RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M

PLAT BOOK 51 PAGE 63
SHEET 1 OF 13 SHEETS

2468861

A SUBDIVISION IN SECTIONS 7, 8, 17 & 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST

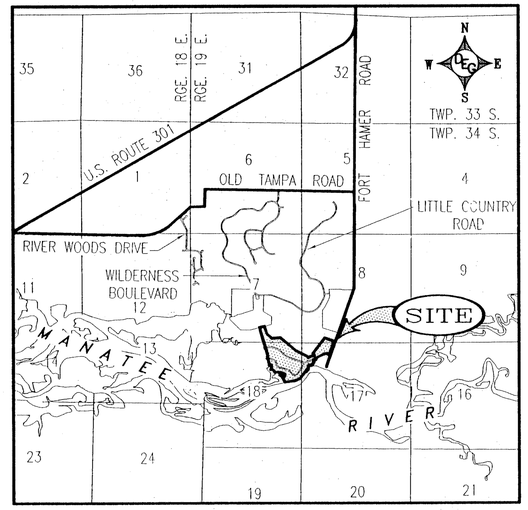
MANATEE COUNTY, FLORIDA

DESCRIPTION

A TRACT OF LAND IN SECTIONS 7, 8, 17 AND 18 TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 702, RIVER WILDERNESS, PHASE III, SUBPHASE "D-1" & "I", RECORDED IN PLAT BOOK 38 AT PAGE 167 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA: THENCE N.74°14'22"E., ALONG THE SOUTHERLY LINE OF SUBPHASE "D-1" & "I", A DISTANCE OF 235.43 FEET; THENCE S.15°45'38"E., A DISTANCE OF 386.38 FEET; THENCE S.49°42'25"E., A DISTANCE OF 315.59 FEET; THENCE N.86°02'39"E., A DISTANCE OF 410.49 FEET; THENCE S.49°12'02"E., A DISTANCE OF 946.40 FEET; THENCE S.64°10'14"E., A DISTANCE OF 550.00 FEET; THENCE S.48°19'10"E., A DISTANCE OF 130.76 FEET TO THE MEAN HIGH WATER LINE RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER SURVEY FILE 3002 (THE FOLLOWING ELEVEN CALLS ARE ALONG SAID MEAN HIGH WATER LINE), THENCE S.77°46'08"E., A DISTANCE OF 33.01 FEET; THENCE S.58°37'54"E., A DISTANCE OF 77.24 FEET; THENCE S.69°01'00"E., A DISTANCE OF 21.16 FEET; THENCE N.61°34'58"E., A DISTANCE OF 118.16 FEET; THENCE N.88°52'42"E., A DISTANCE OF 116.64 FEET; THENCE N.11°21'22"E., A DISTANCE OF 22.61 FEET; THENCE N.53°55'21"W., A DISTANCE OF 14.34 FEET; THENCE N.79°36'42"W., A DISTANCE OF 21.80 FEET; THENCE N.01°37'43"W., A DISTANCE OF 29.42 FEET; THENCE N.07°21'49"W., A DISTANCE OF 24.08 FEET; THENCE N.31°23'35"W., A DISTANCE OF 134.08 FEET; THENCE N.36°42'33"E., A DISTANCE OF 924.91 FEET; THENCE S.70°33'41"E., A DISTANCE OF 475.76 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FORT HAMER ROAD (100 FEET WIDE) DESCRIBED IN OFFICIAL RECORDS BOOK 1351 AT PAGE 2489 OF SAID PUBLIC RECORDS; THENCE S.19°26'10"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 723.80 FEET TO THE NORTHERLY LINE OF PREMISES DESCRIBED IN OFFICIAL RECORDS BOOK 1500 AT PAGE 3258 OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.70°33'50"W., A RADIAL DISTANCE OF 35.00 FEET (THE FOLLOWING FOUR CALLS ARE ALONG THE LINES OF SAID PREMISES DESCRIBED IN OFFICIAL RECORDS BOOK 1500 AT PAGE 3258); THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 95°08'56", A DISTANCE OF 58.12 FEET TO THE POINT OF COMPOUND CURVE (PCC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 41°19'35"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 306.54 FEET; THENCE S.62°57'39"W., A DISTANCE OF 326.25 FEET TO THE POINT OF CURVE (PC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2500.00 FEET AND A CENTRAL ANGLE OF 02°09'59"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 94.53 FEET; THENCE S.65°07'39"W., A DISTANCE OF 229.00 FEET TO THE AFOREMENTIONED MEAN HIGH WATER LINE (THE FOLLOWING FIFTY CALLS ARE ALONG SAID MEAN HIGH WATER LINE); THENCE S.40°42'41"E., A DISTANCE OF 15.12 FEET; THENCE N.79°02'23"E., A DISTANCE OF 51.62 FEET; THENCE N.74°00'52"E., A DISTANCE OF 76.40 FEET; THENCE N.70°43'08"E., A DISTANCE OF 30.60 FEET; THENCE S.53°40'21"E., A DISTANCE OF 29.52 FEET; THENCE S.16°59'01"E., A DISTANCE OF 45.22 FEET; THENCE S.68°40'34"W., A DISTANCE OF 45.61 FEET; THENCE S.07°08'53"E., A DISTANCE OF 37.98 FEET; THENCE S.39°07'55"W., A DISTANCE OF 69.42 FEET; THENCE S.18°45'20"W., A DISTANCE OF 69.95 FEET; THENCE S.68°26'38"W., A DISTANCE OF 54.65 FEET; THENCE N.49°09'20"W., A DISTANCE OF 66.21 FEET; THENCE S.64°03'38"W., A DISTANCE OF 47.27 FEET; THENCE S.24°43'04"W., A DISTANCE OF 57.91 FEET; THENCE S.01°01'17"W., A DISTANCE OF 67.81 FEET; THENCE S.36°26'47"W., A DISTANCE OF 36.06 FEET; THENCE S.34°41'24"W., A DISTANCE OF 241.73 FEET; THENCE S.39°08'23"W., A DISTANCE OF 156.22 FEET; THENCE S.35°19'41"W., A DISTANCE OF 202.67 FEET; THENCE S.61°08'39"W., A DISTANCE OF 120.69 FEET; THENCE S.70°26'41"W., A DISTANCE OF 215.38 FEET; THENCE S.80°01'11"W., A DISTANCE OF 235.62 FEET; THENCE S.85°47'25"W., A DISTANCE OF 194.97 FEET; THENCE N.11°44'18"W., A DISTANCE OF 48.48 FEET; THENCE N.34°37'53"W., A DISTANCE OF 107.61 FEET; THENCE N.37°20'58"W., A DISTANCE OF 122.38 FEET; THENCE N.50°45'47"W., A DISTANCE OF 99.34 FEET; THENCE N.42°14'27"W., A DISTANCE OF 38.51 FEET; THENCE N.43°41'43"E., A DISTANCE OF 22.81 FEET; THENCE S.34°59'05"E., A DISTANCE OF 42.99 FEET; THENCE S.76°01'43"E., A DISTANCE OF 157.55 FEET; THENCE N.61°28'25"E., A DISTANCE OF 54.29 FEET; THENCE N.14°52'09"E., A DISTANCE OF 52.15 FEET; THENCE N.13°09'26"W., A DISTANCE OF 44.14 FEET; THENCE N.65°18'42"W., A DISTANCE OF 163.69 FEET; THENCE N.83°38'11"W., A DISTANCE OF 137.59 FEET; THENCE S.89°05'20"W., A DISTANCE OF 110.31 FEET; THENCE N.84°30'41"W., A DISTANCE OF 74.00 FEET; THENCE N.37°50'28"W., A DISTANCE OF 66.51 FEET; THENCE N.49°41'48"W., A DISTANCE OF 107.72 FEET; THENCE S.88°59'53"W., A DISTANCE OF 44.61 FEET; THENCE N.59°05'56"W., A DISTANCE OF 19.92 FEET; THENCE N.49°38'54"E., A DISTANCE OF 9.00 FEET; THENCE N.54°41'14"E., A DISTANCE OF 44.01 FEET; THENCE N.19°41'19"W., A DISTANCE OF 58.12 FEET; THENCE N.03°59'22"W., A DISTANCE OF 55.99 FEET; THENCE N.10°57'44"E., A DISTANCE OF 38.60 FEET; THENCE N.26°54'59"W., A DISTANCE OF 47.62 FEET; THENCE N.71°41'18"W., A DISTANCE OF 30.43 FEET; THENCE S.50°50'38"W., A DISTANCE OF 67.50 FEET; THENCE N.12°11'26"W., A DISTANCE OF 323.31 FEET; THENCE N.63°49'18"W., A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.63°49'18"W., A RADIAL DISTANCE OF 275.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 42°25'08", A DISTANCE OF 203.60 FEET; THENCE N.16°14'26"W., A DISTANCE OF 266.27 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 39.27 FEET; THENCE N.16°14'26"W., A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.16°14'26"W., A RADIAL DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE N.16°14'26"W., A DISTANCE OF 847.02 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1525.00 FEET AND A CENTRAL ANGLE OF 04°45'13"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 126.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 83.1413 ACRES, MORE OR LESS.



LOCATION MAP

NOT TO SCALE

NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.89°19'14"E. FOR THE NORTHERLY LINE OF THE S.W. 1/4 OF SECTION 7.

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.

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 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.

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 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: 03/07/2007

William J. McAllister

WILLIAM J. McALLISTER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE No. PSM 5285
DARRELL E. GERKEN PSM, INC., LB 6754
5730-A JASON LEE PLACE
SARASOTA, FLORIDA 34233

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 RIVE ISLE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFY OWNERSHIP BY RIVE ISLE ASSOCIATES, LTD. OF THE PROPERTY DESCRIBED HEREON AND SAID OWNERS DO HEREBY DEDICATE ADDITIONAL RIGHT OF WAY FOR FORT HAMER ROAD, REQUIRED UTILITIES OR OTHER EASEMENTS SHOWN ON THIS PLAT ENTITLED "RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M", 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 1st DAY OF MAY, 2007.

WITNESSES:
Rachel M Back
RACHEL M. BACK
(PRINT NAME)
Mike T Allison
MIKE T. ALLISON
(PRINT NAME)

BY: RIVE ISLE ASSOCIATES, LTD.,
A FLORIDA LIMITED PARTNERSHIP

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

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

STATE OF FLORIDA)
) SS
COUNTY OF MANATEE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF May, 2007 BY WILLIAM G. VERNON, AS PRESIDENT OF WADE CAPITAL, INC., A FLORIDA CORPORATION, GENERAL PARTNER OF RIVE ISLE ASSOCIATES, LTD., ON BEHALF OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Suz Ann M Moore
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

SUZ ANN M. MOORE
Commission DD 621886
Expires January 6, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

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 8th DAY OF May, 2007.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA
CHAIRMAN

ATTEST:
R.B. SHORE
CLERK OF CIRCUIT COURT

SEAL

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 51, PAGES 63 THROUGH 75 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 21st DAY OF May, 2007.

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

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: 3/12/07

JAMES N. GATCH, JR., P.S.M. #4295
FOR THE MANATEE COUNTY SURVEYOR

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)

PLAT BOOK 51 PAGE 64
SHEET 2 OF 13 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M

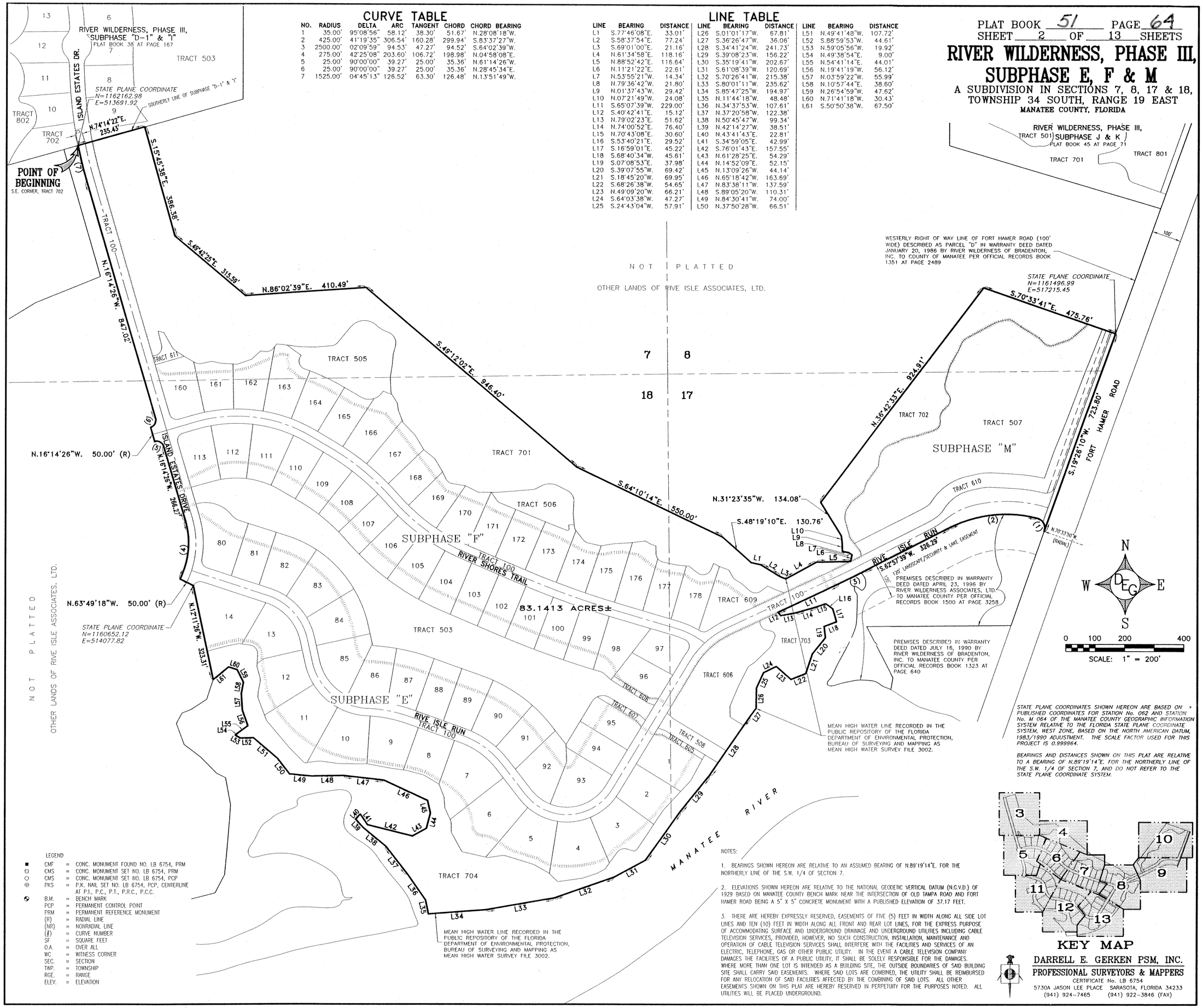
A SUBDIVISION IN SECTIONS 7, 8, 17 & 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	35.00'	95°08'56"	58.12'	38.30'	51.67'	N.28°08'18"W.
2	425.00'	41°19'35"	306.54'	160.28'	299.94'	S.83°37'27"W.
3	2500.00'	02°09'59"	94.53'	47.27'	94.52'	S.64°02'39"W.
4	275.00'	42°25'08"	203.60'	106.72'	198.98'	N.04°58'08"E.
5	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.61°14'26"W.
6	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.28°45'34"E.
7	1525.00'	04°45'13"	126.52'	63.30'	126.48'	N.13°51'49"W.

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S.77°46'08"E.	33.01'	L26	S.01°01'17"W.	67.81'	L51	N.49°41'48"W.	107.72'
L2	S.58°37'54"E.	77.24'	L27	S.36°26'47"W.	36.06'	L52	S.88°59'53"W.	44.61'
L3	S.69°01'00"E.	21.16'	L28	S.34°41'24"W.	241.73'	L53	N.59°05'56"W.	19.92'
L4	N.61°34'58"E.	118.16'	L29	S.39°08'23"W.	156.22'	L54	N.49°38'54"E.	9.00'
L5	N.88°52'42"E.	116.64'	L30	S.35°19'41"W.	202.67'	L55	N.54°41'14"E.	44.01'
L6	N.11°21'22"E.	22.61'	L31	S.61°08'39"W.	120.69'	L56	N.19°41'19"W.	56.12'
L7	N.53°55'21"W.	14.34'	L32	S.70°26'41"W.	215.38'	L57	N.03°59'22"W.	55.99'
L8	N.79°36'42"W.	21.80'	L33	S.80°01'11"W.	235.62'	L58	N.10°57'44"E.	38.60'
L9	N.01°37'43"W.	29.42'	L34	S.85°47'25"W.	194.97'	L59	N.26°54'59"W.	47.62'
L10	N.07°21'49"W.	24.08'	L35	N.11°44'18"W.	48.48'	L60	N.71°41'18"W.	30.43'
L11	S.65°07'39"W.	229.00'	L36	N.34°37'53"W.	107.61'	L61	S.50°50'38"W.	67.50'
L12	S.40°42'41"E.	15.12'	L37	N.37°20'58"W.	122.38'			
L13	N.79°02'23"E.	51.62'	L38	N.50°45'47"W.	99.34'			
L14	N.74°00'52"E.	76.40'	L39	N.42°14'27"W.	38.51'			
L15	N.70°43'08"E.	30.60'	L40	N.43°41'43"E.	22.81'			
L16	S.53°40'21"E.	29.52'	L41	S.34°59'05"E.	42.99'			
L17	S.16°59'01"E.	45.22'	L42	S.76°01'43"E.	157.55'			
L18	S.68°40'34"W.	45.61'	L43	N.61°28'25"E.	54.29'			
L19	S.07°08'53"E.	37.98'	L44	N.14°52'09"E.	52.15'			
L20	S.39°07'55"W.	69.42'	L45	N.13°09'26"W.	44.14'			
L21	S.18°45'20"W.	69.95'	L46	N.65°18'42"W.	163.69'			
L22	S.68°26'38"W.	54.65'	L47	N.83°38'11"W.	137.59'			
L23	N.49°09'20"W.	66.21'	L48	S.89°05'20"W.	110.31'			
L24	S.64°03'38"W.	47.27'	L49	N.84°30'41"W.	74.00'			
L25	S.24°43'04"W.	57.91'	L50	N.37°50'28"W.	66.51'			



STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON PUBLISHED COORDINATES FOR STATION No. 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 0.999964.

BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE RELATIVE TO A BEARING OF N.89°19'14"E. FOR THE NORTHERLY LINE OF THE S.W. 1/4 OF SECTION 7, AND DO NOT REFER TO THE STATE PLANE COORDINATE SYSTEM.

LEGEND

■ CMF	=	CONC. MONUMENT FOUND NO. LB 6754, PRM
□ 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
ELEV.	=	ELEVATION

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.89°19'14"E. FOR THE NORTHERLY LINE OF THE S.W. 1/4 OF SECTION 7.

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.

3. 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 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.

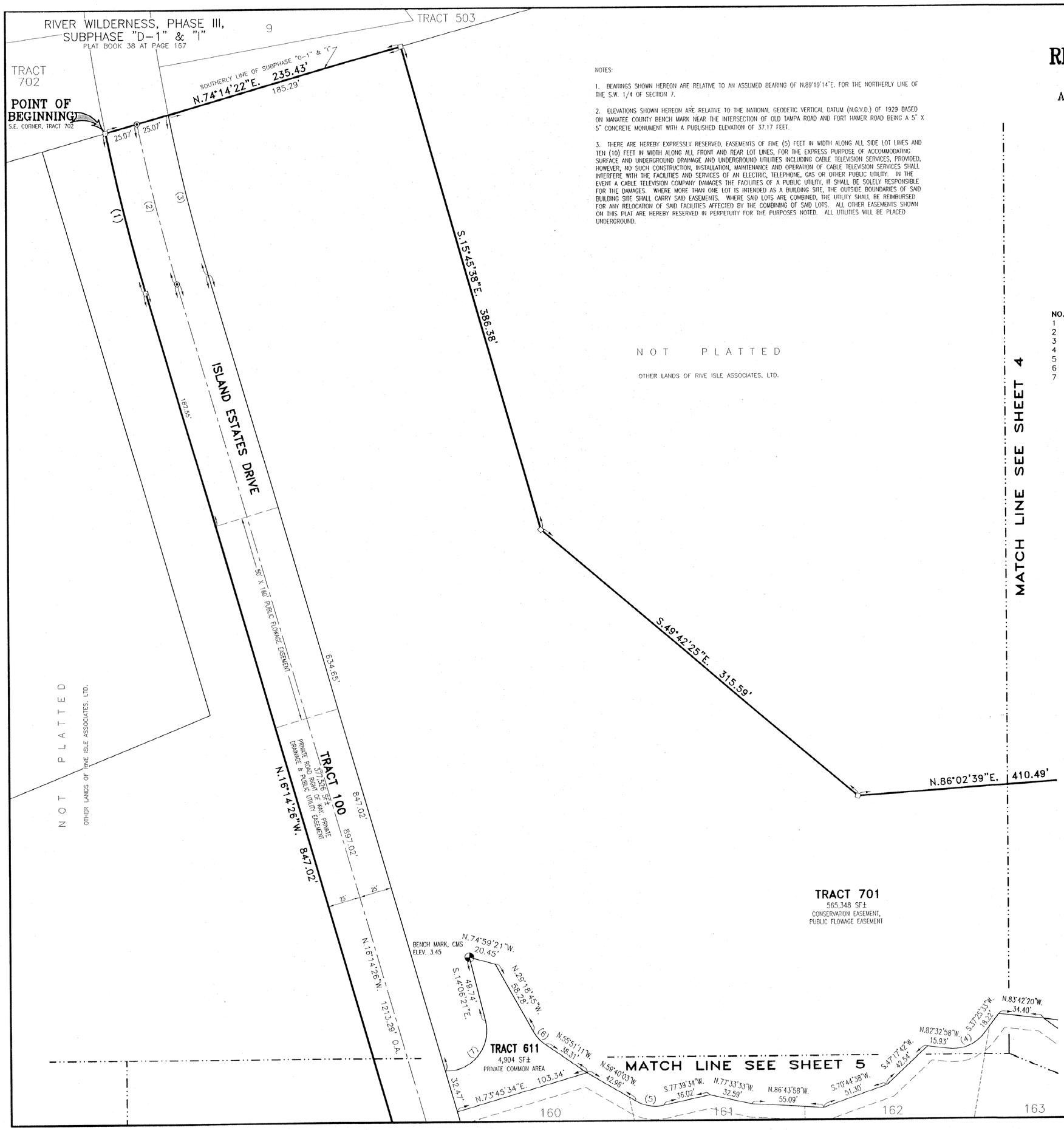
KEY MAP

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)

PLAT BOOK 51 PAGE 65
SHEET 3 OF 13 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M

A SUBDIVISION IN SECTIONS 7, 8, 17 & 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



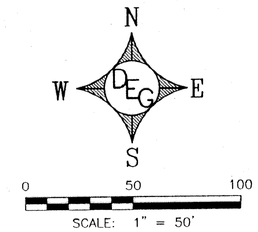
NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.89°19'14"E. FOR THE NORTHERLY LINE OF THE S.W. 1/4 OF SECTION 7.

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.

3. 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 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.

MATCH LINE SEE SHEET 4

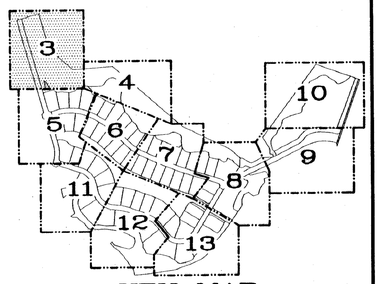


CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	1525.00'	04°45'13"	126.52'	63.30'	126.48'	N.13°51'49"W.
2	1500.00'	04°49'29"	126.31'	63.19'	126.28'	N.13°49'41"W.
3	1475.00'	04°53'55"	126.11'	63.09'	126.07'	N.13°47'28"W.
4	30.00'	60°01'28"	31.43'	17.33'	30.01'	S.67°26'17"W.
5	30.00'	42°40'23"	22.34'	11.72'	21.83'	N.81°00'14"W.
6	30.00'	26°32'25"	13.90'	7.08'	13.77'	N.42°34'58"W.
7	30.00'	107°57'13"	56.52'	41.26'	48.53'	S.39°52'15"W.

LEGEND

■	CMF	=	CONC. MONUMENT FOUND NO. LB 6754, PRM
□	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
	ELEV.	=	ELEVATION



KEY MAP

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)

I:\SVR-WILDERNESS\SP-11-3-04\4-27 R/W South PLAT\RIVER E SH-03.dwg, 3/7/2007 12:56:23 PM

PLAT BOOK 51 PAGE 66
SHEET 4 OF 13 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M

A SUBDIVISION IN SECTIONS 7, 8, 17 & 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.89°19'14"E. FOR THE NORTHERLY LINE OF THE S.W. 1/4 OF SECTION 7.

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.

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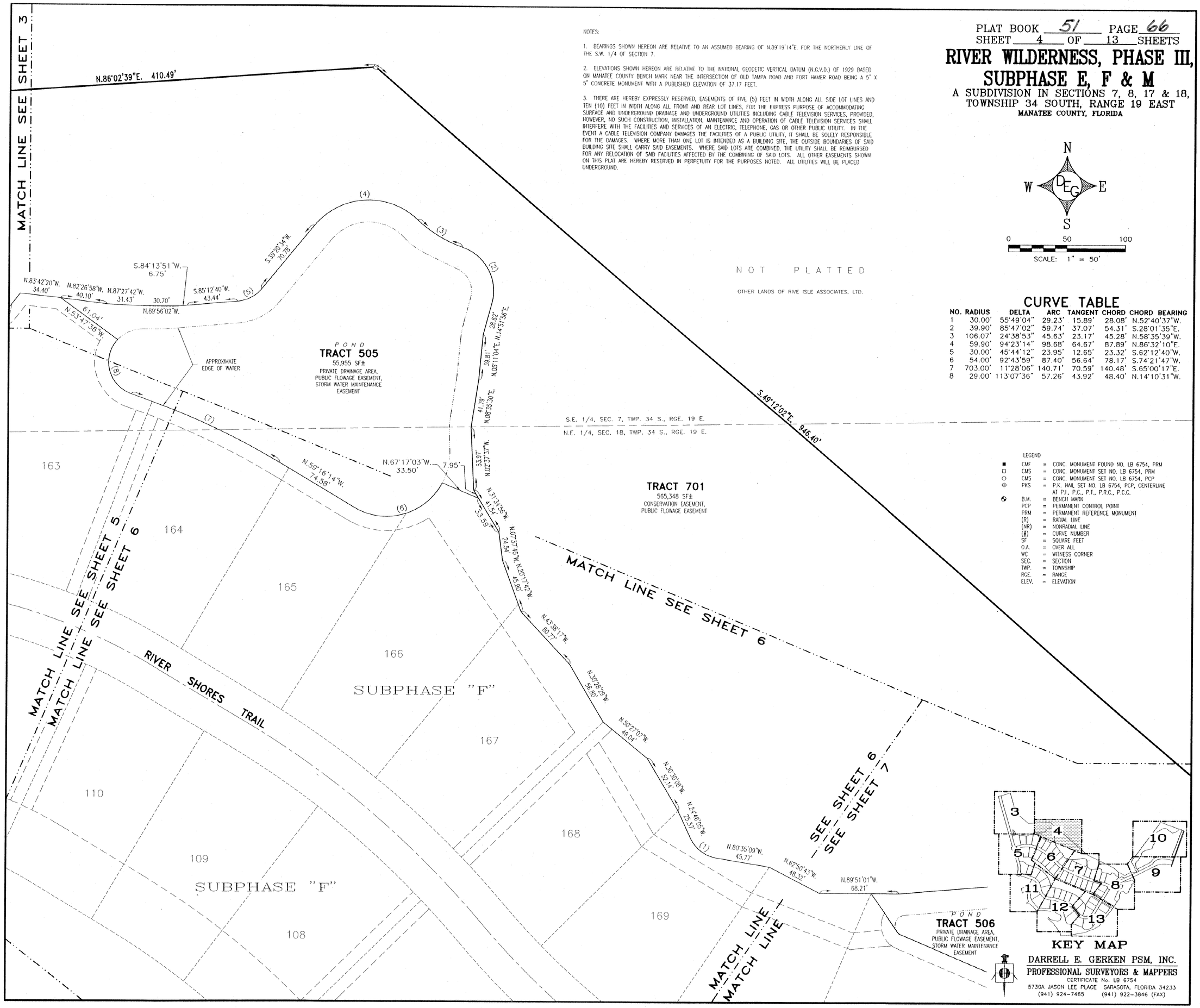

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	30.00'	55°49'04"	29.23'	15.89'	28.08'	N.52°40'37"W.
2	39.90'	85°47'02"	59.74'	37.07'	54.31'	S.28°01'35"E.
3	106.07'	24°38'53"	45.63'	23.17'	45.28'	N.58°35'39"W.
4	59.90'	94°23'14"	98.68'	64.67'	87.89'	N.86°32'10"E.
5	30.00'	45°44'12"	23.95'	12.65'	23.32'	S.62°12'40"W.
6	54.00'	92°43'59"	87.40'	56.64'	78.17'	S.74°21'47"W.
7	703.00'	11°28'06"	140.71'	70.59'	140.48'	S.65°00'17"E.
8	29.00'	113°07'36"	57.26'	43.92'	48.40'	N.14°10'31"W.

LEGEND

■	CMF	=	CONC. MONUMENT FOUND NO. LB 6754, PRM
□	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.
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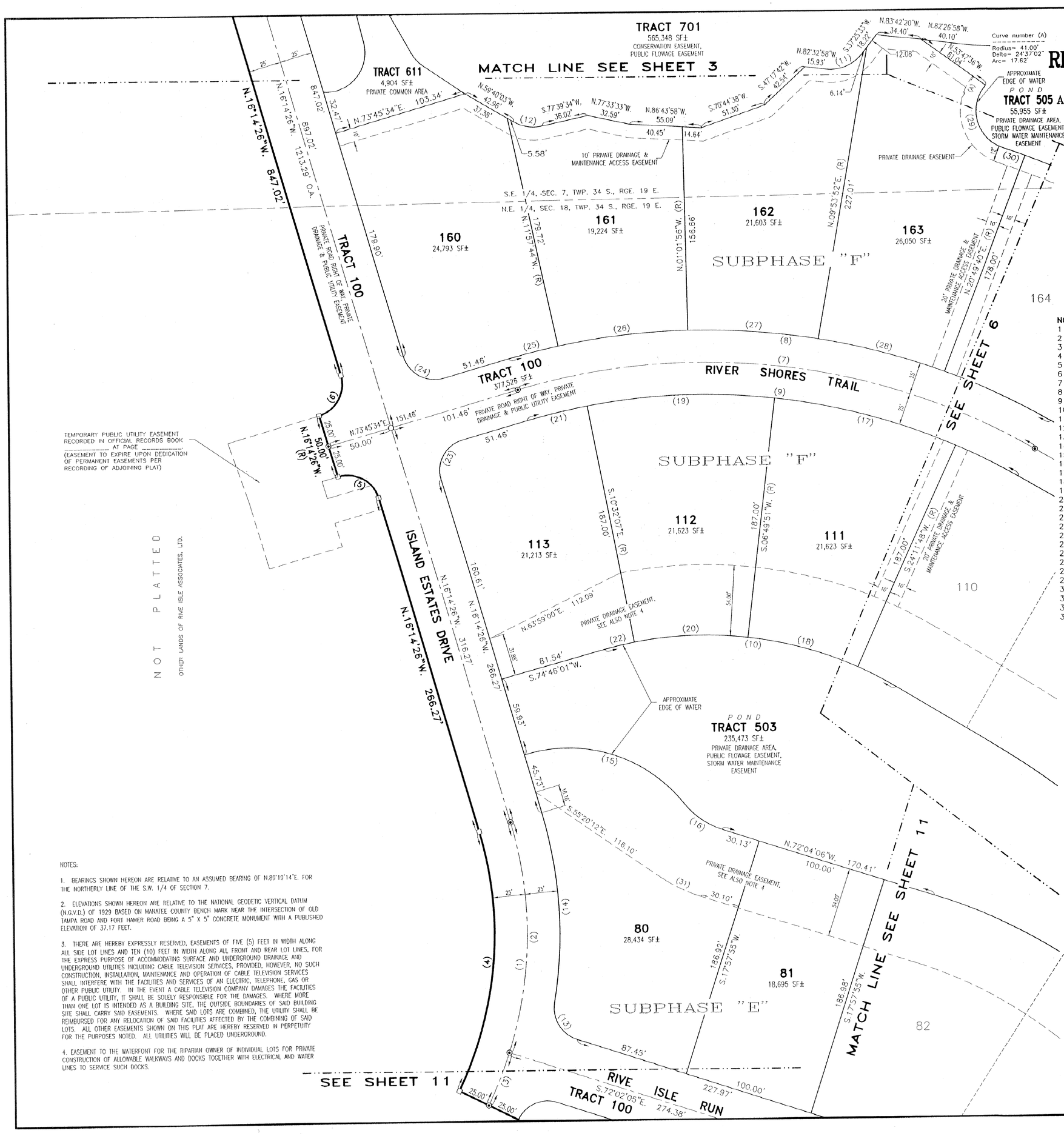
PLAT BOOK 51 PAGE 67
SHEET 5 OF 13 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M

A SUBDIVISION IN SECTIONS 7, 8, 17 & 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	300.00'	42°25'08"	222.10'	116.42'	217.07'	S.04°58'08"W.
2	300.00'	34°12'20"	179.10'	92.31'	176.45'	S.00°51'44"W.
3	300.00'	08°12'48"	43.00'	21.54'	42.97'	S.22°04'18"W.
4	275.00'	42°25'08"	203.60'	106.72'	198.98'	N.04°58'08"E.
5	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.61°14'26"W.
6	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.28°45'34"E.
7	500.00'	46°58'12"	409.89'	217.25'	398.51'	S.82°45'20"E.
8	525.00'	46°58'12"	430.38'	228.11'	418.43'	S.82°45'20"E.
9	475.00'	46°58'12"	389.40'	206.39'	378.58'	S.82°45'20"E.
10	288.00'	45°57'45"	231.03'	122.14'	224.89'	S.82°15'06"E.
11	30.00'	60°01'28"	31.43'	17.33'	30.01'	S.67°26'17"W.
12	30.00'	42°40'23"	22.34'	11.72'	21.83'	N.81°00'14"W.
13	25.00'	81°47'12"	35.69'	21.65'	32.73'	N.31°08'29"W.
14	325.00'	25°59'33"	147.44'	75.01'	146.18'	S.03°14'39"E.
15	113.07'	68°32'28"	135.26'	77.05'	127.34'	S.72°40'44"E.
16	60.10'	33°39'36"	35.31'	18.18'	34.80'	N.55°14'18"W.
17	475.00'	17°21'57"	143.97'	72.54'	143.42'	S.74°29'11"E.
18	288.00'	17°21'57"	87.29'	43.98'	86.96'	S.74°29'11"E.
19	475.00'	17°21'57"	143.97'	72.54'	143.42'	N.88°08'52"E.
20	288.00'	17°21'57"	87.29'	43.98'	86.96'	N.88°08'52"E.
21	475.00'	05°42'19"	47.30'	23.67'	47.28'	N.76°36'44"E.
22	288.00'	04°41'52"	23.61'	11.81'	23.61'	N.77°06'57"E.
23	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.28°45'34"E.
24	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.61°14'26"W.
25	525.00'	04°16'41"	39.20'	19.61'	39.19'	N.75°53'55"E.
26	525.00'	10°55'48"	100.15'	50.23'	100.00'	N.83°30'10"E.
27	525.00'	10°55'48"	100.15'	50.23'	100.00'	S.85°34'02"E.
28	525.00'	10°55'48"	100.15'	50.23'	100.00'	S.74°38'14"E.
29	29.00'	113°07'36"	57.26'	43.92'	48.40'	N.14°10'31"W.
30	703.00'	01°34'00"	19.22'	9.61'	19.22'	S.69°57'20"E.
31	114.10'	16°43'54"	33.32'	16.78'	33.20'	N.63°42'09"W.
32	50.00'	123°06'57"	107.44'	92.31'	87.93'	N.09°01'48"W.
33	670.00'	01°24'56"	16.55'	8.28'	16.55'	S.69°52'48"E.

LEGEND

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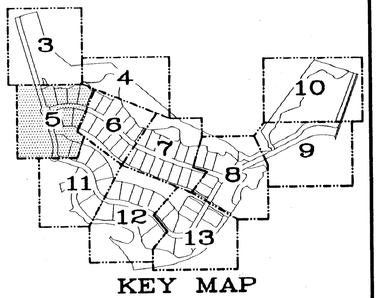
4. EASEMENT TO THE WATERFRONT FOR THE RIPARIAN OWNER OF INDIVIDUAL LOTS FOR PRIVATE CONSTRUCTION OF ALLOWABLE WALKWAYS AND DOCKS TOGETHER WITH ELECTRICAL AND WATER LINES TO SERVICE SUCH DOCKS.



KEY MAP

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PLAT BOOK 51 PAGE 68
SHEET 6 OF 13 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M

A SUBDIVISION IN SECTIONS 7, 8, 17 & 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST
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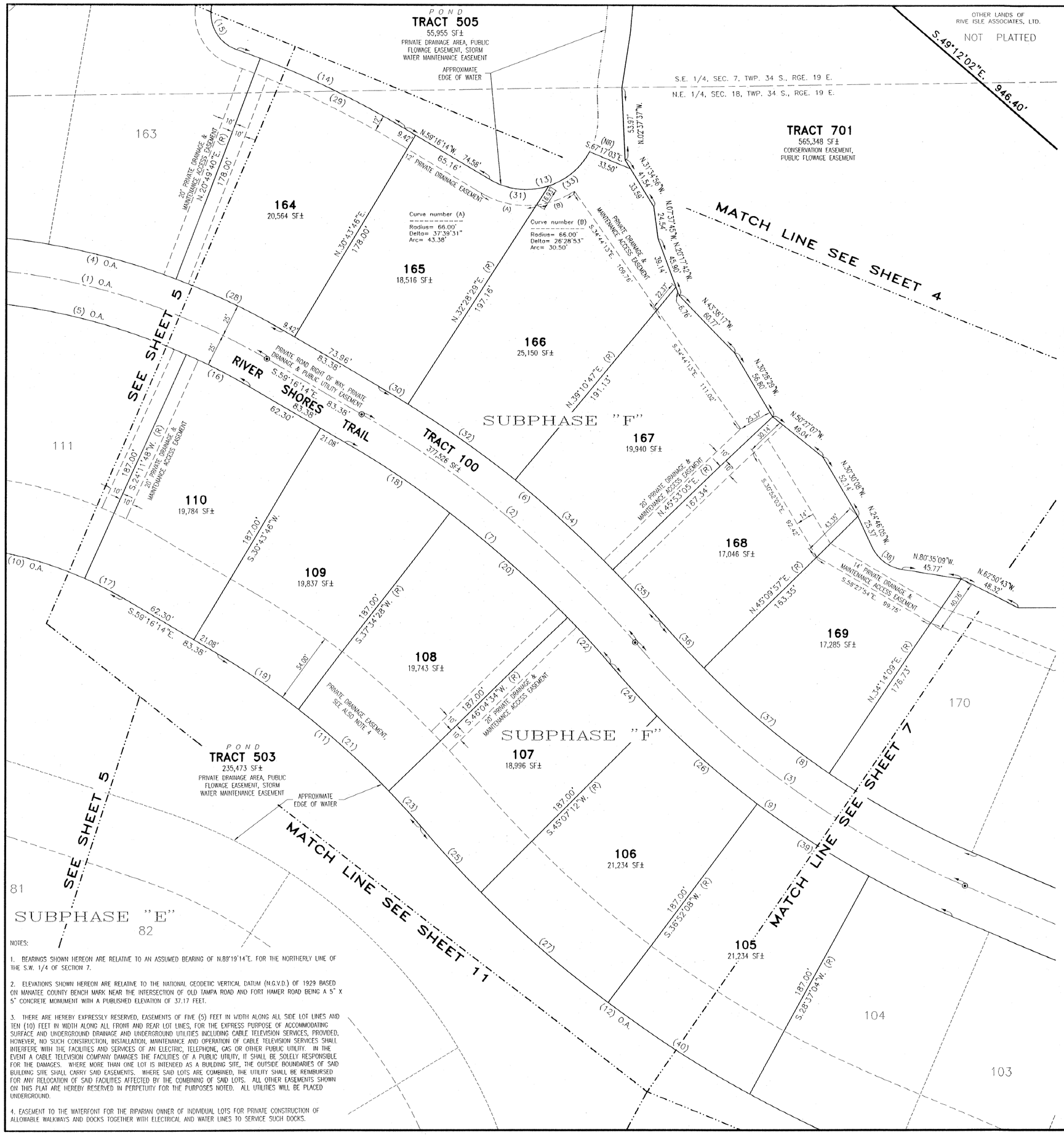

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	500.00'	46°58'12"	409.89'	217.25'	398.51'	S.82°45'20"E.
2	830.00'	18°43'27"	271.24'	136.84'	270.04'	S.49°54'30"E.
3	670.00'	26°34'48"	310.82'	158.26'	308.04'	N.53°50'11"W.
4	525.00'	46°58'12"	430.38'	228.11'	418.43'	S.82°45'20"E.
5	475.00'	46°58'12"	389.40'	206.39'	378.58'	S.82°45'20"E.
6	855.00'	18°43'27"	279.41'	140.96'	278.17'	S.49°54'30"E.
7	805.00'	18°43'27"	263.07'	132.72'	261.90'	S.49°54'30"E.
8	645.00'	26°34'48"	299.22'	152.35'	296.54'	N.53°50'11"W.
9	695.00'	26°34'48"	322.42'	164.16'	319.53'	N.53°50'11"W.
10	288.00'	45°57'45"	231.03'	122.14'	224.89'	S.82°15'06"E.
11	618.00'	18°43'27"	201.96'	101.89'	201.06'	S.49°54'30"E.
12	882.00'	26°34'48"	409.17'	208.33'	405.51'	N.53°50'11"W.
13	54.00'	92°43'59"	87.40'	56.64'	78.17'	S.74°21'47"W.
14	703.00'	11°28'06"	140.71'	70.59'	140.48'	S.65°00'17"E.
15	29.00'	113°07'36"	57.26'	43.92'	48.40'	N.14°10'31"W.
16	475.00'	06°31'59"	54.16'	27.11'	54.13'	S.62°32'13"E.
17	288.00'	06°31'59"	32.84'	16.44'	32.82'	S.62°32'13"E.
18	805.00'	06°50'42"	96.17'	48.14'	96.11'	S.55°50'53"E.
19	618.00'	06°50'42"	73.83'	36.96'	73.79'	S.55°50'53"E.
20	805.00'	08°30'06"	119.45'	59.83'	119.34'	S.48°10'29"E.
21	618.00'	08°30'06"	91.70'	45.93'	91.62'	S.48°10'29"E.
22	805.00'	03°22'39"	47.45'	23.73'	47.45'	S.42°14'06"E.
23	618.00'	03°22'39"	36.43'	18.22'	36.42'	S.42°14'06"E.
24	695.00'	04°20'01"	52.57'	26.30'	52.56'	N.42°42'48"W.
25	882.00'	04°20'01"	66.71'	33.37'	66.70'	N.42°42'48"W.
26	695.00'	08°15'04"	100.09'	50.13'	100.00'	N.49°00'20"W.
27	882.00'	08°15'04"	127.02'	63.62'	126.91'	N.49°00'20"W.
28	525.00'	09°54'06"	90.73'	45.48'	90.62'	S.64°13'17"E.
29	703.00'	09°54'06"	121.49'	60.90'	121.34'	S.64°13'17"E.
30	855.00'	01°44'42"	26.04'	13.02'	26.04'	S.58°23'53"E.
31	54.00'	49°08'11"	46.31'	24.69'	44.90'	N.83°50'19"W.
32	855.00'	06°42'18"	100.06'	50.09'	100.00'	S.54°10'22"E.
33	54.00'	43°35'48"	41.09'	21.60'	40.10'	S.49°47'41"W.
34	855.00'	06°42'18"	100.06'	50.09'	100.00'	S.47°28'04"E.
35	855.00'	03°34'08"	53.26'	26.64'	53.25'	S.42°19'51"E.
36	645.00'	04°17'16"	48.27'	24.15'	48.26'	N.42°41'25"W.
37	645.00'	10°55'48"	123.04'	61.71'	122.86'	N.50°17'57"W.
38	30.00'	55°49'04"	29.23'	15.89'	28.08'	N.52°40'37"W.
39	695.00'	08°15'04"	100.09'	50.13'	100.00'	S.57°15'24"E.
40	882.00'	08°15'04"	127.02'	63.62'	126.91'	S.57°15'24"E.

LEGEND

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1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.89°19'14"E. FOR THE NORTHERLY LINE OF THE S.W. 1/4 OF SECTION 7.

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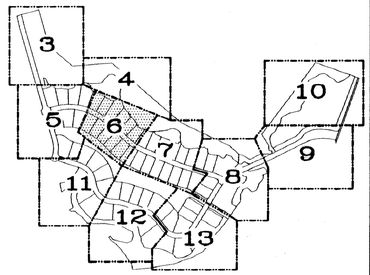
4. EASEMENT TO THE WATERFONT FOR THE RIPARIAN OWNER OF INDIVIDUAL LOTS FOR PRIVATE CONSTRUCTION OF ALLOWABLE WALKWAYS AND DOCKS TOGETHER WITH ELECTRICAL AND WATER LINES TO SERVICE SUCH DOCKS.



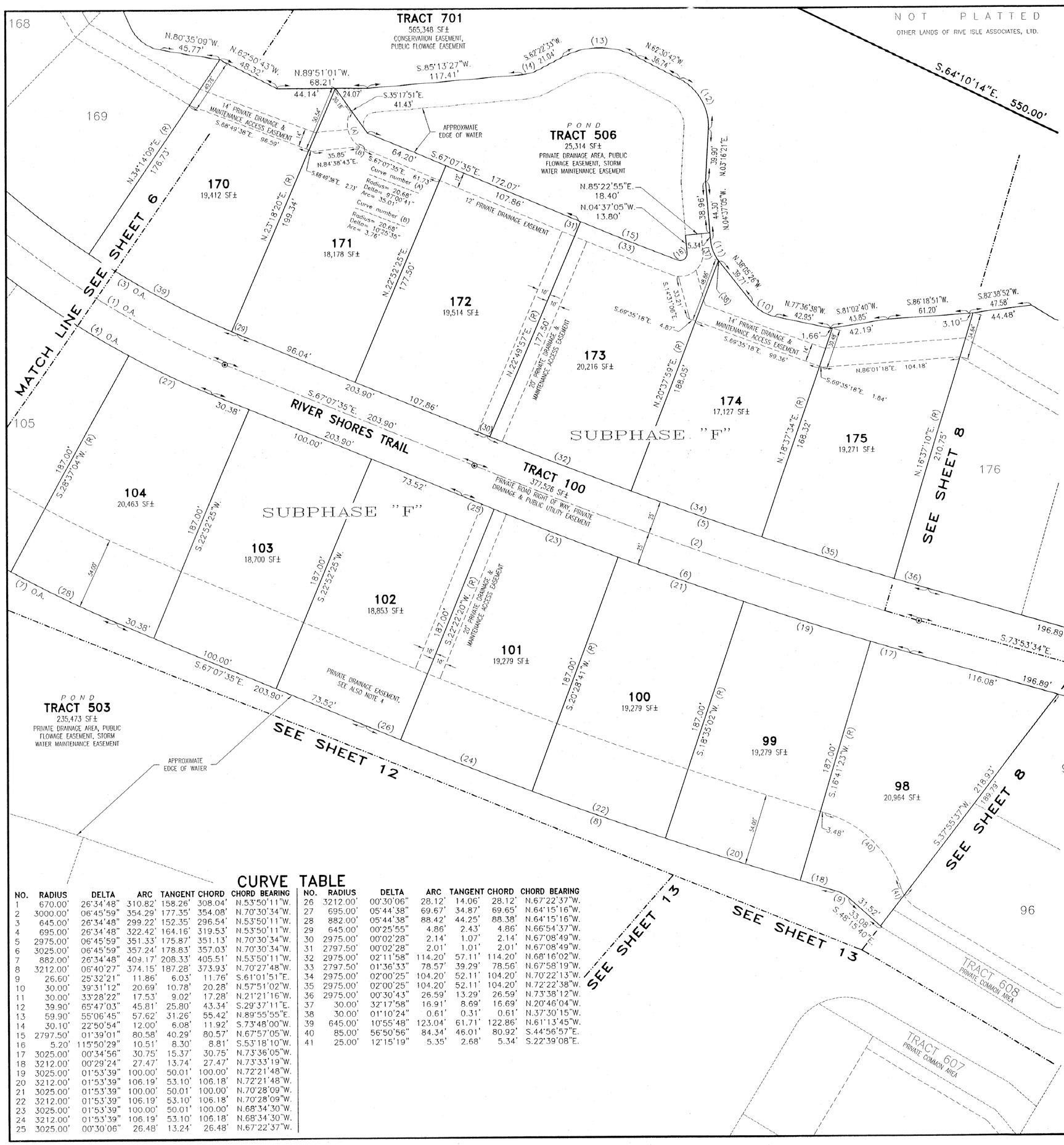
KEY MAP

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)

PLAT BOOK 51 PAGE 69
SHEET 7 OF 13 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M

A SUBDIVISION IN SECTIONS 7, 8, 17 & 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.89°19'14"E. FOR THE NORTHERLY LINE OF THE S.W. 1/4 OF SECTION 7.

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LEGEND

■	CMF	= CONC. MONUMENT FOUND NO. LB 6754, PRM
□	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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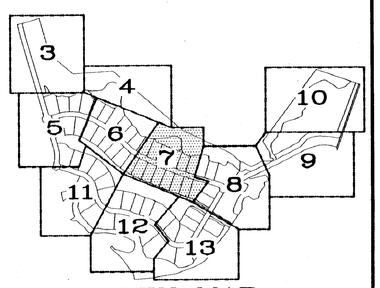
	(#)	= CURVE NUMBER
	SF	= SQUARE FEET
	O.A.	= OVER ALL
	WC	= WITNESS CORNER
	SEC.	= SECTION
	TWP.	= TOWNSHIP
	RGE.	= RANGE
	ELEV.	= ELEVATION

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	670.00'	26°34'48"	310.82'	158.26'	308.04'	N.53°50'11"W.
2	3000.00'	06°45'59"	354.29'	177.35'	354.08'	N.70°30'34"W.
3	645.00'	26°34'48"	299.22'	152.35'	296.54'	N.53°50'11"W.
4	695.00'	26°34'48"	322.42'	164.16'	319.53'	N.53°50'11"W.
5	2975.00'	06°45'59"	351.33'	175.87'	351.13'	N.70°30'34"W.
6	3025.00'	06°45'59"	357.24'	178.83'	357.03'	N.70°30'34"W.
7	882.00'	26°34'48"	409.17'	208.33'	405.51'	N.53°50'11"W.
8	3212.00'	06°40'27"	374.15'	187.28'	373.93'	N.70°27'48"W.
9	26.60'	25°32'21"	11.86'	6.03'	11.76'	S.61°01'51"E.
10	30.00'	39°31'12"	20.69'	10.78'	20.28'	N.57°51'02"W.
11	30.00'	33°28'22"	17.53'	9.02'	17.28'	N.21°21'16"W.
12	39.90'	65°47'03"	45.81'	25.80'	43.34'	S.29°37'11"E.
13	59.90'	55°06'45"	57.62'	31.26'	55.42'	N.89°55'55"E.
14	30.10'	22°50'54"	12.00'	6.08'	11.92'	S.73°48'00"W.
15	2797.50'	01°39'01"	80.58'	40.29'	80.57'	N.67°57'05"W.
16	5.20'	115°50'29"	10.51'	8.30'	8.81'	S.53°18'10"W.
17	3025.00'	00°34'56"	30.75'	15.37'	30.75'	N.73°36'05"W.
18	3212.00'	00°29'24"	27.47'	13.74'	27.47'	N.73°33'19"W.
19	3025.00'	01°53'39"	100.00'	50.01'	100.00'	N.72°21'48"W.
20	3212.00'	01°53'39"	106.19'	53.10'	106.18'	N.72°21'48"W.
21	3025.00'	01°53'39"	100.00'	50.01'	100.00'	N.70°28'09"W.
22	3212.00'	01°53'39"	106.19'	53.10'	106.18'	N.70°28'09"W.
23	3025.00'	01°53'39"	100.00'	50.01'	100.00'	N.68°34'30"W.
24	3212.00'	01°53'39"	106.19'	53.10'	106.18'	N.68°34'30"W.
25	3025.00'	00°30'06"	26.48'	13.24'	26.48'	N.67°22'37"W.
26	3212.00'	00°30'06"	28.12'	14.06'	28.12'	N.67°22'37"W.
27	695.00'	05°44'38"	69.67'	34.87'	69.65'	N.64°15'16"W.
28	882.00'	05°44'38"	88.42'	44.25'	88.38'	N.64°15'16"W.
29	645.00'	00°25'55"	4.86'	2.43'	4.86'	N.66°54'37"W.
30	2975.00'	00°02'28"	2.14'	1.07'	2.14'	N.67°08'49"W.
31	2797.50'	00°02'28"	2.01'	1.01'	2.01'	N.67°08'49"W.
32	2975.00'	02°11'58"	114.20'	57.11'	114.20'	N.68°16'02"W.
33	2797.50'	01°36'33"	78.57'	39.29'	78.56'	N.67°58'19"W.
34	2975.00'	02°00'25"	104.20'	52.11'	104.20'	N.70°22'13"W.
35	2975.00'	02°00'25"	104.20'	52.11'	104.20'	N.72°22'38"W.
36	2975.00'	00°30'43"	26.59'	13.29'	26.59'	N.73°38'12"W.
37	30.00'	32°17'58"	16.91'	8.69'	16.69'	N.20°46'04"W.
38	30.00'	01°10'24"	0.61'	0.31'	0.61'	N.37°30'15"W.
39	645.00'	10°55'48"	123.04'	61.71'	122.86'	N.61°13'45"W.
40	85.00'	56°50'56"	84.34'	46.01'	80.92'	S.44°56'57"E.
41	25.00'	12°15'19"	5.35'	2.68'	5.34'	S.22°39'08"E.



KEY MAP

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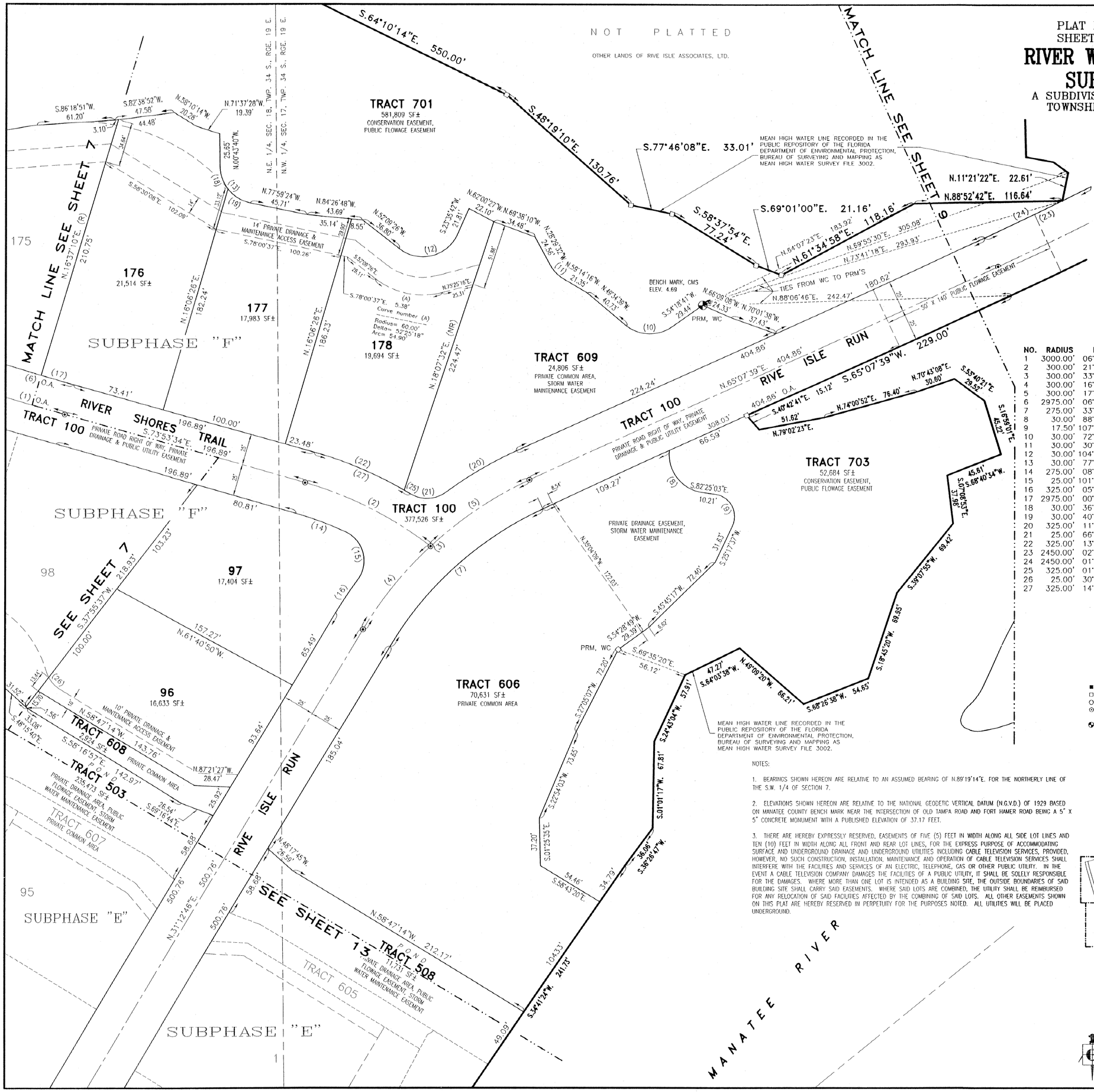
(941) 924-7465 (941) 922-3846 (FAX)

PLAT BOOK 51 PAGE 70
SHEET 8 OF 13 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M

A SUBDIVISION IN SECTIONS 7, 8, 17 & 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	3000.00'	06°45'59"	354.29'	177.35'	354.08'	N.70°30'34"W.
2	300.00'	21°13'50"	111.16'	56.23'	110.53'	S.63°16'39"E.
3	300.00'	33°54'53"	177.58'	91.48'	175.00'	N.48°10'12"E.
4	300.00'	16°03'04"	84.04'	42.30'	83.77'	N.39°14'18"E.
5	300.00'	17°51'49"	93.53'	47.15'	93.15'	N.56°11'44"E.
6	2975.00'	06°45'59"	351.33'	175.87'	351.13'	N.70°30'34"W.
7	275.00'	33°54'53"	162.78'	83.85'	160.41'	N.48°10'12"E.
8	30.00'	88°52'37"	46.54'	29.42'	42.01'	N.37°58'44"W.
9	17.50'	107°42'40"	32.90'	23.96'	28.26'	S.28°33'43"E.
10	30.00'	72°37'50"	38.03'	22.05'	35.53'	N.89°22'24"W.
11	30.00'	30°44'44"	16.10'	8.25'	15.91'	N.43°51'54"W.
12	30.00'	104°14'52"	54.58'	38.57'	47.36'	S.75°43'08"W.
13	30.00'	77°15'44"	40.45'	23.98'	37.46'	N.39°21'32"W.
14	275.00'	08°38'50"	41.50'	20.79'	41.46'	S.69°34'08"E.
15	25.00'	101°52'50"	44.45'	30.81'	38.82'	S.14°18'18"E.
16	325.00'	05°25'21"	30.76'	15.39'	30.75'	N.33°55'26"E.
17	2975.00'	00°30'43"	26.59'	13.29'	26.59'	N.73°38'12"W.
18	30.00'	36°57'39"	19.35'	10.03'	19.02'	N.19°12'30"W.
19	30.00'	40°18'05"	21.10'	11.01'	20.67'	N.57°50'22"W.
20	325.00'	11°17'19"	64.03'	32.12'	63.93'	N.59°28'59"E.
21	25.00'	66°55'27"	29.20'	16.52'	27.57'	S.87°18'03"W.
22	325.00'	13°37'06"	77.25'	38.81'	77.07'	N.67°05'01"W.
23	2450.00'	02°09'59"	92.64'	46.32'	92.63'	N.64°02'39"E.
24	2450.00'	01°34'38"	67.44'	33.72'	67.44'	S.64°20'19"W.
25	325.00'	01°02'14"	5.88'	2.94'	5.88'	N.59°45'21"W.
26	25.00'	30°10'42"	13.17'	6.74'	13.02'	S.43°52'09"E.
27	325.00'	14°39'20"	83.13'	41.79'	82.90'	S.66°33'54"E.

LEGEND

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□ CMS	=	CONC. MONUMENT SET NO. LB 6754, PRM
◇ CMS	=	CONC. MONUMENT SET NO. LB 6754, PCP
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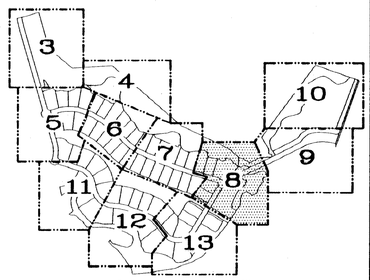

KEY MAP

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(941) 924-7465 (941) 922-3846 (FAX)

PLAT BOOK 51 PAGE 71
SHEET 9 OF 13 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M

A SUBDIVISION IN SECTIONS 7, 8, 17 & 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST
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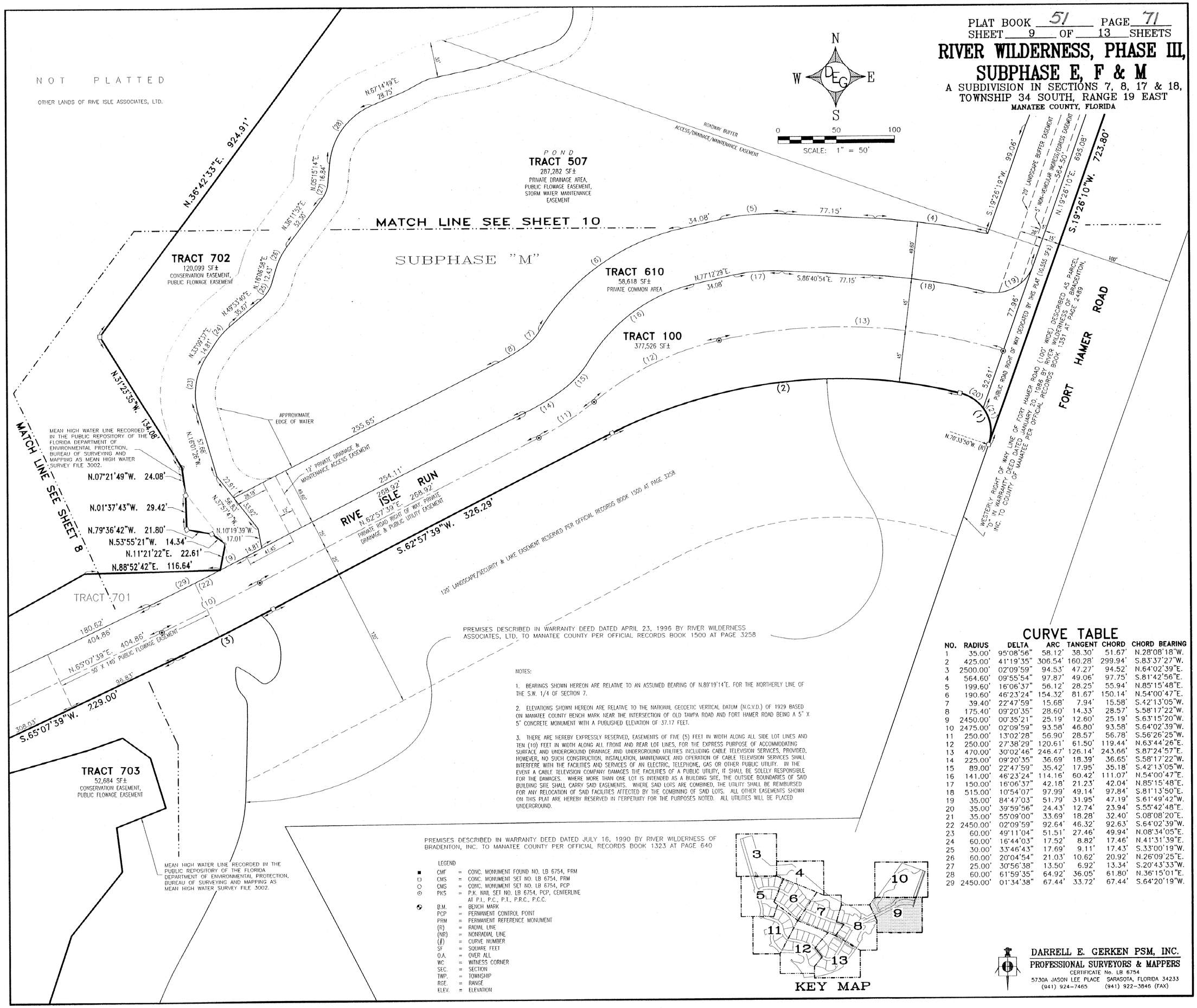

PREMISES DESCRIBED IN WARRANTY DEED DATED APRIL 23, 1996 BY RIVER WILDERNESS ASSOCIATES, LTD. TO MANATEE COUNTY PER OFFICIAL RECORDS BOOK 1500 AT PAGE 3258

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.89°19'14"E. FOR THE NORTHERLY LINE OF THE S.W. 1/4 OF SECTION 7.

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PREMISES DESCRIBED IN WARRANTY DEED DATED JULY 16, 1990 BY RIVER WILDERNESS OF BRADENTON, INC. TO MANATEE COUNTY PER OFFICIAL RECORDS BOOK 1323 AT PAGE 640

LEGEND

■	CMF	= CONC. MONUMENT FOUND NO. LB 6754, PRM
□	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.
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KEY MAP

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	35.00'	95°08'56"	58.12'	38.30'	51.67'	N.28°08'18"W.
2	425.00'	41°19'35"	306.54'	160.28'	299.94'	S.83°37'27"W.
3	2500.00'	02°09'59"	94.53'	47.27'	94.52'	N.64°02'39"E.
4	564.60'	09°55'54"	97.87'	49.06'	97.75'	S.81°42'56"E.
5	199.60'	16°06'37"	56.12'	28.25'	55.94'	N.85°15'48"E.
6	190.60'	46°23'24"	154.32'	81.67'	150.14'	N.54°00'47"E.
7	39.40'	22°47'59"	15.68'	7.94'	15.58'	S.42°13'05"W.
8	175.40'	09°20'35"	28.60'	14.33'	28.57'	S.58°17'22"W.
9	2450.00'	00°35'21"	25.19'	12.60'	25.19'	S.63°15'20"W.
10	2475.00'	02°09'59"	93.58'	46.80'	93.58'	S.64°02'39"W.
11	250.00'	13°02'28"	56.90'	28.57'	56.78'	S.56°26'25"W.
12	250.00'	27°38'29"	120.61'	61.50'	119.44'	N.63°44'26"E.
13	470.00'	30°02'46"	246.47'	126.14'	243.66'	S.87°24'57"E.
14	225.00'	09°20'35"	36.69'	18.39'	36.65'	S.58°17'22"W.
15	89.00'	22°47'59"	35.42'	17.95'	35.18'	S.42°13'05"W.
16	141.00'	46°23'24"	114.16'	60.42'	111.07'	N.54°00'47"E.
17	150.00'	16°06'37"	42.18'	21.23'	42.04'	N.85°15'48"E.
18	515.00'	10°54'07"	97.99'	49.14'	97.84'	S.81°13'50"E.
19	35.00'	84°47'03"	51.79'	31.95'	47.19'	S.61°49'42"W.
20	35.00'	39°59'56"	24.43'	12.74'	23.94'	S.55°42'48"E.
21	35.00'	55°09'00"	33.69'	18.28'	32.40'	S.08°08'20"E.
22	2450.00'	02°09'59"	92.64'	46.32'	92.63'	S.64°02'39"W.
23	60.00'	49°11'04"	51.51'	27.46'	49.94'	N.08°34'05"E.
24	60.00'	16°44'03"	17.52'	8.82'	17.46'	N.41°31'39"E.
25	30.00'	33°46'43"	17.69'	9.11'	17.43'	S.33°00'19"W.
26	60.00'	20°04'54"	21.03'	10.62'	20.92'	N.26°09'25"E.
27	25.00'	30°56'38"	13.50'	6.92'	13.34'	S.20°43'33"W.
28	60.00'	61°59'35"	64.92'	36.05'	61.80'	N.36°15'01"E.
29	2450.00'	01°34'38"	67.44'	33.72'	67.44'	S.64°20'19"W.

DARRELL E. GERKEN PSM, INC.
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CERTIFICATE No. LB 6754
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:\RIVER-WILDERNESS\99-13-0394-27 RW South PLAT\RWS EAST PLAT\RWS E SH-09.dwg, 3/7/2007 3:11:36 PM

PLAT BOOK 51 PAGE 72
SHEET 10 OF 13 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M

A SUBDIVISION IN SECTIONS 7, 8, 17 & 18,
TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	30°56'38"	13.50'	6.92'	13.34'	S.20°43'33"W.
2	60.00'	61°59'35"	64.92'	36.05'	61.80'	N.36°15'01"E.
3	40.00'	05°46'58"	4.04'	2.02'	4.04'	S.64°21'20"W.
4	45.00'	16°34'46"	13.02'	6.56'	12.98'	N.69°45'14"E.
5	40.00'	06°04'41"	4.24'	2.12'	4.24'	S.75°00'16"W.
6	30.00'	79°10'39"	41.46'	24.81'	38.24'	S.32°22'36"W.
7	40.00'	52°10'05"	36.42'	19.58'	35.18'	N.18°52'19"E.
8	30.00'	87°57'30"	46.05'	28.95'	41.66'	S.00°58'36"W.
9	40.00'	57°27'14"	40.11'	21.92'	38.45'	N.14°16'32"W.
10	90.00'	14°32'18"	22.84'	11.48'	22.78'	N.21°43'14"E.
11	95.00'	05°42'41"	9.47'	4.74'	9.47'	S.26°08'02"W.
12	40.00'	37°58'41"	26.51'	13.76'	26.03'	N.42°16'02"E.
13	55.00'	14°51'13"	14.26'	7.17'	14.22'	N.68°40'58"E.
14	34.30'	49°43'45"	29.77'	15.90'	28.84'	S.79°01'33"E.
15	70.00'	03°25'41"	4.19'	2.09'	4.19'	N.55°52'31"W.
16	30.00'	67°04'40"	35.12'	19.89'	33.15'	N.75°42'19"W.
17	45.00'	22°02'22"	17.31'	8.76'	17.20'	S.59°44'10"W.
18	564.60'	09°55'54"	97.87'	49.06'	97.75'	S.81°42'56"E.
19	199.60'	16°06'37"	56.12'	28.25'	55.94'	N.85°15'48"E.
20	190.60'	46°23'24"	154.32'	81.67'	150.14'	N.54°00'47"E.

NOTES:

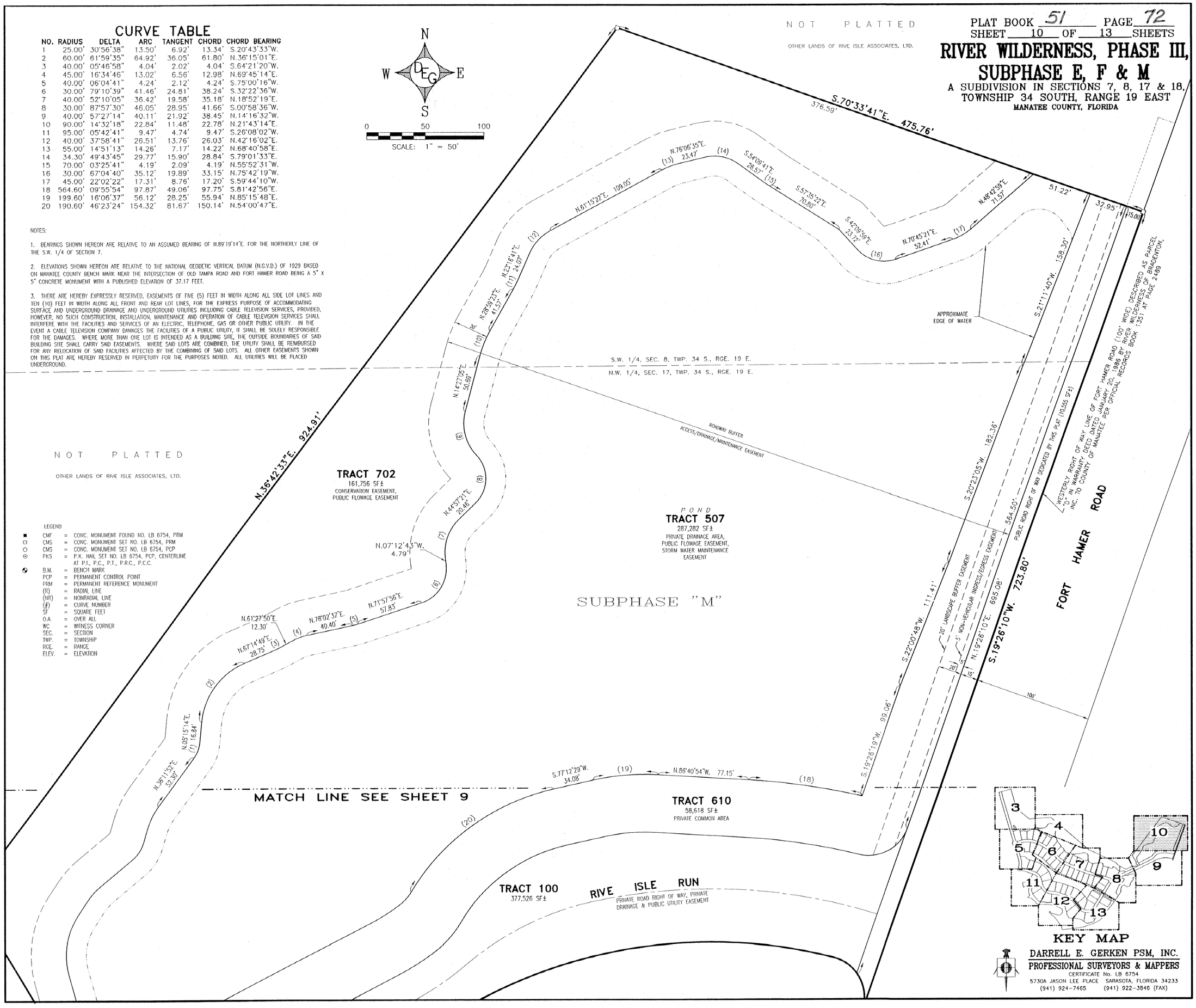
1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.89°19'14"E. FOR THE NORTHERLY LINE OF THE S.W. 1/4 OF SECTION 7.

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.

3. 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 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.

LEGEND

■ CMF	=	CONC. MONUMENT FOUND NO. LB 6754, PRM
□ 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
ELEV.	=	ELEVATION



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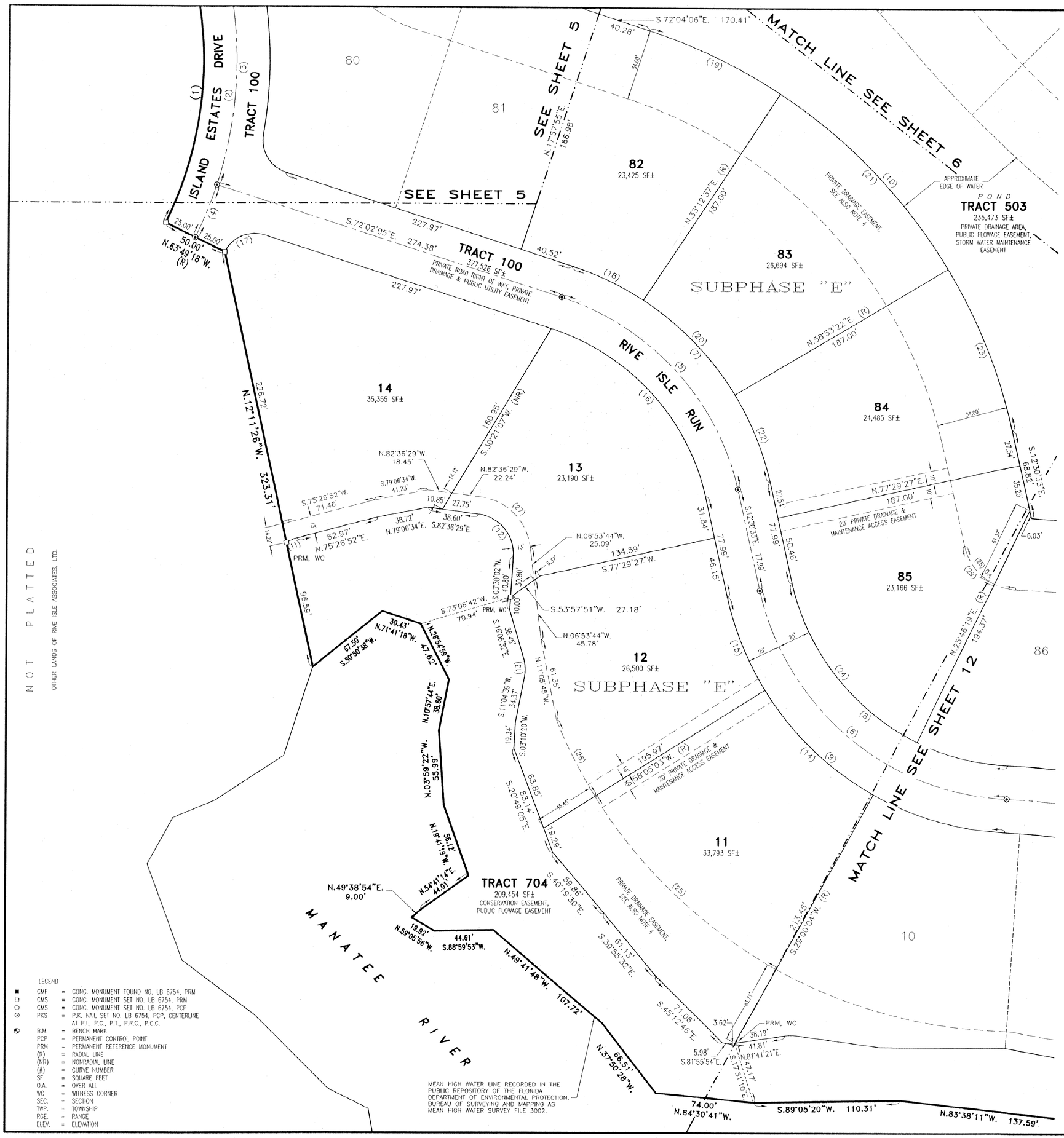
PLAT BOOK 51 PAGE 73
SHEET 11 OF 13 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M

A SUBDIVISION IN SECTIONS 7, 8, 17 & 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



SCALE: 1" = 50'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	275.00'	42°25'08"	203.60'	106.72'	198.98'	S.04°58'08"W.
2	300.00'	42°25'08"	222.10'	116.42'	217.07'	S.04°58'08"W.
3	300.00'	34°12'20"	179.10'	92.31'	176.45'	S.00°51'44"W.
4	300.00'	08°12'48"	43.00'	21.54'	42.97'	S.22°04'18"W.
5	200.00'	59°31'32"	207.78'	114.37'	198.56'	S.42°16'19"E.
6	200.00'	75°08'48"	262.31'	153.87'	243.91'	N.50°04'57"W.
7	225.00'	59°31'32"	233.76'	128.66'	223.38'	S.42°16'19"E.
8	175.00'	75°08'48"	229.52'	134.64'	213.42'	N.50°04'57"W.
9	225.00'	75°08'48"	295.10'	173.11'	274.40'	N.50°04'57"W.
10	412.00'	59°33'33"	428.28'	235.76'	409.25'	S.42°17'20"E.
11	30.00'	16°46'58"	8.79'	4.43'	8.76'	N.67°03'23"E.
12	30.00'	86°06'31"	45.09'	28.03'	40.96'	S.39°33'14"E.
13	30.00'	27°11'11"	14.23'	7.25'	14.10'	S.02°30'56"E.
14	225.00'	29°05'00"	114.21'	58.36'	112.99'	N.46°27'27"W.
15	225.00'	19°24'24"	76.21'	38.47'	75.85'	N.22°12'45"W.
16	175.00'	59°31'32"	181.81'	100.07'	173.74'	S.42°16'19"E.
17	25.00'	81°47'12"	35.69'	21.65'	32.73'	N.67°04'18"E.
18	225.00'	15°14'43"	59.87'	30.11'	59.69'	S.64°24'44"E.
19	412.00'	15°16'44"	109.87'	55.26'	109.54'	S.64°25'45"E.
20	225.00'	25°40'45"	100.84'	51.28'	100.00'	S.43°57'00"E.
21	412.00'	25°40'45"	184.65'	93.90'	183.11'	S.43°57'00"E.
22	225.00'	18°36'05"	73.05'	36.85'	72.73'	S.21°48'35"E.
23	412.00'	18°36'05"	133.76'	67.47'	133.17'	S.21°48'35"E.
24	175.00'	51°43'08"	157.97'	84.82'	152.66'	N.38°22'07"W.
25	375.80'	29°01'48"	190.41'	97.29'	188.38'	N.46°41'07"W.
26	375.80'	09°46'19"	64.09'	32.12'	64.02'	N.27°17'03"W.
27	43.00'	75°42'46"	56.82'	33.42'	52.78'	S.44°45'06"E.
28	42.00'	75°08'48"	55.09'	32.31'	51.22'	N.50°04'57"W.
29	42.00'	51°43'08"	37.91'	20.36'	36.64'	N.38°22'07"W.

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.89°19'14"E. FOR THE NORTHERLY LINE OF THE S.W. 1/4 OF SECTION 7.

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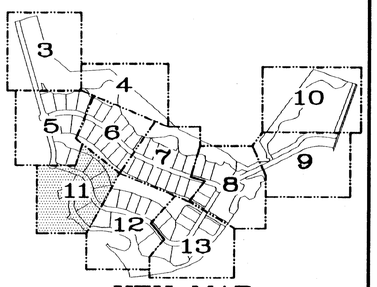
4. EASEMENT TO THE WATERFRONT FOR THE RIPARIAN OWNER OF INDIVIDUAL LOTS FOR PRIVATE CONSTRUCTION OF ALLOWABLE WALKWAYS AND DOCKS TOGETHER WITH ELECTRICAL AND WATER LINES TO SERVICE SUCH DOCKS.

LEGEND

■	CMF	=	CONC. MONUMENT FOUND NO. LB 6754, PRM
□	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
	ELEV.	=	ELEVATION



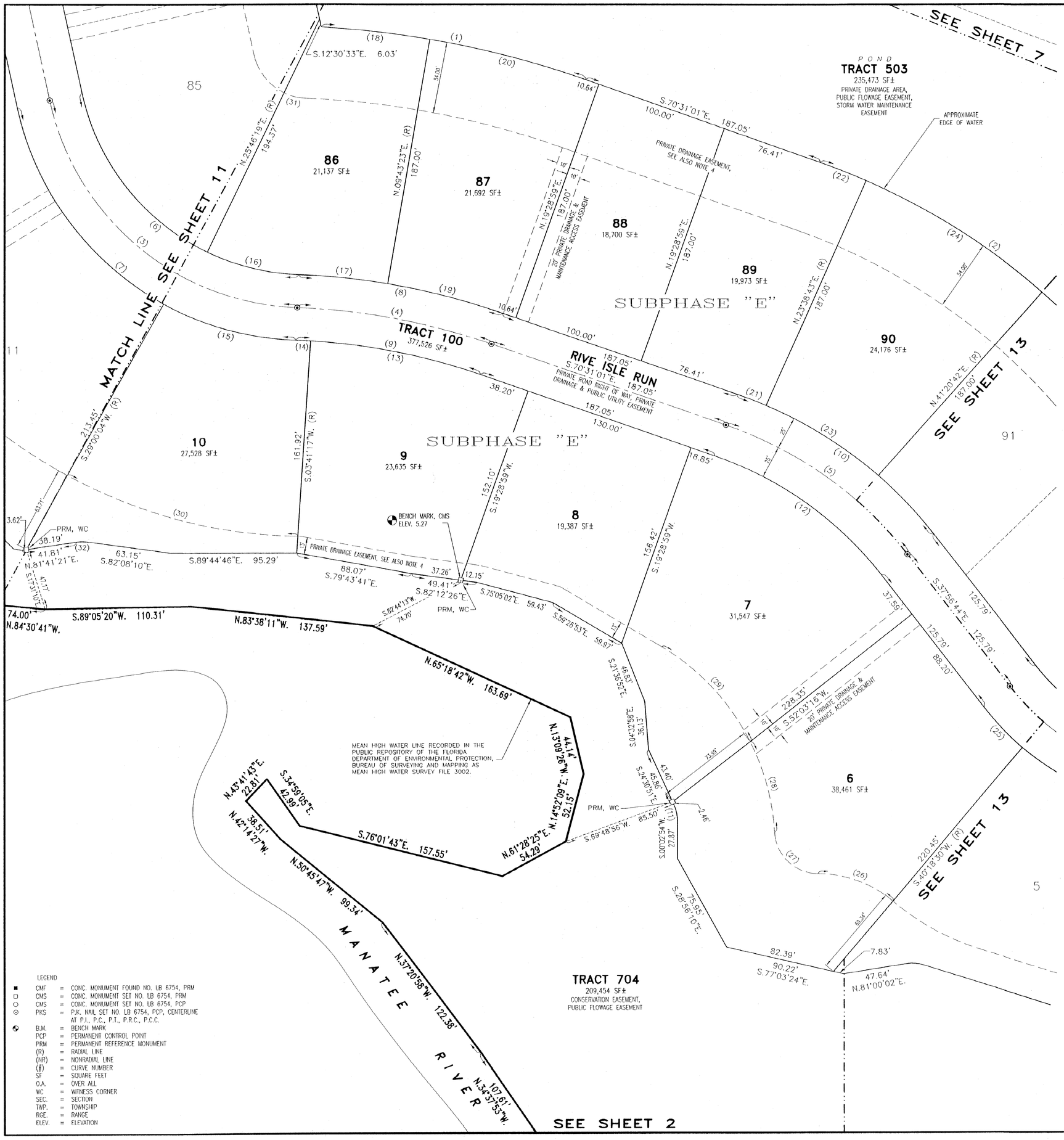
KEY MAP

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)

PLAT BOOK 51 PAGE 74
SHEET 12 OF 13 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M

A SUBDIVISION IN SECTIONS 7, 8, 17 & 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



N
W E
S

0 50 100
SCALE: 1" = 50'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	712.00'	16°23'40"	203.73'	102.57'	203.04'	S.78°42'51"E.
2	512.00'	32°34'17"	291.06'	149.58'	287.16'	S.54°13'53"E.
3	200.00'	75°08'48"	262.31'	153.87'	243.91'	N.50°04'57"W.
4	500.00'	17°08'20"	149.56'	75.34'	149.01'	S.79°05'11"E.
5	300.00'	32°34'17"	170.54'	87.64'	168.26'	S.54°13'53"E.
6	175.00'	75°08'48"	229.52'	134.64'	213.42'	N.50°04'57"W.
7	225.00'	75°08'48"	295.10'	173.11'	274.40'	N.50°04'57"W.
8	525.00'	17°08'20"	157.04'	79.11'	156.46'	S.79°05'11"E.
9	475.00'	17°08'20"	142.09'	71.58'	141.56'	S.79°05'11"E.
10	325.00'	32°34'17"	184.75'	94.95'	182.28'	S.54°13'53"E.
11	30.00'	24°33'45"	12.86'	6.53'	12.76'	S.12°13'59"E.
12	275.00'	32°34'17"	156.33'	80.34'	154.23'	S.54°13'53"E.
13	475.00'	15°47'42"	130.95'	65.89'	130.53'	S.78°24'52"E.
14	475.00'	01°20'37"	11.14'	5.57'	11.14'	S.86°59'02"E.
15	225.00'	26°39'24"	104.68'	53.31'	103.74'	N.74°19'39"W.
16	175.00'	23°25'39"	71.56'	36.28'	71.06'	N.75°56'31"W.
17	525.00'	07°22'44"	67.61'	33.85'	67.57'	S.83°57'59"E.
18	712.00'	06°38'05"	82.45'	41.27'	82.40'	S.83°35'39"E.
19	525.00'	09°45'36"	89.43'	44.82'	89.32'	S.75°23'49"E.
20	712.00'	09°45'36"	121.28'	60.79'	121.14'	S.75°23'49"E.
21	325.00'	04°09'44"	23.61'	11.81'	23.60'	S.68°26'09"E.
22	512.00'	04°09'44"	37.19'	18.61'	37.19'	S.68°26'09"E.
23	325.00'	17°41'59"	100.40'	50.60'	100.00'	S.57°30'18"E.
24	512.00'	17°41'59"	158.17'	79.72'	157.54'	S.57°30'18"E.
25	205.00'	11°44'45"	42.03'	21.09'	41.95'	S.43°49'07"E.
26	87.80'	40°00'34"	61.31'	31.96'	60.07'	S.69°41'47"E.
27	32.80'	86°29'01"	49.51'	30.85'	44.94'	N.46°27'33"W.
28	172.95'	23°36'19"	71.25'	36.14'	70.75'	N.15°01'12"W.
29	172.95'	32°37'32"	98.48'	50.62'	97.16'	N.43°08'07"W.
30	375.80'	27°43'42"	181.87'	92.75'	180.10'	N.75°03'52"W.
31	42.00'	23°25'39"	17.17'	8.71'	17.05'	S.75°56'31"E.
32	30.00'	16°10'29"	8.47'	4.26'	8.44'	N.89°46'35"E.

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.89°19'14"E. FOR THE NORTHERLY LINE OF THE S.W. 1/4 OF SECTION 7.

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LEGEND

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□ CMS	=	CONC. MONUMENT SET NO. LB 6754, PRM
○ CMS	=	CONC. MONUMENT SET NO. LB 6754, PCP
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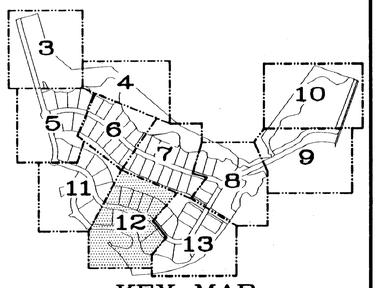

KEY MAP

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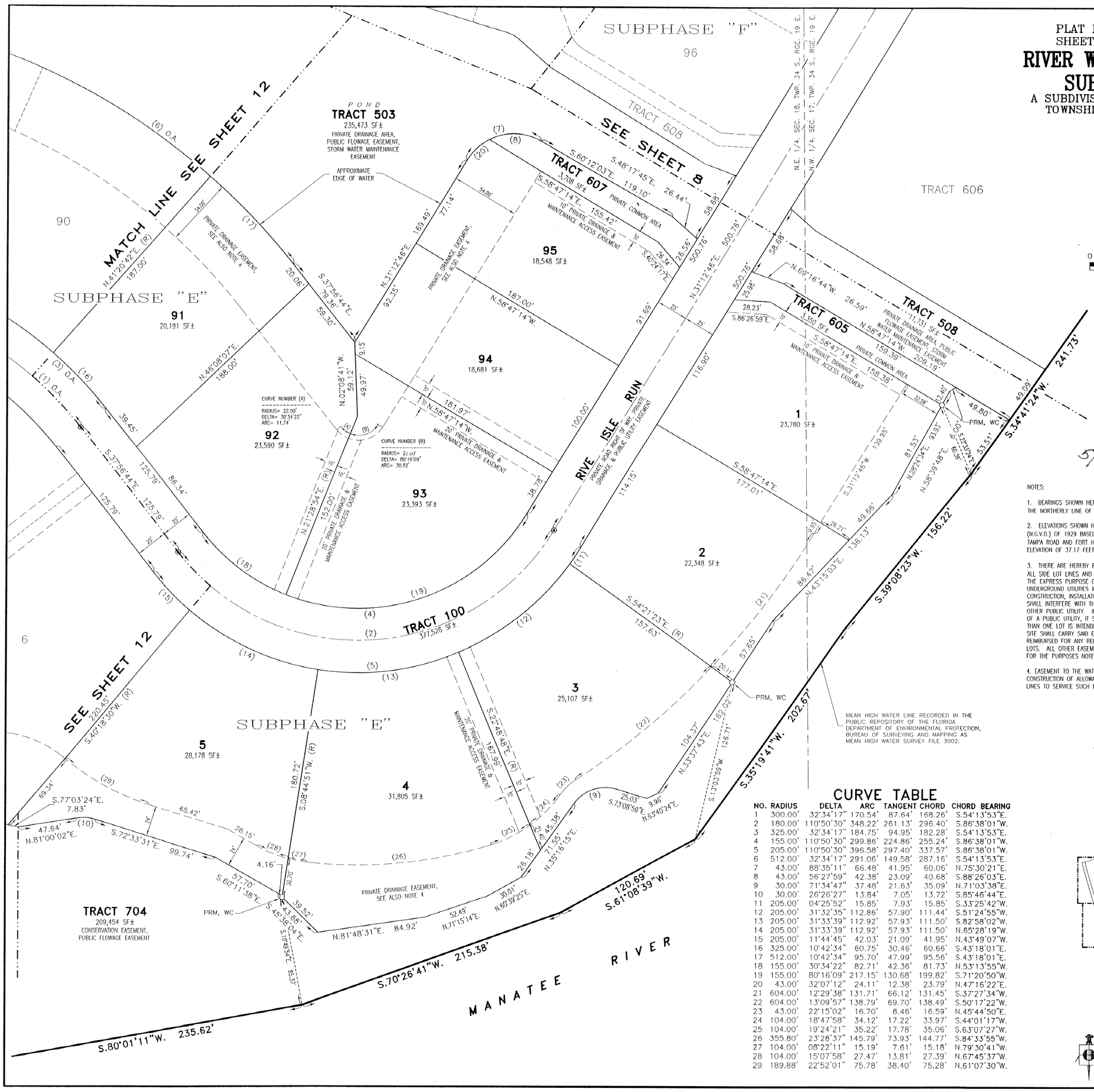
PLAT BOOK 51 PAGE 75
SHEET 13 OF 13 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M

A SUBDIVISION IN SECTIONS 7, 8, 17 & 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA



FILED AND RECORDED
5/21/2007 @ 4:29 pm
R. B. SHORE, CLERK
MANATEE COUNTY, FLA.

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.89°19'14"E. FOR THE NORTHERLY LINE OF THE S.W. 1/4 OF SECTION 7.

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.

3. 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 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.

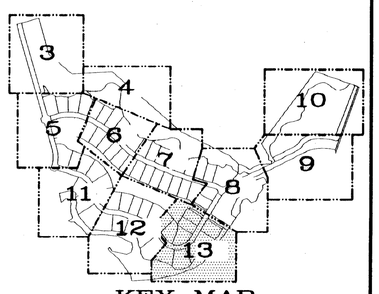
4. EASEMENT TO THE WATERFONT FOR THE RIPARIAN OWNER OF INDIVIDUAL LOTS FOR PRIVATE CONSTRUCTION OF ALLOWABLE WALKWAYS AND DOCKS TOGETHER WITH ELECTRICAL AND WATER LINES TO SERVICE SUCH DOCKS.

LEGEND

■	CMF	=	CONC. MONUMENT FOUND NO. LB 6754, PRM
□	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
	ELEV.	=	ELEVATION

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	300.00'	32°34'17"	170.54'	87.64'	168.26'	S.54°13'53"E.
2	180.00'	110°50'30"	348.22'	261.13'	296.40'	S.86°38'01"W.
3	325.00'	32°34'17"	184.75'	94.95'	182.28'	S.54°13'53"E.
4	155.00'	110°50'30"	299.86'	224.86'	255.24'	S.86°38'01"W.
5	205.00'	110°50'30"	396.58'	297.40'	337.57'	S.86°38'01"W.
6	512.00'	32°34'17"	291.06'	149.58'	287.16'	S.54°13'53"E.
7	43.00'	88°35'11"	66.48'	41.95'	60.06'	N.75°30'21"E.
8	43.00'	56°27'59"	42.38'	23.09'	40.68'	S.88°26'03"E.
9	30.00'	71°34'47"	37.48'	21.63'	35.09'	N.71°03'38"E.
10	30.00'	26°26'27"	13.84'	7.05'	13.72'	S.85°46'44"E.
11	205.00'	04°25'52"	15.85'	7.93'	15.85'	S.33°25'42"W.
12	205.00'	31°32'35"	112.86'	57.90'	111.44'	S.51°24'55"W.
13	205.00'	31°33'39"	112.92'	57.93'	111.50'	S.82°58'02"W.
14	205.00'	31°33'39"	112.92'	57.93'	111.50'	N.65°28'19"W.
15	205.00'	11°44'45"	42.03'	21.09'	41.95'	N.43°49'07"W.
16	325.00'	10°42'34"	60.75'	30.46'	60.66'	S.43°18'01"E.
17	512.00'	10°42'34"	95.70'	47.99'	95.56'	S.43°18'01"E.
18	155.00'	30°34'22"	82.71'	42.36'	81.73'	N.53°13'55"W.
19	155.00'	80°16'09"	217.15'	130.68'	199.82'	S.71°20'50"W.
20	43.00'	32°07'12"	24.11'	12.38'	23.79'	N.47°16'22"E.
21	604.00'	12°29'38"	131.71'	66.12'	131.45'	S.37°27'34"W.
22	604.00'	13°09'57"	138.79'	69.70'	138.49'	S.50°17'22"W.
23	43.00'	22°15'02"	16.70'	8.46'	16.59'	N.45°44'50"E.
24	104.00'	18°47'58"	34.12'	17.22'	33.97'	S.44°01'17"W.
25	104.00'	19°24'21"	35.22'	17.78'	35.06'	S.63°07'27"W.
26	355.80'	23°28'37"	145.79'	73.93'	144.77'	S.84°33'55"W.
27	104.00'	08°22'11"	15.19'	7.61'	15.18'	N.79°30'41"W.
28	104.00'	15°07'58"	27.47'	13.81'	27.39'	N.67°45'37"W.
29	189.88'	22°52'01"	75.78'	38.40'	75.28'	N.61°07'30"W.



KEY MAP

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