RIVER WILDERNESS, PHASE III, SUBPHASE H-2

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

MANATEE COUNTY, FLORIDA

PLAT BOOK 61 PAGE 106
SHEET 1 OF 6 SHEETS
201741021981

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 H-2 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; 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 20th DAY OF Feb., 2017.

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

BY: _____
ROY A. PREMER,
CHIEF FINANCIAL OFFICER

WITNESSES:

JOHN P. AFFLESBACH
(PRINT NAME)

DEAN L. Paquet
(PRINT NAME)

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

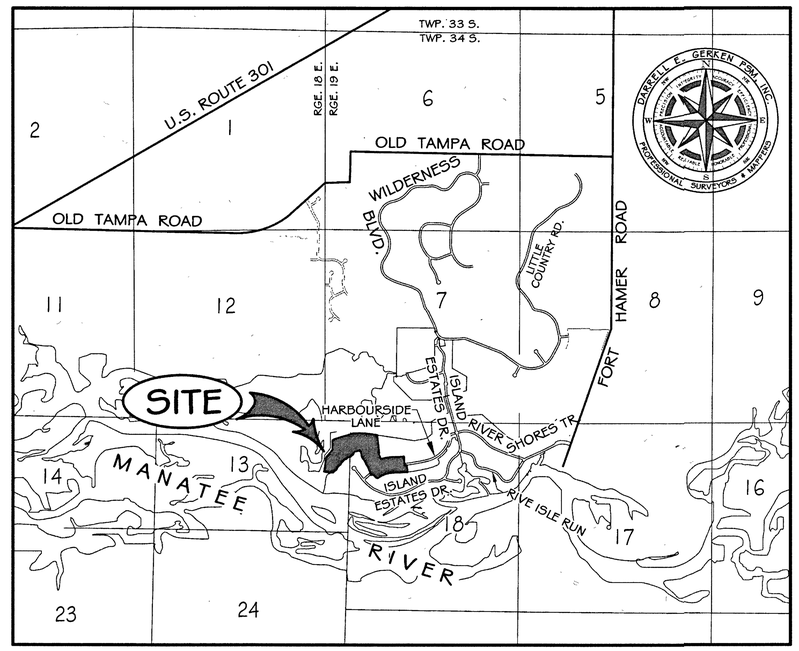
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF Feb., 2017, BY ROY A. PREMER, AS CHIEF FINANCIAL OFFICER OF RIVE ISLE ASSOCIATES LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED PARTNERSHIP IDENTIFIED HEREIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License P556 721 59 007-0 AS IDENTIFICATION.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

PEGGY JEAN GETTMAN
MY COMMISSION # FF 903015
EXPIRES: November 18, 2019
Bonded Thru Notary Public Underwriters

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."



LOCATION MAP

NOT TO SCALE

NOTES

1. BEARINGS SHOWN HEREIN REFER TO AN ASSUMED BEARING OF S.05°12'47"E. FOR THE WESTERLY LINE OF LOT 147 RIVER WILDERNESS PHASE III, SUBPHASE H-I RECORDED IN PLAT BOOK 58 AT PAGE 186, 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 OF 1988, (NAVD 88) BASED ON A PLAT BENCHMARK IN RIVER WILDERNESS PHASE III, SUBPHASE H-I BEING A DISK STAMPED "BM LB6754" LOCATED ON A CURB INLET ON THE SOUTH SIDE OF HARBOURSIDE LANE AT THE EXTENSION OF THE WESTERLY LINE OF LOT 115, SAID PLAT OF RIVER WILDERNESS PHASE III, SUBPHASE H-I, HAVING A PUBLISHED ELEVATION 8.47 NAVD 88, 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

UNLESS OTHERWISE NOTED THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS TEN (10) FEET IN WIDTH OUTSIDE OF AND ADJACENT TO TRACT 100, (HARBOURSIDE LANE AND RIO VISTA PLACE) 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.

CERTIFICATE OF APPROVAL 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 7th DAY OF March, 2017.

ATTEST:
Daniel R. Wolfson, DC
for CLERK OF THE CIRCUIT COURT

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 61, PAGES 106 THROUGH 111, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 10th DAY OF March, 2017.

Daniel R. Wolfson, DC
for 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: 2/21/2017

TODD E. BOYLE, RSM 6047
MANATEE COUNTY SURVEYOR

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, TRACT CORNERS, LOT CORNERS, AND BENCHMARKS HAVE BEEN INSTALLED.

DATE: 02/14/2017

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

RIVER WILDERNESS, PHASE III, SUBPHASE H-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 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 147, RIVER WILDERNESS, PHASE III, SUBPHASE H-1, RECORDED IN PLAT BOOK 58 AT PAGE 186, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, (THE FOLLOWING THREE CALLS ARE ALONG THE WESTERLY LINE OF SAID RIVER WILDERNESS, PHASE III, SUBPHASE H-1); [1] THENCE S.05°12'47"E. A DISTANCE OF 236.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WITH THE CENTER POINT BEARING N.05°12'47"W. A RADIAL DISTANCE OF 3025.00 FEET; [2] THENCE NORTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 01°05'00" A DISTANCE OF 57.20 FEET; [3] THENCE S.06°17'47"E. A DISTANCE OF 185.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WITH THE CENTER POINT BEARING S.06°17'47"E. A RADIAL DISTANCE OF 3210.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 06°34'30" A DISTANCE OF 368.37 FEET TO THE POINT OF REVERSE CURVATURE, (P.R.C.) OF A CURVE TO THE LEFT WITH A RADIUS OF 710.00 FEET AND A CENTRAL ANGLE OF 35°23'49"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 438.63 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 63.40 FEET AND A CENTRAL ANGLE OF 85°10'00"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 94.24 FEET; THENCE N. 39°57'06"W. A DISTANCE OF 45.62 FEET TO THE POINT OF CURVATURE, (P.C.) OF A CURVE TO THE LEFT WITH A RADIUS OF 12.20' AND A CENTRAL ANGLE OF 22°02'20"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 4.69 FEET; THENCE N.61°59'26"W. A DISTANCE OF 67.74 FEET; THENCE N.86°34'48"W. A DISTANCE OF 15.59 FEET; THENCE S.48°25'12"W. A DISTANCE OF 26.03 FEET; THENCE N.14°04'51"W. A DISTANCE OF 56.37 FEET; THENCE N.03°25'12"E. A DISTANCE OF 15.59 FEET; THENCE N.23°56'26"W. A DISTANCE OF 152.30 FEET; THENCE N.29°08'24"W. A DISTANCE OF 92.85 FEET; TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 1011.00 FEET AND A CENTRAL ANGLE OF 05°10'07"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 91.20 FEET TO THE P.R.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 134.00 FEET AND A CENTRAL ANGLE OF 20°24'13"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 47.72 FEET; TO THE P.R.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 241.00 FEET AND A CENTRAL ANGLE OF 35°38'38"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 149.93 FEET; THENCE N.08°46'30"W. A DISTANCE OF 89.69 FEET TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 101°36'44"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 26.60 FEET; THENCE S.69°36'46"W. A DISTANCE OF 13.06 FEET; THENCE N.22°09'00"W. A DISTANCE OF 31.19 FEET; THENCE S.67°51'00"W. A DISTANCE OF 70.95 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 18°40'34"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 13.04 FEET; THENCE S.86°31'34"W. A DISTANCE OF 15.29 FEET; TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 71°23'03"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 74.75 FEET; THENCE S.15°08'31"W. A DISTANCE OF 24.33 FEET; TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 36°28'12"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 19.10 FEET; THENCE S.51°36'43"W. A DISTANCE OF 25.62 FEET; TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 05°51'01"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 52.07 FEET; THENCE S.45°45'42"W. A DISTANCE OF 9.58 FEET; TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 22°45'45"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 11.92 FEET; THENCE S.68°31'27"W. A DISTANCE OF 23.14 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 22°23'20"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 11.72 FEET TO THE P.R.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 44°11'09"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 46.27 FEET; THENCE S.46°43'39"W. A DISTANCE OF 44.87 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 21°48'52"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 11.42 FEET; THENCE S.68°32'31"W. A DISTANCE OF 32.80 FEET; TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 20°58'05"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 21.96 FEET; THENCE S.47°34'25"W. A DISTANCE OF 40.84 FEET; THENCE S.35°02'11"W. A DISTANCE OF 19.22 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 20°00'37"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 10.48 FEET; THENCE S.55°02'48"W. A DISTANCE OF 9.03 FEET TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 32°19'57"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 33.86 FEET; THENCE S.22°42'51"W. A DISTANCE OF 29.31 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 31°49'12"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 16.66 FEET; THENCE S.54°32'03"W. A DISTANCE OF 17.50 FEET TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 07°41'45"; SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 28.21 FEET; THENCE S.46°50'18"W. A DISTANCE OF 28.16 FEET; THENCE S.48°57'12"W. A DISTANCE OF 17.16 FEET TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 21°51'25"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 22.89 FEET; THENCE S.27°05'47"W. A DISTANCE OF 71.30 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 37°41'44"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 19.74 FEET; THENCE S.64°47'30"W. A DISTANCE OF 27.82 FEET TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 24°33'40"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 25.72 FEET; THENCE S.40°13'51"W. A DISTANCE OF 28.52 FEET TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 11°15'58"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 11.80 FEET; THENCE N.89°38'23"W. A DISTANCE OF 41.76 FEET; THENCE N.89°38'23"W. A DISTANCE OF 96.72 FEET; THENCE N.77°59'38"W. A DISTANCE OF 109.87 FEET; THENCE N.12°32'29"E. A DISTANCE OF 71.98 FEET; THENCE N.07°01'54"E. A DISTANCE OF 309.02 FEET; THENCE N.39°59'20"E. A DISTANCE OF 271.44 FEET; THENCE N.00°15'02"W. A DISTANCE OF 261.57 FEET; THENCE N.66°02'51"E. A DISTANCE OF 82.79 FEET; THENCE N.73°02'29"E. A DISTANCE OF 518.54 FEET; THENCE N.87°54'21"E. A DISTANCE OF 172.45 FEET; THENCE S.85°33'34"E. A DISTANCE OF 245.64 FEET; THENCE S.81°22'50"E. A DISTANCE OF 222.56 FEET; THENCE S.06°15'05"E. A DISTANCE OF 475.01 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 241.00 FEET AND A CENTRAL ANGLE OF 07°23'33"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 31.09 FEET TO THE P.R.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 134.00 FEET AND A CENTRAL ANGLE OF 29°19'39"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 68.59 FEET; THENCE S.28°11'11"E. A DISTANCE OF 85.71 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WITH THE CENTER POINT BEARING S.17°26'59"E. A RADIAL DISTANCE OF 1131.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 17°43'42" A DISTANCE OF 349.95 FEET TO THE P.R.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 2789.00 FEET AND A CENTRAL ANGLE OF 05°29'30"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 267.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,358,603 SQUARE FEET BEING 31.1892 ACRES, MORE OR LESS.

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

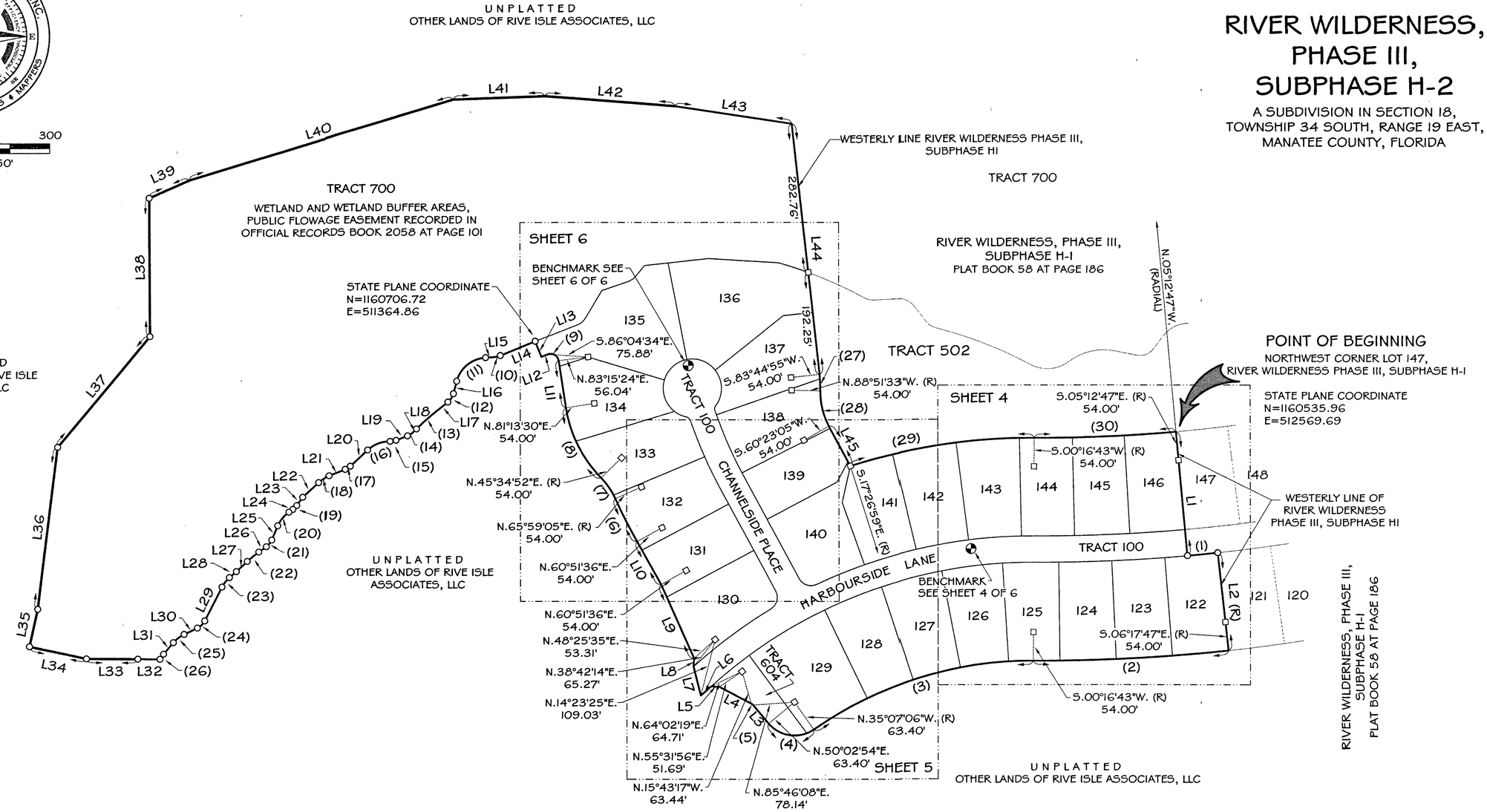
PLAT BOOK 61 PAGE 108
SHEET 3 OF 6 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE H-2

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

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

0 150 300
SCALE: 1" = 150'



LINE TABLE

LINE	BEARING	DISTANCE
L1	S.05°12'47"E.	236.00'
L2	S.06°17'47"E.	185.00'
L3	N.39°57'06"W.	45.62'
L4	N.61°59'26"W.	67.74'
L5	N.86°34'48"W.	15.59'
L6	S.48°25'12"W.	26.03'
L7	N.14°04'51"W.	56.37'
L8	N.03°25'12"E.	15.59'
L9	N.23°56'26"W.	152.30'
L10	N.29°08'24"W.	92.85'
L11	N.08°46'30"W.	89.69'
L12	S.69°36'46"W.	13.06'
L13	N.22°09'00"W.	31.19'
L14	S.67°51'00"W.	70.95'
L15	S.86°31'34"W.	15.29'
L16	S.15°08'31"W.	24.33'
L17	S.51°36'43"W.	25.62'
L18	S.45°45'42"W.	9.58'
L19	S.68°31'27"W.	23.14'
L20	S.46°43'39"W.	44.87'
L21	S.68°32'31"W.	32.80'
L22	S.47°34'25"W.	40.84'
L23	S.35°02'11"W.	19.22'

LINE TABLE

LINE	BEARING	DISTANCE
L24	S.55°02'48"W.	9.03'
L25	S.22°42'51"W.	29.31'
L26	S.54°32'03"W.	17.50'
L27	S.46°50'18"W.	28.16'
L28	S.48°57'12"W.	17.16'
L29	S.27°05'47"W.	71.30'
L30	S.64°47'30"W.	27.82'
L31	S.40°13'51"W.	28.52'
L32	N.89°38'23"W.	41.76'
L33	N.89°38'23"W.	96.72'
L34	N.77°59'38"W.	109.87'
L35	N.12°32'29"E.	71.98'
L36	N.07°01'54"E.	309.02'
L37	N.39°59'20"E.	271.44'
L38	N.00°15'02"W.	261.57'
L39	N.66°02'51"E.	82.79'
L40	N.73°02'29"E.	518.54'
L41	N.87°54'21"E.	172.45'
L42	S.85°33'34"E.	245.64'
L43	S.81°22'50"E.	222.56'
L44	S.06°15'05"E.	475.01'
L45	S.28°11'11"E.	85.71'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	3025.00'	01°05'00"	57.20'	57.20'	N.84°14'43"E.
2	3210.00'	06°34'30"	368.37'	368.17'	S.86°59'28"W.
3	710.00'	35°23'49"	438.63'	431.69'	S.72°34'48"W.
4	63.40'	85°10'00"	94.24'	85.80'	N.82°32'06"W.
5	12.20'	22°02'20"	4.69'	4.66'	N.50°58'16"W.
6	1011.00'	05°10'07"	91.20'	91.17'	N.26°35'59"W.
7	134.00'	20°24'13"	47.72'	47.47'	N.34°13'02"W.
8	241.00'	35°38'38"	149.93'	147.52'	N.26°35'49"W.
9	15.00'	101°36'44"	26.60'	23.25'	N.59°34'52"W.
10	40.00'	18°40'34"	13.04'	12.98'	S.77°11'17"W.
11	60.00'	71°23'03"	74.75'	70.01'	S.50°50'03"W.
12	30.00'	36°28'12"	19.10'	18.77'	S.33°22'37"W.
13	510.00'	05°51'01"	52.07'	52.05'	S.48°41'13"W.
14	30.00'	22°45'45"	11.92'	11.84'	S.57°08'35"W.
15	30.00'	22°23'20"	11.72'	11.65'	S.79°43'08"W.
16	60.00'	44°11'09"	46.27'	45.13'	S.68°49'13"W.
17	30.00'	21°48'52"	11.42'	11.35'	S.57°38'05"W.
18	60.00'	20°58'05"	21.96'	21.84'	S.58°03'28"W.
19	30.00'	20°00'37"	10.48'	10.42'	S.45°02'29"W.
20	60.00'	32°19'57"	33.86'	33.41'	S.38°52'49"W.
21	30.00'	31°49'12"	16.66'	16.45'	S.38°37'27"W.
22	210.00'	07°41'45"	28.21'	28.19'	S.50°41'11"W.
23	60.00'	21°51'25"	22.89'	22.75'	S.38°01'29"W.
24	30.00'	37°41'44"	19.74'	19.38'	S.45°56'39"W.
25	60.00'	24°33'40"	25.72'	25.52'	S.52°30'41"W.
26	60.00'	11°15'58"	11.80'	11.78'	S.34°35'52"W.
27	241.00'	07°23'33"	31.09'	31.07'	S.02°33'19"E.
28	134.00'	29°19'39"	68.59'	67.84'	S.13°31'22"E.
29	1131.00'	17°43'42"	349.95'	348.55'	N.81°24'52"E.
30	2789.00'	05°29'30"	267.32'	267.22'	N.87°31'58"E.

NOTES:

1. 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 FOO.

2. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON PUBLISHED COORDINATES FOR STATION No. M 062 AND STATION No. M 064 OF THE MANATEE COUNTY GEOGRAPHIC INFORMATION SYSTEM, (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.

LEGEND

○ = SET 5/8" IRON ROD SET ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "PRM LB 6754"
■ = 4" SQUARE CONCRETE MONUMENT FOUND, PRM LB 6754
□ = OFFSET PRM, SET 5/8" IRON ROD SET ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED " OS PRM LB 6754"
● = 5/8" IRON ROD FOUND 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

DARRELL E. GERKEN PSM, INC.
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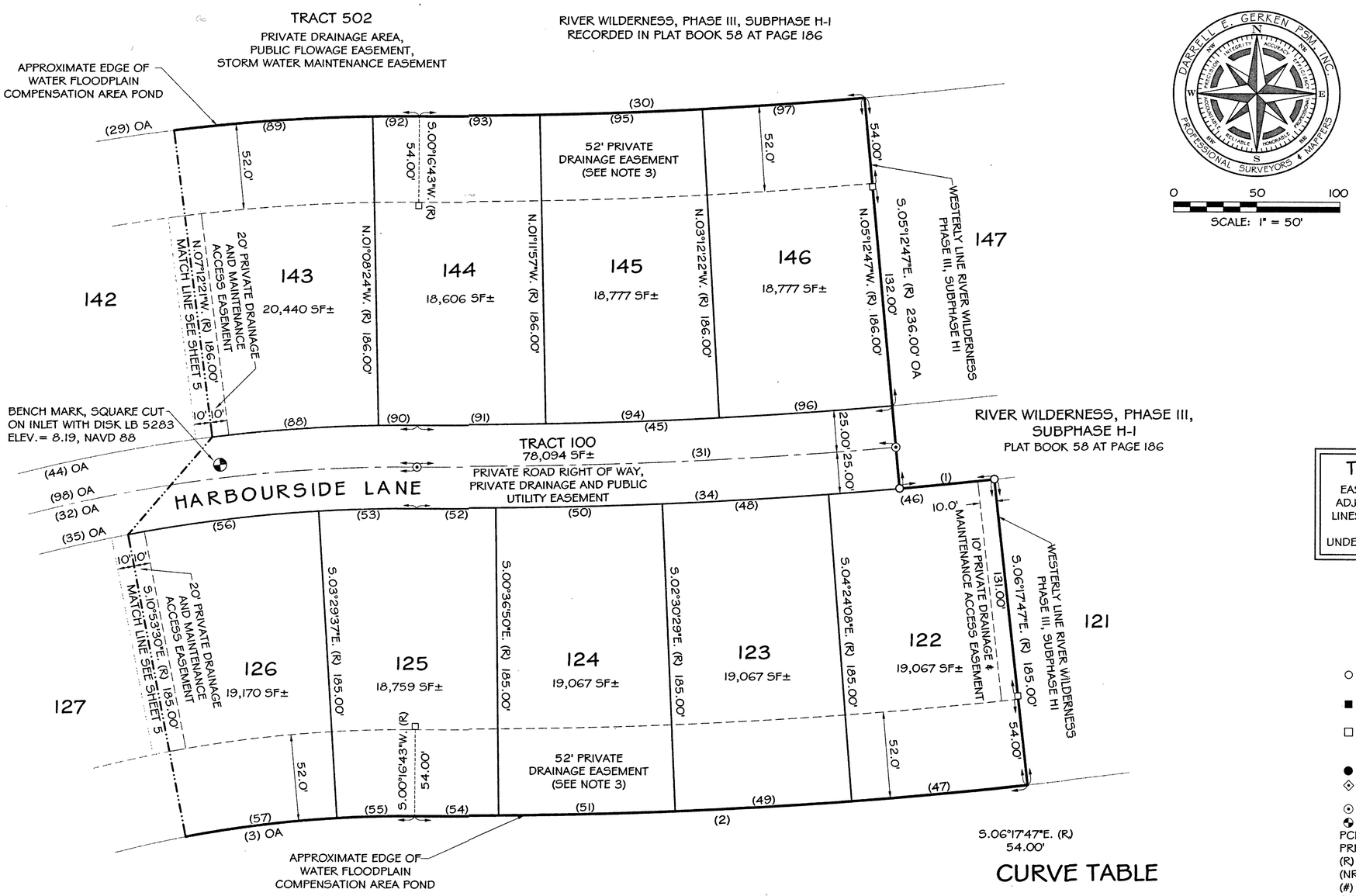
PLAT BOOK 61 PAGE 109

SHEET 4 OF 6 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE H-2

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



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"
- ■ = 4" SQUARE CONCRETE MONUMENT FOUND, PRM LB 6754
- □ = OFFSET PRM, SET 5/8" IRON ROD SET ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED " OS PRM LB 6754"
- ● = 5/8" IRON ROD FOUND 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
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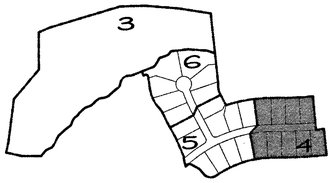
- ELEV. = ELEVATION
- CMS = SET 4" SQUARE CONCRETE MONUMENT
- IRF = IRON ROD FOUND
- LB = LICENSED BUSINESS

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	3025.00'	01°05'00"	57.20'	57.20'	N.84°14'53"E.
2	3210.00'	06°34'30"	368.37'	368.17'	S.86°59'28"W.
3	710.00'	35°23'49"	438.63'	431.69'	S.72°34'48"W.
29	1131.00'	17°43'42"	349.95'	348.55'	N.81°24'52"E.
30	2789.00'	05°29'30"	267.32'	267.22'	N.87°31'58"E.
31	3000.00'	05°29'30"	287.54'	287.43'	S.87°31'58"W.
32	920.00'	41°51'30"	672.12'	657.27'	N.69°20'58"E.
34	3025.00'	06°34'30"	347.14'	346.95'	S.86°59'28"W.
35	895.00'	41°51'30"	653.86'	639.41'	N.69°20'58"E.
44	945.00'	25°31'32"	421.00'	417.53'	N.77°30'57"E.
45	2975.00'	05°29'30"	285.15'	285.04'	S.87°31'58"W.
46	3025.00'	01°53'39"	100.00'	100.00'	S.84°39'02"W.
47	3210.00'	01°53'39"	106.12'	106.12'	S.84°39'02"W.
48	3025.00'	01°53'39"	100.00'	100.00'	S.86°32'41"W.
49	3210.00'	01°53'39"	106.12'	106.12'	S.86°32'41"W.
50	3025.00'	01°53'39"	100.00'	100.00'	S.88°26'20"W.
51	3210.00'	01°53'39"	106.12'	106.12'	S.88°26'20"W.
52	3025.00'	00°53'33"	47.13'	47.12'	S.89°49'56"W.
53	895.00'	03°46'20"	58.92'	58.91'	S.88°23'33"W.
54	3210.00'	00°53'33"	50.01'	50.01'	S.89°49'56"W.
55	710.00'	03°46'20"	46.74'	46.73'	S.88°23'33"W.
56	895.00'	07°23'53"	115.56'	115.48'	S.82°48'27"W.
57	710.00'	07°23'53"	91.68'	91.61'	S.82°48'27"W.
88	945.00'	06°03'57"	100.05'	100.00'	N.85°49'37"E.
89	1131.00'	06°03'57"	119.74'	119.68'	N.85°49'37"E.
90	945.00'	01°25'07"	23.40'	23.40'	N.89°34'09"E.
91	2975.00'	01°28'40"	76.73'	76.73'	N.89°32'23"E.
92	1131.00'	01°25'07"	28.00'	28.00'	N.89°34'09"E.
93	2789.00'	01°28'40"	71.93'	71.93'	N.89°32'23"E.
94	2975.00'	02°00'25"	104.21'	104.20'	N.87°47'51"E.
95	2789.00'	02°00'25"	97.69'	97.69'	N.87°47'51"E.
96	2975.00'	02°00'25"	104.21'	104.20'	N.85°47'26"E.
97	2789.00'	02°00'25"	97.69'	97.69'	N.85°47'26"E.

NOTES:

1. BEARINGS SHOWN HEREIN REFER TO AN ASSUMED BEARING OF S.05°12'47"E. FOR THE WESTERLY LINE OF LOT 147 RIVER WILDERNESS PHASE III, SUBPHASE H-1 RECORDED IN PLAT BOOK 58 AT PAGE 186, 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.



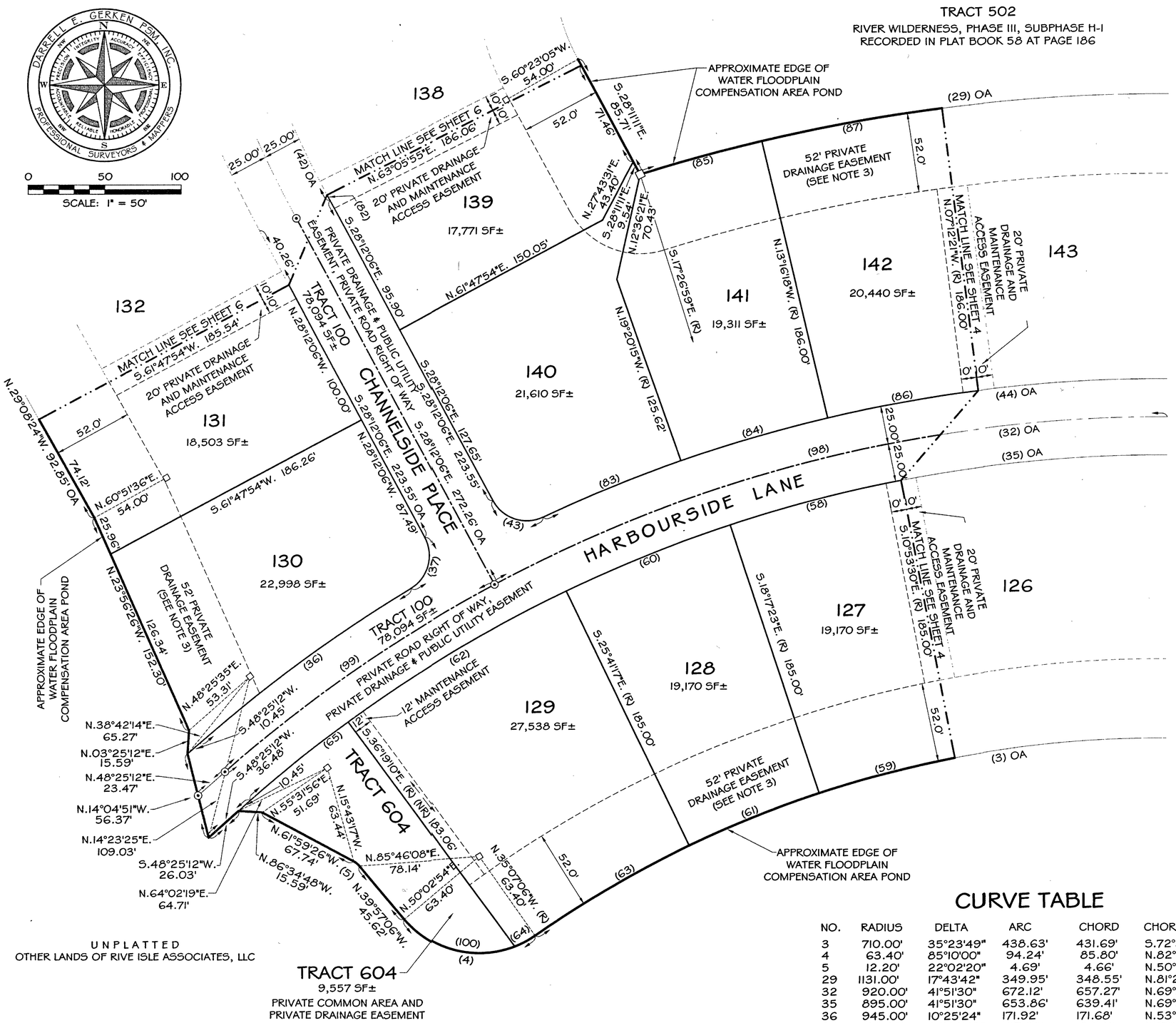
KEY MAP

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 61 PAGE 110
SHEET 5 OF 6 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE H-2

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



LEGEND

- ○ = SET 5/8" IRON ROD SET ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "PRM LB 6754"
- ■ = 4" SQUARE CONCRETE MONUMENT FOUND, PRM LB 6754
- □ = OFFSET PRM, SET 5/8" IRON ROD SET ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED " OS PRM LB 6754"
- ● = 5/8" IRON ROD FOUND 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
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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.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	710.00'	35°23'49"	438.63'	431.69'	S.72°34'48"W.
4	63.40'	85°10'00"	94.24'	85.80'	N.82°32'06"W.
5	12.20'	22°02'20"	4.69'	4.66'	N.50°58'16"W.
29	1131.00'	17°43'42"	349.95'	348.55'	N.81°24'52"E.
32	920.00'	41°51'30"	672.12'	657.27'	N.69°20'58"E.
35	895.00'	41°51'30"	653.86'	639.41'	N.69°20'58"E.
36	945.00'	10°25'24"	171.92'	171.68'	N.53°37'55"E.
37	25.00'	87°02'43"	37.98'	34.43'	S.15°19'15"W.
42	775.00'	07°39'59"	103.70'	103.62'	N.24°22'07"W.
43	25.00'	87°02'43"	37.98'	34.43'	N.71°43'28"W.
44	945.00'	25°31'32"	421.00'	417.53'	N.77°30'57"E.
58	895.00'	07°23'53"	115.56'	115.48'	S.75°24'33"W.
59	710.00'	07°23'53"	91.68'	91.61'	S.75°24'33"W.
60	895.00'	07°23'53"	115.56'	115.48'	S.68°00'40"W.
61	710.00'	07°23'53"	91.68'	91.61'	S.68°00'40"W.
62	895.00'	10°37'53"	166.07'	165.83'	N.58°59'47"E.
63	710.00'	09°25'50"	116.86'	116.73'	N.59°35'48"E.
64	63.40'	13°36'41"	15.06'	15.03'	S.61°41'14"W.
65	895.00'	05°15'38"	82.17'	82.14'	N.51°03'01"E.
82	775.00'	00°18'11"	4.10'	4.10'	S.28°03'01"E.
83	945.00'	05°54'34"	97.47'	97.42'	N.67°42'28"E.
84	945.00'	06°03'57"	100.05'	100.00'	N.73°41'43"E.
85	1131.00'	04°10'40"	82.47'	82.45'	N.74°38'22"E.
86	945.00'	06°03'57"	100.05'	100.00'	N.79°45'40"E.
87	1131.00'	06°03'57"	119.74'	119.68'	N.79°45'40"E.
98	920.00'	28°28'49"	457.31'	452.62'	N.76°02'18"E.
99	920.00'	13°22'41"	214.81'	214.33'	N.55°06'33"E.
100	63.40'	71°33'20"	79.18'	74.13'	N.75°43'46"W.

NOTES:

1. BEARINGS SHOWN HEREIN REFER TO AN ASSUMED BEARING OF S.05°12'47"E. FOR THE WESTERLY LINE OF LOT 147 RIVER WILDERNESS PHASE III, SUBPHASE H-1 RECORDED IN PLAT BOOK 58 AT PAGE 186, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
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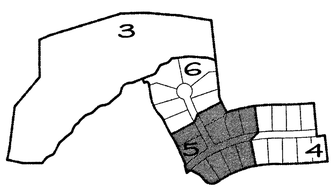

KEY MAP

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

PLAT BOOK 61 PAGE 111

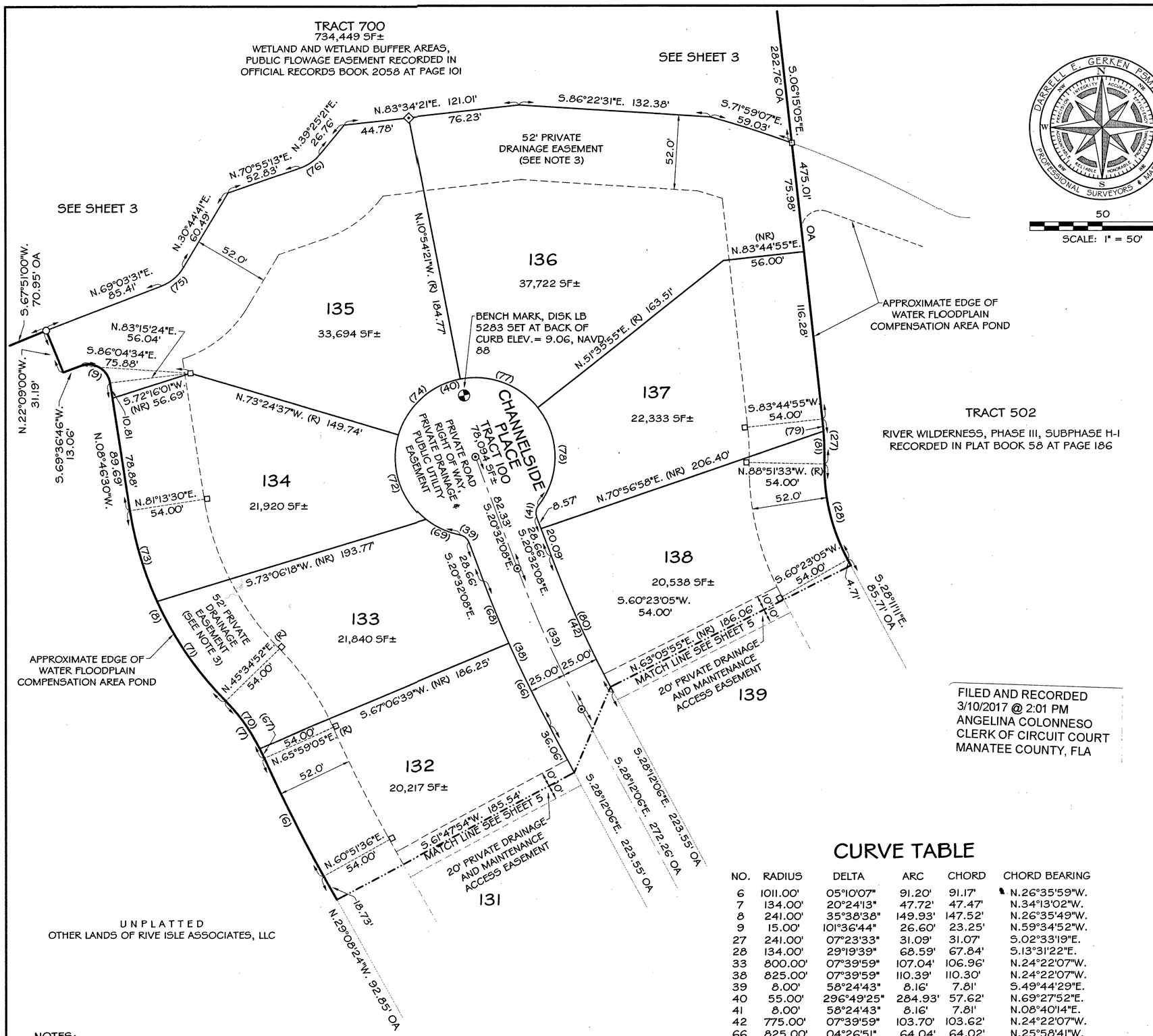
SHEET 6 OF 6 SHEETS

RIVER WILDERNESS, PHASE III, SUBPHASE H-2

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

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

SCALE: 1" = 50'



LEGEND

- ○ = SET 5/8" IRON ROD SET ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "PRM LB 6754"
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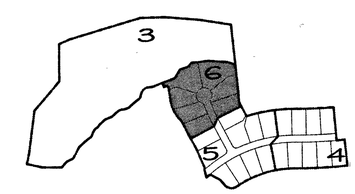
FILED AND RECORDED
3/10/2017 @ 2:01 PM
ANGELINA COLONNESO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLA

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
6	1011.00'	05°10'07"	91.20'	91.17'	N.26°35'59"W.
7	134.00'	20°24'13"	47.72'	47.47'	N.34°13'02"W.
8	241.00'	35°38'38"	149.93'	147.52'	N.26°35'49"W.
9	15.00'	101°36'44"	26.60'	23.25'	N.59°34'52"W.
27	241.00'	07°23'33"	31.09'	31.07'	S.02°33'19"E.
28	134.00'	29°19'39"	68.59'	67.84'	S.13°31'22"E.
33	800.00'	07°39'59"	107.04'	106.96'	N.24°22'07"W.
38	825.00'	07°39'59"	110.39'	110.30'	N.24°22'07"W.
39	8.00'	58°24'43"	8.16'	7.81'	S.49°44'29"E.
40	55.00'	296°49'25"	284.93'	57.62'	N.69°27'52"E.
41	8.00'	58°24'43"	8.16'	7.81'	N.08°40'14"E.
42	775.00'	07°39'59"	103.70'	103.62'	N.24°22'07"W.
66	825.00'	04°26'51"	64.04'	64.02'	N.25°58'41"W.
67	134.00'	03°10'30"	7.43'	7.42'	N.25°36'10"W.
68	825.00'	03°13'07"	46.35'	46.34'	N.22°08'41"W.
69	55.00'	27°16'49"	26.19'	25.94'	N.65°18'26"W.
70	134.00'	17°13'44"	40.29'	40.14'	N.35°48'17"W.
71	241.00'	20°02'44"	84.32'	83.89'	N.34°23'46"W.
72	55.00'	68°15'24"	65.52'	61.72'	N.17°32'19"W.
73	241.00'	15°35'54"	65.61'	65.41'	N.16°34'27"W.
74	55.00'	62°30'16"	60.00'	57.07'	N.47°50'31"E.
75	30.00'	38°18'50"	20.06'	19.69'	N.49°54'06"E.
76	30.00'	31°29'52"	16.49'	16.29'	N.55°10'17"E.
77	55.00'	62°30'16"	60.00'	57.07'	S.69°39'13"E.
78	55.00'	76°16'40"	73.22'	67.93'	S.00°15'45"E.
79	241.00'	02°00'11"	8.42'	8.42'	S.05°15'00"E.
80	775.00'	07°21'47"	99.60'	99.53'	S.24°13'01"E.
81	241.00'	05°23'22"	22.67'	22.66'	S.01°33'14"E.

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.



KEY MAP

NOTES:

1. BEARINGS SHOWN HEREIN REFER TO AN ASSUMED BEARING OF S.05°12'47"E. FOR THE WESTERLY LINE OF LOT 147 RIVER WILDERNESS PHASE III, SUBPHASE H-1 RECORDED IN PLAT BOOK 58 AT PAGE 186, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
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