A OF 05 DEG, 29 MIN, 30 SEC, A DIST OF 267.32 FT TO THE PRC OF A CURVE TO THE L WITH A RAD OF 1131 FT AND A C/A OF 17 DEG, 43 MIN, 42 SEC; TH WLY ALG THE ARC A DIST OF 349.95 FT; TH N 28 DEG, 11 MIN, 11 SEC W, A DIST OF 85.71 FT TO THE PC OF A CURVE TO THE R WITH A RAD OF 134 FT AND A C/A OF 29 DEG, 19 MIN, 39 SEC; TH NLY ALG THE ARC A DIST OF 68.59 FT TO THE PRC OF A CURVE TO THE L WITH A RAD OF 241 FT AND A C/A OF 07 DEG, 23 MIN, 33 SEC; TH NLY ALG THE ARC A DIST OF 31.09 FT; TH N 06 DEG, 15 MIN, 05 SEC W, A DIST OF 475.01 FT; TH S 81 DEG, 22 MIN, 50 SEC E, A DIST OF 1010.05 FT; TH N 79 DEG, 19 MIN, 12 SEC E, A DIST OF 340.05 FT; TH N 50 DEG, 36 MIN, 01 SEC E, A DIST OF 191.70 FT; TH N 03 DEG, 05 MIN, 29 SEC W, A DIST OF 333.88 FT; TH N 60 DEG, 57 MIN, E, A DIST OF 847.02 FT TO THE PC OF A CURVE TO THE R WITH A RAD OF 25 FT AND A C/A OF 90 DEG, 00 MIN, 00 SEC; TH SWLY ALG THE ARC A DIST OF 39.27 FT; TH S 16 DEG, 14 MIN, 26 SEC E, A DIST OF 50 FT TO A PT ON THE ARC OF A CURVE TO THE R CURVE TO THE RIGHT WITH A RAD OF 241 FT AND A C/A OF 35 DEG 38 MIN 38 SEC; TH NWLY ALG THE ARC A DIST OF 149.93 FT; TH N 08 DEG 46 MIN 30 SEC W, A DIST OF 89.69 FT TO THE PC OF A CURVE TO THE LEFT WITH A RAD OF 15 FT AND A C/A OF 101 DEG 36 MIN 44 SEC; TH NWLY ALG THE ARC A DIST OF 26.60 FT; TH S 69 DEG 36 MIN 46 SEC W, A DIST OF 13.06 FT; TH N 22 DEG 09 MIN 00 SEC W, A DIST OF 31.19 FT; TH S 67 DEG 51 MIN 00 SEC W, A DIST OF 70.95 FT TO THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 40 FT AND C/A OF 18 DEG 40 MIN 34 SEC; TH SWLY ALG THE ARC A DIST OF 13.04 FT; TH S 86 DEG 31 MIN 34 SEC W, A DIST OF 15.29 FT TO THE PC OF A CURVE TO THE LEFT WITH A RAD OF 60 FT AND C/A OF 71 DEG 23 MIN 03 SEC; TH SWLY ALG THE ARC A DIST OF 74.75 FT; TH S 15 DEG 08 MIN 31 SEC W, A DIST OF 24.33 FT; TH THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 30 FT AND A C/A OF 36 DEG 28 MIN 12 SEC; TH SWLY ALG THE ARC A DIST OF 19.10 FT; TH S 51 DEG 36 MIN 43 SEC W, A DIST OF 25.62 FT; TO THE PC OF A CURVE TO THE LEFT WITH A RAD OF 510 FT AND A C/A OF 05 DEG 51 MIN 01 SEC; TH SWLY ALG THE ARC A DIST OF 52.07 FT; TH S 45 DEG 45 MIN 42 SEC W, A DIST OF 9.58 FT TO THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 30 FT AND A C/A OF 22 DEG 45 MIN 45 SEC; TH SWLY ALG THE ARC A DIST OF 11.92 FT; TH S 68 DEG 31 MIN 27 SEC W, A DIST OF 23.14 FT TO THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 30 FT AND A C/A OF 22 DEG 23 MIN 20 SEC; TH SWLY ALG THE ARC A DIST OF 11.72 FT TO THE PRC OF A CURVE TO THE LEFT WITH A RAD OF 60 FT AND A C/A OF 44 DEG 11 MIN 09 SEC; TH SWLY ALG THE ARC A DIST OF 46.27 FT; TH S 46 DEG 43 MIN 39 SEC W, A DIST OF 44.87 FT TO THE PC OF A CURVE TO THE RIGHT

WITH A RAD OF 30 FT AND A C/A OF 21 DEG 48 MIN 52 SEC; TH SWLY ALG THE ARC A DIST OF 11.42 FT; TH S 68 DEG 32 MIN 31 SEC W, A DIST OF 32.80 FT TO TH PC OF A CURVE TO THE LEFT WITH A RAD OF 60 FT AND C/A OF 20 DEG 58 MIN 05 SEC; TH SWLY ALG THE ARC A DIST OF 21.96 FT; TH S 47 DEG 34 MIN 25 SEC W, A DIST OF 40.84 FT; TH S 35 DEG 02 MIN 11 SEC W, A DIST OF 19.22 FT TO THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 30 FT AND A C/A OF 20 DEG 00 MIN 37 SEC; TH SWLY ALG THE ARC A DIST OF 10.48 FT; TH S 55 DEG 02 MIN 48 SEC W, A DIST OF 9.03 FT TO THE PC OF A CURVE TO THE LEFT WITH A RAD OF 60 FT AND C/A OF 32 DEG 19 MIN 57 SEC; TH SWLY ALG THE ARC A DIST OF 33.86 FT; TH S 22 DEG 42 MIN 51 SEC W, A DIST OF 29.31 FT TO THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 30 FT AND A C/A OF 31 DEG 49 MIN 12 SEC; TH SWLY ALG THE ARC A DIST OF 16.66 FT; TH S 54 DEG 32 MIN 03 SEC W, A DIST OF 17.50 FT TO THE PC OF A CURVE TO THE LEFT WITH A RAD OF 210 FT AND C/A OF 07 DEG 41 MIN 45 SEC; SWLY ALG THE ARC A DIST OF 28.21 FT; TH S 46 DEG 50 MIN 18 SEC W, A DIST OF 28.16 FT; TH S 48 DEG 57 MIN 12 SEC W, A DIST OF 17.16 FT TO THE PC OF A CURVE TO THE LEFT WITH A RAD OF 60 FT AND C/A OF 21 DEG 51 MIN 25 SEC; TH SWLY ALG THE ARC A DIST OF 22.89 FT; TH S 27 DEG 05 MIN 47 SEC W, A DIST OF 71.30 FT TO THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 30 FT AND C/A OF 37 DEG 41 MIN 44 SEC; TH SWLY ALG THE ARC A DIST OF 19.74 FT; TH S 64 DEG 47 MIN 30 SEC W, A DIST OF 27.82 FT TO THE PC OF A CURVE TO THE LEFT WITH A RAD OF 60 FT AND C/A OF 24 DEG 33 MIN 40 SEC; TH SWLY ALG THE ARC A DIST OF 25.72 FT; TH S 40 DEG 13 MIN 51 SEC W, A DIST OF 28.52 FT TO THE PC OF A CURVE TO THE LEFT WITH A RAD OF 60 FT AND C/A OF 11 DEG 15 MIN 58 SEC; TH SWLY ALG THE ARC A DIST OF 11.80 FT; TH N 89 DEG 38 MIN 23 SEC W, A DIST OF 41.76 FT; TH N 89 DEG 38 MIN 23 SEC W, A DIST OF 96.72 FT; TH N 77 DEG 59 MIN 38 SEC W, A DIST OF 109.87 FT; TH N 12 DEG 32 MIN 29 SEC E, A DIST OF 71.98 FT; TH N 07 DEG 01 MIN 54 SEC E, A DIST OF 309.02 FT; TH N 39 DEG 59 MIN 20 SEC E, A DIST OF 271.44 FT; TH N 00 DEG 15 MIN 02 SEC W, A DIST OF 261.57 FT; TH N 66 DEG 02 MIN 51 SEC E, A DIST OF 82.79 FT; TH N 73 DEG 02 MIN 29 SEC E, A DIST OF 518.54 FT; TH N 87 DEG 54 MIN 21 SEC E, A DIST OF 172.45 FT; TH S 85 DEG 33 MIN 34 SEC E, A DIST OF 245.64 FT; TH S 81 DEG 22 MIN 50 SEC E, A DIST OF 222.56 FT; TH S 06 DEG 15 MIN 05 SEC E, A DIST OF 475.01 FT TO THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 241 FT AND A C/A OF 07 DEG 23 MIN 33 SEC; TH SWLY ALG THE ARC A DIST OF 31.09 FT TO THE PRC OF A CURVE TO THE LEFT WITH A RAD OF 134 FT AND C/A OF 29 DEG 19 MIN 39 SEC; TH SWLY ALG THE ARC A DIST OF 68.59 FT; TH S 28 DEG 11 MIN 11 SEC E, A DIST OF 85.71 FT TO A PT ON THE ARC OF A CURVE TO THE RIGHT WITH THE CEN PT BEARING S 17 DEG 26 MIN 59 SEC E, A RADIAL DIST OF 1131 FT; TH NELY ALG THE ARC THROUGH A C/A OF 17 DEG 43 MIN 42 SEC, A DIST OF 349.95 FT TO THE PRC OF A CURVE TO THE LEFT WITH A RAD OF 2789 FT AND A C/A OF 05 DEG 29 MIN 30 SEC; TH NELY ALG THE ARC A DIST OF 267.32 FT TO THE POB; CONT 1,358,603 SQ FT BEING 31.1892 AC M/L; ALSO LESS RIVER WILDERNESS PH III, SUPH G-I PER PB 65 PGS 57-63 56 MIN 26 SEC W, A DIST OF 152.30 FT; TH N 29 DEG 08 MIN 24 SEC W, A DIST OF 92.85 FT TO THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 1011 FT AND C/A OF 05 DEG 10 MIN 07 SEC; TH NWLY ALG THE ARC A DIST OF 91.20 FT TO THE PRC OF A CURVE TO THE LEFT WITH A RAD OF 134 FT AND A C/A OF 20 DEG 24 MIN 13 SEC; TH NWLY ALG THE ARC A DIST OF 47.72 FT TO THE PRC OF A AS FOLLOWS: A TRACT OF LAND LYING IN SEC 18, TWN 34S, RNG 19E, MANATEE COUNTY, FLORIDA DESC AS FOLLOWS: BEG AT THE NW COR OF LOT 147, RIVER WILDERNESS, PH III, SUBPH H-I, REC IN PB 58 , PG 186, PRMCF, (THE FOLLOWING THREE CALLS ARE ALG THE WLY LN OF SD RIVER WILDERNESS, PH III, SUBPH H-I) (1) TH S 05 DEG 12 MIN 47 SEC E, A DIST OF 236 FT TO A PT ON THE ARC OF A CURVE TO THE LEFT WITH THE CEN PT BEARING N 05 DEG 12 MIN 47 SEC W, A RADIAL DIST OF 3025 FT; (2) TH NELY ALG THE ARC

THROUGH A C/A OF 01 DEG 05 MIN 00 SEC, A DIST OF 57.20 FT; (3) TH S 06 DEG 17 MIN 47 SEC E, A DIST OF 185 FT TO A PT ON THE ARC OF A CURVE TO THE RIGHT WITH THE CEN PT BEARING S 06 DEG 17 MIN 47 SEC E, A RADIAL DIST OF 3210 FT; TH SWLY ALG THE ARC THROUGH A C/A OF 06 DEG 34 MIN 30 SEC, A DIST OF 368.37 FT TO THE PRC OF A CURVE TO THE LEFT WITH A RAD OF 710 FT AND A C/A OF 35 DEG 23 MIN 49 SEC; TH SWLY ALG THE ARC A DIST OF 438.63 FT TO THE PRC OF A CURVE TO THE RIGHT WITH A RAD OF 63.40 FT AND A C/A OF 85 DEG 10 MIN 00 SEC; TH NWLY ALG THE ARC A DIST OF 94.24 FT; TH N 39 DEG 57 MIN 06 SEC W, A DIST OF 45.62 FT TO THE PC OF A CURVE TO THE LEFT WITH A RAD OF 12.20 AND A C/A OF 22 DEG 02 MIN 20 SEC; TH NWLY ALG THE ARC A DIST OF 4.69 FT; TH N 61 DEG 59 MIN 26 SEC W, A DIST OF 67.74 FT; TH N 86 DEG 34 MIN 48 SEC W, A DIST OF 15.59 FT; TH S 48 DEG 25 MIN 12 SEC W, A DIST OF 26.03 FT; TH N 14 DEG 04 MIN 51 SEC W, A DIST OF 56.37 FT; TH N 03 DEG 25 MIN 12 SEC E, A DIST OF 15.59 FT; TH N 23 DEG DESC AS FOLLOWS: A TRACT OF LAND LYING IN SEC 18, TWN 34S, RNG 19E, MANATEE COUNTY, FL DESC AS FOLLOWS: BEG AT THE SELY COR OF TRACT 600, RIVER WILDERNESS, PH III, SUBPH H-I REC IN PB 58 PG 186 PRMCF, THE FOLLOWING FOUR CALLS ARE ALG THE WLY LN OF RIVER WILDERNESS, PH III, SUBPH E, F, & M REC IN PB 51 PG 63 SD PUBLIC RECORDS; TH (1) S 16 DEG 14 MIN 26 SEC E, A DIST OF 105.74 FT TO THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 275 FT AND A C/A OF 42 DEG 25 MIN 08 SEC; TH (2) SWLY ALG THE ARC, A DIST OF 203.60 FT; TH (3) S 63 DEG 49 MIN 18 SEC E, A DIST OF 50 FT; TH (4) S 12 DEG 11 MIN 26 SEC E, A DIST OF 323.31 FT TO THE MHWL OF THE MANATEE RIVER REC IN OF A CURVE TO THE LEFT WITH A RAD OF 76.71 FT AND A C/A OF THE PUBLIC REPOSITORY OF THE FLORIDA DEPT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MHW SURVEY FILE 3002, (THE FOLLOWING 20 CALLS ARE ALG SD MHWL); TH (1) S 18 DEG 10 MIN 27 SEC W, A DIST OF 69.55 FT; TH (2) S 57 DEG 09 MIN 56 SEC W, A DIST OF 61.98 FT; TH (3) S 67 DEG 48 MIN 51 SEC W, A DIST OF 34.11 FT; TH (4) S 29 DEG 09 MIN 15 SEC W, A DIST OF 39.87 FT; TH (5) S 20 DEG 27 MIN 44 SEC E, A DIST OF 76.78 FT; TH (6) S 53 DEG 14 MIN 37 SEC E, A DIST OF 68.07 FT; TH (7) S 45 DEG 07 MIN 22 SEC E, A DIST OF 79.05 FT; TH (8) S 63 DEG 32 MIN 35 SEC E, A DIST OF 33.98 FT; TH (9) S 10 DEG 45 MIN 08 SEC E, A DIST OF 92.95 FT; TH (10) S 04 DEG 08 MIN 53 SEC W, A DIST OF 53.90 FT; TH (11) S 04 DEG 49 MIN 47 SEC W, A DIST OF 103.06 FT; TH (12) S 05 DEG 13 MIN 50 SEC W, A DIST OF 81.83 FT; TH (13) S 27 DEG 15 MIN 25 SEC W, A DIST OF 70.62 FT; TH (14) S 75 DEG 55 MIN 42 SEC W, A DIST OF 81.86 FT; TH (15) N 70 DEG 11 MIN 32 SEC W, A DIST OF 241.09 FT; TH (16) N 88 DEG 01 MIN 57 SEC W, A DIST OF 161.59 FT; TH (17) S 88 DEG 24 MIN 20 SEC W, A DIST OF 173.83 FT; TH (18) S 81 DEG 01 MIN 01 SEC W, ADIST OF 196.52 FT; TH (19) S 80 DEG 33 MIN 52 SEC W, A DIST OF 134.60 FT; TH (20) S 60 DEG 51 MIN 57 SEC W, A DIST OF 228.20 FT; TH N 29 DEG 05 MIN 43 SEC W, A DIST OF 208.76 FT; TH S 60 DEG 54 MIN 17 SEC W, A DIST OF 19.03 FT; TH N 29 DEG 05 MIN 43 SEC W, A DIST OF 235 FT TO THE SLY LN OF FLOODPLAIN COMPENSATION LAKE 2 DESC IN THE CONSERVATION EASMNT REC IN OR BK 2058 PG 71, SD PUBLIC RECORDS, (THE FOLLOWING 11 CALLS ARE ALG SD SLY LN): TH (1) S 60 DEG 54 MIN 17 SEC W, A DIST OF 130.97 FT TO THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 790 FT AND A C/A OF 20 DEG 41 MIN 44 SEC; TH (2) WLY ALG THE ARC, A DIST OF OF 285.35 FT; TH (3) S 81 DEG 36 MIN 01 SEC W, A DIST OF 84.37 FT TO THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 360 FT AND A C/A OF 30 DEG 22 MIN 11 SEC; TH (4) WLY ALG THE ARC, A DIST OF 190.82 FT; TH (5) N 68 DEG 01 MIN 48 SEC W, A DIST OF 204.12 FT TO THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 390 FT AND A C/A OF 15 DEG 22 MIN 16 SEC; TH (6) NWLY ALG THE ARC, A DIST OF 104.63 FT TO THE PCC OF A CURVE TO THE RIGHT WITH A RAD OF 1300 FT AND A C/A OF 04 DEG 06 MIN 58 SEC; TH (7) NWLY ALG THE ARC A DIST OF 93.39 FT; TH (8) N 48 DEG 32 MIN 34 SEC W, A DIST OF 39.37 FT TO

THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 50 FT AND A C/A OF 07 DEG 13 MIN 09 SEC; TH (9) NWLY ALG THE ARC A DIST OF 6.30 FT; TH (10) N 41 DEG 19 MIN 26 SEC W, A DIST OF 76.21 FT; THE (11) N 03 DEG 20 MIN 58 SEC E, A DIST OF 15.57 FT TO THE SLY LN OF RIVER WILDERNESS, PH III, SUBPH H-2 REC IN PB 61 PG 106 SD PUBLIC RECORDS (THE FOLLOWING 26 CALLS ARE AL SD SLY LN AND THE SLY LN OF RIVER WILDERNESS, PH III, SUBPH H-I, REC IN PB 58 PG 186 SD PUBLIC RECORDS): TH (1) N 48 DEG 25 MIN 12 SEC E, A DIST OF 26.03 FT; TH (2) S 86 DEG 34 MIN 48 SEC E, A DIST OF 15.59 FT; THN (3) S 61 DEG 59 MIN 26 SEC E, A DIST OF 67.74 FT TO THE PC OF A CURVE TO THE RIGHT WITH A RAD OF 12.20 FT AND A C/A OF 22 DEG 02 MIN 20 SEC; TH (4) SELY ALG THE ARC A DIST OF 4.69 FT; TH (5) S 39 DEG 57 MIN 06 SEC E, A DIST OF 45.62 FT TO THE PC OF A CURVE TO THE LEFT WITH A RAD OF 63.40 FT AND A C/A OF 85 DEG 10 MIN 00 SEC; TH (6) ELY ALG THE ARC A DIST OF 94.24 FT TO THE PRC OF A CURVE TO THE RIGHT WITH A RAD OF 710 FT AND A C/A OF 35 DEG 23 MIN 49 SEC; TH (7) ELY ALG THE ARC A DIST OF 438.63 FT TO THE PRC OF A CURVE TO THE LEFT WITH A A RAD OF 3210 FT AND A C/A OF 12 DEG 06 MIN 13 SEC; TH (8) ELY ALG THE ARC A DIST OF 678.10 FT; TH (9) N 78 DEG 10 MIN 30 SEC E, A DIST OF 262.90 FT TO THE PC OF A CURVE TO THE LEFT WITH A RAD OF 1010 FT AND C/A OF 15 DEG 09 MIN 18 SEC; TH (10) ELY ALG THE ARC A DIST OF 267.15 FT TO THE PCC 91 DEG 53 MIN 08 SEC; TH (11) NELY ALG THE ARC A DIST OF 123.02 FT; TH (12) N 28 DEG 51 MIN 56 SEC W, A DIST OF 47.95 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 16 FT AND A C/A OF 85 DEG 59 MIN 31 SEC; TH (13) NELY ALG THE ARC A DIST OF 24.01 FT TO THE PRC OF A CURVE TO THE LEFT HAVING A RAD OF 871 FT AND A C/A OF 20 DEG 09 MIN 55 SEC; TH (14) NELY ALG THE ARC A DIST OF 306.55 FT TO THE PCC OF A CURVE TO THE LEFT HAVING A RAD OF 41 FT AND A C/A OF 94 DEG 54 MIN 26 SEC; TH (15) NWLY ALG THE ARC A DIST OF 67.91 FT; TH (16) N 57 DEG 56 MIN 47 SEC W, A DIST OF 2.50 FT TO A PT ON THE ARC OF A CURVE TO THE LEFT WITH A THE CENTER PT BEARING N 55 DEG 51 MIN 44 SEC W, A RADIAL DIST OF 825 FT; TH (17) NELY ALG THE ARC THROUGH A C/A OF 04 DEG 11 MIN 37 SEC, A DIST OF 60.38 FT; TH (18) S 57 DEG 56 MIN 47 SEC E, A DIST OF 4.76 FT TO A PT ON THE ARC OF A CURVE TO THE LEFT WITH A CNTR PT BEARING N 29 DEG 45 MIN 25 SEC E, A RADIAL DIST OF 40 FT; THE (19) NELY ALG THE ARC THROUGH A C/A OF 91 DEG 16 MIN 38 SEC, A DIST OF 63.72 FT TO THE PCC OF A CURVE TO THE LEFT HAVING A RAD OF 596 FT AND A C/A OF 18 DEG 43 MIN 27 SEC; TH (20) NELY ALG THE ARC A DIST OF 194.77 FT; TH (21) N 09 DEG 45 MIN 20 SEC E, A DIST OF 20.51 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 31.50 FT AND A C/A OF 64 DEG 00 MIN 14 SEC; TH (22) NELY ALG THE ARC A DIST OF 35.19 FT; TH (3) N 73 DEG 45 MIN 34 SEC E, A DIST OF 60.36 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 9 FT AND A C/A OF 101 DEG 05 MIN 50 SEC; THE (24) SELY ALG THE ARC A DIST OF 15.88 FT; TH (25) S 05 DEG 08 MIN 36 SEC E, A DIST OF 26.89 FT TO THE PC OF A CURVE TO THE LEFT HAVING A RAD OF 56.53 FT AND A C/A OF 101 DEG 34 MIN 47 SEC; TH (26) SELY ALG THE ARC A DIST OF 100.22 FT TO THE POB. CONT 1,430,241 SQ FT BEING 32.8338 AC M/L. PI #5459.0020/9



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

December 6, 2019

Honorable Angelina Coloneso
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Amy Stone-Beck

Dear Ms. Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance PDR-98-17(P)(R5), which was filed in this office on December 6, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb