

# RIVER WILDERNESS, PHASE III, SUBPHASE G-2

PLAT BOOK 72 PAGE 175  
SHEET 1 OF 4 SHEETS

A SUBDIVISION IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST,  
MANATEE COUNTY, FLORIDA

#202241020351

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA )  
 ) SS  
COUNTY OF MANATEE )

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, ROY A. PREMER AS CHIEF FINANCIAL OFFICER OF RIVE ISLE ASSOCIATES, LLC, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED RIVER WILDERNESS, PHASE III, SUB PHASE G-2 TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- I. TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
  - A. A PUBLIC UTILITY EASEMENT ACROSS TRACT 100; TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PARAMETERS OF SUCH TRACT FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
  - B. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT 100 FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL.
  - C. ALL UTILITY EASEMENTS DESIGNATED AS PUBLIC, SHOWN ON THIS PLAT.
  - D. ALL FLOWAGE EASEMENTS DESIGNATED AS PUBLIC, SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND HAVE AFFIXED THE APPROPRIATE SEALS THIS 10<sup>th</sup> DAY OF January, 2022.

BY: RIVE ISLE ASSOCIATES, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES:

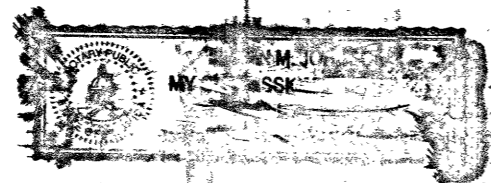
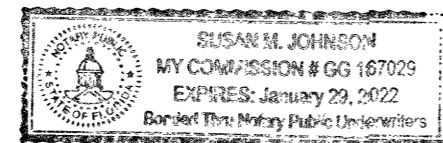
Dean L. Poguet  
(PRINT NAME)

Andrew J. Pluta  
(PRINT NAME)

STATE OF FLORIDA )  
 ) SS  
COUNTY OF MANATEE )

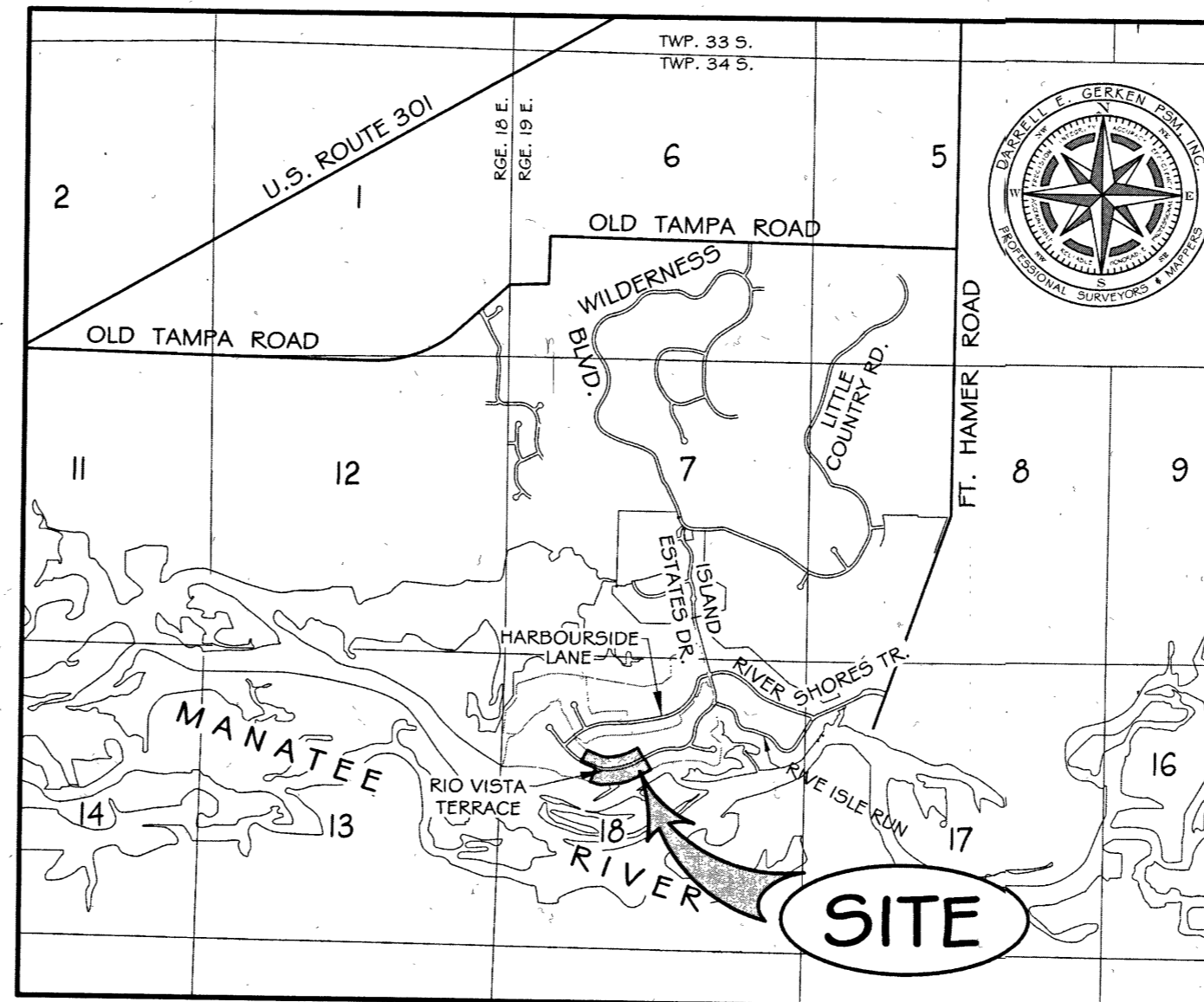
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF January, 2022, BY ROY A. PREMER, AS CHIEF FINANCIAL OFFICER OF RIVE ISLE ASSOCIATES LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED PARTNERSHIP IDENTIFIED HEREIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

Susan M. Johnson  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE



## TRACT DESIGNATIONS

- TRACT 100 PRIVATE ROAD RIGHT OF WAY, PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT.  
TRACT 705 WETLAND.



LOCATION MAP  
NOT TO SCALE

## NOTES

1. BEARINGS SHOWN HEREIN REFER TO AN ASSUMED BEARING OF N.29°05'43"W. FOR THE SOUTHERLY LINE OF RIVER WILDERNESS PHASE III, SUBPHASE G-1 RECORDED IN PLAT BOOK 65 AT PAGE 57, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREIN TO THE NEAREST FOOT OR TENTH OF A FOOT ARE INTERPRETED AS HAVING A PRECISION OF DISTANCE TO THE HUNDREDTH OF A FOOT.
3. ELEVATIONS SHOWN HEREIN ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM, (NAVD 88) OF 1988 BASED ON A PLAT BENCHMARK IN RIVER WILDERNESS PHASE III, SUBPHASE H-2, BEING A SQUARE CUT IN A CONCRETE INLET WITH A DISK STAMPED "BM LB6754" LOCATED 9.0 FEET SOUTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 143, OF SAID RIVER WILDERNESS PHASE III, SUBPHASE H-2, HAVING A PUBLISHED ELEVATION OF 8.19 FEET, NAVD 1988, ORIGINATING FROM MANATEE COUNTY BENCH MARK 103-29-27 NEAR THE INTERSECTION OF OLD TAMPA ROAD AND FORT HAMMER ROAD BEING A 5' X 5' CONCRETE MONUMENT WITH A PUBLISHED ELEVATION OF 37.995 FEET, NATIONAL GEODETIC VERTICAL DATUM OF 1929, CURRENTLY LOST OR DESTROYED. THE CONVERSION OF -0.96 FEET FROM NGVD OF 1929 TO NAVD OF 1988 WAS OBTAINED USING THE "VERTCON" PROCESS ON THE INTERNET WEB SITE OF THE NATIONAL GEODETIC SURVEY.
4. EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.

## RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF TEN (10) FEET IN WIDTH OUTSIDE OF AND ADJACENT TO TRACT 100, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES AND TEN (10) FEET IN WIDTH ALONG ALL 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.

## 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 AND ACCEPTANCE OF THE 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 DAY 10<sup>th</sup> OF February, 2022.

ATTEST:

Angelina Colonnese  
ANGELINA COLONNESO,  
CLERK OF THE CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

CHAIRMAN:

Ken Va...  
BOARD OF COUNTY COMMISSIONERS

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

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF MANATEE )

I, ANGELINA COLONNESO, 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 72, PAGES 175 THROUGH 178, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 14<sup>th</sup> DAY OF February, 2022.



Angelina Colonnese  
FOR: CLERK OF THE CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

## CERTIFICATE OF APPROVAL FOR PLAT CONFORMITY

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF MANATEE )

THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT TO THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, HAS REVIEWED THIS PLAT FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, AND FOUND IT TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF SAID STATUTE AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

Gary L. Allen  
GARY L. ALLEN, L.S. DATE: 01-24-2022  
FLORIDA REGISTRATION NO. 4756  
CIVILSURV DESIGN GROUP, INC.  
FLORIDA REGISTRATION NO. LB 7805

## 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 LAND DEVELOPMENT CODE OF MANATEE COUNTY AND THAT THE PERMANENT REFERENCE MONUMENTS, BENCHMARKS, TRACT CORNERS, AND LOT CORNERS HAVE BEEN INSTALLED. THE INSTALLATION DATE OF THE PERMANENT CONTROL POINTS 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: 01/04/2022

