RIVER WILDERNESS, PHASE III, SUBPHASE H-1

A SUBDIVISION IN SECTIONS 7 AND 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST

MANATEE COUNTY, FLORIDA

PLAT BOOK 58 PAGE 186
SHEET 1 OF 6 SHEETS
3457596

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF MANATEE)

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, ROY A. PREMER, AS C.F.O. 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 H-1 TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:

   A. A PUBLIC UTILITY EASEMENT ACROSS TRACT 100 FOR INSTALLATION. OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES.

   B. A PUBLIC UTILITY EASEMENT WITHIN TRACT 600, BETWEEN ISLAND ESTATES DRIVE AND THE PUBLIC LIFT STATION EASEMENT, FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES.

   C. AN EXCLUSIVE PUBLIC LIFT STATION EASEMENT AS SHOWN WITHIN TRACT 600 FOR INSTALLATION, OPERATION AND MAINTENANCE OF A PUBLIC LIFT STATION AND ASSOCIATED APPURTENANCES.

   D. ALL UTILITY EASEMENTS DESIGNATED AS PUBLIC, SHOWN ON THIS PLAT.

   E. CONSERVATION EASEMENT ACROSS TRACT 700 AS DEPICTED ON THE PLAT.

   F. 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 24th DAY OF NOVEMBER, 2015.

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

BY: ROY A. PREMER, CFO

WITNESSES:

DEAN. LAQUIST
(PRINT NAME)

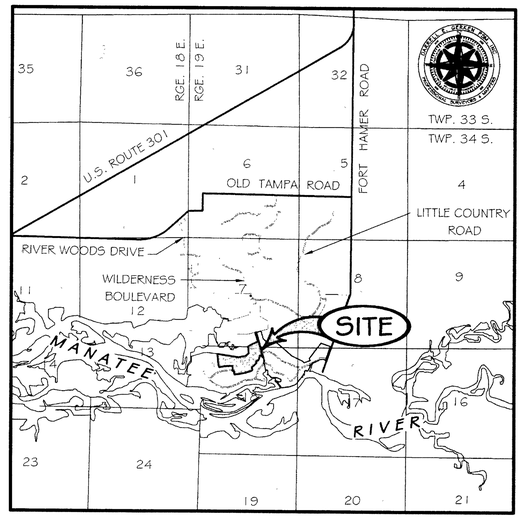
ASHLEY MIELE
(PRINT NAME)

STATE OF FLORIDA)
) SS
COUNTY OF ~~MANATEE~~ SARASOTA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF November, 2015, BY Roy A Premer, AS C.F.O. 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 FL license AS IDENTIFICATION.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

SUSAN M. JOHNSON
MY COMMISSION # FF 071030
EXPIRES: January 23, 2018
Bonded Thru Notary Public Underwriters



LOCATION MAP

NOT TO SCALE

NOTES

1. BEARINGS SHOWN HEREIN REFER TO AN ASSUMED BEARING OF S.16°14'26"E. FOR THE WESTERLY LINE OF RIVER WILDERNESS PHASE III, SUBPHASE E, F & M RECORDED IN PLAT BOOK 51 AT PAGE 63, 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 SAID RIVER WILDERNESS PHASE III, SUBPHASE E, F & M, BEING A CONCRETE MONUMENT WITH A DISK STAMPED "PRM LB6754 WC" LOCATED AT THE SOUTHEAST CORNER OF LOT 9, OF SAID RIVER WILDERNESS PHASE III, SUBPHASE E, F & M, HAVING A PUBLISHED ELEVATION OF 5.27 FEET, NATIONAL GEODETIC VERTICAL DATUM OF 1929. (NGVD 29). 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

UNLESS OTHERWISE NOTED 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.

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 1ST DAY OF December, 2015.

ATTEST:
ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CHAIRMAN:
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 58, PAGES 186 THROUGH 191, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 8th DAY OF December, 2015.

CLERK OF THE CIRCUIT COURT
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 I OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

DATE: 11/25/2015

TODDE BOYLE, RSM 6047
MANATEE COUNTY SURVEYOR

STATE OF FLORIDA
Professional Surveyor & Mapper

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, THE PERMANENT CONTROL POINTS, AND LOT CORNERS HAVE BEEN INSTALLED.

DATE: 11/23/2015

WILLIAM J. McALLISTER, PSM, LS 5283
DARRELL E. GERKEN PSM, INC., LB No. 6754
1721 INDEPENDENCE BOULEVARD, SUITE A-3
SARASOTA, FL 34234

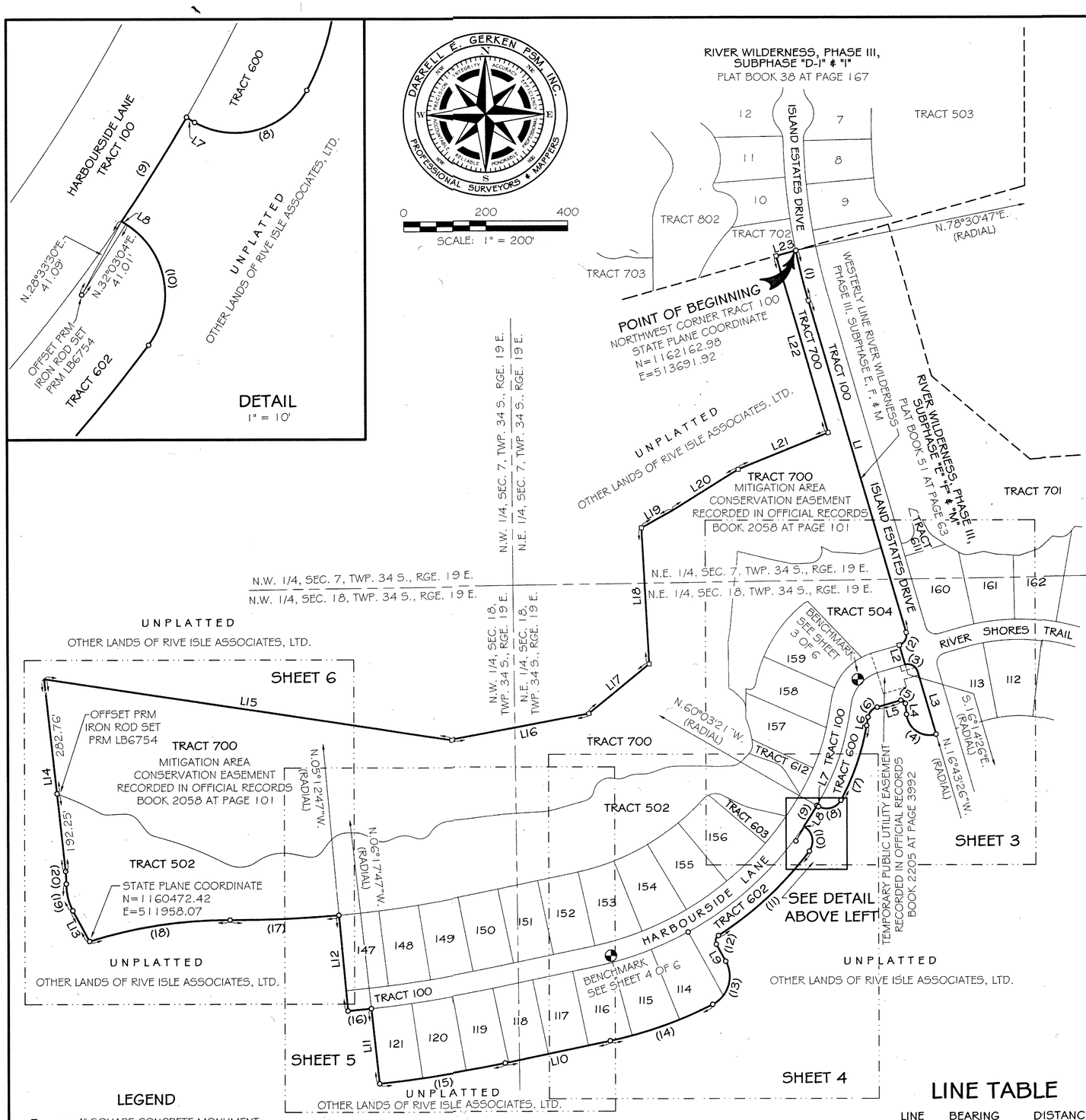
DARRELL E. GERKEN PSM, INC.
PROFESSIONAL SURVEYORS & MAPPERS
CERTIFICATE OF AUTHORIZATION LB 6754
1721 INDEPENDENCE BOULEVARD, SUITE A-3
SARASOTA, FL 34234 941.924.7465

PLAT BOOK 58 PAGE 187

SHEET 2 OF 6 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE H-I

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



DESCRIPTION

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

BEGIN AT THE NORTHWEST CORNER OF TRACT 100, RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M, RECORDED IN PLAT BOOK 51 AT PAGE 63, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID CORNER BEING ON THE ARC OF A CURVE TO THE LEFT WITH THE CENTER POINT BEARING N.78°30'47"E. A RADIAL DISTANCE OF 1525.00 FEET, (THE FOLLOWING SIX CALLS ARE ALONG THE WESTERLY LINE OF SAID RIVER WILDERNESS, PHASE III, SUBPHASE E, F & M); THENCE SOUTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 04°45'13" A DISTANCE OF 126.52 FEET; THENCE S.16°14'26"E. A DISTANCE OF 847.02 FEET TO THE POINT OF CURVATURE, (P.C.) OF A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 39.27 FEET; THENCE S.16°14'26"E. A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WITH THE CENTER POINT BEARING S.16°14'26"E. A RADIAL DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET; THENCE S.16°14'26"E. A DISTANCE OF 160.53 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.16°43'26"W. A RADIAL DISTANCE OF 56.53 FEET; THENCE NORTHWESTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 101°34'47" A DISTANCE OF 100.22 FEET; THENCE N.05°08'36"W. A DISTANCE OF 26.89 FEET; TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 9.00 FEET AND A CENTRAL ANGLE OF 101°05'50"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 15.88 FEET; THENCE S.73°45'34"W. A DISTANCE OF 60.36 FEET TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 31.50 FEET AND A CENTRAL ANGLE OF 64°00'14"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 35.19 FEET; THENCE S.09°45'20"W. A DISTANCE OF 20.51 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 596.00 FEET AND A CENTRAL ANGLE OF 18°43'27"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 194.77 FEET TO THE POINT OF COMPOUND CURVATURE, (P.C.C.) OF A CURVE TO THE RIGHT WITH A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 91°16'38"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 63.72 FEET; THENCE N.57°56'47"W. A DISTANCE OF 4.76 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WITH CENTER POINT BEARING N.60°03'21"W. A RADIAL DISTANCE OF 825.00 FEET; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 04°11'37" A DISTANCE OF 60.38 FEET; THENCE S.57°56'47"E. A DISTANCE OF 2.50 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 41.00 FEET AND A CENTRAL ANGLE OF 94°54'26"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 67.91 FEET; TO THE P.C.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 871.00 FEET AND A CENTRAL ANGLE OF 20°09'55"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 306.55 FEET TO THE POINT OF REVERSE CURVATURE, (P.R.C.) OF A CURVE TO THE LEFT WITH A RADIUS OF 16.00 FEET AND A CENTRAL ANGLE OF 85°59'31"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 24.01 FEET; THENCE S.28°51'56"E. A DISTANCE OF 47.95 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 76.71 FEET AND A CENTRAL ANGLE OF 91°53'08"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 123.02 FEET TO THE P.C.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 1010.00 FEET AND A CENTRAL ANGLE OF 15°09'18"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 267.15 FEET; THENCE S.78°10'30"W. A DISTANCE OF 262.90 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 3210.00 FEET AND A CENTRAL ANGLE OF 05°31'42"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 309.73 FEET; THENCE N.06°17'47"W. A DISTANCE OF 185.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N. 06°17'47"W. A RADIAL DISTANCE OF 3025.00 FEET; THENCE WESTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 01°05'00" A DISTANCE OF 57.20 FEET; THENCE N.05°12'47"W. A DISTANCE OF 236.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WITH THE CENTER POINT BEARING N.05°12'47"W. A RADIAL DISTANCE OF 2789.00 FEET; THENCE WESTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 05°29'30" A DISTANCE OF 267.32 FEET TO THE P.R.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 1131.00 FEET AND A CENTRAL ANGLE OF 17°43'42"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 349.95 FEET; THENCE N.28°11'11"W. A DISTANCE OF 85.71 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 134.00 FEET AND A CENTRAL ANGLE OF 29°19'39"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 68.59 FEET TO THE P.R.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 241.00 FEET AND A CENTRAL ANGLE OF 07°23'33"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 31.09 FEET; THENCE N.06°15'05"W. A DISTANCE OF 475.01 FEET; THENCE S.81°22'50"E. A DISTANCE OF 1010.05 FEET; THENCE N.79°19'12"E. A DISTANCE OF 340.05 FEET; THENCE N.50°36'01"E. A DISTANCE OF 191.70 FEET; THENCE N.03°05'29"W. A DISTANCE OF 333.88 FEET; THENCE N.60°57'24"E. A DISTANCE OF 86.54 FEET; THENCE N.58°04'25"E. A DISTANCE OF 190.67 FEET; THENCE N.67°50'44"E. A DISTANCE OF 238.18 FEET; THENCE N.16°14'26"W. A DISTANCE OF 450.78 FEET; THENCE N.74°14'22"E. A DISTANCE OF 50.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,631,773 SQUARE FEET BEING 37.4604 ACRES.

LEGEND

- ■ = 4" SQUARE CONCRETE MONUMENT FOUND NO. LB 6754, PRM
- □ = 4" SQUARE CONCRETE MONUMENT SET NO. LB 6754, PRM
- ○ = 5/8" IRON ROD SET NO. LB 6754, PRM
- ⊙ = 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

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1525.00'	04°45'13"	126.52'	126.48'	S.13°51'49"E.
2	25.00'	90°00'00"	39.27'	35.36'	S.28°45'34"W.
3	25.00'	90°00'00"	39.27'	35.36'	S.61°14'26"E.
4	56.53'	101°34'47"	100.22'	87.60'	N.55°56'00"W.
5	9.00'	101°05'50"	15.88'	13.90'	N.55°41'31"W.
6	31.50'	64°00'14"	35.19'	33.39'	S.41°45'27"W.
7	596.00'	18°43'27"	194.77'	193.91'	S.19°07'04"W.
8	40.00'	91°16'38"	63.72'	57.20'	S.74°07'06"W.
9	825.00'	04°11'37"	60.38'	60.37'	S.32°02'27"W.
10	41.00'	94°54'26"	67.91'	60.41'	S.10°29'34"E.
11	871.00'	20°09'55"	306.55'	304.97'	S.47°02'37"W.
12	16.00'	85°59'31"	24.01'	21.82'	S.14°07'49"W.
13	76.71'	91°53'08"	123.02'	110.25'	S.17°04'38"W.
14	1010.00'	15°09'18"	267.15'	266.37'	S.70°35'51"W.
15	3210.00'	05°31'42"	309.73'	309.61'	S.80°56'21"W.
16	3025.00'	01°05'00"	57.20'	57.20'	S.84°14'43"W.
17	2789.00'	05°29'30"	267.32'	267.22'	S.87°31'58"W.
18	1131.00'	17°43'42"	349.95'	348.55'	S.81°24'52"W.
19	134.00'	29°19'39"	68.59'	67.84'	N.13°31'22"W.
20	241.00'	07°23'33"	31.09'	31.07'	N.02°33'19"W.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.16°14'26"E.	847.02'
L2	S.16°14'26"E.	50.00'
L3	S.16°14'26"E.	160.53'
L4	N.05°08'36"W.	26.89'
L5	S.73°45'34"W.	60.36'
L6	S.09°45'20"W.	20.51'
L7	N.57°56'47"W.	4.76'
L8	S.57°56'47"E.	2.50'
L9	S.28°51'56"E.	47.95'
L10	S.78°10'30"W.	262.90'
L11	N.06°17'47"W.	185.00'
L12	N.05°12'47"W.	236.00'
L13	N.28°11'11"W.	85.71'
L14	N.06°15'05"W.	475.01'
L15	S.81°22'50"E.	1010.05'
L16	N.79°19'12"E.	340.05'
L17	N.50°36'01"E.	191.70'
L18	N.03°05'29"W.	333.88'
L19	N.60°57'24"E.	86.54'
L20	N.58°04'25"E.	190.67'
L21	N.67°50'44"E.	238.18'
L22	N.16°14'26"W.	450.78'
L23	N.74°14'22"E.	50.25'

NOTES:

1. ELEVATIONS SHOWN HEREIN ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM, (NAVD 88) OF 1988 BASED ON A PLAT BENCHMARK IN SAID RIVER WILDERNESS PHASE III, SUBPHASE E, F & M, BEING A CONCRETE MONUMENT WITH A DISK STAMPED "PRM LB6754 WC" LOCATED AT THE SOUTHEAST CORNER OF LOT 9, OF SAID RIVER WILDERNESS PHASE III, SUBPHASE E, F & M, HAVING A PUBLISHED ELEVATION OF 5.27 FEET, NATIONAL GEODETIC VERTICAL DATUM OF 1929, (NGVD 29). 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.

2. 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.

DARRELL E. GERKEN PSM, INC.
PROFESSIONAL SURVEYORS & MAPPERS
CERTIFICATE OF AUTHORIZATION LB 6754
1721 INDEPENDENCE BOULEVARD, SUITE A-3
SARASOTA, FL 34234 941.924.7465

PLAT BOOK 58 PAGE 188

SHEET 3 OF 6 SHEETS

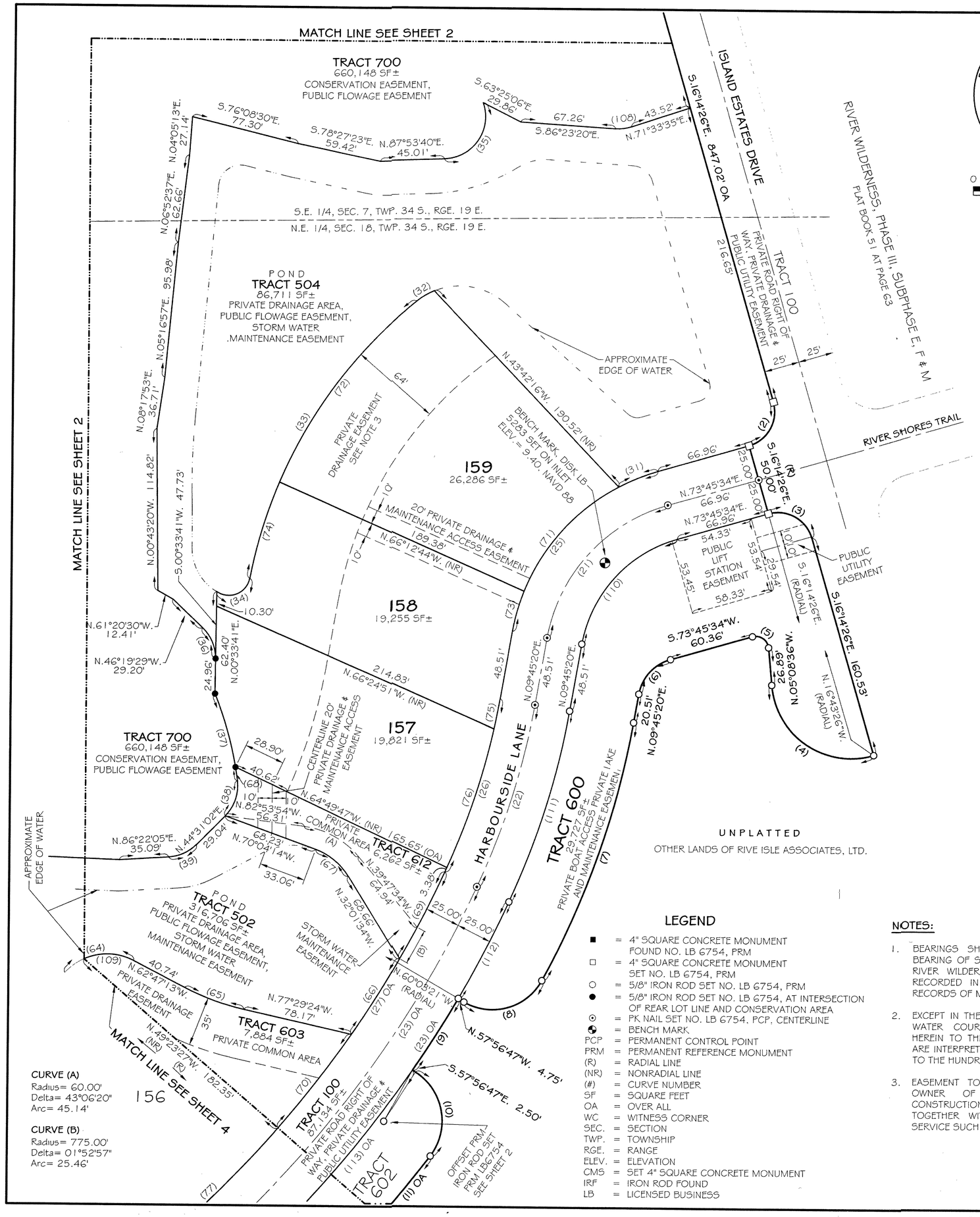
RIVER WILDERNESS, PHASE III, SUBPHASE H-1

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

DARRELL E. GERKEN PSM, INC. — PROFESSIONAL SURVEYORS & MAPPERS

0 50 100

SCALE: 1" = 50'



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1525.00'	04°45'13"	126.52'	126.48'	S.13°51'49"E.
2	25.00'	90°00'00"	39.27'	35.36'	S.28°45'34"W.
3	25.00'	90°00'00"	39.27'	35.36'	S.61°14'26"E.
4	56.53'	101°34'47"	100.22'	87.60'	N.55°56'00"W.
5	9.00'	101°05'50"	15.88'	13.90'	N.55°41'31"W.
6	31.50'	64°00'14"	35.19'	33.39'	S.41°45'27"W.
7	596.00'	18°43'27"	194.77'	193.91'	S.19°07'04"W.
8	40.00'	91°16'38"	63.72'	57.20'	S.74°07'06"W.
9	825.00'	04°11'37"	60.38'	60.37'	S.32°02'27"W.
10	41.00'	94°54'26"	67.91'	60.41'	S.10°29'34"E.
11	871.00'	20°09'55"	306.55'	304.97'	S.47°02'37"W.
21	120.00'	64°00'14"	134.05'	127.19'	N.41°45'27"E.
22	525.00'	14°50'36"	136.01'	135.63'	S.17°10'38"W.
23	800.00'	53°34'34"	748.06'	721.11'	S.51°23'13"W.
25	145.00'	64°00'14"	161.98'	153.68'	N.41°45'27"E.
26	500.00'	14°50'36"	129.53'	129.17'	S.17°10'38"W.
27	775.00'	53°34'34"	724.69'	698.57'	S.51°23'13"W.
30	825.00'	53°34'34"	771.44'	743.64'	S.51°23'13"W.
31	145.00'	11°53'10"	30.08'	30.03'	N.67°48'59"E.
32	48.30'	17°08'59"	14.46'	14.40'	N.59°08'28"E.
33	334.32'	40°02'11"	233.61'	228.89'	N.30°32'54"E.
34	15.00'	114°37'46"	30.01'	25.25'	S.67°50'41"W.
35	30.00'	107°36'03"	56.34'	48.42'	S.34°05'39"W.
36	30.00'	46°53'10"	24.55'	23.87'	S.22°52'54"E.
37	241.27'	15°15'06"	64.22'	64.03'	S.14°53'52"E.
38	30.00'	51°47'21"	27.12'	26.20'	S.18°37'22"W.
39	30.00'	41°51'03"	21.91'	21.43'	S.65°26'33"W.
64	40.70'	75°01'30"	53.29'	49.57'	N.79°42'02"E.
65	174.60'	14°42'11"	44.81'	44.68'	N.70°08'19"W.
66	775.00'	04°39'07"	62.92'	62.90'	S.32°02'12"W.
67	46.00'	38°02'40"	30.54'	29.99'	S.51°02'54"E.
68	241.27'	02°22'17"	9.99'	9.99'	S.08°27'28"E.
69	775.00'	05°06'43"	69.14'	69.12'	S.27°09'17"W.
70	775.00'	06°14'47"	84.49'	84.45'	S.37°29'09"W.
71	145.00'	40°17'48"	101.98'	99.89'	N.41°43'30"E.
72	334.32'	27°44'15"	161.85'	160.27'	N.36°41'52"E.
73	145.00'	11°49'16"	29.92'	29.86'	N.15°39'58"E.
74	334.32'	12°17'56"	71.76'	71.63'	N.16°40'46"E.
75	500.00'	02°30'12"	21.84'	21.84'	S.11°00'26"W.
76	500.00'	11°57'11"	104.31'	104.12'	S.18°14'08"W.
108	30.00'	22°03'05"	11.55'	11.47'	S.82°35'08"W.
109	40.70'	51°22'07"	36.49'	35.28'	S.88°28'17"E.
110	95.00'	64°00'14"	106.12'	100.69'	N.41°45'27"E.
111	550.00'	14°50'36"	142.49'	142.09'	S.17°10'38"W.
112	825.00'	05°20'42"	76.96'	76.94'	S.27°16'17"W.
113	825.00'	26°59'48"	388.73'	385.14'	S.47°38'10"W.

TYPICAL LOT LINE EASEMENTS

EASEMENTS OF 5 FEET ALONG ALL SIDE LOT LINES AND 10 FEET ALONG ALL FRONT AND REAR LOT LINES FOR THE PURPOSE OF ACCOMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES.

CURVE (A)
Radius= 60.00'
Delta= 43°06'20"
Arc= 45.14'

CURVE (B)
Radius= 775.00'
Delta= 01°52'57"
Arc= 25.46'

LEGEND

- ■ = 4" SQUARE CONCRETE MONUMENT FOUND NO. LB 6754, PRM
- □ = 4" SQUARE CONCRETE MONUMENT SET NO. LB 6754, PRM
- ○ = 5/8" IRON ROD SET NO. LB 6754, PRM
- ● = 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

NOTES:

1. BEARINGS SHOWN HEREIN REFER TO AN ASSUMED BEARING OF S.16°14'26"E. FOR THE WESTERLY LINE OF RIVER WILDERNESS PHASE III, SUBPHASE E, F & M RECORDED IN PLAT BOOK 51 AT PAGE 63, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
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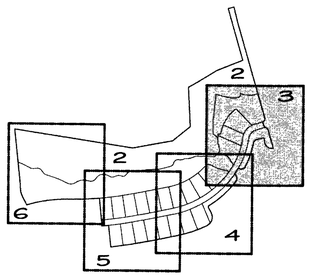


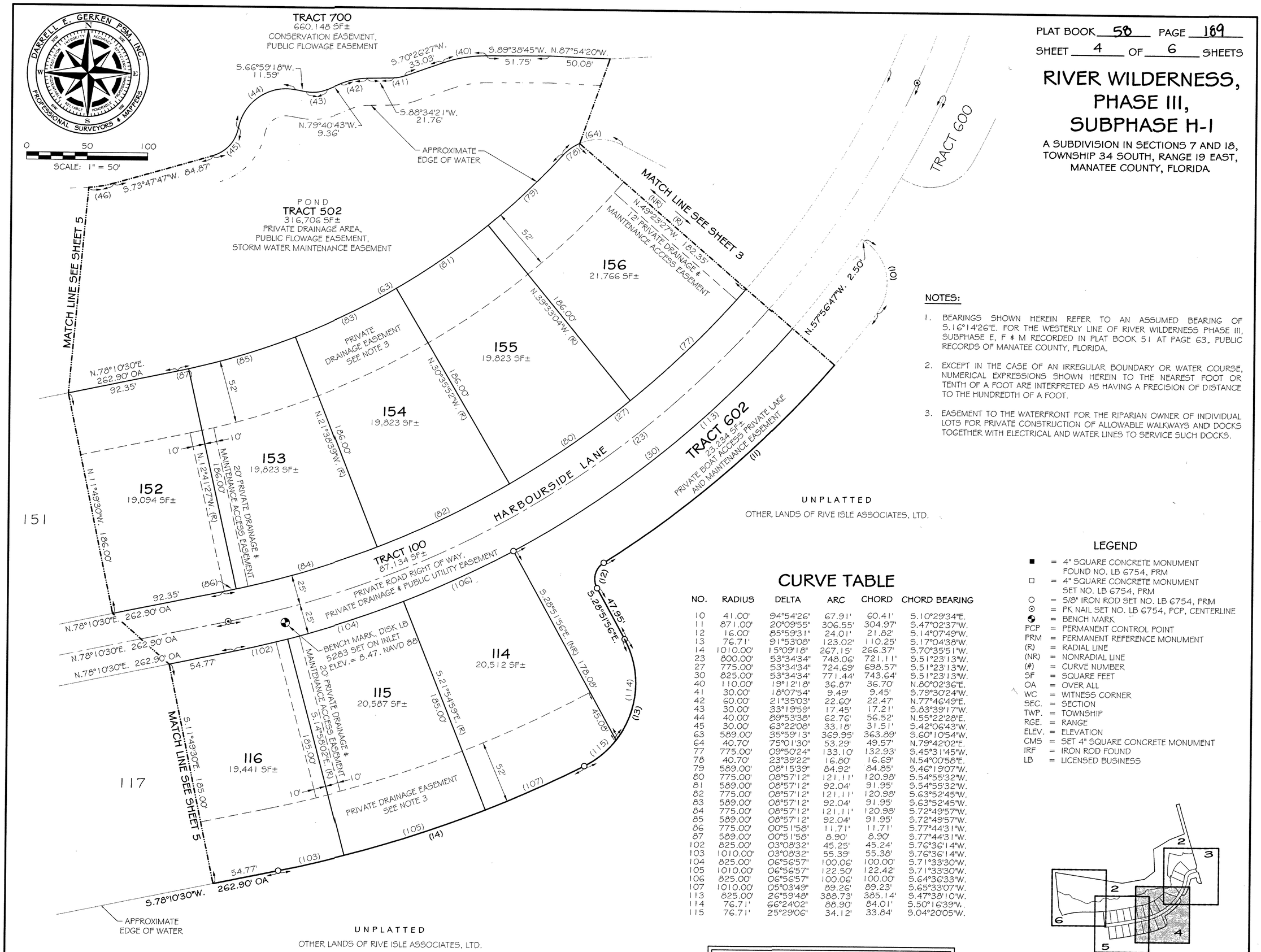
KEY MAP

DARRELL E. GERKEN PSM, INC.
PROFESSIONAL SURVEYORS & MAPPERS
CERTIFICATE OF AUTHORIZATION LB 6754
1721 INDEPENDENCE BOULEVARD, SUITE A-3
SARASOTA, FL 34234 941.924.7465

PLAT BOOK 58 PAGE 189
SHEET 4 OF 6 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE H-1

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



NOTES:

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3. 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.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
10	41.00'	94°54'26"	67.91'	60.41'	S.10°29'34"E.
11	871.00'	20°09'55"	306.55'	304.97'	S.47°02'37"W.
12	16.00'	85°59'31"	24.01'	21.82'	S.14°07'49"W.
13	76.71'	91°53'08"	123.02'	110.25'	S.17°04'38"W.
14	1010.00'	15°09'18"	267.15'	266.37'	S.70°35'51"W.
23	800.00'	53°34'34"	748.06'	721.11'	S.51°23'13"W.
27	775.00'	53°34'34"	724.69'	698.57'	S.51°23'13"W.
30	825.00'	53°34'34"	771.44'	743.64'	S.51°23'13"W.
40	110.00'	19°12'18"	36.87'	36.70'	N.80°02'36"E.
41	30.00'	18°07'54"	9.49'	9.45'	S.79°30'24"W.
42	60.00'	21°35'03"	22.60'	22.47'	N.77°46'49"E.
43	30.00'	33°19'59"	17.45'	17.21'	S.83°39'17"W.
44	40.00'	89°53'38"	62.76'	56.52'	N.55°22'28"E.
45	30.00'	63°22'08"	33.18'	31.51'	S.42°06'43"W.
63	589.00'	35°59'13"	369.95'	363.89'	S.60°10'54"W.
64	40.70'	75°01'30"	53.29'	49.57'	N.79°42'02"E.
77	775.00'	09°50'24"	133.10'	132.93'	S.45°31'45"W.
78	40.70'	23°39'22"	16.80'	16.69'	N.54°00'58"E.
79	589.00'	08°15'39"	84.92'	84.85'	S.46°19'07"W.
80	775.00'	08°57'12"	121.11'	120.98'	S.54°55'32"W.
81	589.00'	08°57'12"	92.04'	91.95'	S.54°55'32"W.
82	775.00'	08°57'12"	121.11'	120.98'	S.63°52'45"W.
83	589.00'	08°57'12"	92.04'	91.95'	S.63°52'45"W.
84	775.00'	08°57'12"	121.11'	120.98'	S.72°49'57"W.
85	589.00'	08°57'12"	92.04'	91.95'	S.72°49'57"W.
86	775.00'	00°51'58"	11.71'	11.71'	S.77°44'31"W.
87	589.00'	00°51'58"	8.90'	8.90'	S.77°44'31"W.
102	825.00'	03°08'32"	45.25'	45.24'	S.76°36'14"W.
103	1010.00'	03°08'32"	55.39'	55.38'	S.76°36'14"W.
104	825.00'	06°56'57"	100.06'	100.00'	S.71°33'30"W.
105	1010.00'	06°56'57"	122.50'	122.42'	S.71°33'30"W.
106	825.00'	06°56'57"	100.06'	100.00'	S.64°36'33"W.
107	1010.00'	05°03'49"	89.26'	89.23'	S.65°33'07"W.
113	825.00'	26°59'48"	388.73'	385.14'	S.47°38'10"W.
114	76.71'	66°24'02"	88.90'	84.01'	S.50°16'39"W.
115	76.71'	25°29'06"	34.12'	33.84'	S.04°20'05"W.

LEGEND

- ■ = 4" SQUARE CONCRETE MONUMENT FOUND NO. LB 6754, PRM
- □ = 4" SQUARE CONCRETE MONUMENT SET NO. LB 6754, PRM
- O = 5/8" IRON ROD SET NO. LB 6754, PRM
- ⊙ = PK NAIL SET NO. LB 6754, PCP, CENTERLINE
- ◆ = BENCH MARK
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
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- RGE. = RANGE
- ELEV. = ELEVATION
- CMS = SET 4" SQUARE CONCRETE MONUMENT
- IRF = IRON ROD FOUND
- LB = LICENSED BUSINESS

KEY MAP

TYPICAL LOT LINE EASEMENTS

EASEMENTS OF 5 FEET ALONG ALL SIDE LOT LINES AND 10 FEET ALONG ALL FRONT AND REAR LOT LINES FOR THE PURPOSE OF ACCOMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES.

DARRELL E. GERKEN PSM, INC.
PROFESSIONAL SURVEYORS & MAPPERS
CERTIFICATE OF AUTHORIZATION LB 6754
1721 INDEPENDENCE BOULEVARD, SUITE A-3
SARASOTA, FL 34234 941.924.7465

PLAT BOOK 58 PAGE 190

SHEET 5 OF 6 SHEETS

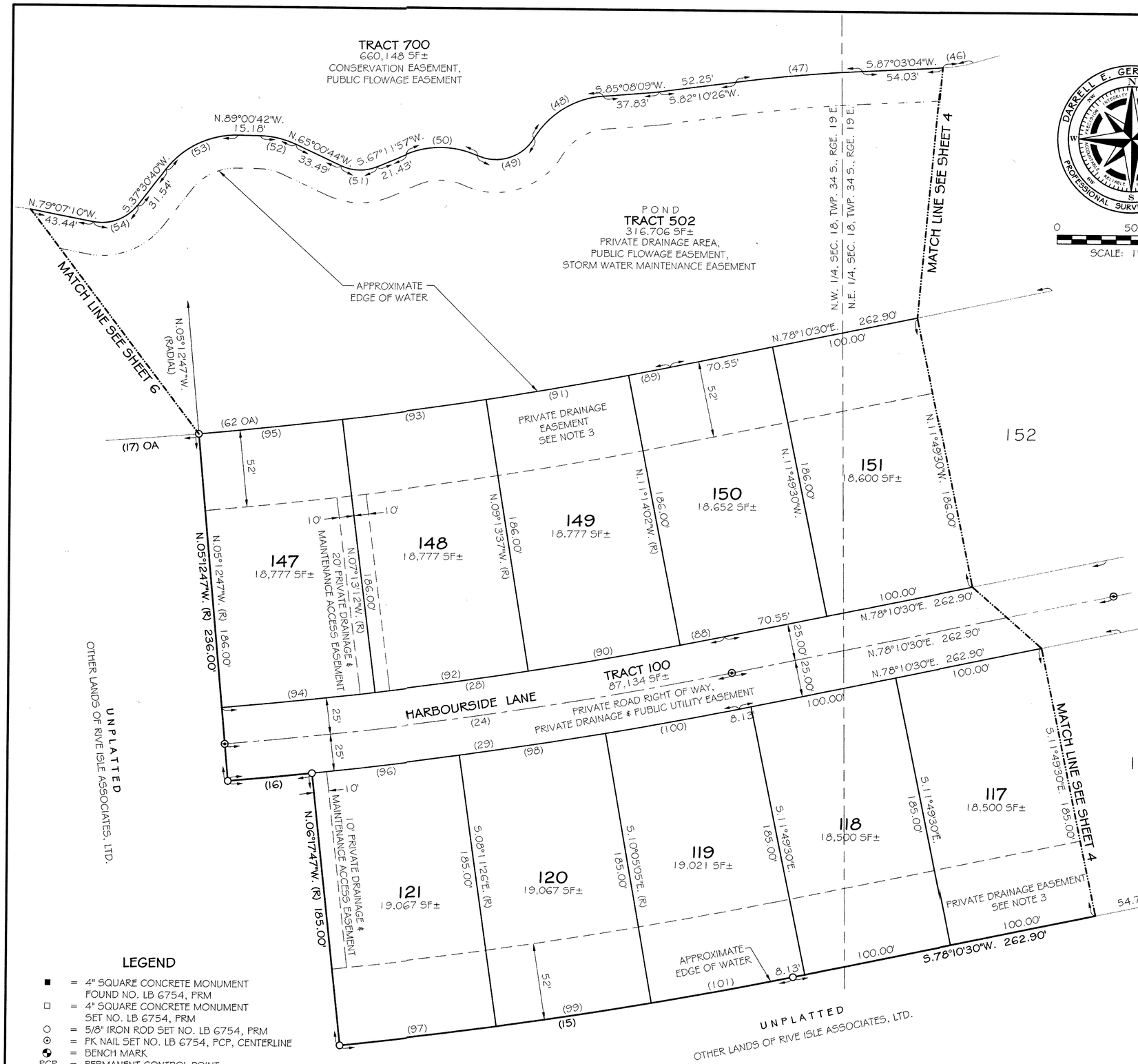
RIVER WILDERNESS, PHASE III, SUBPHASE H-1

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

DARRELL E. GERKEN PSM, INC. PROFESSIONAL SURVEYORS & MAPPERS

0 50 100

SCALE: 1" = 50'



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	3210.00'	05°31'42"	309.73'	309.61'	S.80°56'21"W.
16	3025.00'	01°05'00"	57.20'	57.20'	S.84°14'43"W.
17	2789.00'	05°29'30"	267.32'	267.22'	S.87°31'58"W.
24	3000.00'	06°36'43"	346.20'	346.01'	S.81°28'52"W.
28	2975.00'	06°36'43"	343.31'	343.12'	S.81°28'52"W.
29	3025.00'	06°36'43"	349.08'	348.89'	S.81°28'52"W.
46	90.00'	13°15'17"	20.82'	20.77'	S.80°25'25"W.
47	1010.00'	04°52'39"	85.98'	85.95'	N.84°36'45"E.
48	60.00'	54°32'11"	57.11'	54.98'	N.58°04'35"E.
49	30.00'	83°26'40"	43.69'	39.93'	S.72°31'49"W.
50	60.00'	47°03'12"	49.27'	47.90'	S.89°16'27"E.
51	30.00'	47°47'19"	25.02'	24.30'	N.88°54'23"W.
52	60.00'	23°59'59"	25.13'	24.95'	S.77°00'43"E.
53	60.00'	53°28'38"	56.00'	53.99'	N.64°14'59"E.
54	30.00'	63°22'10"	33.18'	31.51'	S.69°11'45"W.
62	2789.00'	12°06'13"	589.17'	588.07'	S.84°13'37"W.
88	2975.00'	00°35'28"	30.69'	30.69'	S.78°28'14"W.
89	2789.00'	00°35'28"	28.77'	28.77'	S.78°28'14"W.
90	2975.00'	02°00'25"	104.21'	104.20'	S.79°46'10"W.
91	2789.00'	02°00'25"	97.69'	97.69'	S.79°46'10"W.
92	2975.00'	02°00'25"	104.21'	104.20'	S.81°46'35"W.
93	2789.00'	02°00'25"	97.69'	97.69'	S.81°46'35"W.
94	2975.00'	02°00'25"	104.21'	104.20'	S.83°47'00"W.
95	2789.00'	02°00'25"	97.69'	97.69'	S.83°47'00"W.
96	3025.00'	01°53'39"	100.00'	100.00'	S.82°45'23"W.
97	3210.00'	01°53'39"	106.12'	106.12'	S.82°45'23"W.
98	3025.00'	01°53'39"	100.00'	100.00'	S.80°51'44"W.
99	3210.00'	01°53'39"	106.12'	106.12'	S.80°51'44"W.
100	3025.00'	01°44'24"	91.87'	91.87'	S.79°02'42"W.
101	3210.00'	01°44'24"	97.49'	97.49'	S.79°02'42"W.

TYPICAL LOT LINE EASEMENTS

EASEMENTS OF 5 FEET ALONG ALL SIDE LOT LINES AND 10 FEET ALONG ALL FRONT AND REAR LOT LINES FOR THE PURPOSE OF ACCOMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES.

LEGEND

- ■ = 4" SQUARE CONCRETE MONUMENT FOUND NO. LB 6754, PRM
- □ = 4" SQUARE CONCRETE MONUMENT SET NO. LB 6754, PRM
- ○ = 5/8" IRON ROD SET NO. LB 6754, PRM
- ⊙ = PK NAIL SET NO. LB 6754, PCP, CENTERLINE
- ◆ = BENCH MARK
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- (R) = RADIAL LINE
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- (#) = CURVE NUMBER
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- CMS = SET 4" SQUARE CONCRETE MONUMENT
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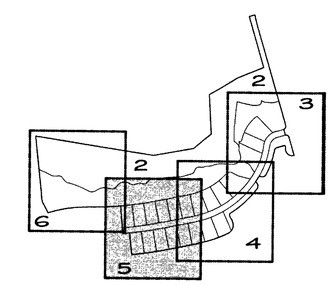
NOTES:

1. BEARINGS SHOWN HEREIN REFER TO AN ASSUMED BEARING OF S.16°14'26"E. FOR THE WESTERLY LINE OF RIVER WILDERNESS PHASE III, SUBPHASE E, F & M RECORDED IN PLAT BOOK 51 AT PAGE 63, 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. 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

DARRELL E. GERKEN PSM, INC.
PROFESSIONAL SURVEYORS & MAPPERS
CERTIFICATE OF AUTHORIZATION LB 6754
1721 INDEPENDENCE BOULEVARD, SUITE A-3
SARASOTA, FL 34234 941.924.7465

PLAT BOOK 58 PAGE 191
SHEET 6 OF 6 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE H-1

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

FILED AND RECORDED
12/8/2015 @ 2:28:24 PM
ANGELINA COLONNESO, CLERK
MANATEE COUNTY, FLA

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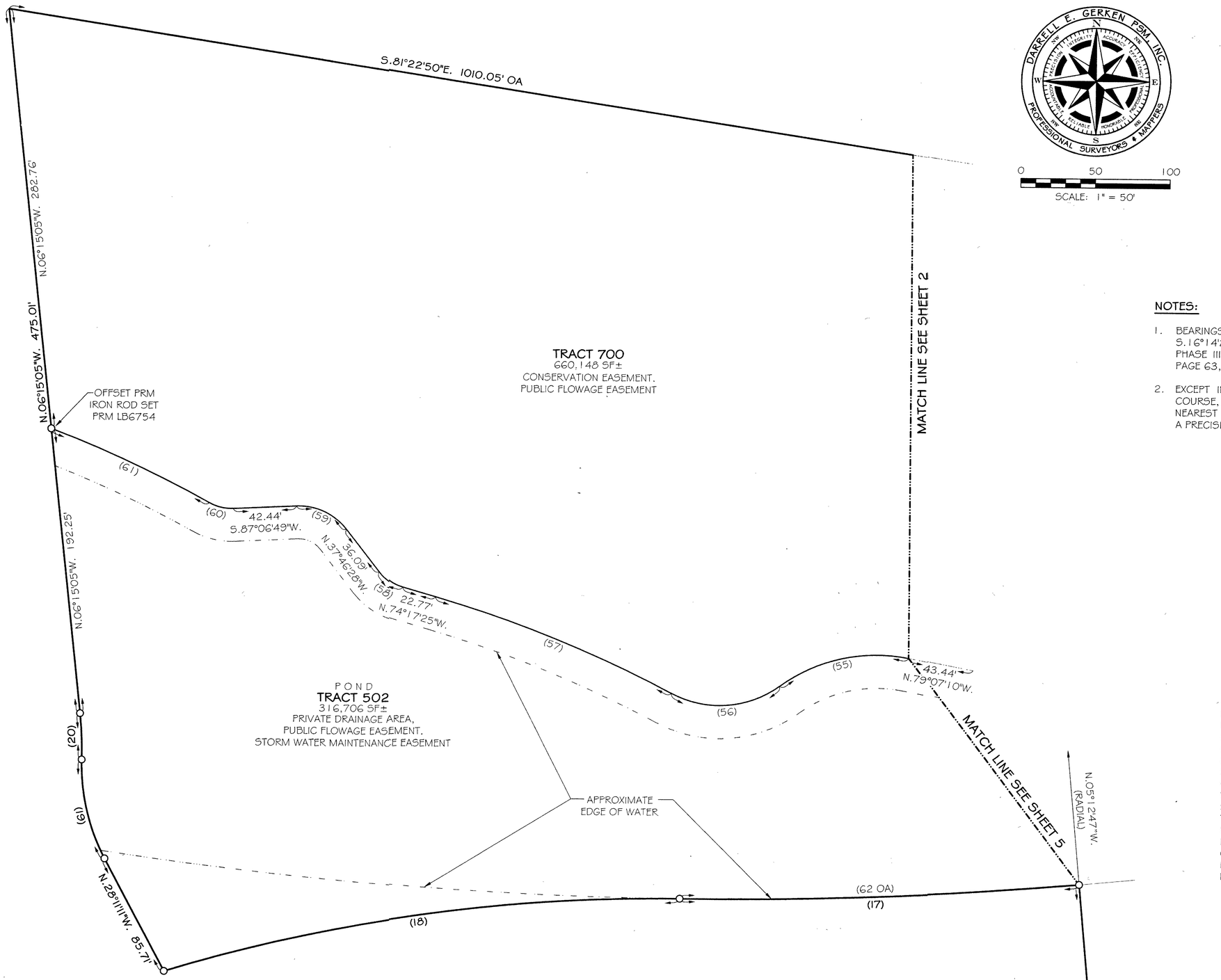
SCALE: 1" = 50'



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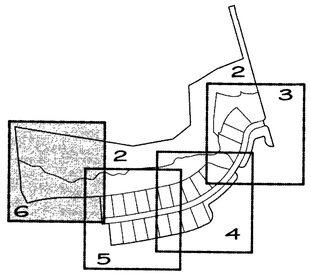
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
16	3025.00'	01°05'00"	57.20'	57.20'	S.84°14'43"W.
17	2789.00'	05°29'30"	267.32'	267.22'	S.87°31'58"W.
18	1131.00'	17°43'42"	349.95'	348.55'	S.81°24'52"W.
19	134.00'	29°19'39"	68.59'	67.84'	N.13°31'22"W.
20	241.00'	07°23'33"	31.09'	31.07'	N.02°33'19"W.
55	110.00'	47°28'16"	91.14'	88.55'	N.77°08'42"E.
56	68.00'	64°23'53"	76.43'	72.47'	S.85°36'31"W.
57	810.00'	12°05'52"	171.03'	170.71'	S.68°14'29"E.
58	30.00'	36°30'57"	19.12'	18.80'	N.56°01'56"W.
59	40.00'	55°06'43"	38.48'	37.01'	S.65°19'49"E.
60	30.00'	31°50'03"	16.67'	16.45'	N.76°58'09"W.
61	768.65'	08°43'58"	117.15'	117.04'	S.65°25'07"E.
62	2789.00'	12°06'13"	589.17'	588.07'	S.84°13'37"W.

TYPICAL LOT LINE EASEMENTS

EASEMENTS OF 5 FEET ALONG ALL SIDE LOT LINES AND 10 FEET ALONG ALL FRONT AND REAR LOT LINES FOR THE PURPOSE OF ACCOMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES.



KEY MAP

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