PLAT BOOK 45 PAGE 71
SHEET 1 OF 7 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE J & K

2048084

A SUBDIVISION IN SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST

MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)
) SS
COUNTY OF MANATEE)

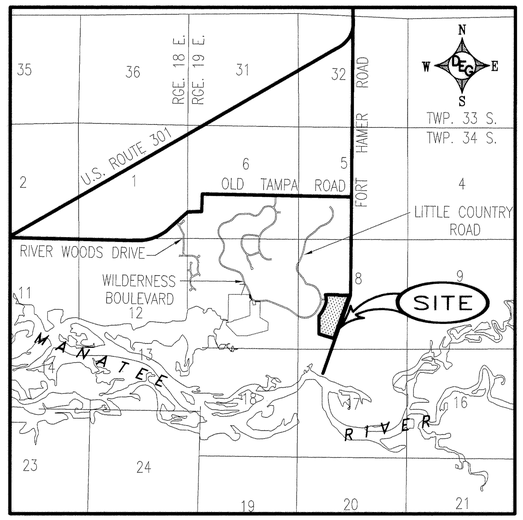
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 30th DAY OF November, 2004.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

CHAIRMAN

ATTEST:
R.B. SHORE
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO., FL.



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
) SS
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, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFY OWNERSHIP BY RIVER WILDERNESS ASSOCIATES, LTD. OF THE PROPERTY DESCRIBED HEREON AND SAID OWNERS DO HEREBY DEDICATE THE REQUIRED UTILITIES AND EASEMENTS SHOWN ON THIS PLAT ENTITLED "RIVER WILDERNESS, PHASE III, SUBPHASES J & K", UNLESS SPECIFICALLY RESERVED FOR USE BY THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND HAVE AFFIXED THE APPROPRIATE SEALS THIS 8th DAY OF November, 2004.

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

BY: WADE CAPITAL, INC.,
A FLORIDA CORPORATION
ITS GENERAL PARTNER

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

WITNESSES:
Suzanne Mooney
Suzanne Mooney
(PRINT NAME)
William Stewart
William Stewart
(PRINT NAME)

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
) SS
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 45, PAGES 71 THROUGH 77 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 20th DAY OF December, 2004.

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

CIRCUIT COURT SEAL MANATEE COUNTY, FLORIDA

NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.89°54'41"W. FOR THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST.

2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 BASED ON MANATEE COUNTY BENCH MARK NEAR THE INTERSECTION OF OLD TAMPA ROAD AND FORT HAMER ROAD BEING A 5" X 5" CONCRETE MONUMENT WITH A PUBLISHED ELEVATION OF 37.17 FEET.

STATE OF FLORIDA)
) SS
COUNTY OF MANATEE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF November, 2004 BY WILLIAM G. VERNON, AS PRESIDENT OF WADE CAPITAL, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF RIVER WILDERNESS ASSOCIATES, LTD., ON BEHALF OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MARGARET P. FITZGERALD
MY COMMISSION # DD 191792
EXPIRES: March 9, 2007
Bonded Thru Notary Public Underwriters

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES AND TEN (10) FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND OVERHEAD AND UNDERGROUND UTILITIES INCLUDING CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. WHERE SAID LOTS ARE COMBINED, THE UTILITY SHALL BE REIMBURSED FOR ANY RELOCATION OF SAID FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR & MAPPER, 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 HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS AND LOT CORNERS INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE: 06/04/04

WILLIAM J. McALLISTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE No. PSM 5283
DARRELL E. GERKEN PSM, INC., LB 6754
5730-A JASON LEE PLACE
SARASOTA, FLORIDA 34233

WM. J. McALLISTER CERTIFICATE No. 5283 STATE OF FLORIDA REGISTERED LAND SURVEYOR

NOTICE

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. 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 COUNTY SURVEYOR

STATE OF FLORIDA)
) SS
COUNTY OF MANATEE)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.

DATE: 11/03/04

Josué Tirado, P.S.M. #6480
MANATEE COUNTY SURVEYOR

LICENSE HOLDER No. 6400 STATE OF FLORIDA

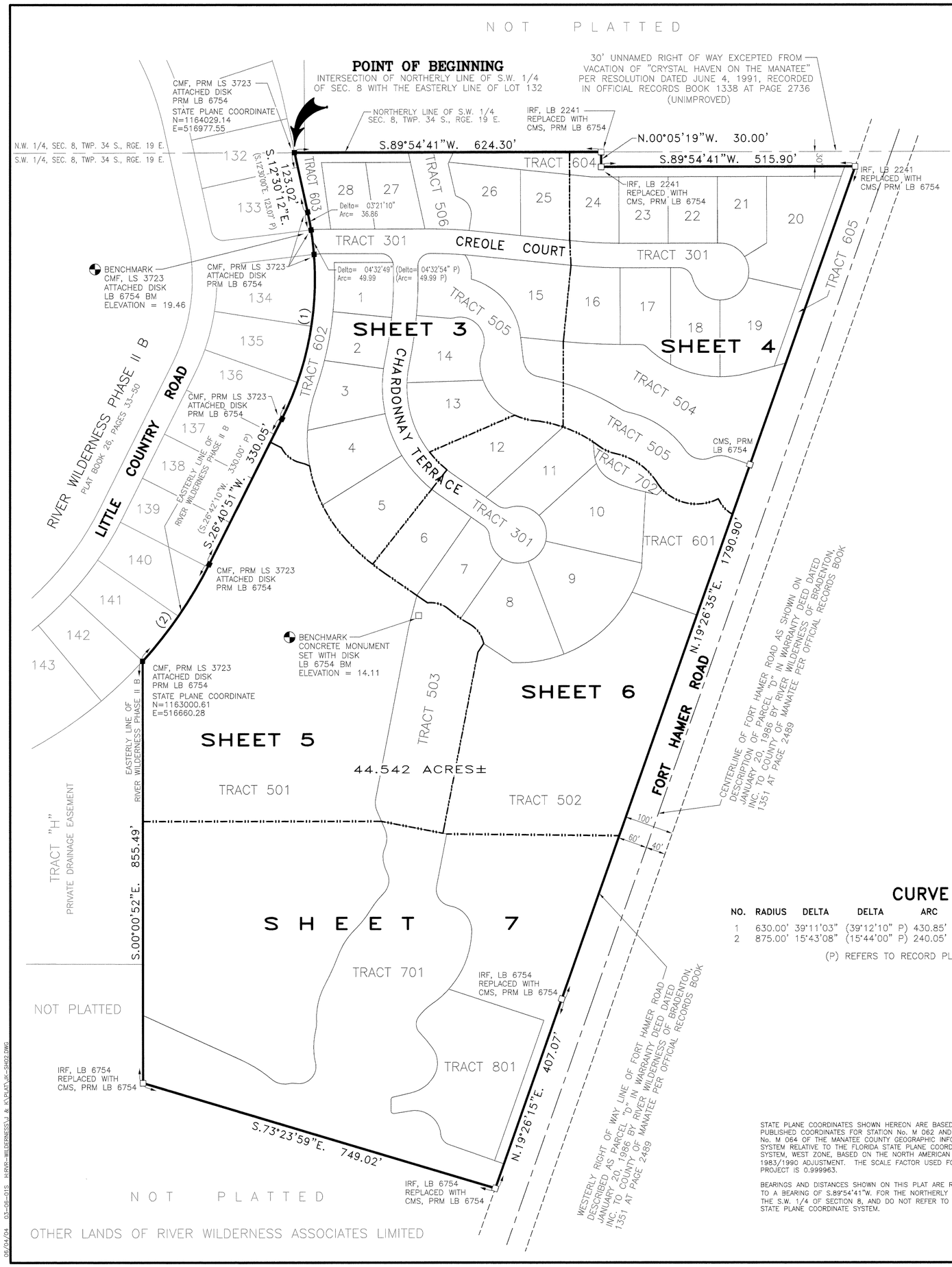
DARRELL E. GERKEN PSM, INC.
PROFESSIONAL SURVEYORS & MAPPERS
CERTIFICATE No. LB 6754
5730A JASON LEE PLACE SARASOTA, FLORIDA 34233
(941) 924-7465 (941) 922-3846 (FAX)

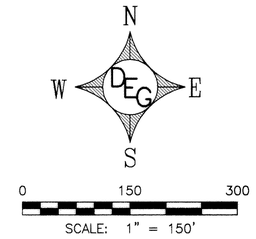
06/04/04 \RWR-WILDERNESS\D1-\PH 12\D2-PLAT\D2-SH01.DWG

PLAT BOOK 45 PAGE 72
SHEET 2 OF 7 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE J & K

A SUBDIVISION IN SECTION 8
TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA





DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8 WITH THE EASTERLY LINE OF LOT 132, RIVER WILDERNESS PHASE II B, RECORDED IN PLAT BOOK 26 AT PAGE 33 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (THE FOLLOWING FIVE CALLS ARE ALONG THE EASTERLY LINES OF RIVER WILDERNESS PHASE II B): THENCE S.12°30'12"E., A DISTANCE OF 123.02 FEET TO THE POINT OF CURVE (PC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 39°11'03"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 430.85 FEET; THENCE S.26°40'51"W., A DISTANCE OF 330.05 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET AND A CENTRAL ANGLE OF 15°43'08"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 240.05 FEET; THENCE S.00°00'52"E., A DISTANCE OF 855.49 FEET; THENCE S.73°23'59"E., A DISTANCE OF 749.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FORT HAMER ROAD (100 FEET WIDE) DESCRIBED AS PARCEL "D" PER OFFICIAL RECORDS BOOK 1351 AT PAGE 2489 OF SAID PUBLIC RECORDS (THE FOLLOWING TWO CALLS ARE ALONG SAID WESTERLY RIGHT OF WAY LINE); THENCE N.19°26'15"E., A DISTANCE OF 407.07 FEET; THENCE N.19°26'35"E., A DISTANCE OF 1790.90 FEET TO THE SOUTHERLY LINE OF THE 30 FOOT UNNAMED RIGHT OF WAY EXCEPTED FROM THE VACATION OF "CRYSTAL HAVEN ON THE MANATEE" PER RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1338 AT PAGE 2736 OF SAID PUBLIC RECORDS (THE FOLLOWING TWO CALLS ARE ALONG THE LINES OF SAID UNNAMED RIGHT OF WAY); THENCE S.89°54'41"W., A DISTANCE OF 515.90 FEET; THENCE N.00°05'19"W., A DISTANCE OF 30.00 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE S.89°54'41"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 624.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.542 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.89°54'41"W. FOR THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST.

2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, BASED ON MANATEE COUNTY BENCH MARK NEAR THE INTERSECTION OF OLD TAMPA ROAD AND FORT HAMER ROAD BEING A 5" X 5" CONCRETE MONUMENT WITH A PUBLISHED ELEVATION OF 37.17 FEET.

3. UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT LOT LINE, TEN (10) FEET IN WIDTH ALONG EACH REAR LOT LINE AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE, INCLUDING THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES AND MAINTENANCE ACCESS. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

CURVE TABLE

NO.	RADIUS	DELTA	DELTA	ARC	ARC	TANGENT	CHORD	CHORD BEARING
1	630.00'	39°11'03"	(39°12'10" P)	430.85'	(431.08' P)	224.23'	422.50'	S.07°05'19"W.
2	875.00'	15°43'08"	(15°44'00" P)	240.05'	(240.27' P)	120.78'	239.30'	S.34°32'25"W.

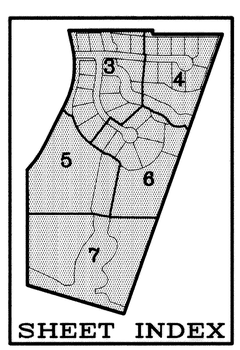
(P) REFERS TO RECORD PLAT INFORMATION

STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON PUBLISHED COORDINATES FOR STATION No. M 062 AND STATION No. M 064 OF THE MANATEE COUNTY GEOGRAPHIC INFORMATION SYSTEM RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON THE NORTH AMERICAN DATUM, 1983/1990 ADJUSTMENT. THE SCALE FACTOR USED FOR THIS PROJECT IS 0.999963.

BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE RELATIVE TO A BEARING OF S.89°54'41"W. FOR THE NORTHERLY LINE OF THE S.W. 1/4 OF SECTION 8, AND DO NOT REFER TO THE STATE PLANE COORDINATE SYSTEM.

LEGEND

■	CMF	= CONC. MONUMENT FOUND PRM, NUMBER NOTED
□	CMS	= CONC. MONUMENT SET NO. LB 6754, PRM
○	CMS	= CONC. MONUMENT SET NO. LB 6754, PCP
⊙	PKS	= P.K. NAIL SET NO. LB 6754, PCP, CENTERLINE AT P.I., P.C., P.T., P.R.C., P.C.C.
	B.M.	= BENCH MARK
	PCP	= PERMANENT CONTROL POINT
	PRM	= PERMANENT REFERENCE MONUMENT
	(R)	= RADIAL LINE
	(NR)	= NONRADIAL LINE
	(#)	= CURVE NUMBER
	SF	= SQUARE FEET
	O.A.	= OVER ALL
	WC	= WITNESS CORNER
	SEC.	= SECTION
	TWP.	= TOWNSHIP
	RGE.	= RANGE
	LB	= LAND SURVEYOR & MAPPER BUSINESS
	LS	= LAND SURVEYOR
	PLS	= PROFESSIONAL LAND SURVEYOR
	PSM	= PROFESSIONAL SURVEYOR & MAPPER
	P.C.	= POINT OF CURVE
	P.I.	= POINT OF INTERSECTION
	P.T.	= POINT OF TANGENCY
	P.R.C.	= POINT OF REVERSE CURVE
	P.C.C.	= POINT OF COMPOUND CURVE
	ELEV.	= ELEVATION



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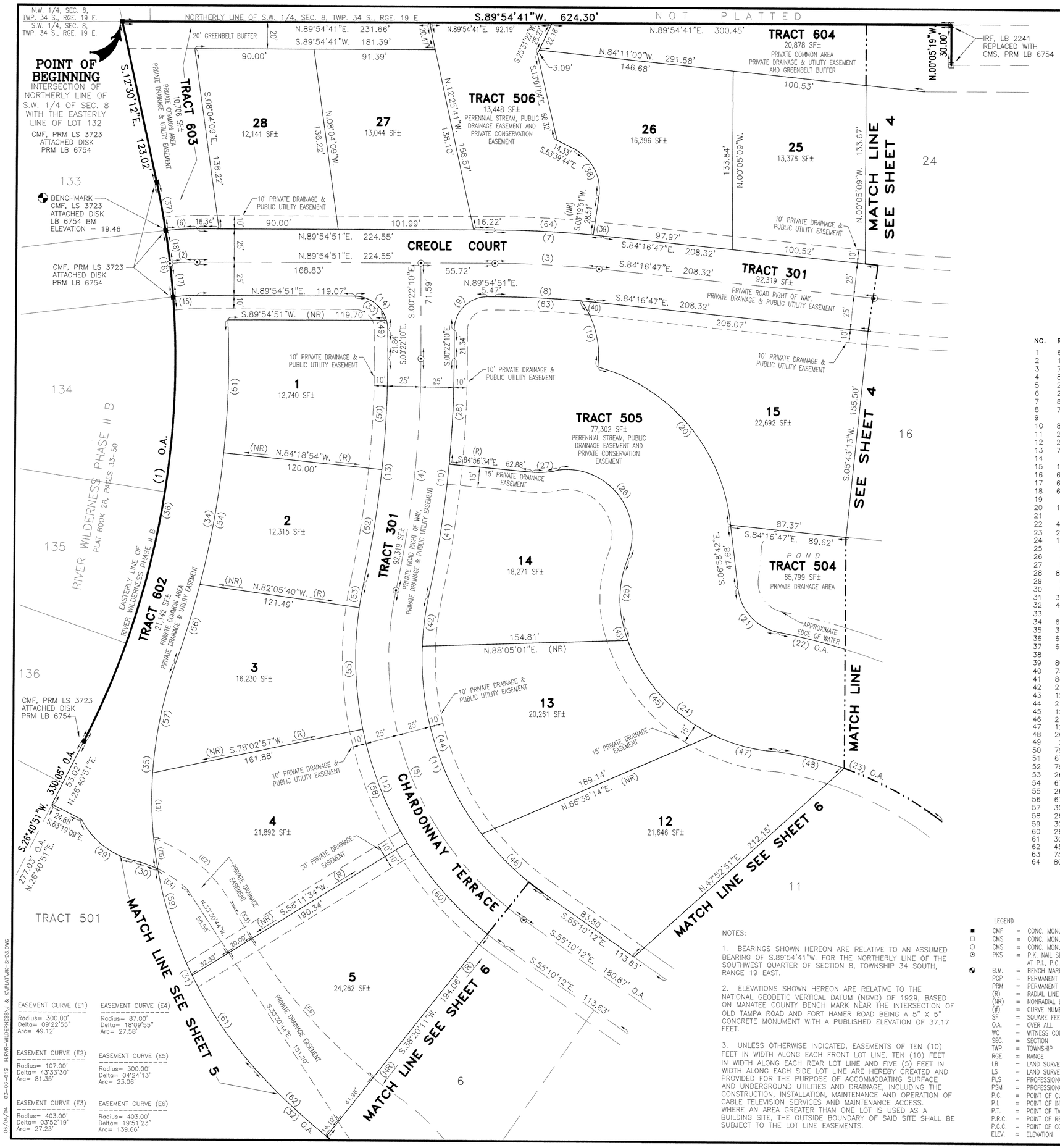
06/04/04 03-08-01S H:\RGE-WILDERNESS\J & K\PLAT\JK-SH02.DWG

PLAT BOOK 45 PAGE 73
SHEET 3 OF 7 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE J & K

A SUBDIVISION IN SECTION 8
TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	630.00'	39°11'03"	430.85'	224.23'	422.50'	S.07°05'19"W.
2	175.00'	06°42'45"	20.50'	10.26'	20.49'	N.86°33'28"E.
3	775.00'	05°48'22"	78.53'	39.30'	78.50'	S.87°10'58"E.
4	815.00'	12°18'23"	175.05'	87.86'	174.71'	S.05°47'01"W.
5	240.00'	67°06'24"	281.10'	159.17'	265.30'	N.21°37'00"W.
6	200.00'	06°51'53"	23.96'	12.00'	23.95'	N.86°28'54"E.
7	800.00'	05°48'22"	81.07'	40.57'	81.03'	S.87°10'58"E.
8	750.00'	05°48'22"	76.00'	38.03'	75.97'	S.87°10'58"E.
9	25.00'	90°17'01"	39.39'	25.12'	35.44'	N.44°46'20"E.
10	840.00'	12°18'23"	180.42'	90.56'	180.07'	S.05°47'01"W.
11	215.00'	67°06'24"	251.81'	142.59'	237.67'	N.21°37'00"W.
12	265.00'	67°06'24"	310.38'	175.75'	292.94'	N.21°37'00"W.
13	790.00'	12°18'23"	169.68'	85.17'	169.36'	S.05°47'01"W.
14	25.00'	89°42'59"	39.14'	24.88'	35.27'	S.45°13'40"E.
15	150.00'	06°53'19"	18.03'	9.03'	18.02'	N.86°28'11"E.
16	630.00'	04°32'54"	50.01'	25.02'	50.00'	S.06°52'44"E.
17	630.00'	02°16'27"	25.005'	12.50'	25.00'	S.05°44'30"E.
18	630.00'	02°16'27"	25.005'	12.50'	25.00'	S.08°00'58"E.
19	70.10'	42°40'33"	52.21'	27.38'	51.01'	S.14°29'49"E.
20	137.21'	68°53'44"	164.98'	94.11'	155.22'	S.40°25'13"E.
21	38.00'	72°11'33"	47.88'	27.71'	44.77'	N.43°04'28"W.
22	489.60'	21°17'50"	181.99'	92.06'	180.94'	S.68°31'19"E.
23	266.94'	28°57'11"	134.89'	68.92'	133.46'	S.67°23'31"E.
24	127.52'	71°51'55"	159.94'	92.42'	149.66'	N.51°33'18"W.
25	80.00'	37°02'24"	51.72'	26.80'	50.82'	N.02°53'52"E.
26	49.12'	119°01'42"	102.05'	83.44'	84.66'	S.38°05'47"E.
27	56.66'	20°10'50"	19.96'	10.08'	19.85'	S.84°58'01"W.
28	840.00'	05°25'36"	79.56'	39.81'	79.53'	S.02°20'38"W.
29	60.00'	49°38'17"	51.98'	27.75'	50.37'	N.52°18'55"W.
30	87.00'	12°27'07"	18.91'	9.49'	18.87'	S.70°54'30"E.
31	300.00'	32°10'33"	168.47'	86.52'	166.27'	N.26°22'22"W.
32	459.25'	12°49'48"	102.84'	51.63'	102.62'	N.48°52'33"W.
33	25.00'	73°48'19"	32.20'	18.77'	30.02'	S.53°11'00"E.
34	670.21'	22°26'32"	262.52'	132.96'	260.84'	S.08°20'22"W.
35	300.00'	29°50'44"	156.27'	79.95'	154.51'	N.04°38'16"E.
36	630.00'	31°17'07"	344.00'	176.41'	339.74'	S.11°02'17"W.
37	630.00'	03°21'01"	36.84'	18.42'	36.83'	S.10°49'42"E.
38	34.88'	71°59'35"	43.83'	25.34'	41.00'	S.27°39'56"E.
39	800.00'	00°30'57"	7.20'	3.60'	7.20'	S.84°32'16"E.
40	750.00'	00°49'43"	10.85'	5.42'	10.85'	S.84°41'39"E.
41	840.00'	06°52'47"	100.86'	50.49'	100.80'	S.08°29'49"W.
42	215.00'	09°51'21"	36.98'	18.54'	36.94'	N.07°00'32"E.
43	127.52'	04°43'20"	10.51'	5.26'	10.51'	N.17°59'01"W.
44	215.00'	40°13'17"	150.93'	78.72'	147.85'	N.18°01'48"W.
45	127.52'	44°09'26"	98.27'	51.72'	95.86'	N.42°25'23"W.
46	215.00'	17°01'46"	63.90'	32.19'	63.67'	N.46°39'19"W.
47	127.52'	22°59'09"	51.16'	25.93'	50.81'	N.75°59'41"W.
48	266.94'	10°57'03"	51.02'	25.59'	50.94'	S.76°23'35"E.
49	25.00'	15°54'40"	6.94'	3.49'	6.92'	S.08°19'30"E.
50	790.00'	06°03'16"	83.48'	41.78'	83.44'	S.02°39'28"W.
51	670.21'	08°33'25"	100.09'	50.14'	100.00'	S.01°23'48"W.
52	790.00'	06°15'07"	86.20'	43.14'	86.16'	S.08°48'39"W.
53	265.00'	04°01'52"	18.64'	9.33'	18.64'	N.09°55'16"E.
54	670.21'	08°34'24"	100.29'	50.24'	100.19'	S.09°57'43"W.
55	265.00'	19°51'23"	91.84'	46.38'	91.38'	N.02°01'21"W.
56	670.21'	05°18'43"	62.14'	31.09'	62.12'	S.16°54'16"W.
57	300.00'	16°03'35"	84.09'	42.32'	83.81'	N.11°31'51"E.
58	265.00'	19°51'23"	91.84'	46.38'	91.38'	N.21°52'44"W.
59	300.00'	29°52'36"	156.43'	80.04'	154.67'	N.11°26'15"W.
60	265.00'	19°51'23"	91.84'	46.38'	91.38'	N.41°44'07"W.
61	300.00'	16°05'06"	84.22'	42.39'	83.94'	N.34°25'06"W.
62	459.25'	09°19'59"	74.81'	37.49'	74.73'	N.47°07'39"W.
63	750.00'	04°58'39"	65.15'	32.60'	65.13'	S.87°35'50"E.
64	800.00'	05°17'25"	73.87'	36.96'	73.84'	N.87°26'27"W.

EASEMENT CURVE (E1)
Radius= 300.00'
Delta= 09°22'55"
Arc= 49.12'

EASEMENT CURVE (E2)
Radius= 107.00'
Delta= 43°33'30"
Arc= 81.35'

EASEMENT CURVE (E3)
Radius= 403.00'
Delta= 03°52'19"
Arc= 27.23'

EASEMENT CURVE (E4)
Radius= 87.00'
Delta= 18°09'55"
Arc= 27.58'

EASEMENT CURVE (E5)
Radius= 300.00'
Delta= 04°24'13"
Arc= 23.06'

EASEMENT CURVE (E6)
Radius= 403.00'
Delta= 19°51'23"
Arc= 139.66'

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.89°54'41"W. FOR THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST.

2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, BASED ON MANATEE COUNTY BENCH MARK NEAR THE INTERSECTION OF OLD TAMPA ROAD AND FORT HAMER ROAD BEING A 5" X 5" CONCRETE MONUMENT WITH A PUBLISHED ELEVATION OF 37.17 FEET.

3. UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT LOT LINE, TEN (10) FEET IN WIDTH ALONG EACH REAR LOT LINE AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE, INCLUDING THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES AND MAINTENANCE ACCESS. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

LEGEND

■ CMF	=	CONC. MONUMENT FOUND NUMBER NOTED
□ CMS	=	CONC. MONUMENT SET NO. LB 6754, PRM
○ CMS	=	CONC. MONUMENT SET NO. LB 6754, PCP
⊙ PKS	=	P.K. NAIL SET NO. LB 6754, PCP, CENTERLINE AT P.I., P.C., P.T., P.R.C., P.C.C.
B.M.	=	BENCH MARK
PCP	=	PERMANENT CONTROL POINT
PRM	=	PERMANENT REFERENCE MONUMENT
(R)	=	RADIAL LINE
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O.A.	=	OVER ALL
WC	=	WITNESS CORNER
SEC.	=	SECTION
TWP.	=	TOWNSHIP
RGE.	=	RANGE
LB	=	LAND SURVEYOR & MAPPER BUSINESS
LS	=	LAND SURVEYOR
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P.C.	=	POINT OF CURVE
P.I.	=	POINT OF INTERSECTION
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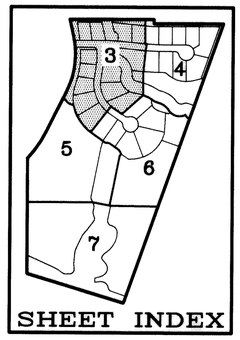

DARRELL E. GERKEN PSM, INC.
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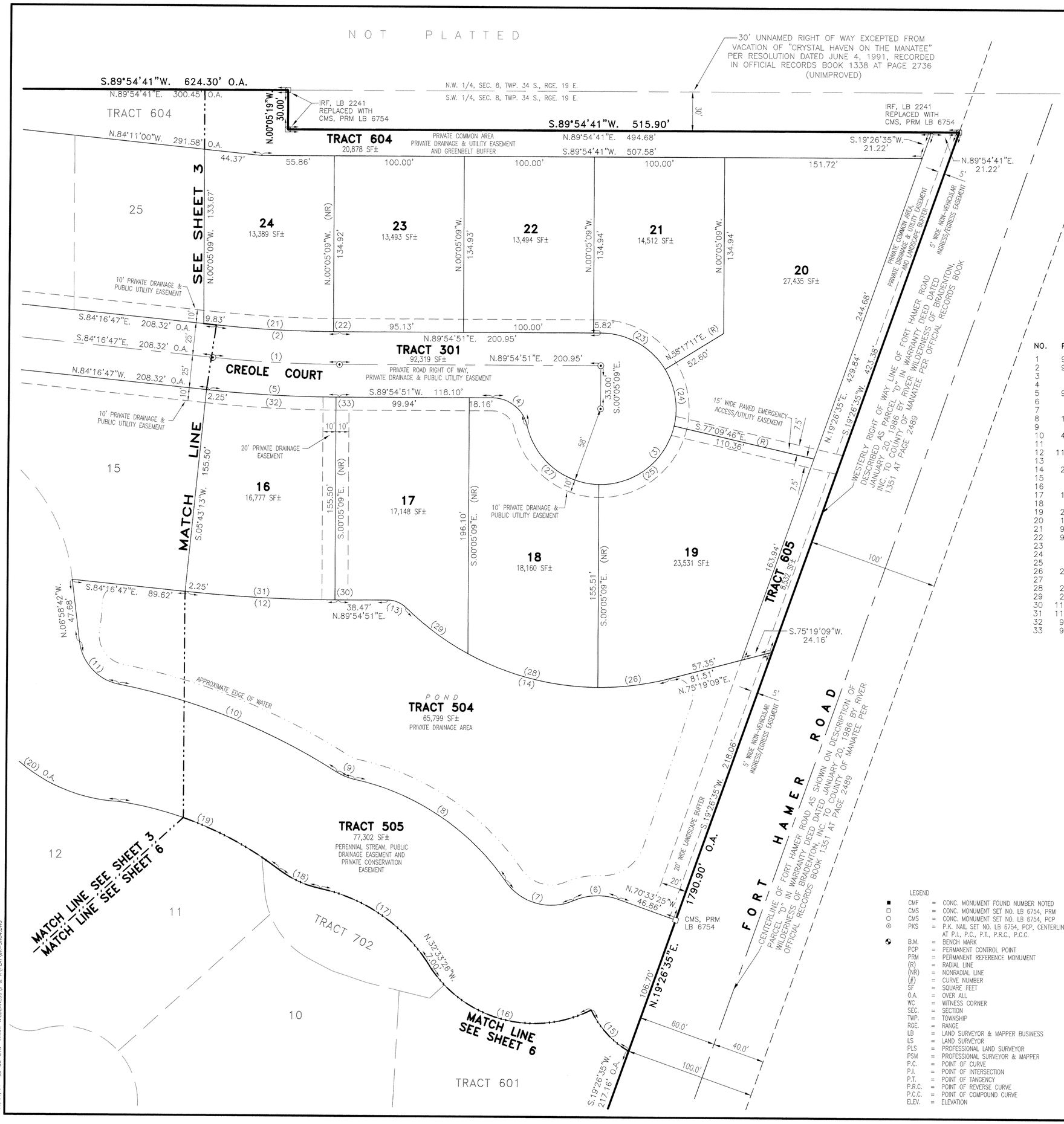
5730A JASON LEE PLACE SARASOTA, FLORIDA 34233
(941) 924-7465 (941) 922-3846 (FAX)

06/04/04 03-06-01S H:\RVR-WILDERNESS\J & K\PLAT\RV-SH03.DWG

PLAT BOOK 45 PAGE 74
SHEET 4 OF 7 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE J & K

A SUBDIVISION IN SECTION 8
TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



SCALE: 1" = 50'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	965.00'	05°48'22"	97.79'	48.94'	97.75'	N.87°10'58"W.
2	940.00'	05°48'22"	95.25'	47.67'	95.21'	N.87°10'58"W.
3	58.00'	257°05'01"	260.24'	- - -	90.73'	S.38°27'21"W.
4	27.00'	77°05'01"	36.32'	21.51'	33.65'	S.51°32'39"E.
5	990.00'	05°48'22"	100.32'	50.20'	100.28'	N.87°10'58"W.
6	47.00'	43°04'06"	35.33'	18.55'	34.50'	N.87°54'32"E.
7	43.00'	78°48'11"	59.14'	35.32'	54.59'	N.74°13'25"W.
8	189.65'	43°11'07"	142.94'	75.06'	139.58'	S.56°24'53"E.
9	43.00'	20°08'02"	15.11'	7.63'	15.03'	N.67°56'26"W.
10	489.60'	21°17'50"	181.99'	92.06'	180.94'	S.68°31'19"E.
11	38.00'	72°11'33"	47.88'	27.71'	44.77'	N.43°04'28"W.
12	1145.50'	05°48'22"	116.08'	58.09'	116.03'	N.87°10'58"W.
13	19.50'	44°12'51"	15.05'	7.92'	14.68'	S.67°58'44"E.
14	213.50'	58°48'33"	219.14'	120.32'	209.65'	N.75°16'34"W.
15	72.07'	34°30'56"	43.41'	22.39'	42.76'	N.42°34'23"W.
16	96.15'	82°36'13"	138.62'	84.47'	126.92'	N.75°56'43"W.
17	131.13'	44°18'27"	101.41'	53.39'	98.90'	S.56°14'26"E.
18	80.00'	25°28'44"	35.58'	18.09'	35.28'	N.65°39'17"W.
19	266.94'	28°57'11"	134.89'	68.92'	133.46'	S.67°23'31"E.
20	127.52'	71°51'54"	159.94'	92.42'	149.66'	N.51°33'18"W.
21	940.00'	05°30'32"	90.38'	45.23'	90.35'	N.87°02'03"W.
22	940.00'	00°17'50"	4.87'	2.44'	4.87'	N.89°56'14"W.
23	58.00'	58°22'21"	59.09'	32.40'	56.57'	S.60°53'59"E.
24	58.00'	44°33'03"	45.10'	23.76'	43.97'	S.09°26'17"E.
25	58.00'	78°04'18"	79.03'	47.03'	73.06'	S.51°52'24"W.
26	213.50'	14°51'55"	55.39'	27.85'	55.24'	S.82°45'07"W.
27	58.00'	76°05'19"	77.02'	45.39'	71.49'	N.51°02'48"W.
28	213.50'	27°57'56"	104.21'	53.16'	103.18'	N.75°49'58"W.
29	213.50'	15°58'42"	59.54'	29.96'	59.35'	N.53°51'39"W.
30	1145.50'	00°07'40"	2.56'	1.28'	2.56'	S.89°58'41"W.
31	1145.50'	05°40'41"	113.52'	56.81'	113.48'	N.87°07'08"W.
32	990.00'	05°39'29"	97.76'	48.92'	97.73'	N.87°06'32"W.
33	990.00'	00°08'53"	2.56'	1.28'	2.56'	N.89°59'17"E.

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.89°54'41"W. FOR THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST.

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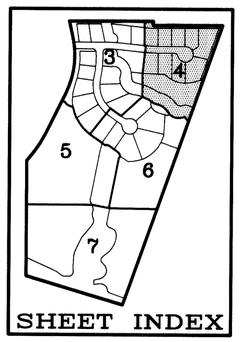

SHEET INDEX

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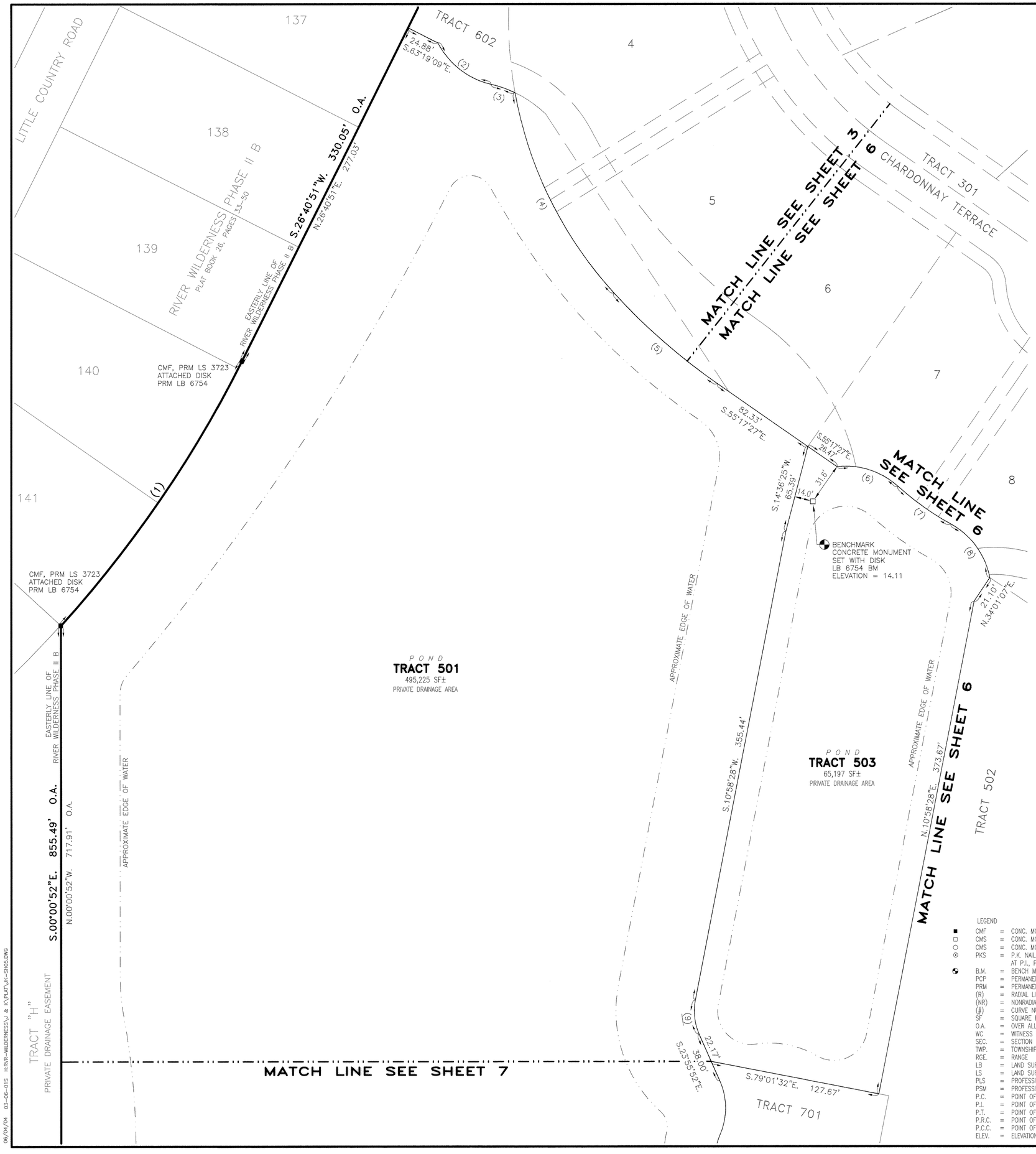
06/04/04 03-06-015 H:RVR-WILDERNESS\J & K\PLAT\JK-SH04.DWG

PLAT BOOK 45 PAGE 75
SHEET 5 OF 7 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE J & K

A SUBDIVISION IN SECTION 8
TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



N
W DEG E
S

0 50 100
SCALE: 1" = 50'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	875.00'	15°43'08"	240.05'	120.78'	239.30'	S.34°32'25"W.
2	60.00'	49°38'17"	51.98'	27.75'	50.37'	N.52°18'55"W.
3	87.00'	12°27'07"	18.91'	9.49'	18.87'	S.70°54'30"E.
4	300.00'	32°10'33"	168.47'	86.52'	166.27'	N.26°22'22"W.
5	459.25'	12°49'48"	102.84'	51.63'	102.62'	N.48°52'33"W.
6	58.25'	48°32'36"	49.35'	26.27'	47.89'	S.72°06'51"E.
7	206.50'	13°27'47"	48.52'	24.37'	48.41'	N.54°34'27"W.
8	58.25'	50°16'46"	51.12'	27.34'	49.49'	S.36°09'57"E.
9	42.50'	34°54'20"	25.89'	13.36'	25.49'	N.06°28'42"W.

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.89°54'41"W. FOR THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST.

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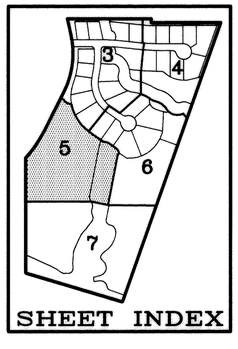

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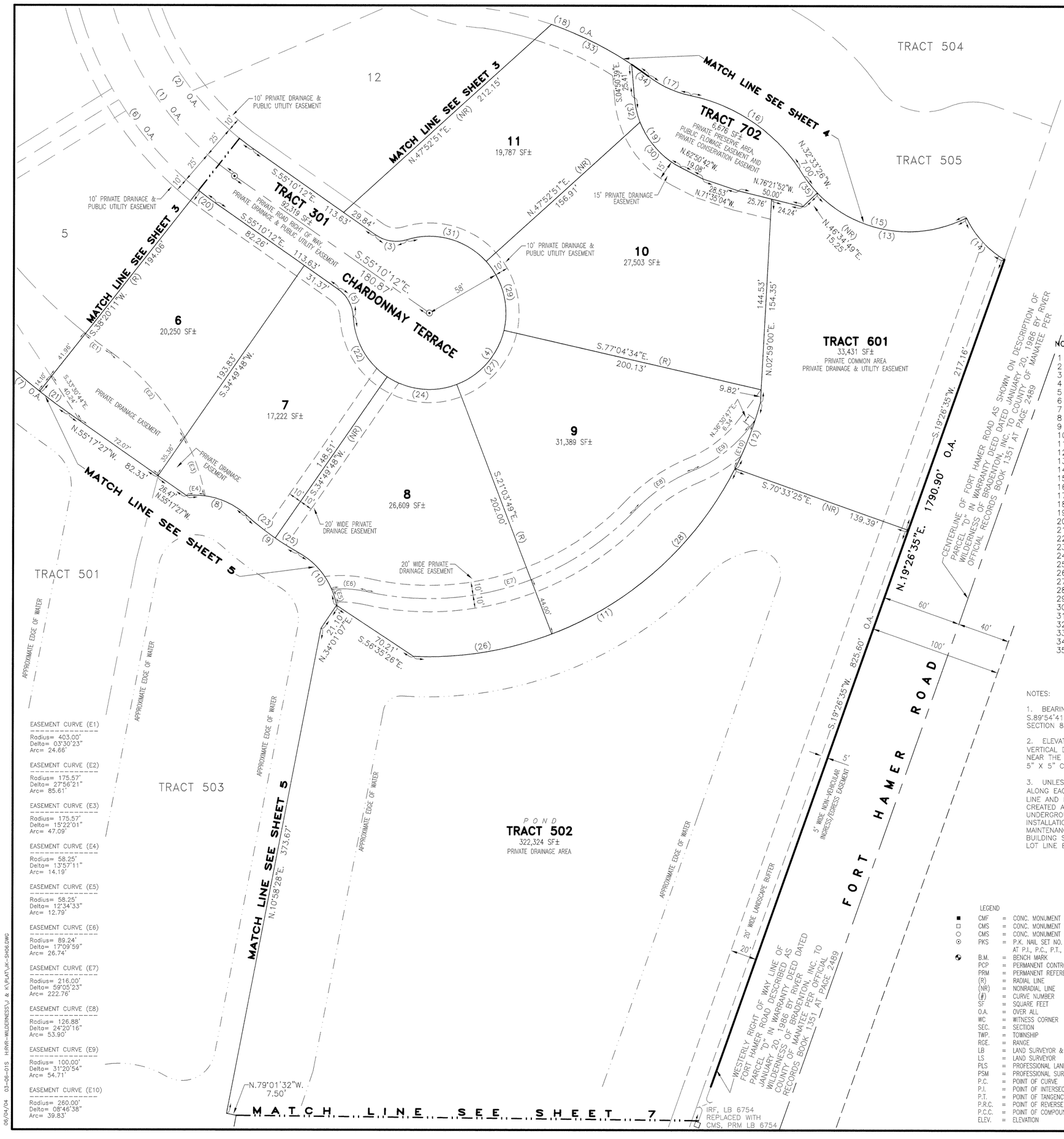
PLAT BOOK 45 PAGE 76
SHEET 6 OF 7 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE J & K

A SUBDIVISION IN SECTION 8
TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



EASEMENT CURVE (E1)
Radius= 403.00'
Delta= 03°30'23"
Arc= 24.66'

EASEMENT CURVE (E2)
Radius= 175.57'
Delta= 27°56'21"
Arc= 85.61'

EASEMENT CURVE (E3)
Radius= 175.57'
Delta= 15°22'01"
Arc= 47.09'

EASEMENT CURVE (E4)
Radius= 58.25'
Delta= 13°57'11"
Arc= 14.19'

EASEMENT CURVE (E5)
Radius= 58.25'
Delta= 12°34'33"
Arc= 12.79'

EASEMENT CURVE (E6)
Radius= 89.24'
Delta= 17°09'59"
Arc= 26.74'

EASEMENT CURVE (E7)
Radius= 216.00'
Delta= 59°05'23"
Arc= 222.76'

EASEMENT CURVE (E8)
Radius= 126.88'
Delta= 24°20'16"
Arc= 53.90'

EASEMENT CURVE (E9)
Radius= 100.00'
Delta= 31°20'54"
Arc= 54.71'

EASEMENT CURVE (E10)
Radius= 260.00'
Delta= 08°46'38"
Arc= 39.83'

SCALE: 1" = 50'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	240.00'	67°06'24"	281.10'	159.17'	265.30'	N.21°37'00"W.
2	215.00'	67°06'24"	251.81'	142.59'	237.67'	N.21°37'00"W.
3	27.00'	52°16'58"	24.64'	13.25'	23.79'	N.81°18'41"W.
4	58.00'	284°33'56"	288.06'	-44.86'	70.96'	S.34°49'48"W.
5	27.00'	52°16'58"	24.64'	13.25'	23.79'	S.29°01'43"E.
6	265.00'	67°06'24"	310.38'	175.75'	292.94'	N.21°37'00"W.
7	459.25'	12°49'48"	102.84'	51.63'	102.62'	N.48°52'33"W.
8	58.25'	48°32'36"	49.35'	26.27'	47.89'	S.72°06'51"E.
9	206.50'	13°27'47"	48.52'	24.37'	48.41'	N.54°34'27"W.
10	58.25'	50°16'46"	51.12'	27.34'	49.49'	S.36°09'57"E.
11	260.00'	65°42'51"	298.20'	167.93'	282.12'	S.59°38'31"W.
12	260.00'	11°43'45"	53.23'	26.71'	53.13'	S.20°55'13"W.
13	96.15'	73°13'47"	122.89'	71.44'	114.69'	N.80°37'56"W.
14	72.07'	34°30'56"	43.41'	22.39'	42.76'	N.42°34'23"W.
15	96.15'	82°36'13"	138.62'	84.47'	126.92'	N.75°56'43"W.
16	131.13'	44°18'27"	101.41'	53.39'	98.90'	S.56°14'26"E.
17	80.00'	25°28'44"	35.58'	18.09'	35.28'	N.65°39'17"W.
18	266.94'	28°57'11"	134.89'	68.92'	133.46'	S.67°23'31"E.
19	65.00'	58°00'03"	65.80'	36.03'	63.03'	N.33°50'41"W.
20	265.00'	03°30'23"	16.22'	8.11'	16.22'	N.53°25'00"W.
21	459.25'	03°29'49"	28.03'	14.02'	28.02'	N.53°32'33"W.
22	58.00'	53°39'17"	54.31'	29.33'	52.35'	N.29°42'52"W.
23	206.50'	07°42'45"	27.80'	13.92'	27.78'	N.51°41'56"W.
24	58.00'	54°31'18"	55.19'	29.89'	53.13'	N.83°48'10"W.
25	206.50'	05°45'02"	20.72'	10.37'	20.72'	N.58°25'50"W.
26	260.00'	23°33'45"	106.92'	54.23'	106.17'	S.80°43'04"W.
27	58.00'	56°00'45"	56.70'	30.85'	54.47'	S.40°55'49"W.
28	260.00'	53°52'51"	244.50'	132.14'	235.59'	S.41°59'46"W.
29	58.00'	55°15'18"	55.93'	30.36'	53.79'	S.14°42'12"E.
30	65.00'	41°13'49"	46.77'	24.45'	45.77'	N.42°13'48"W.
31	58.00'	65°07'18"	65.92'	37.04'	62.43'	S.74°53'30"E.
32	65.00'	16°46'14"	19.03'	9.58'	18.96'	N.13°13'46"W.
33	266.94'	14°36'49"	68.08'	34.23'	67.90'	S.63°36'39"E.
34	266.94'	03°23'20"	15.79'	7.90'	15.79'	N.54°36'35"W.
35	96.15'	09°22'26"	15.73'	7.88'	15.71'	N.39°19'50"W.

NOTES:

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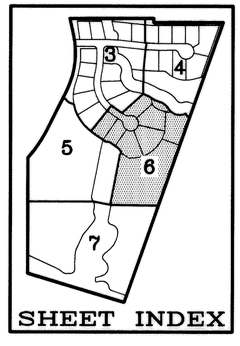
P.T.	=	POINT OF TANGENCY
P.R.C.	=	POINT OF REVERSE CURVE
P.C.C.	=	POINT OF COMPOUND CURVE
ELEV.	=	ELEVATION



DARRELL E. GERKEN PSM, INC.
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CERTIFICATE No. LB 6754
5730A JASON LEE PLACE SARASOTA, FLORIDA 34233
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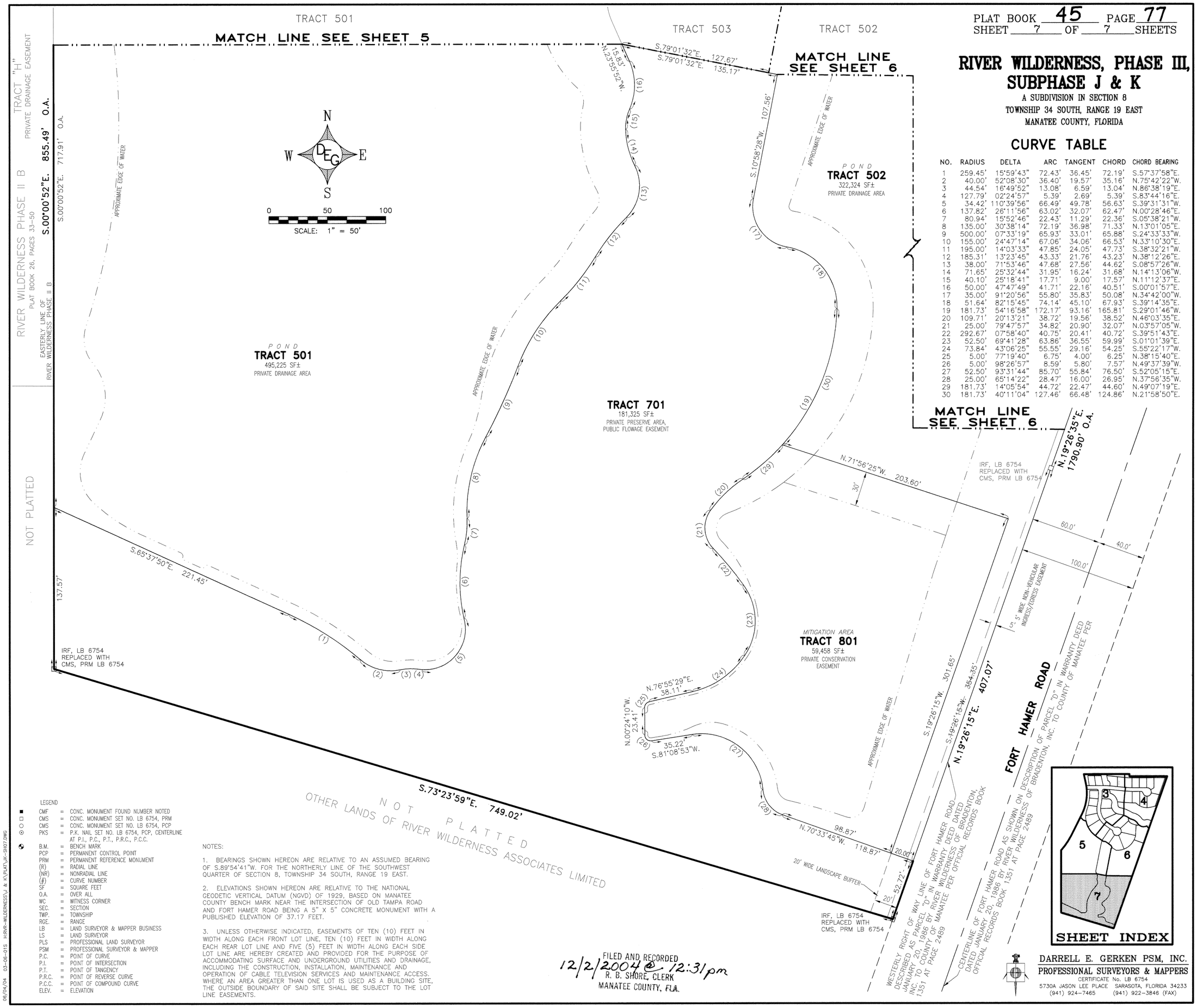
PLAT BOOK 45 PAGE 77
SHEET 7 OF 7 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE J & K

A SUBDIVISION IN SECTION 8
TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	259.45'	15°59'43"	72.43'	36.45'	72.19'	S.57°37'58"E.
2	40.00'	52°08'30"	36.40'	19.57'	35.16'	N.75°42'22"W.
3	44.54'	16°49'52"	13.08'	6.59'	13.04'	N.86°38'19"E.
4	127.79'	02°24'57"	5.39'	2.69'	5.39'	S.83°44'16"E.
5	34.42'	110°39'56"	66.49'	49.78'	56.63'	S.39°31'31"W.
6	137.82'	26°11'56"	63.02'	32.07'	62.47'	N.00°28'46"E.
7	80.94'	15°52'46"	22.43'	11.29'	22.36'	S.05°38'21"W.
8	135.00'	30°38'14"	72.19'	36.98'	71.33'	N.13°01'05"E.
9	500.00'	07°33'19"	65.93'	33.01'	65.88'	S.24°33'33"W.
10	155.00'	24°47'14"	67.06'	34.06'	66.53'	N.33°10'30"E.
11	195.00'	14°03'33"	47.85'	24.05'	47.73'	S.38°32'21"W.
12	185.31'	13°23'45"	43.33'	21.76'	43.23'	N.38°12'26"E.
13	38.00'	71°53'46"	47.68'	27.56'	44.62'	S.08°57'26"W.
14	71.65'	25°32'44"	31.95'	16.24'	31.68'	N.14°13'06"W.
15	40.10'	25°18'41"	17.71'	9.00'	17.57'	N.11°12'37"E.
16	50.00'	47°47'49"	41.71'	22.16'	40.51'	S.00°01'57"E.
17	35.00'	91°20'56"	55.80'	35.83'	50.08'	N.34°42'00"W.
18	51.64'	82°15'45"	74.14'	45.10'	67.93'	S.39°14'35"E.
19	181.73'	54°16'58"	172.17'	93.16'	165.81'	S.29°01'46"W.
20	109.71'	20°13'21"	38.72'	19.56'	38.52'	N.46°03'35"E.
21	25.00'	79°47'57"	34.82'	20.90'	32.07'	N.03°57'05"W.
22	292.67'	07°58'40"	40.75'	20.41'	40.72'	S.39°51'43"E.
23	52.50'	69°41'28"	63.86'	36.55'	59.99'	S.01°01'39"E.
24	73.84'	43°06'25"	55.55'	29.16'	54.25'	S.55°22'17"W.
25	5.00'	77°19'40"	6.75'	4.00'	6.25'	N.38°15'40"E.
26	5.00'	98°26'57"	8.59'	5.80'	7.57'	N.49°37'39"W.
27	52.50'	93°31'44"	85.70'	55.84'	76.50'	S.52°05'15"E.
28	25.00'	65°14'22"	28.47'	16.00'	26.95'	N.37°56'35"W.
29	181.73'	14°05'54"	44.72'	22.47'	44.60'	N.49°07'19"E.
30	181.73'	40°11'04"	127.46'	66.48'	124.86'	N.21°58'50"E.

LEGEND

CMF	=	CONC. MONUMENT FOUND NUMBER NOTED
CMS	=	CONC. MONUMENT SET NO. LB 6754, PRM
CMS	=	CONC. MONUMENT SET NO. LB 6754, PCP
PKS	=	P.K. NAIL SET NO. LB 6754, PCP, CENTERLINE AT P.I., P.C., P.T., P.R.C., P.C.C.
B.M.	=	BENCH MARK
PCP	=	PERMANENT CONTROL POINT
PRM	=	PERMANENT REFERENCE MONUMENT
(R)	=	RADIAL LINE
(NR)	=	NONRADIAL LINE
(#)	=	CURVE NUMBER
SF	=	SQUARE FEET
O.A.	=	OVER ALL
WC	=	WITNESS CORNER
SEC.	=	SECTION
TWP.	=	TOWNSHIP
RGE.	=	RANGE
LB	=	LAND SURVEYOR & MAPPER BUSINESS
LS	=	LAND SURVEYOR
PLS	=	PROFESSIONAL LAND SURVEYOR
PSM	=	PROFESSIONAL SURVEYOR & MAPPER
P.C.	=	POINT OF CURVE
P.I.	=	POINT OF INTERSECTION
P.T.	=	POINT OF TANGENCY
P.R.C.	=	POINT OF REVERSE CURVE
P.C.C.	=	POINT OF COMPOUND CURVE
ELEV.	=	ELEVATION

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.89°54'41"W. FOR THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST.

2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, BASED ON MANATEE COUNTY BENCH MARK NEAR THE INTERSECTION OF OLD TAMPA ROAD AND FORT HAMER ROAD BEING A 5" X 5" CONCRETE MONUMENT WITH A PUBLISHED ELEVATION OF 37.17 FEET.

3. UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT LOT LINE, TEN (10) FEET IN WIDTH ALONG EACH REAR LOT LINE AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE, INCLUDING THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES AND MAINTENANCE ACCESS. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

FILED AND RECORDED
12/2/2004 @ 12:31pm
R. B. SHORE, CLERK
MANATEE COUNTY, FLA.

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