William J. McAllister  
WILLIAM J. McALLISTER, PSM, LS 5283  
DARRELL E. GERKEN PSM, INC., LB No. 6754  
7282 55TH AVENUE EAST, #126  
BRADENTON FL 34203

DARRELL E. GERKEN PSM, INC.  
PROFESSIONAL SURVEYORS & MAPPERS  
CERTIFICATE OF AUTHORIZATION LB 6754  
7282 55TH AVENUE EAST, #126  
BRADENTON FL 34203 941.232.0319

### RIVER WILDERNESS, PHASE III, SUBPHASE G-2

A SUBDIVISION IN SECTION 18,  
 TOWNSHIP 34 SOUTH, RANGE 19 EAST,  
 MANATEE COUNTY, FLORIDA

#### DESCRIPTION

A TRACT OF LAND LYING IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERNMOST CORNER OF RIVER WILDERNESS PHASE III, SUBPHASE G-1, RECORDED IN PLAT BOOK 65 AT PAGE 57, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, (THE FOLLOWING 9 CALLS ARE ALONG THE SOUTHERLY LINE OF SAID RIVER WILDERNESS PHASE III, SUBPHASE G-1); [1] THENCE N.29°05'43"W. A DISTANCE OF 208.76 FEET; [2] THENCE S.60°54'17"W. A DISTANCE OF 19.03 FEET; [3] THENCE N.29°05'43"W. A DISTANCE OF 235.00; [4] THENCE S.60°54'17"W. A DISTANCE OF 130.97 FEET TO THE POINT OF CURVATURE, (P.C.) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 790.00 FEET AND A CENTRAL ANGLE OF 20°41'44"; [5] THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 285.35 FEET; [6] THENCE S.81°36'01"W. A DISTANCE OF 84.37 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 30°22'11"; [7] THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 190.82 FEET; [8] THENCE N.68°01'48"W. A DISTANCE OF 204.12 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00 FEET AND A CENTRAL ANGLE OF 05°56'06"; [9] THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 40.40; THENCE S.27°54'18"W. A DISTANCE OF 625.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WITH THE CENTER POINT BEARING N.27°54'18"E. A RADIAL DISTANCE OF 625.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 05°56'06" A DISTANCE OF 64.74 FEET; THENCE S.68°01'48"E. A DISTANCE OF 204.12 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 595.00 FEET AND A CENTRAL ANGLE OF 00°53'09"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 9.20 FEET; THENCE S.21°05'03"W. A DISTANCE OF 255.24 FEET TO THE MEAN HIGH WATER LINE OF THE MANATEE RIVER 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 8 CALLS ARE ALONG SAID MEAN HIGH WATER LINE); [1] THENCE S.72°34'56"E. A DISTANCE OF 129.00 FEET; [2] THENCE S.79°14'21"E. A DISTANCE OF 81.10 FEET; [3] THENCE N.83°22'12"E. A DISTANCE OF 146.57 FEET; [4] THENCE N.84°59'49"E. A DISTANCE OF 190.85 FEET; [5] THENCE N.73°30'40"E. A DISTANCE OF 129.52 FEET; [6] THENCE N.64°24'00"E. A DISTANCE OF 210.13 FEET; [7] THENCE N.59°59'16"E. A DISTANCE OF 231.18 FEET; [8] THENCE N.60°51'57"E. A DISTANCE OF 5.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 484,097 SQUARE FEET BEING 11.1133 ACRES, MORE OR LESS.

#### NOTES:

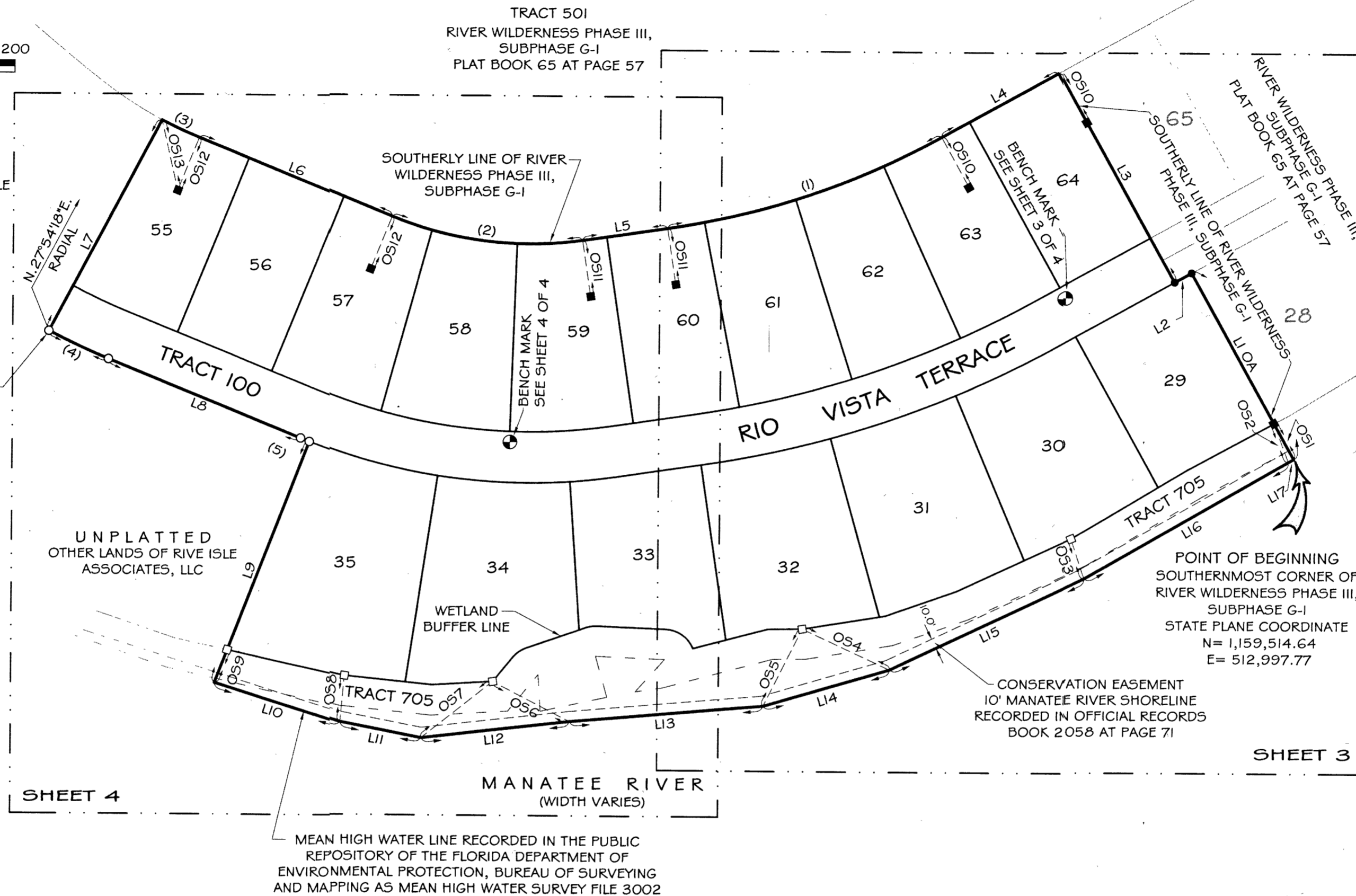
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON PUBLISHED COORDINATES FOR STATION No. 062 AND STATION No. M 064 OF THE MANATEE COUNTY GEOGRAPHIC INFORMATION SYSTEM, (NATIONAL GEODETIC SURVEY POINT IDENTIFICATION AG9167 AND AG9169, RESPECTIVELY) RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON THE NORTH AMERICAN DATUM, 1983 (1990) ADJUSTMENT. THE SCALE FACTOR USED FOR THIS PROJECT IS 0.999964.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREIN TO THE NEAREST FOOT OR TENTH OF A FOOT ARE INTERPRETED AS HAVING A PRECISION OF DISTANCE TO THE HUNDREDTH OF A FOOT.



0 100 200  
 SCALE: 1" = 100'

UNPLATTED  
 OTHER LANDS OF RIVE ISLE  
 ASSOCIATES, LLC

STATE PLANE COORDINATE  
 N = 1,159,633.92  
 E = 511,775.54



SHEET 4

SHEET 3

#### LINE TABLE

LINE	BEARING	DISTANCE
L1	N.29°05'43"W.	208.76'
L2	S.60°54'17"W.	19.03'
L3	N.29°05'43"W.	235.00'
L4	S.60°54'17"W.	130.97'
L5	S.81°36'01"W.	84.37'
L6	N.68°01'48"W.	204.12'
L7	S.27°54'18"W.	235.00'
L8	S.68°01'48"E.	204.12'
L9	S.21°05'03"W.	255.24'
L10	S.72°34'56"E.	129.00'
L11	S.79°14'21"E.	81.10'
L12	N.83°22'12"E.	146.57'
L13	N.84°59'49"E.	190.85'
L14	N.73°30'40"E.	129.52'
L15	N.64°24'00"E.	210.13'
L16	N.59°59'16"E.	231.18'
L17	N.60°51'57"E.	5.93'

#### CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	790.00'	20°41'44"	285.35'	283.80'	S.71°15'09"W.
2	360.00'	30°22'11"	190.82'	188.59'	N.83°12'53"W.
3	390.00'	05°56'06"	40.40'	40.38'	N.65°03'45"W.
4	625.00'	05°56'06"	64.74'	64.71'	S.65°03'45"E.
5	595.00'	00°53'09"	9.20'	9.20'	S.68°28'23"E.

#### PRM OFFSET LINE TABLE

LINE	BEARING	DISTANCE
OS1	N.29°05'43"W.	40.06'
OS2	S.20°40'39"E.	40.50'
OS3	S.18°24'45"E.	41.31'
OS4	S.65°06'24"E.	94.73'
OS5	S.26°31'47"W.	85.65'
OS6	S.62°43'26"E.	84.95'
OS7	S.51°26'43"W.	89.62'
OS8	S.05°08'01"W.	45.80'
OS9	S.21°05'03"W.	34.63'
OS10	N.29°05'43"W.	56.00'
OS11	N.08°23'59"W.	56.00'
OS12	N.21°58'12"E.	56.00'
OS13	N.12°47'54"W.	70.72'

#### LEGEND

- = SET 5/8" IRON ROD SET ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "PRM LB 6754"
- = FOUND 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "PRM LB 6754"
- = OFFSET PRM, SET 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
- = FOUND 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
- ◇ = 5/8" IRON ROD SET NO. LB 6754 AT INTERSECTION OF REAR LOT LINE AND CONSERVATION AREA
- ⊙ = PK NAIL SET NO. LB 6754, PCP, CENTERLINE
- ⊕ = BENCH MARK
- ⊙ = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- (R) = RADIAL LINE
- (NR) = NONRADIAL LINE
- (#) = CURVE NUMBER
- SF = SQUARE FEET
- OA = OVER ALL
- WC = WITNESS CORNER
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- ELEV. = ELEVATION
- CMS = SET 4" SQUARE CONCRETE MONUMENT
- IRF = IRON ROD FOUND
- LB = LICENSED BUSINESS

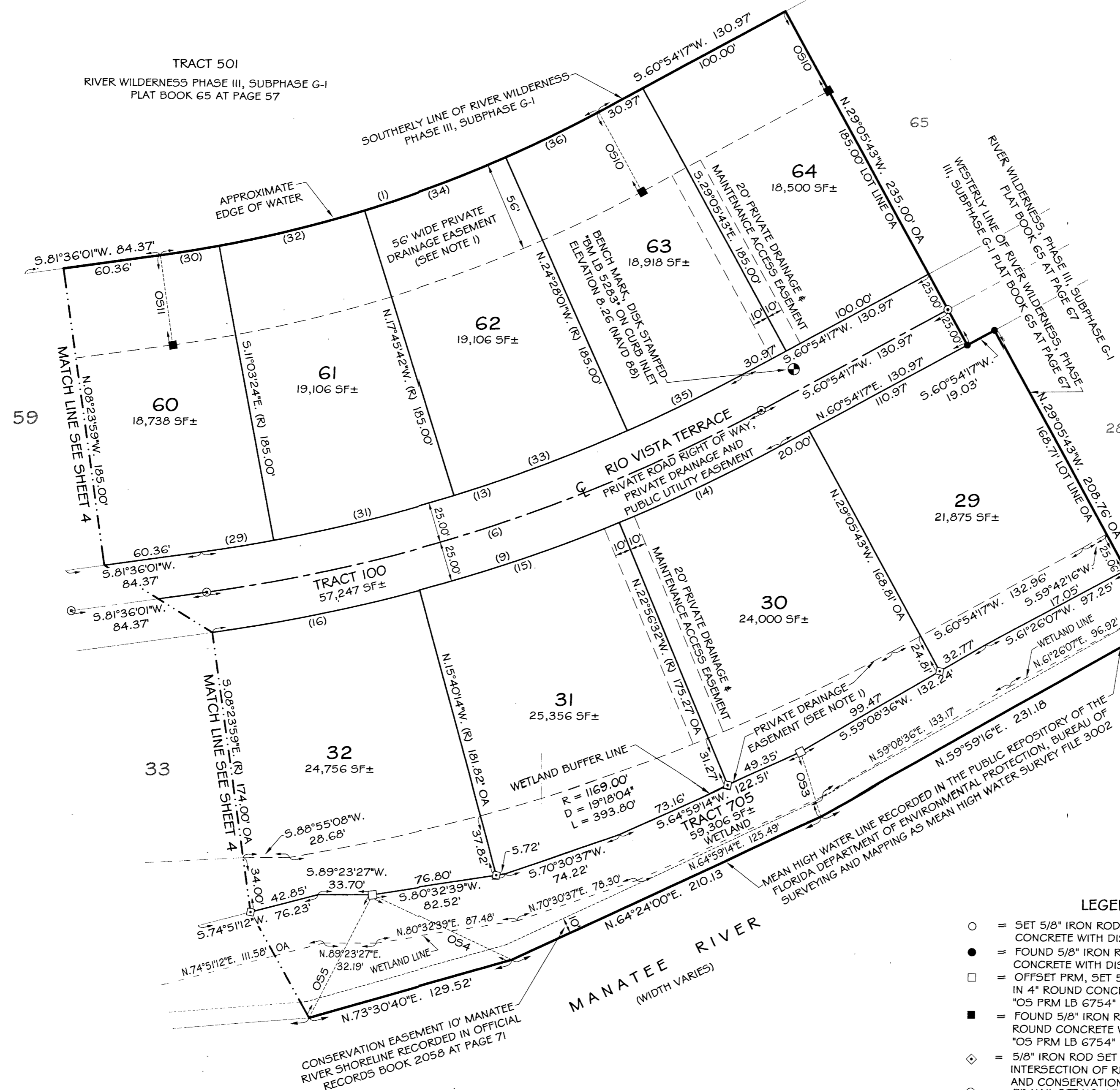
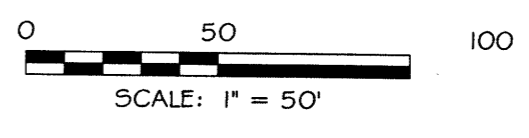
#### WETLAND LINE KEY

- = WETLAND LINE
- = 30' WETLAND BUFFER LINE

**DARRELL E. GERKEN PSM, INC.**  
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**RIVER WILDERNESS,  
 PHASE III,  
 SUBPHASE G-2**

A SUBDIVISION IN SECTION 18,  
 TOWNSHIP 34 SOUTH, RANGE 19 EAST,  
 MANATEE COUNTY, FLORIDA



- NOTES:**
- 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.
  - EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREIN TO THE NEAREST FOOT OR TENTH OF A FOOT ARE INTERPRETED AS HAVING A PRECISION OF DISTANCE TO THE HUNDREDTH OF A FOOT.

POINT OF BEGINNING  
 SOUTHERNMOST CORNER OF  
 RIVER WILDERNESS PHASE III,  
 SUBPHASE G-1

**TYPICAL LOT LINE EASEMENTS**  
 EASEMENTS OF TEN FEET IN WIDTH OUTSIDE OF AND ADJACENT TO TRACT 100, 5 FEET ALONG ALL SIDE LOT LINES AND 10 FEET ALONG ALL REAR LOT LINES FOR THE PURPOSE OF ACCOMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES.

- LEGEND**
- = SET 5/8" IRON ROD SET ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "PRM LB 6754"
  - = FOUND 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "PRM LB 6754"
  - = OFFSET PRM, SET 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
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  - R = ARC RADIUS
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  - L = ARC LENGTH

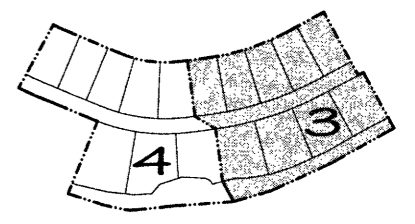
- WETLAND LINE KEY**
- - - - = WETLAND LINE
  - — — — = 30' WETLAND BUFFER LINE AND REAR LOT LINE

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	790.00'	20°41'44"	285.35'	283.80'	S.71°15'09"W.
6	1000.00'	20°41'44"	361.21'	359.25'	S.71°15'09"W.
9	1025.00'	20°41'44"	370.24'	368.23'	S.71°15'09"W.
13	975.00'	20°41'44"	352.18'	350.26'	S.71°15'09"W.
14	1025.00'	06°09'11"	110.08'	110.02'	S.63°58'53"W.
15	1025.00'	07°16'18"	130.09'	130.00'	S.70°41'37"W.
16	1025.00'	07°16'15"	130.07'	129.98'	S.77°57'54"W.
29	975.00'	02°39'25"	45.21'	45.21'	S.80°16'19"W.
30	790.00'	02°39'25"	36.63'	36.63'	S.80°16'19"W.
31	975.00'	06°42'18"	114.10'	114.04'	S.75°35'27"W.
32	790.00'	06°42'18"	92.45'	92.40'	S.75°35'27"W.
33	975.00'	06°42'18"	114.10'	114.04'	S.68°53'09"W.
34	790.00'	06°42'18"	92.45'	92.40'	S.68°53'09"W.
35	975.00'	04°37'42"	78.76'	78.74'	S.63°13'08"W.
36	790.00'	04°37'42"	63.82'	63.80'	S.63°13'08"W.

**PRM OFFSET  
 LINE TABLE**

LINE	BEARING	DISTANCE
OS1	N.29°05'43"W.	40.06'
OS2	S.20°40'39"E.	40.50'
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OS5	S.26°31'47"W.	85.65'
OS10	N.29°05'43"W.	56.00'
OS11	N.08°23'59"W.	56.00'



**KEY MAP**

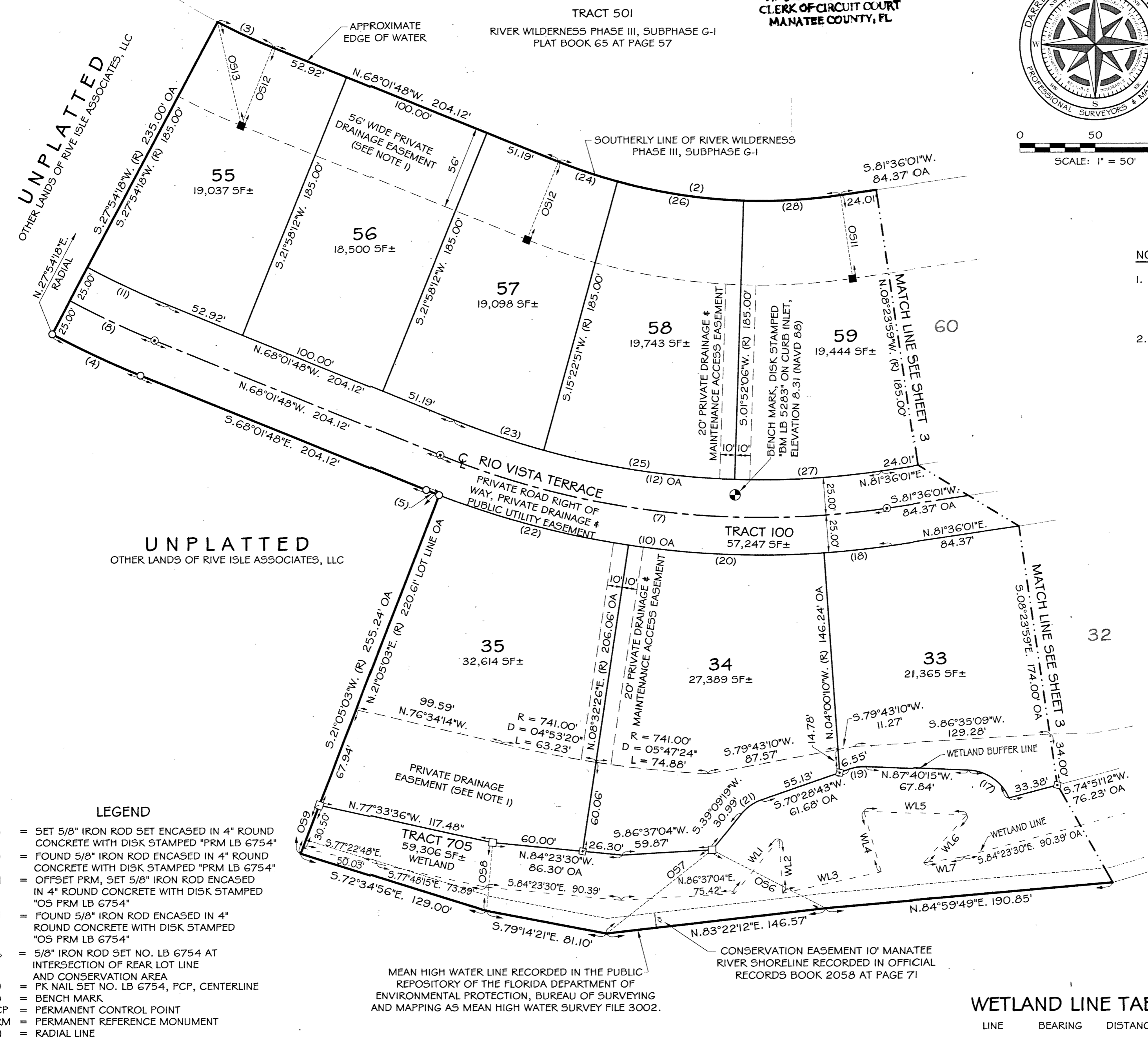
**DARRELL E. GERKEN PSM, INC.**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 CERTIFICATE OF AUTHORIZATION LB 6754  
 7282 55th AVENUE EAST, #126  
 BRADENTON FL 34203 941.232.0319



0 50 100  
SCALE: 1" = 50'

# RIVER WILDERNESS, PHASE III, SUBPHASE G-2

A SUBDIVISION IN SECTION 18,  
TOWNSHIP 34 SOUTH, RANGE 19 EAST,  
MANATEE COUNTY, FLORIDA



**NOTES:**

- 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.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREIN TO THE NEAREST FOOT OR TENTH OF A FOOT ARE INTERPRETED AS HAVING A PRECISION OF DISTANCE TO THE HUNDREDTH OF A FOOT.

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
2	360.00'	30°22'11"	190.82'	188.59'	N.83°12'53"W.
3	390.00'	05°56'06"	40.40'	40.38'	N.65°03'45"W.
4	625.00'	05°56'06"	64.74'	64.71'	S.65°03'45"E.
5	595.00'	00°53'09"	9.20'	9.20'	S.68°28'23"E.
7	570.00'	30°22'11"	302.13'	298.60'	N.83°12'53"W.
8	600.00'	05°56'06"	62.15'	62.12'	N.65°03'45"W.
10	595.00'	30°22'11"	315.38'	311.70'	N.83°12'53"W.
11	575.00'	05°56'06"	59.56'	59.54'	N.65°03'45"W.
12	545.00'	30°22'11"	288.88'	285.51'	N.83°12'53"W.
17	30.00'	65°53'46"	34.50'	32.63'	S.54°43'22"E.
18	595.00'	04°23'49"	45.66'	45.65'	S.83°47'55"W.
19	30.00'	2°51'02"	11.44'	11.37'	N.81°24'14"E.
20	595.00'	12°32'36"	130.26'	130.00'	N.87°43'52"W.
21	30.00'	3°19'24"	16.40'	16.20'	N.54°49'01"E.
22	595.00'	12°32'36"	130.26'	130.00'	N.75°11'16"W.
23	545.00'	06°35'21"	62.68'	62.64'	N.71°19'28"W.
24	360.00'	06°35'21"	41.40'	41.38'	N.71°19'28"W.
25	545.00'	13°30'46"	128.53'	128.24'	N.81°22'32"W.
26	360.00'	13°30'46"	84.90'	84.71'	N.81°22'32"W.
27	545.00'	10°16'04"	97.67'	97.54'	S.86°44'03"W.
28	360.00'	10°16'04"	64.52'	64.43'	S.86°44'03"W.

**PRM OFFSET LINE TABLE**

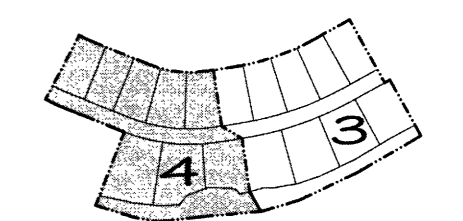
LINE	BEARING	DISTANCE
O56	S.62°43'26"E.	84.95'
O57	S.51°26'43"W.	89.62'
O58	S.05°08'01"W.	45.80'
O59	S.21°05'03"W.	34.63'
O511	N.08°23'59"W.	56.00'
O512	N.21°58'12"E.	56.00'
O513	N.12°47'54"W.	70.72'

**WETLAND LINE TABLE**

LINE	BEARING	DISTANCE
WL1	N.39°09'19"E.	46.95'
WL2	S.03°35'46"E.	36.24'
WL3	N.77°42'05"E.	67.01'
WL4	N.15°43'18"W.	41.92'
WL5	S.87°40'15"E.	67.84'
WL6	S.41°55'33"W.	42.98'
WL7	N.81°37'46"E.	26.89'

**WETLAND LINE KEY**

- = WETLAND LINE
- = 30' WETLAND BUFFER LINE AND REAR LOT LINE



**KEY MAP**

- LEGEND**
- = SET 5/8" IRON ROD SET ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "PRM LB 6754"
  - = FOUND 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "PRM LB 6754"
  - = OFFSET PRM, SET 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
  - = FOUND 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
  - ◇ = 5/8" IRON ROD SET NO. LB 6754 AT INTERSECTION OF REAR LOT LINE AND CONSERVATION AREA
  - ⊙ = PK NAIL SET NO. LB 6754, PCP, CENTERLINE
  - ⊕ = BENCH MARK
  - PCP = PERMANENT CONTROL POINT
  - PRM = PERMANENT REFERENCE MONUMENT
  - (R) = RADIAL LINE
  - (NR) = NONRADIAL LINE
  - (#) = CURVE NUMBER
  - SF = SQUARE FEET
  - OA = OVER ALL
  - WC = WITNESS CORNER
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - ELEV. = ELEVATION
  - CMS = SET 4" SQUARE CONCRETE MONUMENT
  - IRF = IRON ROD FOUND
  - LB = LICENSED BUSINESS
  - R = ARC RADIUS
  - D = ARC CENTRAL ANGLE
  - L = ARC LENGTH

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.

CONSERVATION EASEMENT 10' MANATEE RIVER SHORELINE RECORDED IN OFFICIAL RECORDS BOOK 2058 AT PAGE 71

**MANATEE RIVER**  
(WIDTH VARIES)

**TYPICAL LOT LINE EASEMENTS**

EASEMENTS OF TEN FEET IN WIDTH OUTSIDE OF AND ADJACENT TO TRACT 100, 5 FEET ALONG ALL SIDE LOT LINES AND 10 FEET ALONG ALL REAR LOT LINES FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES.