

This instrument prepared by:  
LWR Development, LLC  
14400 Covenant Way  
Lakewood Ranch, Florida 34202  
Return to:  
Joaquin Servia, Manager, Property Acquisition  
Property Management Department  
PO Box 1000  
Bradenton, Florida 34206



### WARRANTY DEED

**THIS WARRANTY DEED** made and executed the 21 day of October, 2010, by **SCHROEDER-MANATEE RANCH, INC.**, a Delaware corporation licensed to transact business in the State of Florida, whose address is 14400 Covenant Way, Lakewood Ranch, FL 34202 and **LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1**, a local unit of special purpose government, created pursuant to Chapter 190, Florida Statutes, whose address is 8175 Lakewood Ranch Boulevard Lakewood Ranch, FL 34202, hereinafter collectively referred to as Grantor, as their interests appear, to, **COUNTY OF MANATEE**, a political subdivision of the State of Florida, whose post office address is P.O. Box 1000, Bradenton, Florida 34206, hereinafter referred to as Grantee (whenever used herein in the terms "Grantor" and "Grantee" include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

#### WITNESSETH:

That the Grantor, for and in considerations, receipt whereof the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain and sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in Manatee County, State of Florida, viz:

#### SEE EXHIBIT "A" ATTACHED HERETO

**TOGETHER** with all the tenements, improvements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

**IN WITNESS WHEREOF** the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Witnesses:

  
Print Name: Suzanne L. Fugate

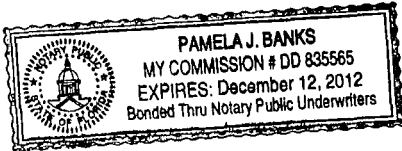
SCHROEDER-MANATEE RANCH,  
INC., a Delaware corporation

  
Printed Name: Susan Chaney-Prancevic

By:   
Rex E. Jensen, President

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing Warranty Deed was acknowledged before me this 12<sup>th</sup> day of October, 2010 by Rex E. Jensen, President of Schroeder-Manatee Ranch, Inc., a Delaware corporation licensed to transact business in the State of Florida on behalf of the corporation. Rex E. Jensen is personally known to me or has produced NA as identification.



Pamela J. Banks  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: Pamela J. Banks  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

Witnesses:

LAKWOOD RANCH COMMUNITY  
DEVELOPMENT DISTRICT 1

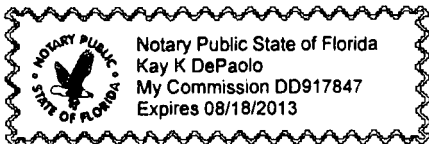
Jean Stewart  
Print Name: Jean Stewart

By: June D. Stroup  
Print Name: June D. Stroup  
Print Title: Chairperson

Gary Berns  
Print Name: Gary Berns

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 21 day of October, 2010, by June D. Stroup, as Chairperson, of Lakewood Ranch Community Development District 1, a local unit of special purpose government, created pursuant to Chapter 190, Florida Statutes who are personally known to me or have produced \_\_\_\_\_ as identification and did (did not) take an oath.



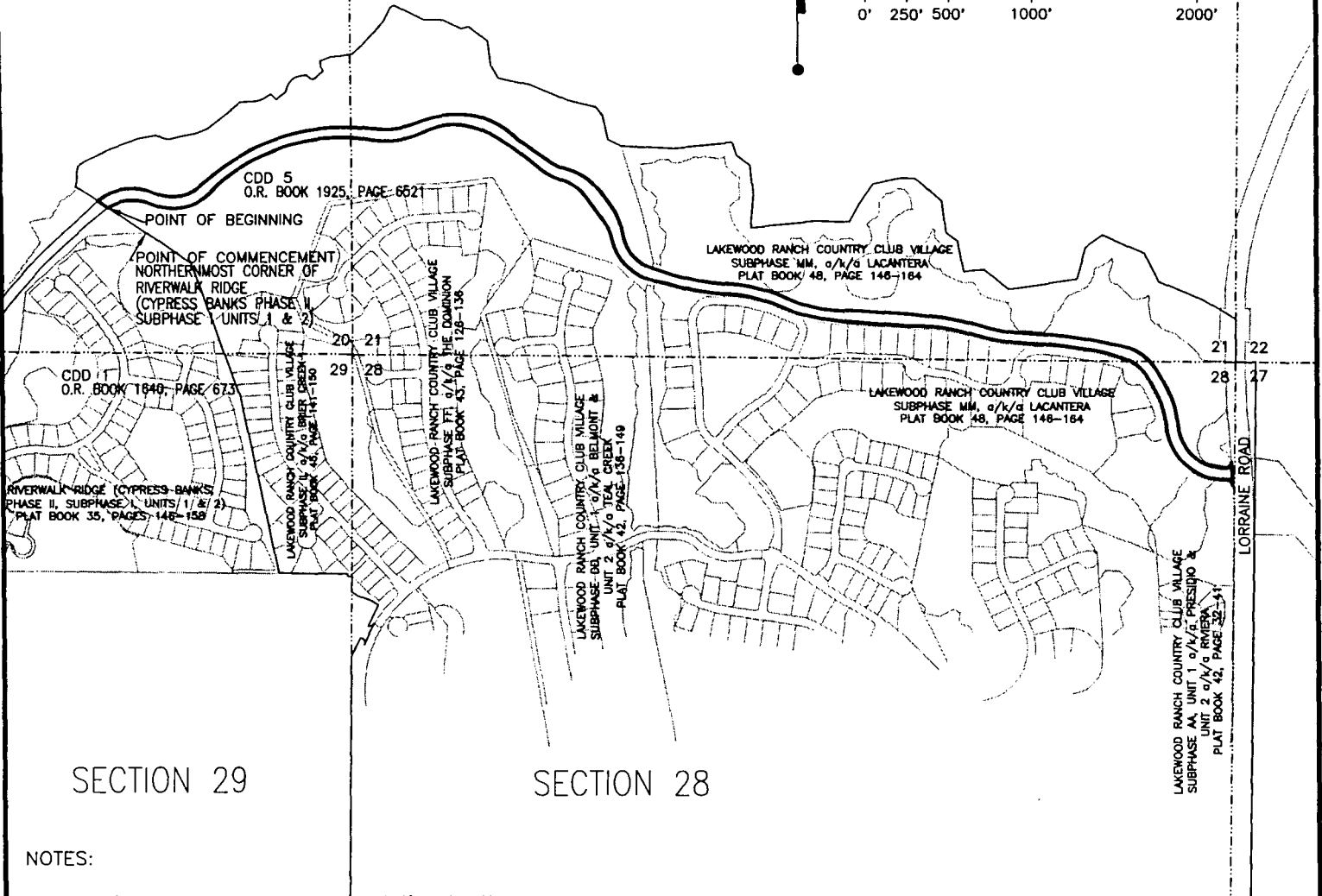
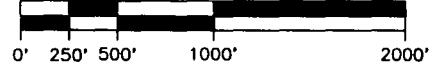
Kay K. DePaolo  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: Kay K. DePaolo  
My Commission Expires: 8-18-2013  
Commission Number: DD 917847

EXHIBIT "A"

SECTION 20

SECTION 21

SCALE: 1"=1000'



SECTION 29

SECTION 28

NOTES:

1. Bearings shown hereon are relative to the West line of Section 20, Township 35 South, Range 19 East being N.00°34'35"E.
2. This is a sketch only and does not represent a field survey.
3. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
4. ( ) = Platted Bearings and/or distances.  
(R) = Radial  
O.R. = Official Records

REVA - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

FOR: SMR COMMUNITIES

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SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

*Jennie W. Brannon*  
Jennie W. Brannon, P.S.M.  
Florida Registration No. 5041  
Date of Signature: 11/10/10



This is NOT a Survey.

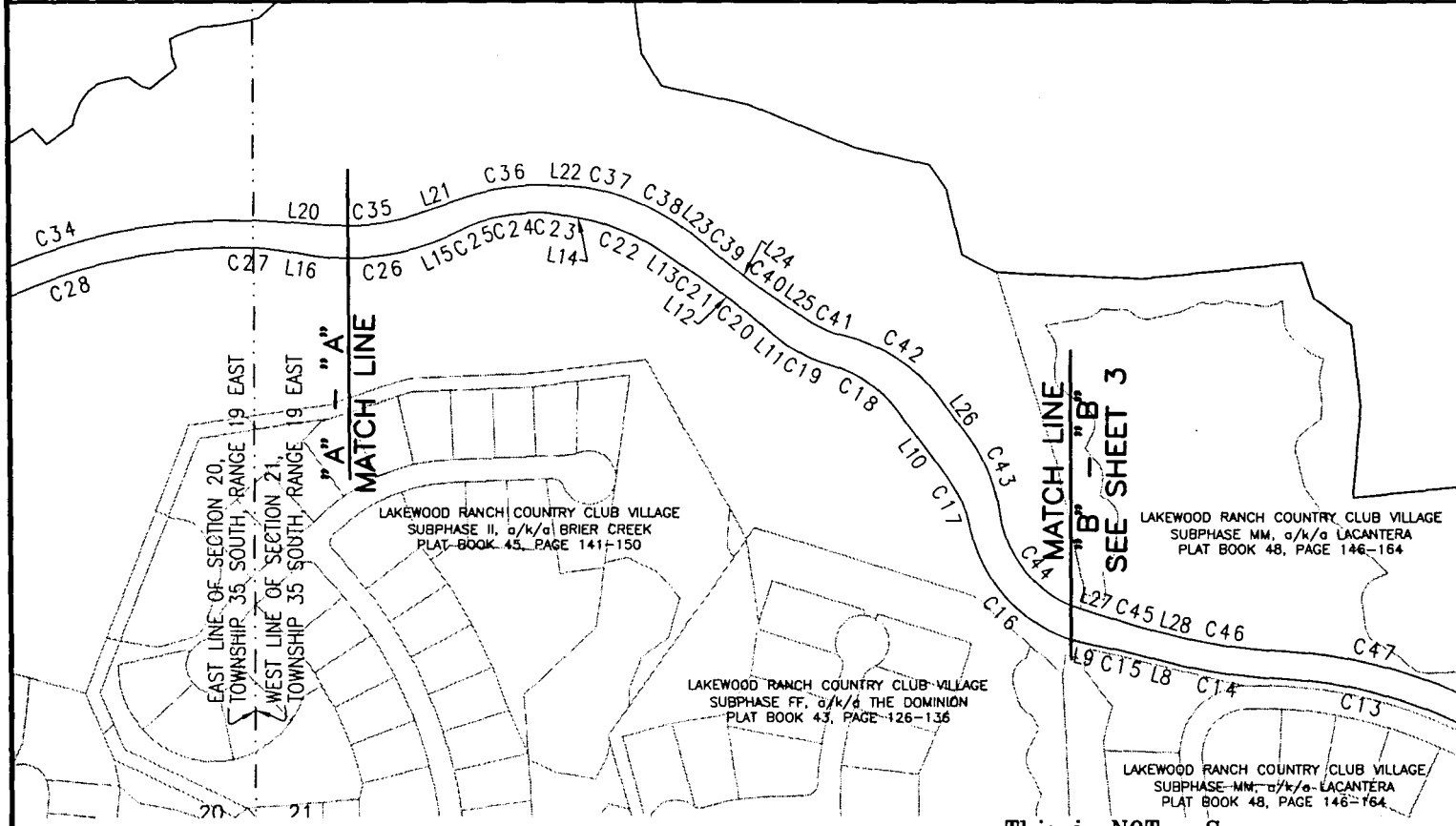
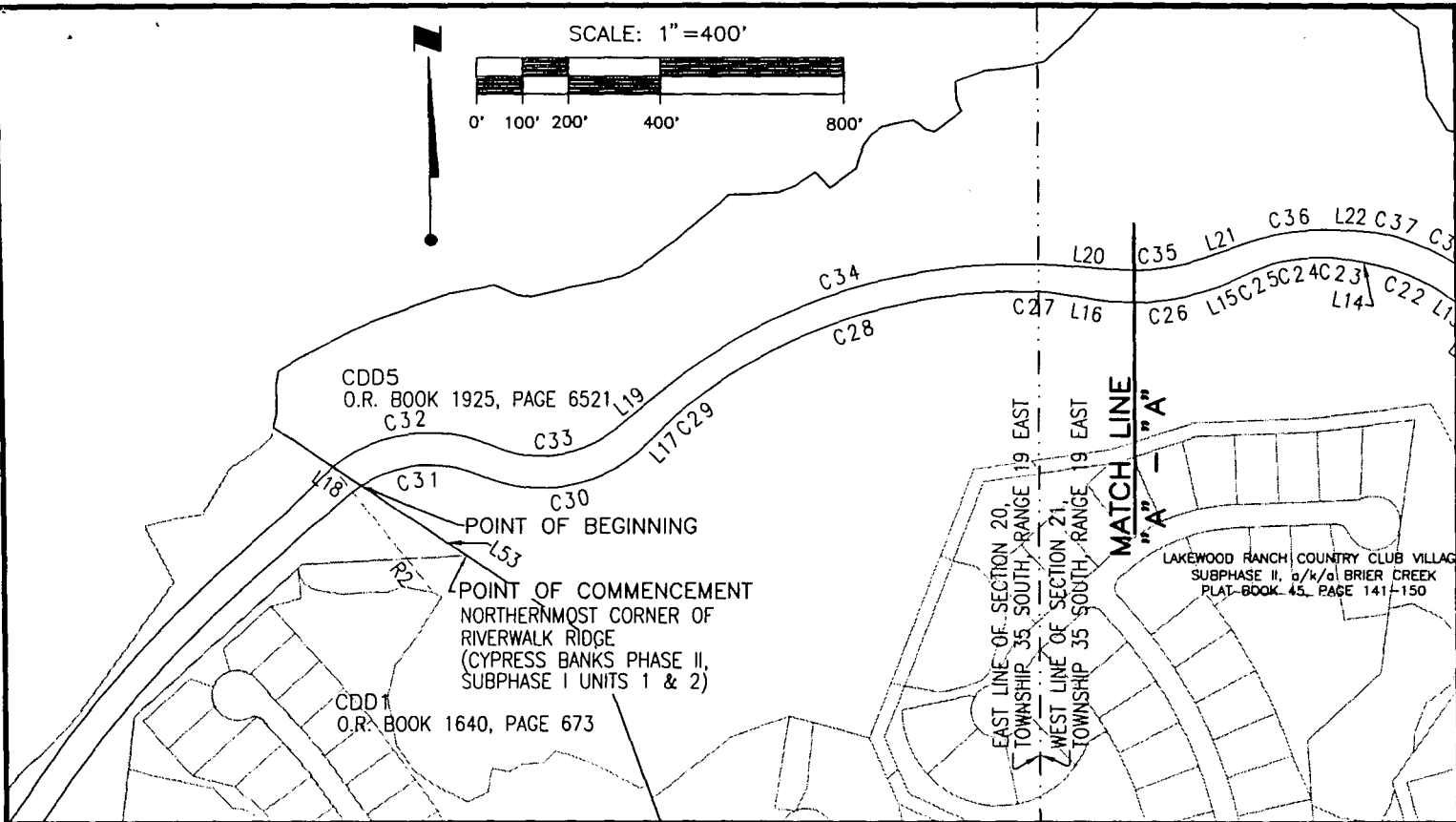
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TASK CODE: MASLD	DRAWN BY: MJM	CHKED BY: RRC	CAD FILE: s2670-o08-k01	PROJECT NO: S2670-512-000	SHEET 1 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV: A
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SCALE: 1"=400'



FOR: SMR COMMUNITIES      REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

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SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

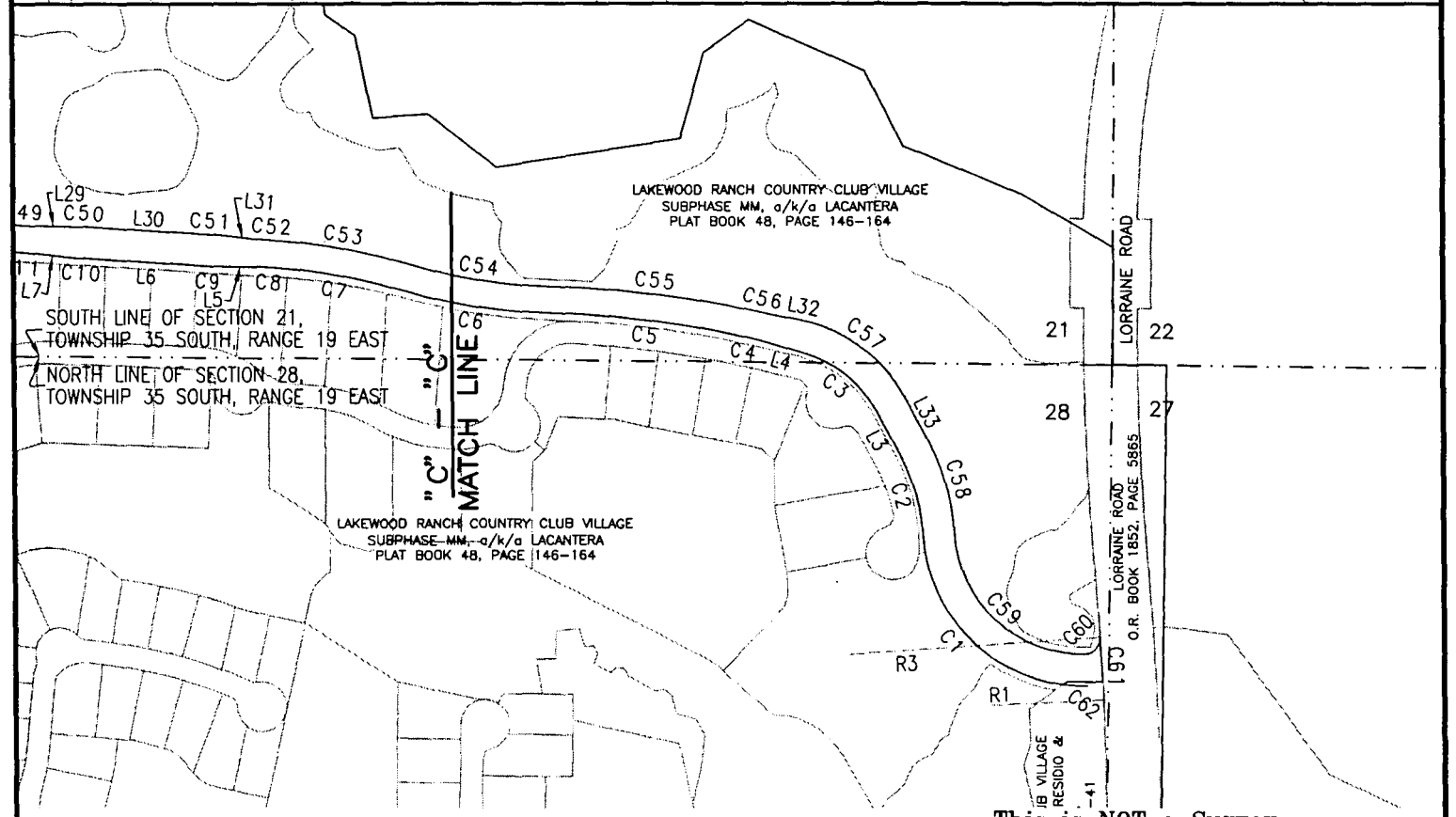
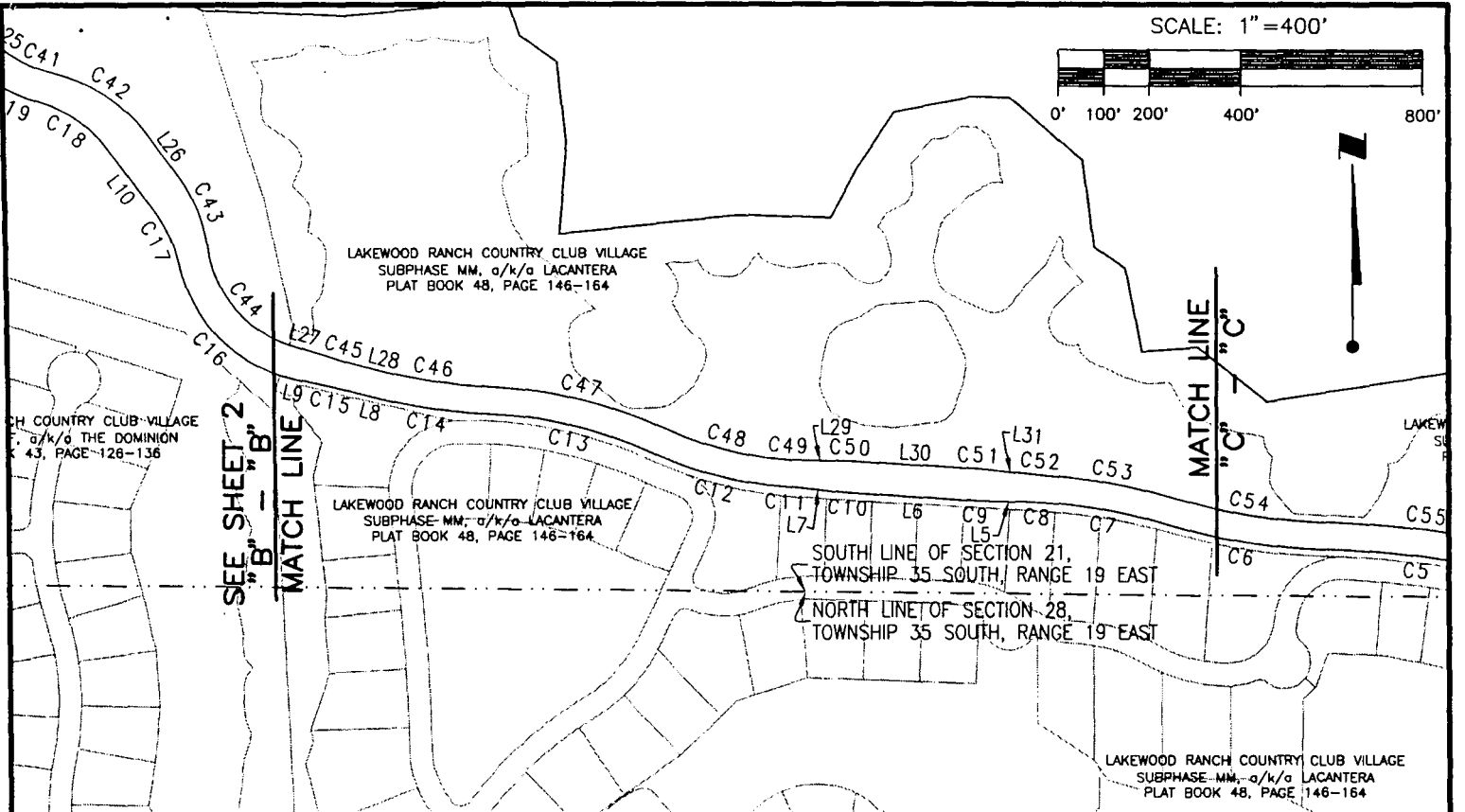
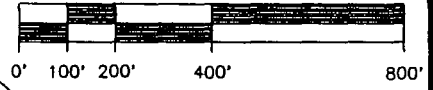
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SCALE: 1"=400'



FOR: SMR COMMUNITIES      REVA - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
 A TRACT OF LAND LOCATED IN  
 SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA



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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C1	355.00'	88°24'56"	547.82'	495.06'	N47°40'13"W
C2	435.00'	24°46'12"	188.06'	186.60'	N15°50'50"W
C3	270.00'	45°16'23"	213.34'	207.84'	N50°52'08"W
C4	536.00'	04°27'48"	41.75'	41.74'	N75°44'13"W
C5	2,475.00'	10°31'12"	454.44'	453.80'	N83°13'43"W
C6	1,225.00'	15°00'50"	321.00'	320.08'	S80°58'54"E
C7	1,325.00'	13°02'35"	301.63'	300.98'	N79°59'47"W
C8	611.00'	02°39'35"	28.36'	28.36'	N87°50'52"W
C9	637.67'	02°39'35"	29.60'	29.60'	S87°50'52"E
C10	637.67'	02°39'35"	29.60'	29.60'	S85°11'17"E
C11	611.00'	02°39'35"	28.36'	28.36'	N85°11'17"W
C12	845.00'	20°53'45"	308.17'	306.47'	S76°04'12"E
C13	975.00'	21°47'37"	370.86'	368.63'	N76°31'08"W
C14	1,325.00'	11°45'16"	271.83'	271.35'	S81°32'19"E
C15	536.00'	03°02'30"	28.45'	28.45'	N77°10'55"W
C16	330.00'	66°56'46"	385.58'	364.02'	S45°13'47"E
C17	276.33'	24°46'46"	119.51'	118.58'	N24°08'47"W
C18	276.33'	37°54'34"	182.83'	179.52'	N55°29'27"W
C19	330.00'	24°20'30"	140.20'	139.15'	S62°16'29"E
C20	611.00'	03°10'37"	33.88'	33.87'	N51°41'33"W
C21	611.00'	02°31'56"	27.00'	27.00'	N54°32'49"W
C22	470.00'	23°53'20"	195.96'	194.55'	N67°45'27"W
C23	275.00'	12°50'19"	61.62'	61.49'	N86°07'17"W
C24	475.00'	09°36'40"	79.68'	79.59'	S82°39'13"W
C25	275.00'	12°50'27"	61.63'	61.50'	S71°25'40"W
C26	530.00'	33°48'11"	312.69'	308.17'	N81°54'31"E
C27	486.00'	06°55'11"	58.69'	58.66'	N84°38'59"W
C28	1,175.00'	39°57'04"	819.30'	802.80'	S71°54'54"W
C29	486.00'	07°01'55"	59.65'	59.61'	S48°25'25"W
C30	330.00'	68°51'58"	396.64'	373.19'	N79°20'26"E
C31	270.00'	57°38'03"	271.59'	260.29'	S84°57'24"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C32	340.00'	62°26'00"	370.49'	352.43'	S82°33'25"W
C33	260.00'	63°17'32"	287.21'	272.83'	N82°07'39"E
C34	1,235.00'	43°39'56"	941.21'	918.59'	S72°18'51"W
C35	460.00'	23°31'00"	188.80'	187.48'	N82°23'19"E
C36	535.00'	23°16'06"	217.27'	215.78'	S82°15'52"W
C37	333.67'	12°38'21"	73.61'	73.46'	N79°46'54"W
C38	540.00'	23°26'56"	221.00'	219.46'	N61°44'16"W
C39	601.00'	03°16'03"	34.28'	34.27'	S51°38'50"E
C40	601.00'	2°38'35"	27.72'	27.72'	S54°36'09"E
C41	260.00'	21°09'06"	95.98'	95.44'	S66°30'00"E
C42	356.33'	40°32'23"	252.12'	246.90'	N56°48'21"W
C43	356.33'	28°43'15"	178.62'	176.76'	N22°10'33"W
C44	260.00'	65°13'43"	296.00'	280.27'	S40°25'47"E
C45	526.00'	02°37'03"	24.03'	24.03'	S74°21'09"E
C46	1,265.00'	11°45'16"	259.52'	259.06'	S81°32'19"E
C47	1,035.00'	21°47'37"	393.68'	391.31'	N76°31'08"W
C48	785.00'	20°53'45"	286.29'	284.71'	S76°04'12"E
C49	601.00'	02°39'35"	27.90'	27.90'	S87°50'52"E
C50	647.67'	02°39'35"	30.07'	30.06'	N87°50'52"W
C51	647.67'	02°39'35"	30.07'	30.06'	N85°11'17"W
C52	601.00'	02°39'35"	27.90'	27.90'	S85°11'17"E
C53	1,385.00'	13°02'35"	315.29'	314.61'	N79°59'47"W
C54	1,165.00'	15°00'50"	305.28'	304.40'	S80°58'54"E
C55	2,535.00'	10°55'25"	483.30'	482.57'	N83°01'37"W
C56	526.00'	02°14'47"	20.62'	20.62'	S78°41'18"E
C57	340.00'	51°34'45"	306.08'	295.85'	N54°01'19"W
C58	505.00'	24°46'12"	218.32'	216.62'	N15°50'50"W
C59	285.00'	87°40'40"	436.13'	394.80'	S47°18'05"E
C60	35.00'	92°43'38"	56.64'	50.66'	N42°29'46"E
C61	5,940.00'	01°21'33"	140.91'	140.88'	S03°11'43"E
C62	35.00'	89°21'44"	54.59'	49.22'	N47°11'49"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°08'34"W	78.35'
L2	S54°04'23"W	12.28'
L3	N28°13'56"W	105.28'
L4	N73°30'19"W	88.67'
L5	N89°10'40"W	78.76'
L6	N86°31'05"W	282.15'
L7	N83°51'30"W	78.76'
L8	N75°39'41"W	63.59'
L9	N78°42'10"W	71.24'
L10	N36°32'10"W	179.38'
L11	N50°06'14"W	64.12'
L12	N53°16'51"W	71.64'
L13	N55°48'47"W	110.05'
L14	N79°42'08"W	44.44'
L15	S65°00'26"W	46.35'
L16	N81°11'23"W	75.06'
L17	S44°54'27"W	60.94'

LINE TABLE		
LINE	BEARING	LENGTH
L18	N56°19'17"W	74.46'
L19	N50°28'53"E	122.37'
L20	S85°51'11"E	130.29'
L21	N70°37'49"E	99.87'
L22	S86°06'05"E	45.15'
L23	S50°00'48"E	55.18'
L24	S53°16'51"E	67.70'
L25	S55°55'27"E	100.56'
L26	S36°32'10"E	109.27'
L27	S73°02'38"E	103.41'
L28	S75°39'41"E	65.22'
L29	S89°10'40"E	78.76'
L30	S86°31'05"E	282.15'
L31	S83°51'30"E	78.76'
L32	S79°48'41"E	59.73'
L33	S28°13'56"E	105.28'
L53	N56°19'17"W	273.88'

RADIAL LINE TABLE		
LINE	BEARING	LENGTH
R1	S87°29'03"W	35.00'
R2	S38°39'35"E	340.00'
R3	S86°07'30"W	5,940.00'

FOR: SMR COMMUNITIES

REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 20, 21 and 28, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the northernmost corner of Riverwalk Ridge (Cypress Banks Phase II, Subphase I Units 1 & 2) as recorded in Plat Book 35, Pages 146 through 158 of the Public Records of Manatee County, Florida, also being a point on the east line of CDD 1 as recorded in Official Records Book 1640, Page 673 of said Public Records and the west line of CDD 5 as recorded in Official Records Book 1925, Page 6521 of said Public Records; thence N.56°19'17"W. along said east line of CDD 1 and said west line of CDD 5, a distance of 273.88 feet to the POINT OF BEGINNING; thence continue N.56°19'17"W. along said line, a distance of 74.46 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.38°39'35"E., a radial distance of 340.00 feet; thence easterly along the arc of said curve, through a central angle of 62°26'00", an arc length of 370.49 feet to the point of reverse curvature of a curve to the left having a radius of 260.00 feet and a central angle of 63°17'32"; thence easterly along the arc of said curve, a distance of 287.21 feet to the point of tangency of said curve; thence N.50°28'53"E., a distance of 122.37 feet to the point of curvature of a curve to the right having a radius of 1,235.00 feet and a central angle of 43°39'56"; thence easterly along the arc of said curve, an arc length of 941.21 feet to the point of tangency of said curve; thence S.85°51'11"E., a distance of 130.29 feet to the point of curvature of a curve to the left having a radius of 460.00 feet and a central angle of 23°31'00"; thence easterly along the arc of said curve, an arc length of 188.80 feet to the point of tangency of said curve; thence N.70°37'49"E., a distance of 99.87 feet to the point of curvature of a curve to the right having a radius of 535.00 feet and a central angle of 23°16'06"; thence easterly along the arc of said curve, an arc length of 217.27 feet to the point of tangency of said curve; thence S.86°06'05"E., a distance of 45.15 feet to the point of curvature of a curve to the right having a radius of 333.67 feet and a central angle of 12°38'21"; thence easterly along the arc of said curve, an arc length of 73.61 feet to the point of compound curvature of a curve to the right having a radius of 540.00 feet and a central angle of 23°26'56"; thence southeasterly along the arc of said curve, an arc length of 221.00 feet to the point of tangency of said curve; thence S.50°00'48"E., a distance of 55.18 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 03°16'03"; thence southeasterly along the arc of said curve, an arc length of 34.28 feet to the point of tangency of said curve; thence S.53°16'51"E., a distance of 67.70 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°38'35"; thence southeasterly along the arc of said curve, an arc length of 27.72 feet to the point of tangency of said curve; thence S.55°55'27"E., a distance of 100.56 feet to the point of curvature of a curve to the left having a radius of 260.00 feet and a central angle of 21°09'06"; thence southeasterly along the arc of said curve, an arc length of 95.98 feet to the point of reverse curvature of a curve to the right having a radius of 356.33 feet and a central angle of 40°32'23"; thence southeasterly along the arc of said curve, a distance of 252.12 feet to the point of tangency of said curve; thence S.36°32'10"E., a distance of 109.27 feet to the point of curvature of a curve to the right having a radius of 356.33 feet and a central angle of 28°43'15"; thence southerly along the arc of said curve, an arc length of 178.62 feet to the point of reverse curvature of a curve to the left having a radius of 260.00 feet and a central angle of 65°13'43"; thence southeasterly along the arc of said curve, a distance of 296.00 feet to the point of tangency of said curve; thence S.73°02'38"E., a distance of 103.41 feet to the point of curvature of a curve to the left having a radius of 526.00 feet and a central angle of 02°37'03"; thence easterly along the arc of said curve, an arc length of 24.03 feet to the point of tangency of said curve; thence S.75°39'41"E., a distance of 65.22 feet to the point of curvature of a curve to the left having a radius of 1,265.00 feet and a central angle of 11°45'16"; thence easterly along the arc of said curve, an arc length of 259.52 feet to the point of reverse curvature of a curve to the right having a radius of 1,035.00 feet and a central angle of 21°47'37"; thence easterly along the arc of said curve, a distance of 393.68 feet to the point of reverse curvature of a curve to the left having a radius of 785.00 feet and a central angle of 20°53'45"; thence easterly along the arc of said curve, a distance of 286.29 feet to the point of compound curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 27.90 feet to the point of

CONTINUED ON PAGE 6

FOR: SMR COMMUNITIES

REVA - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

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(Legal Description continued from sheet 5 of 7)

tangency of said curve; thence S.89°10'40"E., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence S.86°31'05"E., a distance of 282.15 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence S.83°51'30"E., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 27.90 feet to the point of reverse curvature of a curve to the right having a radius of 1,385.00 feet and a central angle of 13°02'35"; thence easterly along the arc of said curve, a distance of 315.29 feet to the point of reverse curvature of a curve to the left having a radius of 1,165.00 feet and a central angle of 15°00'50"; thence easterly along the arc of said curve, a distance of 305.28 feet to the point of reverse curvature of a curve to the right having a radius of 2,535.00 feet and a central angle of 10°55'25"; thence easterly along the arc of said curve, a distance of 483.30 feet to the point of reverse curvature of a curve to the left having a radius of 526.00 feet and a central angle of 02°14'47"; thence easterly along the arc of said curve, a distance of 20.62 feet to the point of tangency of said curve; thence S.79°48'41"E., a distance of 59.73 feet to the point of curvature of a curve to the right having a radius of 340.00 feet and a central angle of 51°34'45"; thence southeasterly along the arc of said curve, an arc length of 306.08 feet to the point of tangency of said curve; thence S.28°13'56"E., a distance of 105.28 feet to the point of curvature of a curve to the right having a radius of 505.00 feet and a central angle of 24°46'12"; thence southerly along the arc of said curve, an arc length of 218.32 feet to the point of reverse curvature of a curve to the left having a radius of 285.00 feet and a central angle of 87°40'40"; thence southeasterly along the arc of said curve, a distance of 436.13 feet to the point of compound curvature of a curve to the left having a radius of 35.00 feet and a central angle of 92°43'38"; thence northeasterly along the arc of said curve, an arc length of 56.64 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.86°07'30"W., a radial distance of 5,940.00 feet, said point also being on the westerly right-of-way line of Lorraine Road (120-foot wide public right-of-way) as recorded in Official Records Book 1852, Page 5865 of the Public Records of Manatee County, Florida; thence southerly along the arc of said curve and also said right-of-way line, through a central angle of 01°21'33", an arc length of 140.91 feet to the point of cusp of a curve to the left of which the radius point lies S.87°29'03"W. a radial distance of 35.00 feet; thence northwesterly along the arc of said curve, an arc length of 54.59 feet to the point of reverse curvature of curve to the right, a radial distance of 355.00 feet; thence northwesterly along the arc of said curve, through a central angle of 88°24'56", an arc length of 547.82 feet to the point of reverse curvature of a curve to the left having a radius of 435.00 feet and a central angle of 24°46'12"; thence northerly along the arc of said curve, a distance of 188.06 feet to the point of tangency of said curve; thence N.28°13'56"W., a distance of 105.28 feet to the point of curvature of a curve to the left having a radius of 270.00 feet and a central angle of 45°16'23"; thence northwesterly along the arc of said curve, an arc length of 213.34 feet to the point of tangency of said curve; thence N.73°30'19"W., a distance of 88.67 feet to the point of curvature of a curve to the left having a radius of 536.00 feet and a central angle of 04°27'48"; thence westerly along the arc of said curve, an arc length of 41.75 feet to the point of compound curvature of a curve to the left having a radius of 2,475.00 feet and a central angle of 10°31'12"; thence westerly along the arc of said curve, an arc length of 454.44 feet to the point of reverse curvature of a curve to the right having a radius of 1,225.00 feet and a central angle of 15°00'50"; thence westerly along the arc of said curve, a distance of 321.00 feet to the point of reverse curvature of a curve to the left having a radius of 1,325.00 feet and a central angle of 13°02'35"; thence westerly along the arc of said curve, a distance of 301.63 feet to the point of compound curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 28.36 feet to the point of tangency of said curve; thence N.89°10'40"W., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 637.67 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence N.86°31'05"W., a distance of 282.15 feet to the point of curvature of a curve to the right having a radius

CONTINUED ON SHEET 7

FOR: SMR COMMUNITIES

REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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<b>TASK CODE:</b> MASLD	<b>DRAWN BY:</b> MJM	<b>CHKD BY:</b> RRC	<b>CAD FILE:</b> s2670-008-k01	<b>PROJECT NO:</b> S2670-512-000	<b>SHEET</b> 6 OF 7	<b>DRAWING INDEX NO:</b> A2670-512-000 073*	<b>REV:</b> A
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(Legal Description continued from sheet 6 of 7)

of 637.67 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence N.83°51'30"W., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 28.36 feet to the point of reverse curvature of a curve to the right having a radius of 845.00 feet and a central angle of 20°53'45"; thence westerly along the arc of said curve, a distance of 308.17 feet to the point of reverse curvature of a curve to the left having a radius of 975.00 feet and a central angle of 21°47'37"; thence westerly along the arc of said curve, a distance of 370.86 feet to the point of reverse curvature of a curve to the right having a radius of 1,325.00 feet and a central angle of 11°45'16"; thence westerly along the arc of said curve, a distance of 271.83 feet to the point of tangency of said curve; thence N.75°39'41"W., a distance of 63.59 feet to the point of curvature of a curve to the left having a radius of 536.00 feet and a central angle of 03°02'30"; thence westerly along the arc of said curve, an arc length of 28.45 feet to the point of tangency of said curve; thence N.78°42'10"W., a distance of 71.24 feet to the point of curvature of a curve to the right having a radius of 330.00 feet and a central angle of 66°56'46"; thence northwesterly along the arc of said curve, an arc length of 385.58 feet to the point of reverse curvature of a curve to the left having a radius of 276.33 feet and a central angle of 24°46'46"; thence northwesterly along the arc of said curve, a distance of 119.51 feet to the point of tangency of said curve; thence N.36°32'10"W., a distance of 179.38 feet to the point of curvature of a curve to the left having a radius of 276.33 feet and a central angle of 37°54'34"; thence northwesterly along the arc of said curve, an arc length of 182.83 feet to the point of reverse curvature of a curve to the right having a radius of 330.00 feet and a central angle of 24°20'30"; thence northwesterly along the arc of said curve, a distance of 140.20 feet to the point of tangency of said curve; thence N.50°06'14"W., a distance of 64.12 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 03°10'37"; thence northwesterly along the arc of said curve, an arc length of 33.88 feet to the point of tangency of said curve; thence N.53°16'51"W., a distance of 71.64 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°31'56"; thence northwesterly along the arc of said curve, an arc length of 27.00 feet to the point of tangency of said curve; thence N.55°48'47"W., a distance of 110.05 feet to the point of curvature of a curve to the left having a radius of 470.00 feet and a central angle of 23°53'20"; thence westerly along the arc of said curve, an arc length of 195.96 feet to the point of tangency of said curve; thence N.79°42'08"W., a distance of 44.44 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 12°50'19"; thence westerly along the arc of said curve, an arc length of 61.62 feet to the point of compound curvature of a curve to the left having a radius of 475.00 feet and a central angle of 09°36'40"; thence westerly along the arc of said curve, an arc length of 79.68 feet to the point of compound curvature of a curve to the left having a radius of 275.00 feet and a central angle of 12°50'27"; thence westerly along the arc of said curve, an arc length of 61.63 feet to the point of tangency of said curve; thence S.65°00'26"W., a distance of 46.35 feet to the point of curvature of a curve to the right having a radius of 530.00 feet and a central angle of 33°48'11"; thence westerly along the arc of said curve, an arc length of 312.69 feet to the point of tangency of said curve; thence N.81°11'23"W., a distance of 75.06 feet to the point of curvature of a curve to the left having a radius of 486.00 feet and a central angle of 06°55'11"; thence westerly along the arc of said curve, an arc length of 58.69 feet to the point of compound curvature of a curve to the left having a radius of 1,175.00 feet and a central angle of 39°57'04"; thence westerly along the arc of said curve, an arc length of 819.30 feet to the point of compound curvature of a curve to the left having a radius of 486.00 feet and a central angle of 07°01'55"; thence southwestly along the arc of said curve, an arc length of 59.65 feet to the point of tangency of said curve; thence S.44°54'27"W., a distance of 60.94 feet to the point of curvature of a curve to the right having a radius of 330.00 feet and a central angle of 68°51'58"; thence westerly along the arc of said curve, an arc length of 396.64 feet to the point of reverse curvature of a curve to the left having a radius of 270.00 feet and a central angle of 57°38'03"; thence westerly along the arc of said curve, a distance of 271.59 feet to the POINT OF BEGINNING.

Said tract contains 518,616 square feet or 11.9058 acres, more or less.

FOR: SMR COMMUNITIES

REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

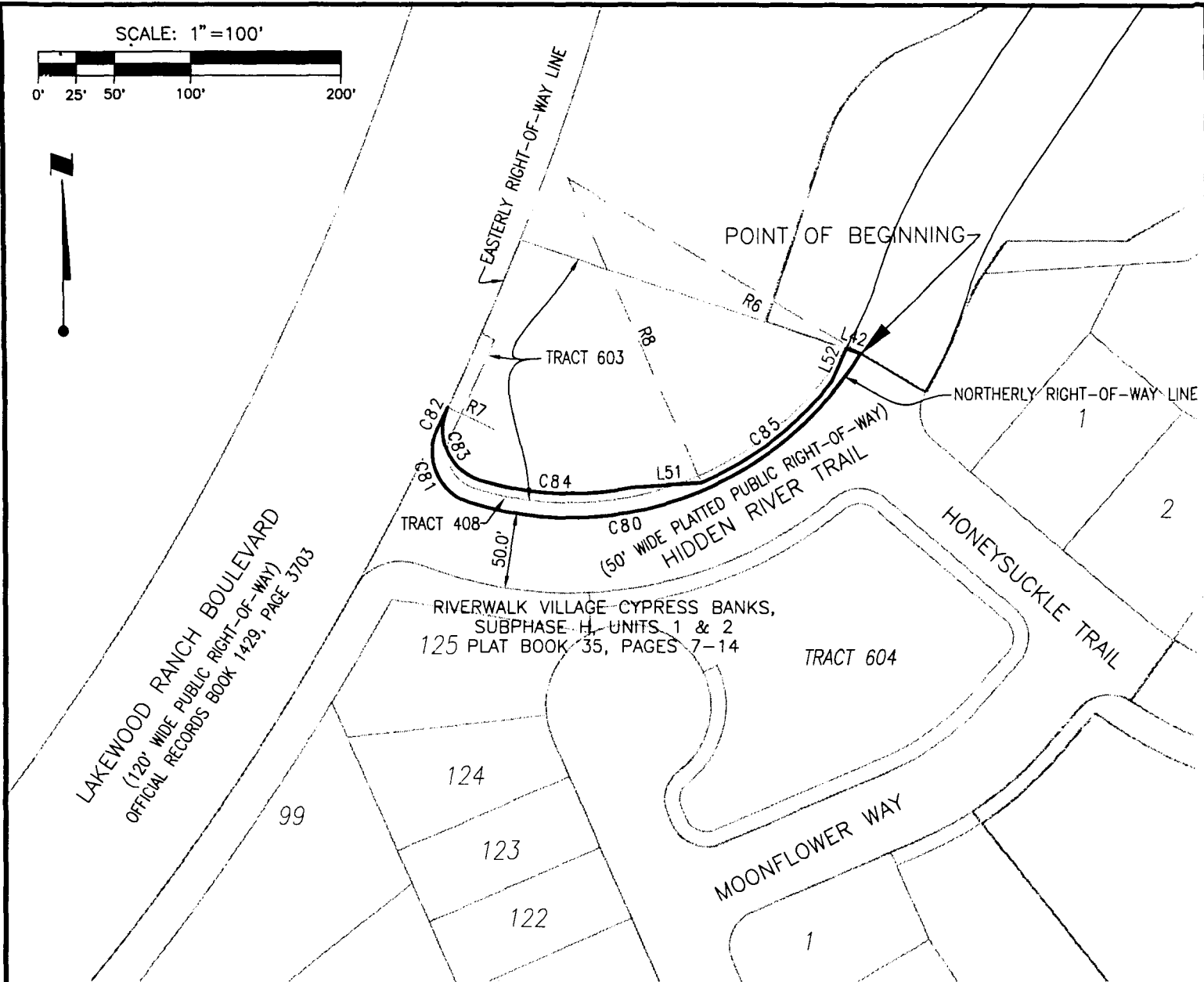
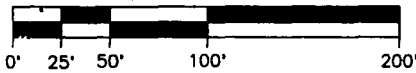
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TASK CODE: MASLD	DRAWN BY: MJM	CHKD BY: RRC	CAD FILE: s2670-008-k01	PROJECT NO: S2670-512-000	SHEET 7 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV: A
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SCALE: 1"=100'



NOTES:

1. Bearings shown hereon are relative to the West line of Section 29, Township 35 South, Range 19 East, being N.00°22'41"E.
2. This is a sketch only and does not represent a field survey.
3. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
4. ( ) = Platted Bearings and/or distances.  
(R) = Radial

REV. A: CORRECTED DESCRIPTION FOR PLAT INFORMATION; MJM; 2/28/07  
FOR: SMR COMMUNITIES

Feb 19, 2007 - 11:49:39

This is NOT a Survey

MJMARTIN\X\SUR\2670\512\s2670-o08-k01.dwg

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTION 29, TOWNSHIP 35 SOUTH, RANGE  
MANATEE COUNTY, FLORIDA

Exhibit A

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TASK CODE: MASLD	DRAWN BY: MJM	CHKED BY: RRC	CAD FILE: s2670-o08-k01	S2670-512-000	1 OF 2	DRAWING INDEX NO: A2670-512-000 071*	REV: A
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LINE TABLE		
LINE	BEARING	LENGTH
L42	S71°36'53"E	9.94'
L51	N86°12'18"E	45.83'
L52	N23°07'41"E	23.70'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C80	225.00'	76°24'24"	300.05'	278.30'	N69°05'24"E
C81	35.00'	98°35'55"	60.23'	53.07'	S23°24'27"E
C82	2,060.00'	00°26'40"	15.98'	15.98'	N25°40'11"E
C83	35.00'	98°55'43"	60.43'	53.20'	S24°01'01"E
C84	209.00'	28°10'08"	102.75'	101.72'	S87°33'56"E
C85	220.00'	28°50'46"	110.76'	109.60'	N52°01'00"E

RADIAL LINE TABLE		
LINE	BEARING	LENGTH
R6	N59°06'48"W	225.00'
R7	S64°33'09"E	35.00'
R8	N23°33'37"W	220.00'

LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in portions of Tracts 408 and 603, Riverwalk Ridge (Cypress Banks, Subphase H, Units 1 & 2) as recorded in Plat Book 35, Pages 7 through 14 of the Public Records of Manatee County, Florida, in Section 29, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Begin at the east corner of said Tract 408, said corner also being on the northerly right-of-way line of Hidden River Trail, said point being the point of curvature of a curve to the right, of which the radius point lies N.59°06'48"W., a radial distance of 225.00 feet; thence along the southerly and westerly lines of said Tract 408, also being on said northerly right-of-way line of Hidden River Trail, for the following two (2) calls; (1) thence westerly along the arc of said curve, through a central angle of 76°24'24", an arc length of 300.05 feet to the point of compound curvature of a curve to the right having a radius of 35.00 feet and a central angle of 98°35'55"; (2) thence northwesterly along the arc of said curve, an arc length of 60.23 feet to the point of reverse curvature of a curve to the left having a radius of 2,060.00 feet and a central angle of 00°26'40", said point being on the easterly right-of-way line of Lakewood Ranch Boulevard (120-foot wide public right-of-way) as recorded in Official Records Book 1443, Page 4990 of the Public Records of Manatee County, Florida; thence northeasterly along the arc of said curve also being said easterly right-of-way line, a distance of 15.98 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.64°33'09"E., a radial distance of 35.00 feet; thence southeasterly along the arc of said curve, through a central angle of 98°55'43", an arc length of 60.43 feet to the point of compound curvature of a curve to the left having a radius of 209.00 feet and a central angle of 28°10'08"; thence easterly along the arc of said curve, an arc length of 102.75 feet to the point of tangency of said curve; thence N.86°12'18"E., a distance of 45.83 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.23°33'37"W., a radial distance of 220.00 feet; thence northeasterly along the arc of said curve, through a central angle of 28°50'46", an arc length of 110.76 feet to the point of tangency of said curve; thence N.23°07'41"E., a distance of 23.70 feet to a point on the northerly line of the above mentioned Tract 408; thence S.71°36'53"E. along said northerly line of Tract 408, a distance of 9.94 feet to the POINT OF BEGINNING.

Said tract contains 3,665 square feet or 0.0841 acres, more or less.

REV. A: CORRECTED DESCRIPTION FOR PLAT INFORMATION; MJM; 2/28/07  
FOR: SMR COMMUNITIES

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTION 29, TOWNSHIP 35 SOUTH, RANGE  
MANATEE COUNTY, FLORIDA

Exhibit A

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TASK CODE: MASLD	DRAWN BY: MJM	CHKED BY: RRC	CAD FILE: s2670-o08-k01	2670-512-000	2 OF 2	DRAWING INDEX NO: A2670-512-000 071+	REV: A
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SCALE: 1" = 400'



CDD5  
O.R. BOOK 1925, PAGE 6521

POINT OF BEGINNING  
POINT OF COMMENCEMENT  
NORTHERNMOST CORNER OF  
RIVERWALK RIDGE  
(CYPRESS BANKS PHASE II,  
SUBPHASE I UNITS 1 & 2)

CDD1  
O.R. BOOK 1640, PAGE 673

SOUTH LINE OF SECTION 20,  
TOWNSHIP 35 SOUTH, RANGE 19 EAST  
NORTH LINE OF SECTION 29,  
TOWNSHIP 35 SOUTH, RANGE 19 EAST

RIVERWALK RIDGE (CYPRESS BANKS, PHASE II,  
SUBPHASE I, UNITS 1 & 2)  
PLAT BOOK 35, PAGES 146-158

UNPLATTED PARCEL 4

(120' WIDE PUBLIC RIGHT-OF-WAY)  
OFFICIAL RECORDS BOOK 1428, PAGE 3703

LAKEMOOD RANCH BOULEVARD  
HIDDEN RIVER TRAIL  
TRACT 504  
MOONFLOWER WAY  
RIVERWALK VILLAGE CYPRESS BANKS,  
SUBPHASE H, UNITS 1 & 2  
PLAT BOOK 35, PAGES 7-14

NOTES:

1. Bearings shown hereon are relative to the West line of Section 20, Township 35 South, Range 19 East being N.00°34'35"E.
2. This is a sketch only and does not represent a field survey.
3. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
4. ( ) = Platted Bearings and/or distances.  
(R) = Radial  
O.R. = Official Records

*Robert R. Cunningham*  
Robert R. Cunningham, P.S.M.  
Florida Registration No. 3924  
No. LS3924  
10/27/10  
Date of Signature

REV. A-REVISED LANGUAGE IN LEGAL DESCRIPTION! RRC 10/06/10

This is NOT a Survey.

Feb 19, 2007 - 11:49:58 MJMARTIN\X:\SUR\02670\512\s2670-o08-k01.dwg

FOR: SMR COMMUNITIES

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20 & 29, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

Exhibit A

**Wilson Miller**

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TASK CODE: MASLD	DRAWN BY: MJM	CHECKED BY: RRC	CAD FILE: s2670-o08-k01	PROJ: S2670-512-000	SHEET: 1 OF 3	DRAWING INDEX NO: A2670-512-000 072*	REV:
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C62	270.00'	05°03'36"	23.85'	23.84'	S53°36'34"W
C63	636.00'	02°38'11"	29.26'	29.26'	S49°45'41"W
C64	2,500.00'	14°29'02"	631.98'	630.29'	S41°12'04"W
C65	611.00'	02°39'35"	28.36'	28.36'	S32°37'46"W
C66	637.67'	02°39'35"	29.60'	29.60'	N32°37'46"E
C67	637.67'	02°39'35"	29.60'	29.60'	N35°17'21"E
C68	611.00'	02°39'35"	28.36'	28.36'	S35°17'21"W
C69	275.00'	16°50'45"	80.85'	80.56'	S25°32'11"W
C70	275.00'	13°47'08"	66.17'	66.01'	N24°00'22"E
C71	215.00'	13°47'08"	51.73'	51.61'	N24°00'22"E
C72	335.00'	16°50'45"	98.50'	98.14'	S25°32'11"W
C73	601.00'	02°39'35"	27.90'	27.90'	N32°37'46"E
C74	647.67'	02°39'35"	30.07'	30.06'	S32°37'46"W
C75	647.67'	02°39'35"	30.07'	30.06'	S35°17'21"W
C76	601.00'	02°39'35"	27.90'	27.90'	N35°17'21"E
C77	2,560.00'	14°29'02"	647.14'	645.42'	S41°12'04"W
C78	626.00'	03°10'12"	34.63'	34.63'	N46°51'29"E
C79	340.00'	06°04'02"	36.00'	35.99'	S48°18'24"W

LINE TABLE		
LINE	BEARING	LENGTH
L18	S56°19'17"E	74.46'
L34	S51°04'46"W	100.28'
L35	S48°26'35"W	199.31'
L36	S33°57'33"W	440.05'
L37	S31°17'58"W	78.76'
L38	S33°57'33"W	183.38'
L39	S36°37'08"W	78.76'
L40	S33°57'33"W	208.13'
L41	N59°06'48"W	50.00'
L42	N71°36'53"W	9.94'
L43	N23°07'41"E	2.19'
L44	N33°57'33"E	208.13'
L45	N31°17'58"E	78.76'
L46	N33°57'33"E	183.38'
L47	N36°37'08"E	78.76'
L48	N33°57'33"E	440.05'
L49	N48°26'35"E	199.31'
L50	N45°16'23"E	63.69'
L53	N56°19'17"W	273.88'

RADIAL LINE TABLE		
LINE	BEARING	LENGTH
R4	S33°51'38"E	270.00'
R5	N59°06'04"W	215.00'

REV. A-REVISED LANGUAGE IN LEGAL DESCRIPTION: RRC 10/06/10  
 This is NOT a Survey.

FOR: SMR COMMUNITIES

SKETCH & DESCRIPTION OF  
 A TRACT OF LAND LOCATED IN  
 SECTIONS 20 & 29, TOWNSHIP 35 SOUTH,  
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

Exhibit A

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TASK CODE: MASLD	DRAWN BY: MJM	CHKD BY: RRC	CAD FILE: s2670-o08-k01	P	S2670-512-000	2 OF 3	DRAWING INDEX NO: A2670-512-000 072*	REV:
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**LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):**

A tract of land lying in Sections 20 and 29, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the northernmost corner of Riverwalk Ridge (Cypress Banks Phase II, Subphase I Units 1 & 2) as recorded in Plat Book 35, Pages 146 through 158 of the Public Records of Manatee County, Florida, also being a point on the east line of Community Development District 1, as recorded in Official Records Book 1640, Page 673

of said Public Records and the west line of Community Development District 5, as recorded in Official Records Book 1925, Page 6521 of said Public Records; thence N.56°19'17"W. along said east line of Community Development District 1 and said west line of Community Development District 5, a distance of 273.88 feet to the POINT OF BEGINNING, also being the point of curvature of a curve to the left, of which the radius point lies S.33°51'38"E., a radial distance of 270.00 feet; thence southwesterly along the arc of said curve, through a central angle of 05°03'36", an arc length of 23.85 feet to the point of tangency of said curve; thence S.51°04'46"W., a distance of 100.28 feet to the point of curvature of a curve to the left having a radius of 636.00 feet and a central angle of 02°38'11"; thence southwesterly along the arc of said curve, an arc length of 29.26 feet to the point of tangency of said curve; thence S.48°26'35"W., a distance of 199.31 feet to the point of curvature of a curve to the left having a radius of 2,500.00 feet and a central angle of 14°29'02"; thence southwesterly along the arc of said curve, an arc length of 631.98 feet to the point of tangency of said curve; thence S.33°57'33"W., a distance of 440.05 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 28.36 feet to the point of tangency of said curve; thence S.31°17'58"W., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 637.67 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence S.33°57'33"W., a distance of 183.38 feet to the point of curvature of a curve to the right having a radius of 637.67 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence S.36°37'08"W., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 28.36 feet to the point of tangency of said curve; thence S.33°57'33"W., a distance of 208.13 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 16°50'45"; thence southwesterly along the arc of said curve, an arc length of 80.85 feet to the point of reverse curvature of a curve to the right having a radius of 275.00 feet and a central angle of 13°47'08"; thence southwesterly along the arc of said curve, a distance of 66.17 feet to the end of said curve and to the northeast corner of Hidden River Trail as shown on the plat of Riverwalk Village Cypress Banks, Subphase H, Units 1 & 2 as recorded in Plat Book 35, Pages 7 through 14 of the Public Records of Manatee County, Florida; (the following two (2) calls are along the north line of said Riverwalk Village Cypress Banks, Subphase H, Units 1 & 2); (1) thence N.59°06'48"W., a distance of 50.00 feet; (2) thence N.71°36'53"W., a distance of 9.94 feet; thence N.23°07'41"E., a distance of 2.19 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.59°06'04"W., a radial distance of 215.00 feet; thence northeasterly along the arc of said curve, through a central angle of 13°47'08", an arc length of 51.73 feet to the point of reverse curvature of a curve to the right having a radius of 335.00 feet and a central angle of 16°50'45"; thence northeasterly along the arc of said curve, a distance of 98.50 feet to the point of tangency of said curve; thence N.33°57'33"E., a distance of 208.13 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 27.90 feet to the point of tangency of said curve; thence N.31°17'58"E., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence N.33°57'33"E., a distance of 183.38 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence N.36°37'08"E., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 27.90 feet to the point of tangency of said curve; thence N.33°57'33"E., a distance of 440.05 feet to the point of curvature of a curve to the right having a radius of 2,560.00 feet and a central angle of 14°29'02"; thence northeasterly along the arc of said curve, an arc length of 647.14 feet to the point of tangency of said curve; thence N.48°26'35"E., a distance of 199.31 feet to the point of curvature of a curve to the left having a radius of 626.00 feet and a central angle of 03°10'12"; thence northeasterly along the arc of said curve, an arc length of 34.63 feet to the point of tangency of said curve; thence N.45°16'23"E., a distance of 63.69 feet to the point of curvature of a curve to the right having a radius of 340.00 feet and a central angle of 06°04'02"; thence northeasterly along the arc of said curve, an arc length of 36.00 feet a point on the aforementioned east line of Community Development District 1 and the west line of Community Development District 5; thence S.56°19'17"E. along said line, a distance of 74.46 feet to the POINT OF BEGINNING.

Said tract contains 138,161 square feet or 3.1717 acres, more or less.

REV. A--REVISED LANGUAGE IN LEGAL DESCRIPTION: RRC 10/06/10  
This is NOT a Survey.

FOR: SMR COMMUNITIES

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20 & 29, TOWNSHIP 35 SOUTH  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

Exhibit A

**Wilson Miller**

Surveyors • Ecologists • Surveyors • Landscape Architects • Transportation Consultants  
Wilson Miller, Inc.

100 • Orlando, Florida 32840-9101 • Phone 800-607-6200 • Fax 800-607-6200 • Web-Site www.wilsonmiller.com

TASK CODE: MASLD	DRAWN BY: MJM	CHECKED BY: RRC	CAD FILE: s2670-o08-k01	S2670-512-000	3	OF 3	DRAWING INDEX NO: A2670-512-000 072+	REV:
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Clerk of the Circuit Court - Manatee County  
R.B."Chips" Shore  
P.O. Box 25400 Bradenton FL 34206  
Visit our website: "www.manateeclerk.com"

INVOICE

MAN CO PROPERTY MGT  
BOARD RECORDS - VICKI JARRATT

RECEIPT  
#1 of #1

001.133000

AR PAYOR: AR300005 GOMC Book# 2363 Page# 821  
DOC TYPE: D CALC AMOUNT: \$10.00

PAGES: 14 FILE# 002874271

Receipt: 490069498 12/17/10 2:32PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEE\$
RD	RECORDING TRUST	199	000000341150	0	7.50
RD	DOCUMENTARY STAMPS	001	000000208901	0	0.70
RD	RECORDING FEES	001	000000341100	0	57.00
RD	CLERK CT TECH FUND	199	000000341160	0	26.60
RD	FL ASSOC COURT CLERK	001	000000208911	0	1.40
RD	BD OF COUNTY COMM	001	000000208912	0	28.00



RECEIPT TOTAL: \$121.20  
GRAND TOTAL: \$121.20

Receipt#  
490069498 thru 490069498

OFFICE HOURS \*\*\*\*\*8:30 AM - 5:00 PM  
"Pride in Service with a Vision to the Future"

This instrument prepared by:  
LWR Development, LLC  
14400 Covenant Way  
Lakewood Ranch, Florida 34202  
Return to:  
Joaquin Servia, Manager, Property Acquisition  
Property Management Department  
PO Box 1000  
Bradenton, Florida 34206



## AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, this day personally appeared Rex E. Jensen, President of SCHROEDER-MANATEE RANCH, INC., a Delaware corporation, licensed to do business in the State of Florida, whose mailing address is 14400 Covenant Way, Bradenton, Florida 34202, who being first duly sworn, deposes and says:

1. That the undersigned, hereinafter called the Grantor, is the owner of a portion of the following described property (hereinafter "Property), and has full authority to sell or encumber the Property, as its interest appears.

See legal description identified as Exhibit "A" attached hereto.

2. That the Owner plans to dedicate right of way across the Property to the COUNTY OF MANATEE whose principal office is located at 1112 Manatee Avenue West, Post Office Box 1000, Bradenton, Florida 34206 (hereinafter called "Grantee").
3. To the best of my knowledge the only mortgages, liens, encumbrances, including, but not limited to any leasehold interest or potential claims against the Property are:

NONE

4. That there has been no labor, material, or services furnished for improvements of the Property, which remains unpaid, except as set forth in Paragraph 3 of this Affidavit.
5. That there are no claims, demands, liens or judgments outstanding against the above described Property and Grantor is not indebted to anyone for any such Property, except as set forth in Paragraph 3 of this Affidavit.
6. That the Grantor makes this Affidavit for the dedicating right of way across the Property to Grantee.



Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness Signature  
Suzanne L. Fugate

Printed Name

[Signature]  
Witness Signature  
Susan Chaney-Prancevic  
Printed Name

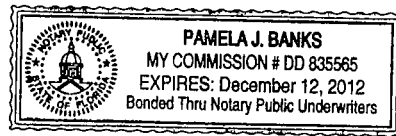
SCHROEDER-MANATEE RANCH, INC.,  
a Delaware corporation

By: [Signature]  
Rex E. Jensen, President

STATE OF FLORIDA  
COUNTY OF MANATEE

SWORN to and subscribed before me this 12<sup>th</sup> day of October,  
2010, by Rex E. Jensen, as President of Schroeder-Manatee Ranch, Inc., a Delaware  
corporation, on behalf of the corporation, and who is personally known to me or has produced  
NA as identification.

[Signature]  
NOTARY PUBLIC Signature  
Pamela J. BANKS  
Printed Name



Clerk of the Circuit Court - Manatee County  
R.B. "Chips" Shore  
P.O. Box 25400 Bradenton FL 34206  
Visit our website: "www.manateeclerk.com"

INVOICE

MAN CO PROPERTY MGT  
ATTN: BOARD RECORDS V.JARRATT

RECEIPT  
#1 of #1

001.133000

AR PAYOR: AR300005 GOMC Book# 2363 Page# 407  
DOC TYPE: AFF CALC AMOUNT: \$0.00  
PAGES: 2 FILE# 002874161  
Receipt: 490069494 12/17/10 1:34PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	1.50
R	RECORDING FEES	001	000000341100	0	9.00
R	CLERK CT TECH FUND	199	000000341160	0	3.80
R	FL ASSOC COURT CLERK	001	000000208911	0	0.20
R	BD OF COUNTY COMM	001	000000208912	0	4.00



RECEIPT TOTAL: \$18.50  
GRAND TOTAL: \$18.50

Receipt#  
490069494 thru 490069494

OFFICE HOURS \*\*\*\*\*8:30 AM - 5:00 PM  
"Pride in Service with a Vision to the Future"

This instrument prepared by:  
LWR Development, LLC  
14400 Covenant Way  
Lakewood Ranch, Florida 34202  
Return to:  
Joaquin Servia, Manager, Property Acquisition  
Property Management Department  
PO Box 1000  
Bradenton, Florida 34206



**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, this day personally appeared June D. Stroup, Chairman of LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1, a local unit of special purpose government, created pursuant to Chapter 190, Florida Statutes, whose mailing address is 8175 Lakewood Ranch Boulevard, Lakewood Ranch, Florida 34202, who being first duly sworn, deposes and says:

1. That the undersigned, hereinafter called the Grantor, is the owner of a portion of the following described property (hereinafter "Property"), and has full authority to dedicate, sell or encumber the Property, as its interest appears.

See legal description identified as Schedule "A" attached hereto.

2. That the Owner plans to dedicate right of way across the Property to the COUNTY OF MANATEE whose principal office is located at 1112 Manatee Avenue West, Post Office Box 1000, Bradenton, Florida 34206 (hereinafter called "Grantee").
3. To the best of my knowledge the only mortgages, liens, encumbrances, including, but not limited to any leasehold interest or potential claims against the Property are:

NONE

4. To the best of my knowledge there has been no labor, material, or services furnished for improvements of the Property, which remains unpaid, except as set forth in Paragraph 3 of this Affidavit.
5. To the best of my knowledge there are no claims, demands, liens or judgments outstanding against the above described Property and Grantor is not indebted to anyone for any such Property, except as set forth in Paragraph 3 of this Affidavit.
6. That the Grantor makes this Affidavit for the purpose of dedicating right of way across the Property to Grantee for operation of public utility facilities.

Signed, sealed and delivered  
In the presence of:

**LAKWOOD RANCH COMMUNITY  
DEVELOPMENT DISTRICT 1**, a local unit  
of special purpose government, created  
pursuant to Chapter 190, Florida Statutes

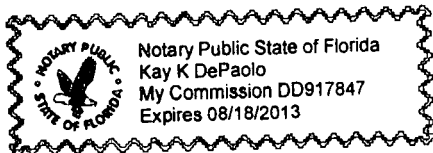
Jean Stewart  
Witness Signature  
Jean Stewart  
Printed Name

By: [Signature]  
Print Name: June D. Stroup  
Chairman

[Signature]  
Witness Signature  
Gary Berns  
Printed Name

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 21 day of October, 2010, by June D. Stroup, Chairman of Lakewood Ranch Community Development DISTRICT 1, a local unit of special purpose government, created pursuant to Chapter 190, Florida Statutes, who is personally known to me ~~or has produced~~ as identification.



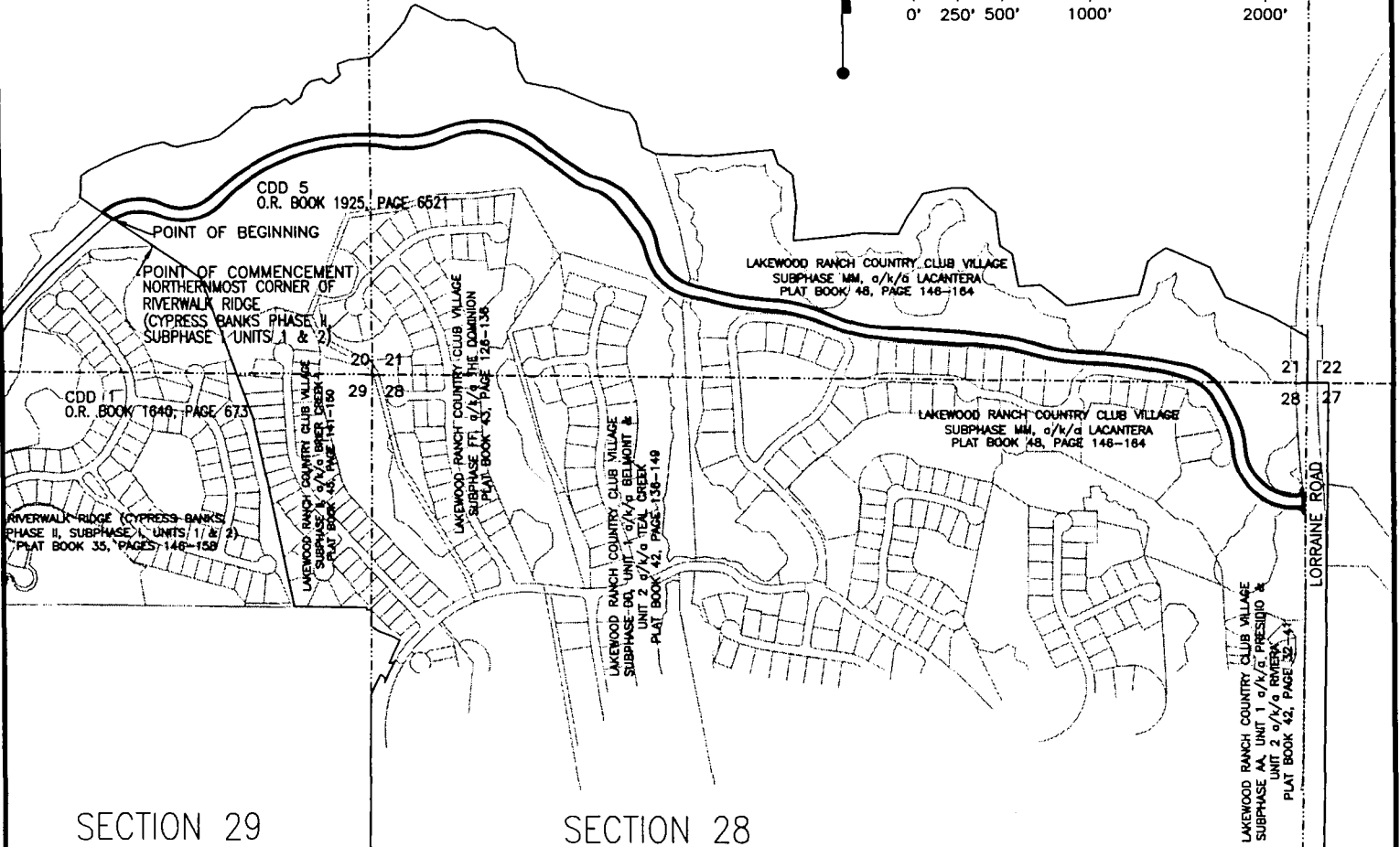
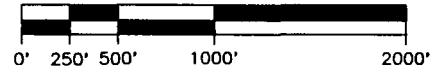
Kay K. DePaolo  
NOTARY PUBLIC Signature  
Kay K. DePaolo  
Printed Name

**EXHIBIT "A"**

SECTION 20

SECTION 21

SCALE: 1" = 1000'

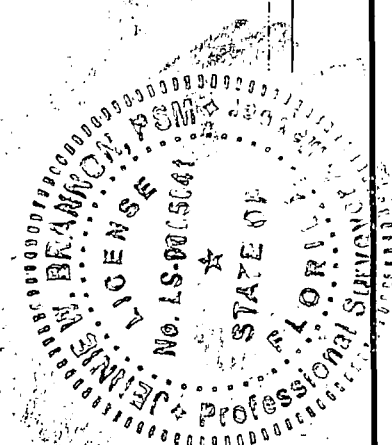


SECTION 29

SECTION 28

**NOTES:**

1. Bearings shown hereon are relative to the West line of Section 20, Township 35 South, Range 19 East being N.00°34'35"E.
2. This is a sketch only and does not represent a field survey.
3. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
4. ( ) = Platted Bearings and/or distances.  
 (R) = Radial  
 O.R. = Official Records



*Jennie W. Brannon*  
 Jennie W. Brannon, P.S.M.  
 Florida Registration No. 5041

*11/10/10*  
 Date of Signature

REVA - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWb

FOR: SMR COMMUNITIES

Oct 06, 2010 - 10:13:13

RCUNNINGX:\SUR\02670\000-ArchivedDirectories\512\s2670-o08-k01-REVISED.dwg

**This is NOT a Survey.**

SKETCH & DESCRIPTION OF  
 A TRACT OF LAND LOCATED IN  
 SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

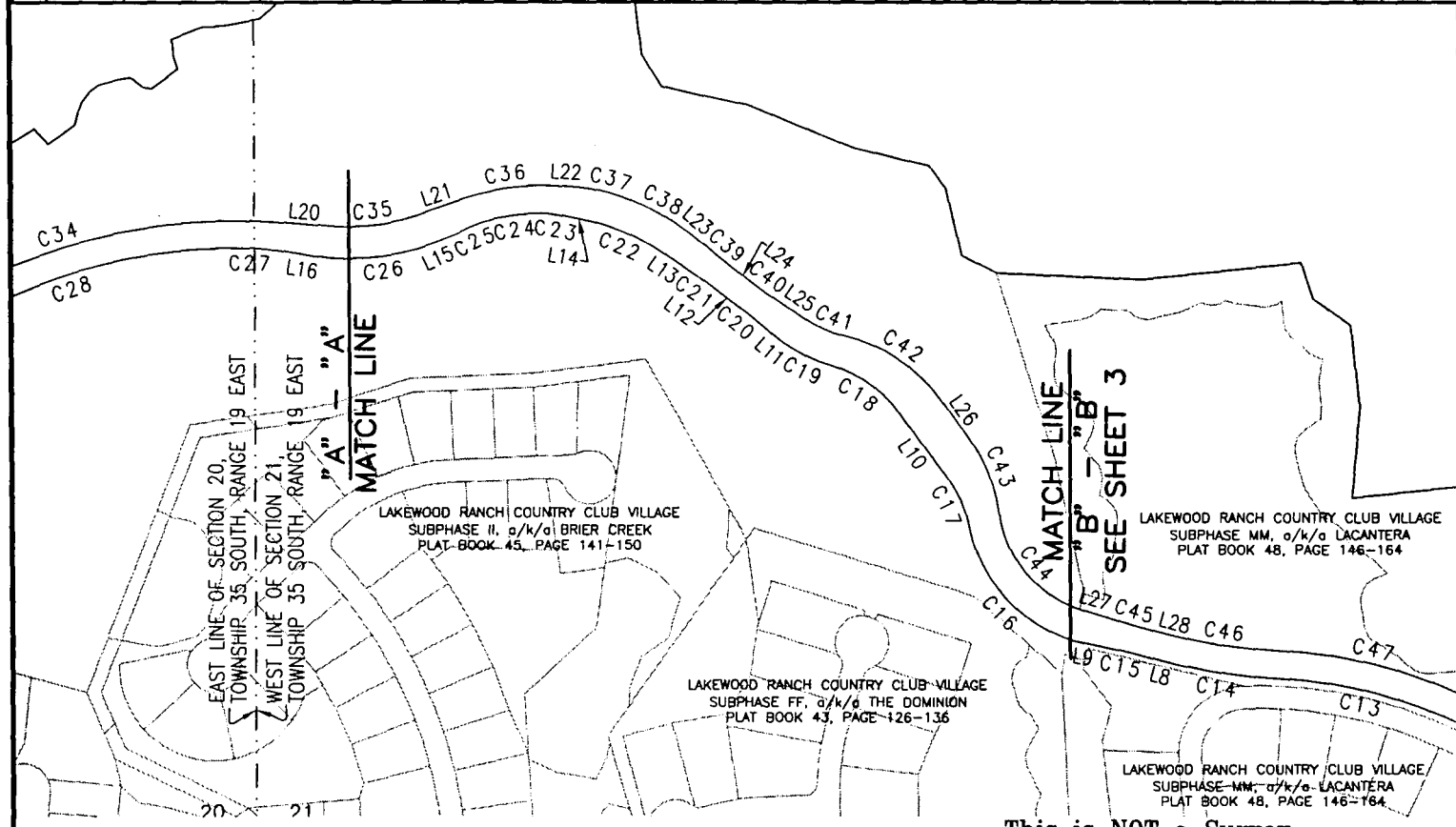
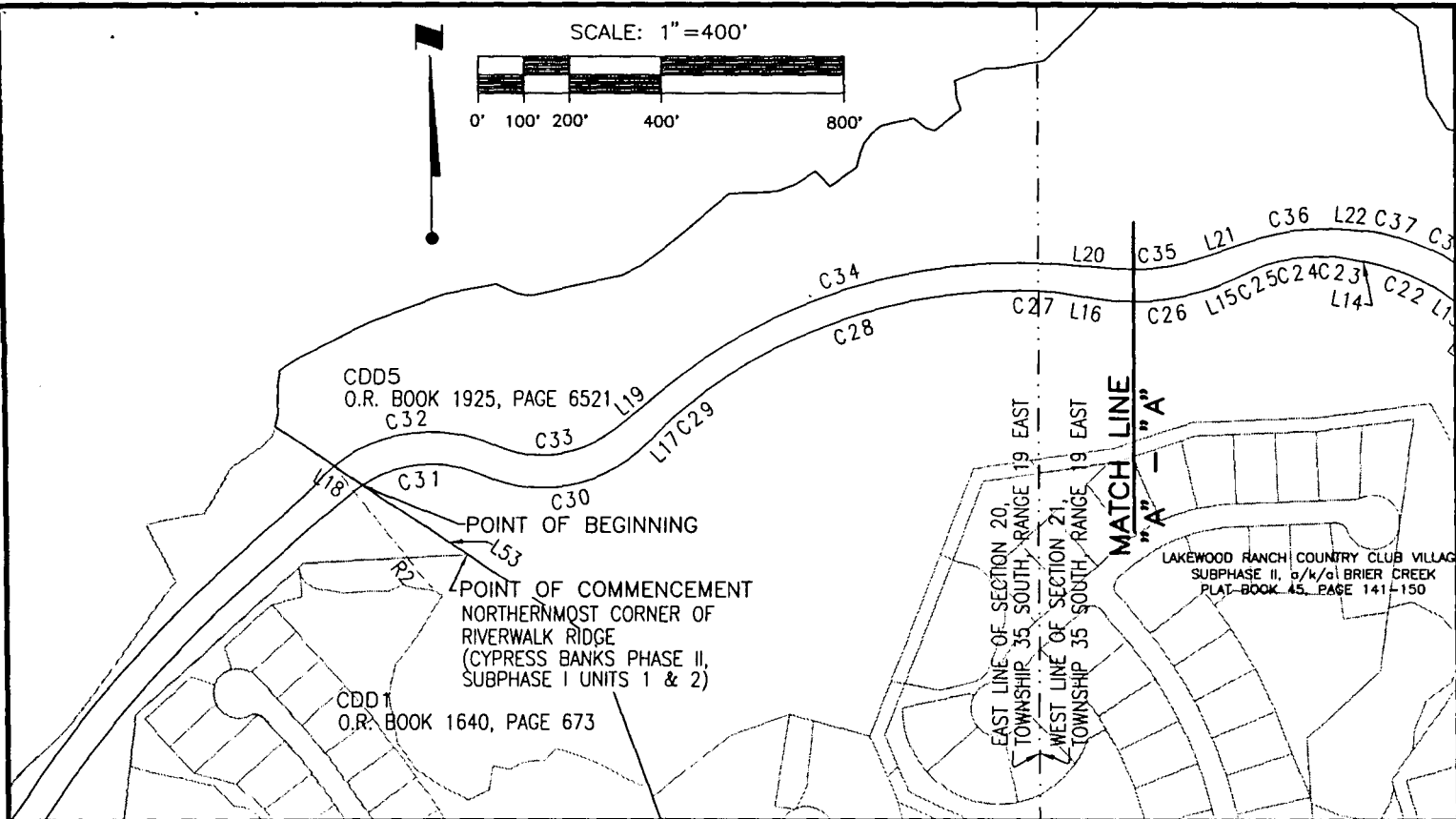
**Wilson Miller**

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6500 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-5444 • Phone 941-907-6600 • Fax 941-907-6600 • Web Site www.wilsonmiller.com

TASK CODE: MASLD	DRAWN BY: MJM	CHKED BY: RRC	CAD FILE: s2670-o08-k01	PROJECT NO: S2670-512-000	SHEET 1 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV: A
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SCALE: 1"=400'



FOR: SMR COMMUNITIES      REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

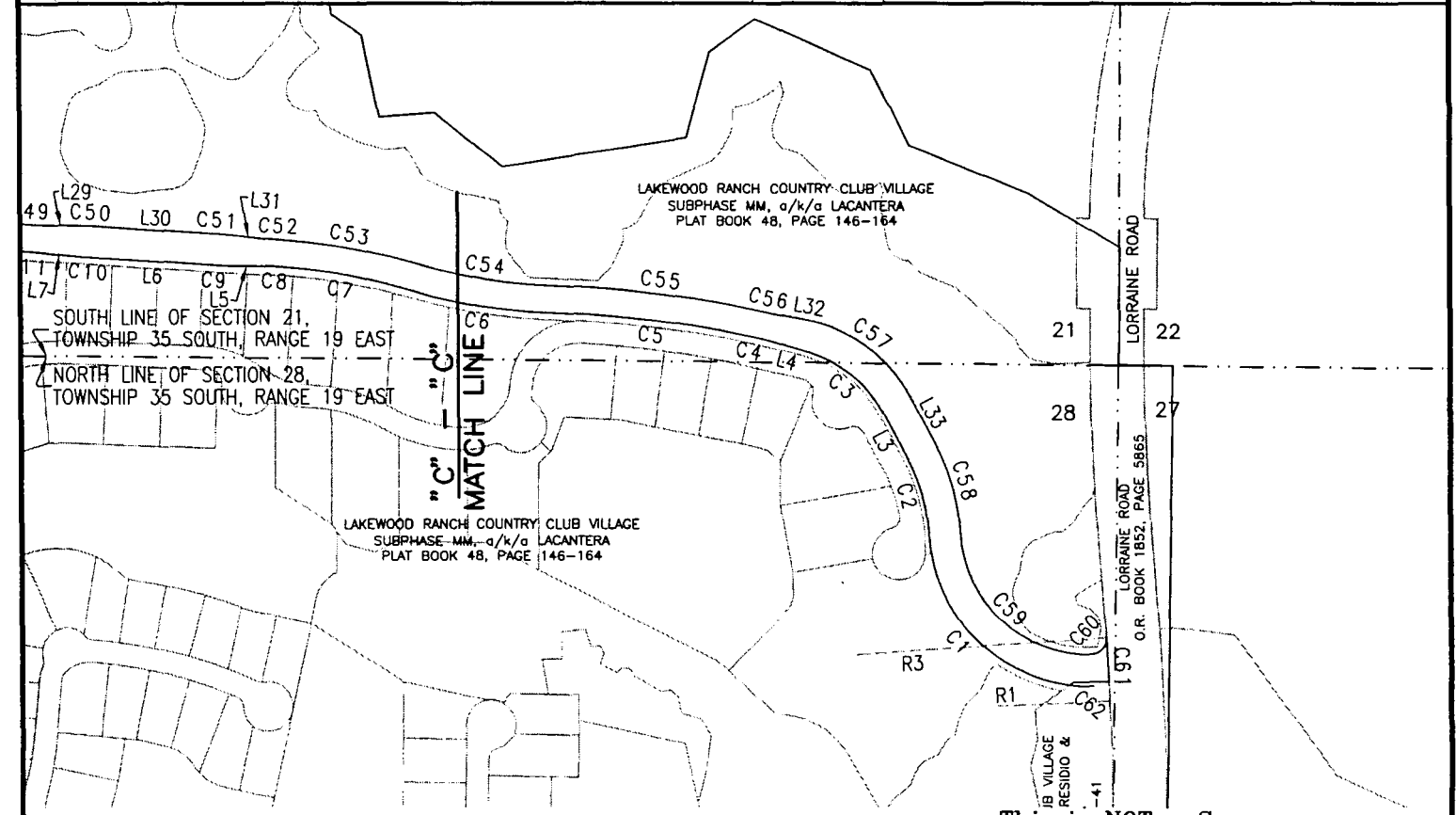
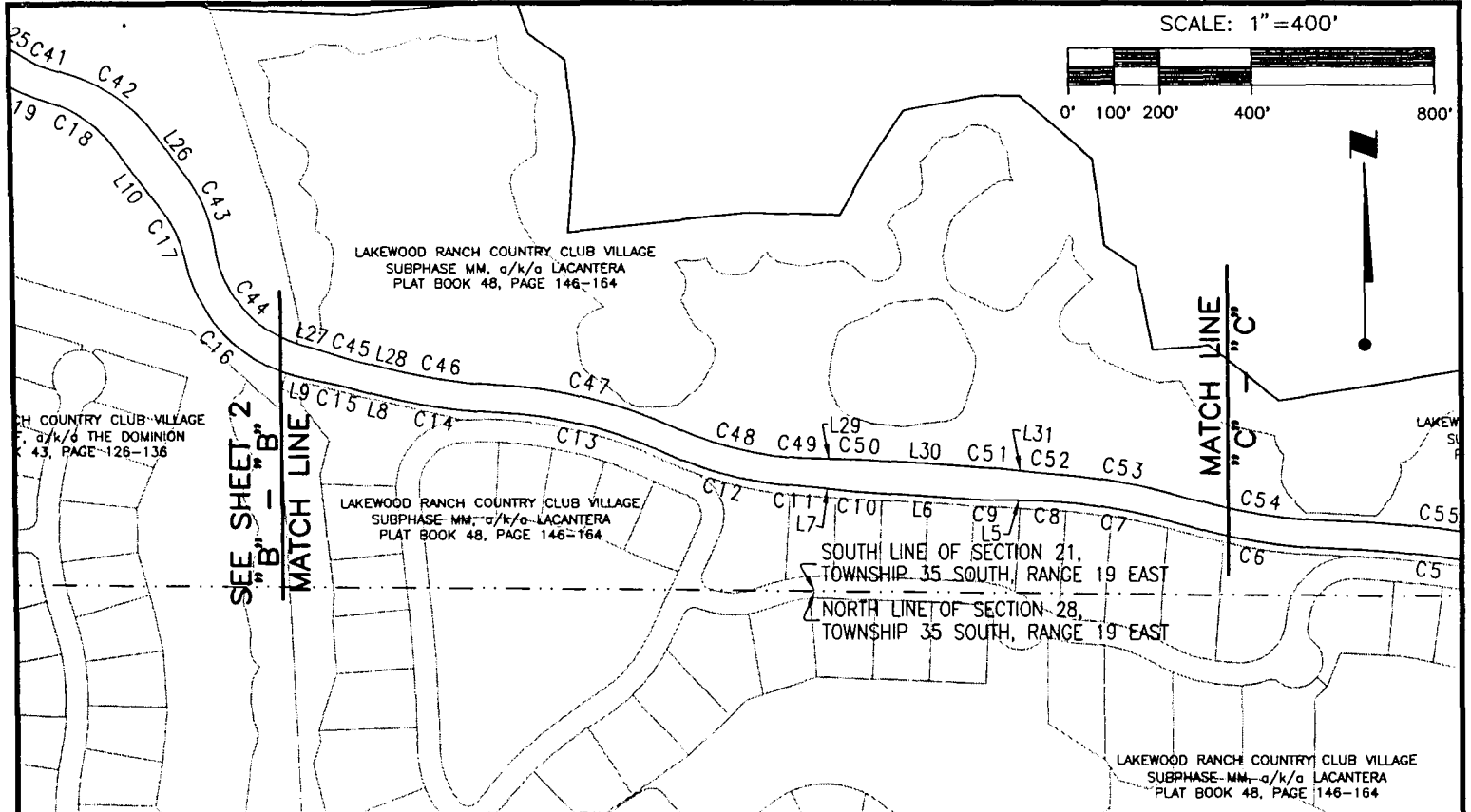
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TASK CODE: MASLD	DRAWN BY: MJM	CHECKED BY: RRC	CAD FILE: s2670-o08-k01	PROJECT NO: S2670-512-000	SHEET 2 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV. A
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SCALE: 1"=400'



This is NOT a Survey.

FOR: SMR COMMUNITIES      REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWb

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-6404 • Phone 941-907-6800 • Fax 941-907-6900 • Web Site www.wilsonmiller.com

TASK CODE: MASLD	DRAWN BY: MJM	CHKD BY: RRC	CAD FILE: s2670-o08-k01	PROJECT NO: S2670-512-000	SHEET 3 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV: A
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C1	355.00'	88°24'56"	547.82'	495.06'	N47°40'13"W
C2	435.00'	24°46'12"	188.06'	186.60'	N15°50'50"W
C3	270.00'	45°16'23"	213.34'	207.84'	N50°52'08"W
C4	536.00'	04°27'48"	41.75'	41.74'	N75°44'13"W
C5	2,475.00'	10°31'12"	454.44'	453.80'	N83°13'43"W
C6	1,225.00'	15°00'50"	321.00'	320.08'	S80°58'54"E
C7	1,325.00'	13°02'35"	301.63'	300.98'	N79°59'47"W
C8	611.00'	02°39'35"	28.36'	28.36'	N87°50'52"W
C9	637.67'	02°39'35"	29.60'	29.60'	S87°50'52"E
C10	637.67'	02°39'35"	29.60'	29.60'	S85°11'17"E
C11	611.00'	02°39'35"	28.36'	28.36'	N85°11'17"W
C12	845.00'	20°53'45"	308.17'	306.47'	S76°04'12"E
C13	975.00'	21°47'37"	370.86'	368.63'	N76°31'08"W
C14	1,325.00'	11°45'16"	271.83'	271.35'	S81°32'19"E
C15	536.00'	03°02'30"	28.45'	28.45'	N77°10'55"W
C16	330.00'	66°56'46"	385.58'	364.02'	S45°13'47"E
C17	276.33'	24°46'46"	119.51'	118.58'	N24°08'47"W
C18	276.33'	37°54'34"	182.83'	179.52'	N55°29'27"W
C19	330.00'	24°20'30"	140.20'	139.15'	S62°16'29"E
C20	611.00'	03°10'37"	33.88'	33.87'	N51°41'33"W
C21	611.00'	02°31'56"	27.00'	27.00'	N54°32'49"W
C22	470.00'	23°53'20"	195.96'	194.55'	N67°45'27"W
C23	275.00'	12°50'19"	61.62'	61.49'	N86°07'17"W
C24	475.00'	09°36'40"	79.68'	79.59'	S82°39'13"W
C25	275.00'	12°50'27"	61.63'	61.50'	S71°25'40"W
C26	530.00'	33°48'11"	312.69'	308.17'	N81°54'31"E
C27	486.00'	06°55'11"	58.69'	58.66'	N84°38'59"W
C28	1,175.00'	39°57'04"	819.30'	802.80'	S71°54'54"W
C29	486.00'	07°01'55"	59.65'	59.61'	S48°25'25"W
C30	330.00'	68°51'58"	396.64'	373.19'	N79°20'26"E
C31	270.00'	57°38'03"	271.59'	260.29'	S84°57'24"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C32	340.00'	62°26'00"	370.49'	352.43'	S82°33'25"W
C33	260.00'	63°17'32"	287.21'	272.83'	N82°07'39"E
C34	1,235.00'	43°39'56"	941.21'	918.59'	S72°18'51"W
C35	460.00'	23°31'00"	188.80'	187.48'	N82°23'19"E
C36	535.00'	23°16'06"	217.27'	215.78'	S82°15'52"W
C37	333.67'	12°38'21"	73.61'	73.46'	N79°46'54"W
C38	540.00'	23°26'56"	221.00'	219.46'	N61°44'16"W
C39	601.00'	03°16'03"	34.28'	34.27'	S51°38'50"E
C40	601.00'	2°38'35"	27.72'	27.72'	S54°36'09"E
C41	260.00'	21°09'06"	95.98'	95.44'	S66°30'00"E
C42	356.33'	40°32'23"	252.12'	246.90'	N56°48'21"W
C43	356.33'	28°43'15"	178.62'	176.76'	N22°10'33"W
C44	260.00'	65°13'43"	296.00'	280.27'	S40°25'47"E
C45	526.00'	02°37'03"	24.03'	24.03'	S74°21'09"E
C46	1,265.00'	11°45'16"	259.52'	259.06'	S81°32'19"E
C47	1,035.00'	21°47'37"	393.68'	391.31'	N76°31'08"W
C48	785.00'	20°53'45"	286.29'	284.71'	S76°04'12"E
C49	601.00'	02°39'35"	27.90'	27.90'	S87°50'52"E
C50	647.67'	02°39'35"	30.07'	30.06'	N87°50'52"W
C51	647.67'	02°39'35"	30.07'	30.06'	N85°11'17"W
C52	601.00'	02°39'35"	27.90'	27.90'	S85°11'17"E
C53	1,385.00'	13°02'35"	315.29'	314.61'	N79°59'47"W
C54	1,165.00'	15°00'50"	305.28'	304.40'	S80°58'54"E
C55	2,535.00'	10°55'25"	483.30'	482.57'	N83°01'37"W
C56	526.00'	02°14'47"	20.62'	20.62'	S78°41'18"E
C57	340.00'	51°34'45"	306.08'	295.85'	N54°01'19"W
C58	505.00'	24°46'12"	218.32'	216.62'	N15°50'50"W
C59	285.00'	87°40'40"	436.13'	394.80'	S47°18'05"E
C60	35.00'	92°43'38"	56.64'	50.66'	N42°29'46"E
C61	5,940.00'	01°21'33"	140.91'	140.88'	S03°11'43"E
C62	35.00'	89°21'44"	54.59'	49.22'	N47°11'49"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°08'34"W	78.35'
L2	S54°04'23"W	12.28'
L3	N28°13'56"W	105.28'
L4	N73°30'19"W	88.67'
L5	N89°10'40"W	78.76'
L6	N86°31'05"W	282.15'
L7	N83°51'30"W	78.76'
L8	N75°39'41"W	63.59'
L9	N78°42'10"W	71.24'
L10	N36°32'10"W	179.38'
L11	N50°06'14"W	64.12'
L12	N53°16'51"W	71.64'
L13	N55°48'47"W	110.05'
L14	N79°42'08"W	44.44'
L15	S65°00'26"W	46.35'
L16	N81°11'23"W	75.06'
L17	S44°54'27"W	60.94'

LINE TABLE		
LINE	BEARING	LENGTH
L18	N56°19'17"W	74.46'
L19	N50°28'53"E	122.37'
L20	S85°51'11"E	130.29'
L21	N70°37'49"E	99.87'
L22	S86°06'05"E	45.15'
L23	S50°00'48"E	55.18'
L24	S53°16'51"E	67.70'
L25	S55°55'27"E	100.56'
L26	S36°32'10"E	109.27'
L27	S73°02'38"E	103.41'
L28	S75°39'41"E	65.22'
L29	S89°10'40"E	78.76'
L30	S86°31'05"E	282.15'
L31	S83°51'30"E	78.76'
L32	S79°48'41"E	59.73'
L33	S28°13'56"E	105.28'
L53	N56°19'17"W	273.88'

RADIAL LINE TABLE		
LINE	BEARING	LENGTH
R1	S87°29'03"W	35.00'
R2	S38°39'35"E	340.00'
R3	S86°07'30"W	5,940.00'

FOR: SMR COMMUNITIES

REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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TASK CODE: MASLD	DRAWN BY: MJM	CHKD BY: RRC	CAD FILE: s2670-o08-k01	PROJECT NO: S2670-512-000	SHEET 4 OF 7	DRAWING INDEX NO: A2670-512-000 073+	REV: A
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LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 20, 21 and 28, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the northernmost corner of Riverwalk Ridge (Cypress Banks Phase II, Subphase I Units 1 & 2) as recorded in Plat Book 35, Pages 146 through 158 of the Public Records of Manatee County, Florida, also being a point on the east line of CDD 1 as recorded in Official Records Book 1640, Page 673 of said Public Records and the west line of CDD 5 as recorded in Official Records Book 1925, Page 6521 of said Public Records; thence N.56°19'17"W. along said east line of CDD 1 and said west line of CDD 5, a distance of 273.88 feet to the POINT OF BEGINNING; thence continue N.56°19'17"W. along said line, a distance of 74.46 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.38°39'35"E., a radial distance of 340.00 feet; thence easterly along the arc of said curve, through a central angle of 62°26'00", an arc length of 370.49 feet to the point of reverse curvature of a curve to the left having a radius of 260.00 feet and a central angle of 63°17'32"; thence easterly along the arc of said curve, a distance of 287.21 feet to the point of tangency of said curve; thence N.50°28'53"E., a distance of 122.37 feet to the point of curvature of a curve to the right having a radius of 1,235.00 feet and a central angle of 43°39'56"; thence easterly along the arc of said curve, an arc length of 941.21 feet to the point of tangency of said curve; thence S.85°51'11"E., a distance of 130.29 feet to the point of curvature of a curve to the left having a radius of 460.00 feet and a central angle of 23°31'00"; thence easterly along the arc of said curve, an arc length of 188.80 feet to the point of tangency of said curve; thence N.70°37'49"E., a distance of 99.87 feet to the point of curvature of a curve to the right having a radius of 535.00 feet and a central angle of 23°16'06"; thence easterly along the arc of said curve, an arc length of 217.27 feet to the point of tangency of said curve; thence S.86°06'05"E., a distance of 45.15 feet to the point of curvature of a curve to the right having a radius of 333.67 feet and a central angle of 12°38'21"; thence easterly along the arc of said curve, an arc length of 73.61 feet to the point of compound curvature of a curve to the right having a radius of 540.00 feet and a central angle of 23°26'56"; thence southeasterly along the arc of said curve, an arc length of 221.00 feet to the point of tangency of said curve; thence S.50°00'48"E., a distance of 55.18 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 03°16'03"; thence southeasterly along the arc of said curve, an arc length of 34.28 feet to the point of tangency of said curve; thence S.53°16'51"E., a distance of 67.70 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°38'35"; thence southeasterly along the arc of said curve, an arc length of 27.72 feet to the point of tangency of said curve; thence S.55°55'27"E., a distance of 100.56 feet to the point of curvature of a curve to the left having a radius of 260.00 feet and a central angle of 21°09'06"; thence southeasterly along the arc of said curve, an arc length of 95.98 feet to the point of reverse curvature of a curve to the right having a radius of 356.33 feet and a central angle of 40°32'23"; thence southeasterly along the arc of said curve, a distance of 252.12 feet to the point of tangency of said curve; thence S.36°32'10"E., a distance of 109.27 feet to the point of curvature of a curve to the right having a radius of 356.33 feet and a central angle of 28°43'15"; thence southerly along the arc of said curve, an arc length of 178.62 feet to the point of reverse curvature of a curve to the left having a radius of 260.00 feet and a central angle of 65°13'43"; thence southeasterly along the arc of said curve, a distance of 296.00 feet to the point of tangency of said curve; thence S.73°02'38"E., a distance of 103.41 feet to the point of curvature of a curve to the left having a radius of 526.00 feet and a central angle of 02°37'03"; thence easterly along the arc of said curve, an arc length of 24.03 feet to the point of tangency of said curve; thence S.75°39'41"E., a distance of 65.22 feet to the point of curvature of a curve to the left having a radius of 1,265.00 feet and a central angle of 11°45'16"; thence easterly along the arc of said curve, an arc length of 259.52 feet to the point of reverse curvature of a curve to the right having a radius of 1,035.00 feet and a central angle of 21°47'37"; thence easterly along the arc of said curve, a distance of 393.68 feet to the point of reverse curvature of a curve to the left having a radius of 785.00 feet and a central angle of 20°53'45"; thence easterly along the arc of said curve, a distance of 286.29 feet to the point of compound curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 27.90 feet to the point of

CONTINUED ON PAGE 6

FOR: SMR COMMUNITIES

REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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TASK CODE: MASLD	DRAWN BY: MJM	CHKED BY: RRC	CAD FILE: s2670-o08-k01	PROJECT NO: S2670-512-000	SHEET 5 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV: A
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(Legal Description continued from sheet 5 of 7)

tangency of said curve; thence S.89°10'40"E., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence S.86°31'05"E., a distance of 282.15 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence S.83°51'30"E., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 27.90 feet to the point of reverse curvature of a curve to the right having a radius of 1,385.00 feet and a central angle of 13°02'35"; thence easterly along the arc of said curve, a distance of 315.29 feet to the point of reverse curvature of a curve to the left having a radius of 1,165.00 feet and a central angle of 15°00'50"; thence easterly along the arc of said curve, a distance of 305.28 feet to the point of reverse curvature of a curve to the right having a radius of 2,535.00 feet and a central angle of 10°55'25"; thence easterly along the arc of said curve, a distance of 483.30 feet to the point of reverse curvature of a curve to the left having a radius of 526.00 feet and a central angle of 02°14'47"; thence easterly along the arc of said curve, a distance of 20.62 feet to the point of tangency of said curve; thence S.79°48'41"E., a distance of 59.73 feet to the point of curvature of a curve to the right having a radius of 340.00 feet and a central angle of 51°34'45"; thence southeasterly along the arc of said curve, an arc length of 306.08 feet to the point of tangency of said curve; thence S.28°13'56"E., a distance of 105.28 feet to the point of curvature of a curve to the right having a radius of 505.00 feet and a central angle of 24°46'12"; thence southerly along the arc of said curve, an arc length of 218.32 feet to the point of reverse curvature of a curve to the left having a radius of 285.00 feet and a central angle of 87°40'40"; thence southeasterly along the arc of said curve, a distance of 436.13 feet to the point of compound curvature of a curve to the left having a radius of 35.00 feet and a central angle of 92°43'38"; thence northeasterly along the arc of said curve, an arc length of 56.64 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.86°07'30"W., a radial distance of 5,940.00 feet, said point also being on the westerly right-of-way line of Lorraine Road (120-foot wide public right-of-way) as recorded in Official Records Book 1852, Page 5865 of the Public Records of Manatee County, Florida; thence southerly along the arc of said curve and also said right-of-way line, through a central angle of 01°21'33", an arc length of 140.91 feet to the point of cusp of a curve to the left of which the radius point lies S.87°29'03"W. a radial distance of 35.00 feet; thence northwesterly along the arc of said curve, an arc length of 54.59 feet to the point of reverse curvature of curve to the right, a radial distance of 355.00 feet; thence northwesterly along the arc of said curve, through a central angle of 88°24'56", an arc length of 547.82 feet to the point of reverse curvature of a curve to the left having a radius of 435.00 feet and a central angle of 24°46'12"; thence northerly along the arc of said curve, a distance of 188.06 feet to the point of tangency of said curve; thence N.28°13'56"W., a distance of 105.28 feet to the point of curvature of a curve to the left having a radius of 270.00 feet and a central angle of 45°16'23"; thence northwesterly along the arc of said curve, an arc length of 213.34 feet to the point of tangency of said curve; thence N.73°30'19"W., a distance of 88.67 feet to the point of curvature of a curve to the left having a radius of 536.00 feet and a central angle of 04°27'48"; thence westerly along the arc of said curve, an arc length of 41.75 feet to the point of compound curvature of a curve to the left having a radius of 2,475.00 feet and a central angle of 10°31'12"; thence westerly along the arc of said curve, an arc length of 454.44 feet to the point of reverse curvature of a curve to the right having a radius of 1,225.00 feet and a central angle of 15°00'50"; thence westerly along the arc of said curve, a distance of 321.00 feet to the point of reverse curvature of a curve to the left having a radius of 1,325.00 feet and a central angle of 13°02'35"; thence westerly along the arc of said curve, a distance of 301.63 feet to the point of compound curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 28.36 feet to the point of tangency of said curve; thence N.89°10'40"W., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 637.67 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence N.86°31'05"W., a distance of 282.15 feet to the point of curvature of a curve to the right having a radius

CONTINUED ON SHEET 7

FOR: SMR COMMUNITIES

REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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<b>TASK CODE:</b> MASLD	<b>DRAWN BY:</b> MJM	<b>CHKD BY:</b> RRC	<b>CAD FILE:</b> s2670-o08-k01	<b>PROJECT NO:</b> S2670-512-000	<b>SHEET</b> 6 OF 7	<b>DRAWING INDEX NO:</b> A2670-512-000 073+	<b>REV:</b> A
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(Legal Description continued from sheet 6 of 7)

of 637.67 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence N.83°51'30"W., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 28.36 feet to the point of reverse curvature of a curve to the right having a radius of 845.00 feet and a central angle of 20°53'45"; thence westerly along the arc of said curve, a distance of 308.17 feet to the point of reverse curvature of a curve to the left having a radius of 975.00 feet and a central angle of 21°47'37"; thence westerly along the arc of said curve, a distance of 370.86 feet to the point of reverse curvature of a curve to the right having a radius of 1,325.00 feet and a central angle of 11°45'16"; thence westerly along the arc of said curve, a distance of 271.83 feet to the point of tangency of said curve; thence N.75°39'41"W., a distance of 63.59 feet to the point of curvature of a curve to the left having a radius of 536.00 feet and a central angle of 03°02'30"; thence westerly along the arc of said curve, an arc length of 28.45 feet to the point of tangency of said curve; thence N.78°42'10"W., a distance of 71.24 feet to the point of curvature of a curve to the right having a radius of 330.00 feet and a central angle of 66°56'46"; thence northwesterly along the arc of said curve, an arc length of 385.58 feet to the point of reverse curvature of a curve to the left having a radius of 276.33 feet and a central angle of 24°46'46"; thence northwesterly along the arc of said curve, a distance of 119.51 feet to the point of tangency of said curve; thence N.36°32'10"W., a distance of 179.38 feet to the point of curvature of a curve to the left having a radius of 276.33 feet and a central angle of 37°54'34"; thence northwesterly along the arc of said curve, an arc length of 182.83 feet to the point of reverse curvature of a curve to the right having a radius of 330.00 feet and a central angle of 24°20'30"; thence northwesterly along the arc of said curve, a distance of 140.20 feet to the point of tangency of said curve; thence N.50°06'14"W., a distance of 64.12 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 03°10'37"; thence northwesterly along the arc of said curve, an arc length of 33.88 feet to the point of tangency of said curve; thence N.53°16'51"W., a distance of 71.64 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°31'56"; thence northwesterly along the arc of said curve, an arc length of 27.00 feet to the point of tangency of said curve; thence N.55°48'47"W., a distance of 110.05 feet to the point of curvature of a curve to the left having a radius of 470.00 feet and a central angle of 23°53'20"; thence westerly along the arc of said curve, an arc length of 195.96 feet to the point of tangency of said curve; thence N.79°42'08"W., a distance of 44.44 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 12°50'19"; thence westerly along the arc of said curve, an arc length of 61.62 feet to the point of compound curvature of a curve to the left having a radius of 475.00 feet and a central angle of 09°36'40"; thence westerly along the arc of said curve, an arc length of 79.68 feet to the point of compound curvature of a curve to the left having a radius of 275.00 feet and a central angle of 12°50'27"; thence westerly along the arc of said curve, an arc length of 61.63 feet to the point of tangency of said curve; thence S.65°00'26"W., a distance of 46.35 feet to the point of curvature of a curve to the right having a radius of 530.00 feet and a central angle of 33°48'11"; thence westerly along the arc of said curve, an arc length of 312.69 feet to the point of tangency of said curve; thence N.81°11'23"W., a distance of 75.06 feet to the point of curvature of a curve to the left having a radius of 486.00 feet and a central angle of 06°55'11"; thence westerly along the arc of said curve, an arc length of 58.69 feet to the point of compound curvature of a curve to the left having a radius of 1,175.00 feet and a central angle of 39°57'04"; thence westerly along the arc of said curve, an arc length of 819.30 feet to the point of compound curvature of a curve to the left having a radius of 486.00 feet and a central angle of 07°01'55"; thence southwesterly along the arc of said curve, an arc length of 59.65 feet to the point of tangency of said curve; thence S.44°54'27"W., a distance of 60.94 feet to the point of curvature of a curve to the right having a radius of 330.00 feet and a central angle of 68°51'58"; thence westerly along the arc of said curve, an arc length of 396.64 feet to the point of reverse curvature of a curve to the left having a radius of 270.00 feet and a central angle of 57°38'03"; thence westerly along the arc of said curve, a distance of 271.59 feet to the POINT OF BEGINNING.

Said tract contains 518,616 square feet or 11.9058 acres, more or less.

FOR: SMR COMMUNITIES

REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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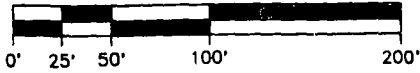
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TASK CODE: MASLD	DRAWN BY: MJM	CHECKED BY: RRC	CAD FILE: s2670-o08-k01	PROJECT NO: S2670-512-000	SHEET 7 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV: A
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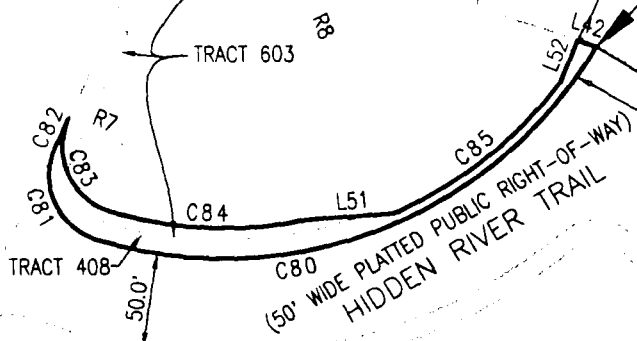
SCALE: 1"=100'



EASTERLY RIGHT-OF-WAY LINE

POINT OF BEGINNING

NORTHERLY RIGHT-OF-WAY LINE



LAKWOOD RANCH BOULEVARD  
(120' WIDE PUBLIC RIGHT-OF-WAY)  
OFFICIAL RECORDS BOOK 1429, PAGE 3703

RIVERWALK VILLAGE CYPRESS BANKS,  
SUBPHASE H, UNITS 1 & 2  
125 PLAT BOOK 35, PAGES 7-14

TRACT 604

HONEYSUCKLE TRAIL

MOONFLOWER WAY

124

123

122

99

NOTES:

1. Bearings shown hereon are relative to the West line of Section 29, Township 35 South, Range 19 East, being N.00°22'41"E.
2. This is a sketch only and does not represent a field survey.
3. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
4. ( ) = Platted Bearings and/or distances.  
(R) = Radial

*Jennie W. Brannon* 2/28/07  
 Jennie W. Brannon P.S.M. Date of Signature  
 Florida Registration No. 5041

This is NOT a Survey.

REV. A: CORRECTED DESCRIPTION FOR PLAT INFORMATION; MJM; 2/28/07 FOR: SMR COMMUNITIES

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTION 29, TOWNSHIP 35 SOUTH, RANGE  
MANATEE COUNTY, FLORIDA

Exhibit A

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LINE TABLE		
LINE	BEARING	LENGTH
L42	S71°36'53"E	9.94'
L51	N86°12'18"E	45.83'
L52	N23°07'41"E	23.70'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C80	225.00'	76°24'24"	300.05'	278.30'	N69°05'24"E
C81	35.00'	98°35'55"	60.23'	53.07'	S23°24'27"E
C82	2,060.00'	00°26'40"	15.98'	15.98'	N25°40'11"E
C83	35.00'	98°55'43"	60.43'	53.20'	S24°01'01"E
C84	209.00'	28°10'08"	102.75'	101.72'	S87°33'56"E
C85	220.00'	28°50'46"	110.76'	109.60'	N52°01'00"E

RADIAL LINE TABLE		
LINE	BEARING	LENGTH
R6	N59°06'48"W	225.00'
R7	S64°33'09"E	35.00'
R8	N23°33'37"W	220.00'

**LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):**

A tract of land lying in portions of Tracts 408 and 603, Riverwalk Ridge (Cypress Banks, Subphase H, Units 1 & 2) as recorded in Plat Book 35, Pages 7 through 14 of the Public Records of Manatee County, Florida, in Section 29, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Begin at the east corner of said Tract 408, said corner also being on the northerly right-of-way line of Hidden River Trail, said point being the point of curvature of a curve to the right, of which the radius point lies N.59°06'48"W., a radial distance of 225.00 feet; thence along the southerly and westerly lines of said Tract 408, also being on said northerly right-of-way line of Hidden River Trail, for the following two (2) calls; (1) thence westerly along the arc of said curve, through a central angle of 76°24'24", an arc length of 300.05 feet to the point of compound curvature of a curve to the right having a radius of 35.00 feet and a central angle of 98°35'55"; (2) thence northwesterly along the arc of said curve, an arc length of 60.23 feet to the point of reverse curvature of a curve to the left having a radius of 2,060.00 feet and a central angle of 00°26'40", said point being on the easterly right-of-way line of Lakewood Ranch Boulevard (120-foot wide public right-of-way) as recorded in Official Records Book 1443, Page 4990 of the Public Records of Manatee County, Florida; thence northeasterly along the arc of said curve also being said easterly right-of-way line, a distance of 15.98 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.64°33'09"E., a radial distance of 35.00 feet; thence southeasterly along the arc of said curve, through a central angle of 98°55'43", an arc length of 60.43 feet to the point of compound curvature of a curve to the left having a radius of 209.00 feet and a central angle of 28°10'08"; thence easterly along the arc of said curve, an arc length of 102.75 feet to the point of tangency of said curve; thence N.86°12'18"E., a distance of 45.83 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.23°33'37"W., a radial distance of 220.00 feet; thence northeasterly along the arc of said curve, through a central angle of 28°50'46", an arc length of 110.76 feet to the point of tangency of said curve; thence N.23°07'41"E., a distance of 23.70 feet to a point on the northerly line of the above mentioned Tract 408; thence S.71°36'53"E. along said northerly line of Tract 408, a distance of 9.94 feet to the POINT OF BEGINNING.

Said tract contains 3,665 square feet or 0.0841 acres, more or less.

REV. A: CORRECTED DESCRIPTION FOR PLAT INFORMATION; MJM; 2/28/07  
FOR: SMR COMMUNITIES

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTION 29, TOWNSHIP 35 SOUTH, RANGE  
MANATEE COUNTY, FLORIDA

Exhibit A

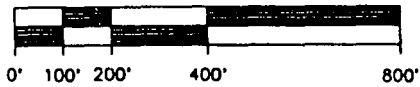
**WilsonMiller**

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Seaside, Florida 32140-8484 • Phone 941-807-5900 • Fax 941-807-5900 • Web Site www.wilsonmiller.com

TASK CODE: MASLD	DRAWN BY: MJM	CHKD BY: RRC	CAD FILE: s2670-o08-k01	S2670-512-000	2 OF 2	DRAWING INDEX NO: A2670-512-000 071*	REV: A
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SCALE: 1" = 400'



CDD5  
O.R. BOOK 1925, PAGE 6521

POINT OF BEGINNING  
POINT OF COMMENCEMENT  
NORTHERNMOST CORNER OF  
RIVERWALK RIDGE  
(CYPRESS BANKS PHASE II,  
SUBPHASE I UNITS 1 & 2)

CDD1  
O.R. BOOK 1640, PAGE 673

SOUTH LINE OF SECTION 20,  
TOWNSHIP 35 SOUTH, RANGE 19 EAST

NORTH LINE OF SECTION 29,  
TOWNSHIP 35 SOUTH, RANGE 19 EAST

RIVERWALK RIDGE (CYPRESS BANKS, PHASE II,  
SUBPHASE I, UNITS 1 & 2)  
PLAT BOOK 35, PAGES 146-158

RIVERWALK VILLAGE CYPRESS BANKS,  
SUBPHASE H, UNITS 1 & 2  
PLAT BOOK 35, PAGES 7-14

UNPLATTED PARCEL 4

(120' WIDE PUBLIC RIGHT-OF-WAY)  
OFFICIAL RECORDS BOOK 1429, PAGE 3703

LAKEWOOD RANCH BOULEVARD  
WIDDEN RIVER TRAIL  
TRACT 604  
MOONFLOWER WAY  
HONEYBUCKLE TRAIL

NOTES:

1. Bearings shown hereon are relative to the West line of Section 20, Township 35 South, Range 19 East being N.00°34'35"E.
2. This is a sketch only and does not represent a field survey.
3. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
4. ( ) = Platted Bearings and/or distances.  
(R) = Radial  
O.R. = Official Records

*Robert R. Cunningham*  
Robert R. Cunningham, P.S.M.  
Florida Registration No. 3924

10/07/10  
Date of Signature

REV. A-REVISED LANGUAGE IN LEGAL DESCRIPTION: RRC 10/06/10  
This is NOT a Survey.

Feb 19, 2007 - 11:49:58 MJMARTIN\X:\SUR\02670\512\s2670-008-k01.dwg

FOR: SMR COMMUNITIES

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20 & 29, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

Exhibit A

**Wilson Miller**

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Tallahassee, Florida 32302-6301 • Phone 904-607-8800 • Fax 904-607-8900 • Web-Site www.wilsonmiller.com

TASK CODE: MASLD	DRAWN BY: MJM	CHECKED BY: RRC	CAD FILE: s2670-008-k01	PROJ: S2670-512-000	1 OF 3	DRAWING INDEX NO: A2670-512-000 072*	REV:
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C62	270.00'	05°03'36"	23.85'	23.84'	S53°36'34"W
C63	636.00'	02°38'11"	29.26'	29.26'	S49°45'41"W
C64	2,500.00'	14°29'02"	631.98'	630.29'	S41°12'04"W
C65	611.00'	02°39'35"	28.36'	28.36'	S32°37'46"W
C66	637.67'	02°39'35"	29.60'	29.60'	N32°37'46"E
C67	637.67'	02°39'35"	29.60'	29.60'	N35°17'21"E
C68	611.00'	02°39'35"	28.36'	28.36'	S35°17'21"W
C69	275.00'	16°50'45"	80.85'	80.56'	S25°32'11"W
C70	275.00'	13°47'08"	66.17'	66.01'	N24°00'22"E
C71	215.00'	13°47'08"	51.73'	51.61'	N24°00'22"E
C72	335.00'	16°50'45"	98.50'	98.14'	S25°32'11"W
C73	601.00'	02°39'35"	27.90'	27.90'	N32°37'46"E
C74	647.67'	02°39'35"	30.07'	30.06'	S32°37'46"W
C75	647.67'	02°39'35"	30.07'	30.06'	S35°17'21"W
C76	601.00'	02°39'35"	27.90'	27.90'	N35°17'21"E
C77	2,560.00'	14°29'02"	647.14'	645.42'	S41°12'04"W
C78	626.00'	03°10'12"	34.63'	34.63'	N46°51'29"E
C79	340.00'	06°04'02"	36.00'	35.99'	S48°18'24"W

LINE TABLE		
LINE	BEARING	LENGTH
L18	S56°19'17"E	74.46'
L34	S51°04'46"W	100.28'
L35	S48°26'35"W	199.31'
L36	S33°57'33"W	440.05'
L37	S31°17'58"W	78.76'
L38	S33°57'33"W	183.38'
L39	S36°37'08"W	78.76'
L40	S33°57'33"W	208.13'
L41	N59°06'48"W	50.00'
L42	N71°36'53"W	9.94'
L43	N23°07'41"E	2.19'
L44	N33°57'33"E	208.13'
L45	N31°17'58"E	78.76'
L46	N33°57'33"E	183.38'
L47	N36°37'08"E	78.76'
L48	N33°57'33"E	440.05'
L49	N48°26'35"E	199.31'
L50	N45°16'23"E	63.69'
L53	N56°19'17"W	273.88'

RADIAL LINE TABLE		
LINE	BEARING	LENGTH
R4	S33°51'38"E	270.00'
R5	N59°06'04"W	215.00'

REV. A--REVISED LANGUAGE IN LEGAL DESCRIPTION: RRC 10/06/10  
**This is NOT a Survey.**

FOR: SMR COMMUNITIES

SKETCH & DESCRIPTION OF  
 A TRACT OF LAND LOCATED IN  
 SECTIONS 20 & 29, TOWNSHIP 35 SOUTH,  
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

Exhibit A

**WilsonMiller**

Ecologists • Surveyors • Landscape Architects • Transportation Consultants  
 WilsonMiller, Inc.  
 Sarasota, Florida 9410-9341 • Phone 941-557-4333 • Fax 941-557-4810 • Web Site www.wilsonmiller.com

TASK CODE: MASLD	DRAWN BY: MJM	CHECKED BY: RRC	CAD FILE: s2670-c08-k01	PL S2670-512-000	2 OF 3	DRAWING INDEX NO: A2670-512-000 072*	REV:
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LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 20 and 29, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the northernmost corner of Riverwalk Ridge (Cypress Banks Phase II, Subphase I Units 1 & 2) as recorded in Plat Book 35, Pages 146 through 158 of the Public Records of Manatee County, Florida, also being a point on the east line of Community Development District 1, as recorded in Official Records Book 1640, Page 673

of said Public Records and the west line of Community Development District 5, as recorded in Official Records Book 1925, Page 6521 of said Public Records; thence N.56°19'17"W. along said east line of Community Development District 1 and said west line of Community Development District 5, a distance of 273.88 feet to the POINT OF BEGINNING, also being the point of curvature of a curve to the left, of which the radius point lies S.33°51'38"E., a radial distance of 270.00 feet; thence southwesterly along the arc of said curve, through a central angle of 05°03'36", an arc length of 23.85 feet to the point of tangency of said curve; thence S.51°04'46"W., a distance of 100.28 feet to the point of curvature of a curve to the left having a radius of 636.00 feet and a central angle of 02°38'11"; thence southwesterly along the arc of said curve, an arc length of 29.26 feet to the point of tangency of said curve; thence S.48°26'35"W., a distance of 199.31 feet to the point of curvature of a curve to the left having a radius of 2,500.00 feet and a central angle of 14°29'02"; thence southwesterly along the arc of said curve, an arc length of 631.98 feet to the point of tangency of said curve; thence S.33°57'33"W., a distance of 440.05 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 28.36 feet to the point of tangency of said curve; thence S.31°17'58"W., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 637.67 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence S.33°57'33"W., a distance of 183.38 feet to the point of curvature of a curve to the right having a radius of 637.67 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence S.36°37'08"W., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 28.36 feet to the point of tangency of said curve; thence S.33°57'33"W., a distance of 208.13 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 16°50'45"; thence southwesterly along the arc of said curve, an arc length of 80.85 feet to the point of reverse curvature of a curve to the right having a radius of 275.00 feet and a central angle of 13°47'08"; thence southwesterly along the arc of said curve, a distance of 66.17 feet to the end of said curve and to the northeast corner of Hidden River Trail as shown on the plat of Riverwalk Village Cypress Banks, Subphase H, Units 1 & 2 as recorded in Plat Book 35, Pages 7 through 14 of the Public Records of Manatee County, Florida; (the following two (2) calls are along the north line of said Riverwalk Village Cypress Banks, Subphase H, Units 1 & 2); (1) thence N.59°06'48"W., a distance of 50.00 feet; (2) thence N.71°36'53"W., a distance of 9.94 feet; thence N.23°07'41"E., a distance of 2.19 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.59°06'04"W., a radial distance of 215.00 feet; thence northeasterly along the arc of said curve, through a central angle of 13°47'08", an arc length of 51.73 feet to the point of reverse curvature of a curve to the right having a radius of 335.00 feet and a central angle of 16°50'45"; thence northeasterly along the arc of said curve, a distance of 98.50 feet to the point of tangency of said curve; thence N.33°57'33"E., a distance of 208.13 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 27.90 feet to the point of tangency of said curve; thence N.31°17'58"E., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence N.33°57'33"E., a distance of 183.38 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence N.36°37'08"E., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 27.90 feet to the point of tangency of said curve; thence N.33°57'33"E., a distance of 440.05 feet to the point of curvature of a curve to the right having a radius of 2,560.00 feet and a central angle of 14°29'02"; thence northeasterly along the arc of said curve, an arc length of 647.14 feet to the point of tangency of said curve; thence N.48°26'35"E., a distance of 199.31 feet to the point of curvature of a curve to the left having a radius of 626.00 feet and a central angle of 03°10'12"; thence northeasterly along the arc of said curve, an arc length of 34.63 feet to the point of tangency of said curve; thence N.45°16'23"E., a distance of 63.69 feet to the point of curvature of a curve to the right having a radius of 340.00 feet and a central angle of 06°04'02"; thence northeasterly along the arc of said curve, an arc length of 36.00 feet to a point on the aforementioned east line of Community Development District 1 and the west line of Community Development District 5; thence S.56°19'17"E. along said line, a distance of 74.46 feet to the POINT OF BEGINNING.

Said tract contains 138,161 square feet or 3.1717 acres, more or less.

REV. A-REVISED LANGUAGE IN LEGAL DESCRIPTION: RRC 10/06/10  
This is NOT a Survey.

FOR: SMR COMMUNITIES

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20 & 29, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

Exhibit A

**Wilson Miller**

Surveyors • Ecologists • Surveyors • Landscape Architects • Transportation Consultants  
Wilson Miller, Inc.

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TASK CODE:  
MASLD

DRAWN BY: MJM

CHECKED BY: RRC

CAD FILE:  
s2670-008-k01

S2670-512-000

3 OF 3

DRAWING INDEX NO:  
A2670-512-000 072\*

REV:



Clerk of the Circuit Court - Manatee County  
R.B."Chips" Shore  
P.O. Box 25400 Bradenton FL 34206  
Visit our website: "www.manateeclerk.com"

INVOICE

"  
MAN CO PROPERTY MGT  
BOARD RECORDS - VICKI JARRATT

RECEIPT  
#1 of #1

001.133000

AR PAYOR: AR300005 GOMC Book# 2363 Page# 770  
DOC TYPE: AFF CALC AMOUNT: \$0.00  
PAGES: 14 FILE# 002874250  
Receipt: 490069497 12/17/10 2:28PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	7.50
R	RECORDING FEES	001	000000341100	0	57.00
R	CLERK CT TECH FUND	199	000000341160	0	26.60
R	FL ASSOC COURT CLERK	001	000000208911	0	1.40
R	BD OF COUNTY COMM	001	000000208912	0	28.00



RECEIPT TOTAL: \$120.50  
GRAND TOTAL: \$120.50

Receipt#  
490069497 thru 490069497

OFFICE HOURS \*\*\*\*\*8:30 AM - 5:00 PM  
"Pride in Service with a Vision to the Future"

# MANATEE COUNTY GOVERNMENT

## AGENDA MEMORANDUM

<b>SUBJECT</b>	Hidden River Trail – Schroeder-Manatee Ranch, Inc and Lakewood Ranch Community Development District 1. Right-of-Way Turnover	<b>TYPE AGENDA ITEM</b>	Consent
<b>DATE REQUESTED</b>	December 14, 2010	<b>DATE SUBMITTED/REVISED</b>	December 1, 2010
<b>BRIEFINGS? Who?</b>	N/A	<b>CONSEQUENCES IF DEFERRED</b>	N/A
<b>DEPARTMENT/DIVISION</b>	Property Management Property Acquisition Division	<b>AUTHORIZED BY TITLE</b>	Charlie Bishop, Director <i>CHB</i> Property Management
<b>CONTACT PERSON TELEPHONE/EXTENSION</b>	Moonlin Johnson Ext. 6289	<b>PRESENTER/TITLE TELEPHONE/EXTENSION</b>	Joaquin Servia, Manager Property Acquisition/Ext. 302 <i>Joaquin</i>
<b>ADMINISTRATIVE APPROVAL</b> <i>[Signature]</i>			

**ACTION DESIRED**  
INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED

Acceptance of, authorization to record, Warranty Deed from Schroeder-Manatee Ranch, Inc. and Lakewood Ranch Community Development District 1, located east of Lakewood Ranch Boulevard and west of Lorraine Road.

Authorization to record Affidavits of Ownership and Encumbrances from Rex E. Jensen, President of Schroeder-Manatee Ranch, Inc., and June D. Stroup, Chairman of Lakewood Ranch Community Development District 1.

**ENABLING/REGULATING AUTHORITY**  
Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy

Comp Plan - Goal 5.1 addresses coordination of traffic systems to future land uses.  
Land Development Code - Section 722.1.2 through 722.1.3.2 Standard and Design Criteria, and Section 909.1 Dedication.

**BACKGROUND/DISCUSSION**

- Schroeder-Manatee Ranch, Inc. and Lakewood Ranch Community Development District 1 are turning over the ownership of Hidden River Trail to Manatee County for maintenance.
- Hidden River Trail has been constructed to Manatee County Standards and inspected by Andy Fischer, Infrastructure Inspection Division Manager.
- The conveyance documents are hereby presented for acceptance and/or recording.

**COUNTY ATTORNEY REVIEW**

<b>Check appropriate box</b>	<b>ACCEPTED IN OPEN SESSION</b>
<input type="checkbox"/>	<b>REVIEWED</b> Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____) DEC 14 2010 BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA
<input type="checkbox"/>	<b>NOT REVIEWED (No apparent legal issues.)</b>
<input checked="" type="checkbox"/>	<b>NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)</b>
<input type="checkbox"/>	<b>OTHER</b>

<b>ATTACHMENTS: (List in order as attached)</b>	<b>INSTRUCTIONS TO BOARD RECORDS:</b>		
1) Warranty Deed 2) Affidavits 3) Location Map	Notification of document acceptance and recording to Moonlin Johnson, Extension 6289 Property Acquisition Division, Property Management Department. <i>Recording 12-15-10 v9</i> CCC Charge Account #AR300005 Property Management		
<b>COST:</b>	\$ 259.50 Recording Fee	<b>SOURCE (ACCT # &amp; NAME):</b>	001-0020505 Property Acquisition Core Funds
<b>COMMENTS:</b>	N/A	<b>AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)</b>	N/A

This instrument prepared by:  
LWR Development, LLC  
14400 Covenant Way  
Lakewood Ranch, Florida 34202  
Return to:  
Joaquin Servia, Manager, Property Acquisition  
Property Management Department  
PO Box 1000  
Bradenton, Florida 34206

### WARRANTY DEED

**THIS WARRANTY DEED** made and executed the 21 day of October, 2010, by **SCHROEDER-MANATEE RANCH, INC.**, a Delaware corporation licensed to transact business in the State of Florida, whose address is 14400 Covenant Way, Lakewood Ranch, FL 34202 and **LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1**, a local unit of special purpose government, created pursuant to Chapter 190, Florida Statutes, whose address is 8175 Lakewood Ranch Boulevard Lakewood Ranch, FL 34202, hereinafter collectively referred to as Grantor, as their interests appear, to, **COUNTY OF MANATEE**, a political subdivision of the State of Florida, whose post office address is P.O. Box 1000, Bradenton, Florida 34206, hereinafter referred to as Grantee (whenever used herein in the terms "Grantor" and "Grantee" include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

#### WITNESSETH:

That the Grantor, for and in considerations, receipt whereof the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain and sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in Manatee County, State of Florida, viz:


#### SEE EXHIBIT "A" ATTACHED HERETO

**TOGETHER** with all the tenements, improvements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

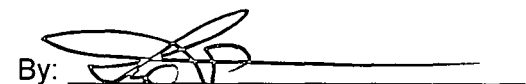
**AND** the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

**IN WITNESS WHEREOF** the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Witnesses:  
  
Print Name: Suzanne L. Fugate

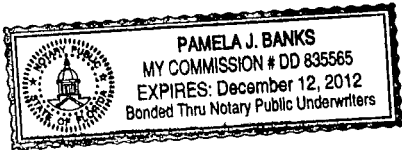
SCHROEDER-MANATEE RANCH,  
INC., a Delaware corporation

  
Printed Name: Susan Chaney-Prancevic

By:   
Rex E. Jensen, President

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing Warranty Deed was acknowledged before me this 12<sup>th</sup> day of October, 2010 by Rex E. Jensen, President of Schroeder-Manatee Ranch, Inc., a Delaware corporation licensed to transact business in the State of Florida on behalf of the corporation. Rex E. Jensen is personally known to me or has produced NA as identification.



Pamela J. Banks  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: Pamela J. BANKS  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

Witnesses:

LAKWOOD RANCH COMMUNITY  
DEVELOPMENT DISTRICT 1

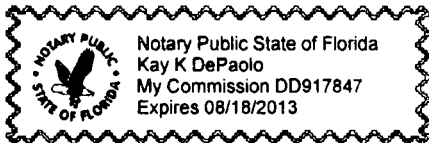
Jean Stewart  
Print Name: Jean Stewart

By: June D. Stroup  
Print Name: June D. Stroup  
Print Title: Chairperson

Gary Berns  
Print Name: Gary Berns

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 21 day of October, 2010, by June D. Stroup, as Chair person, of Lakewood Ranch Community Development District 1, a local unit of special purpose government, created pursuant to Chapter 190, Florida Statutes who are personally known to me or have produced \_\_\_\_\_ as ~~identification~~ and did (did not) take an oath.



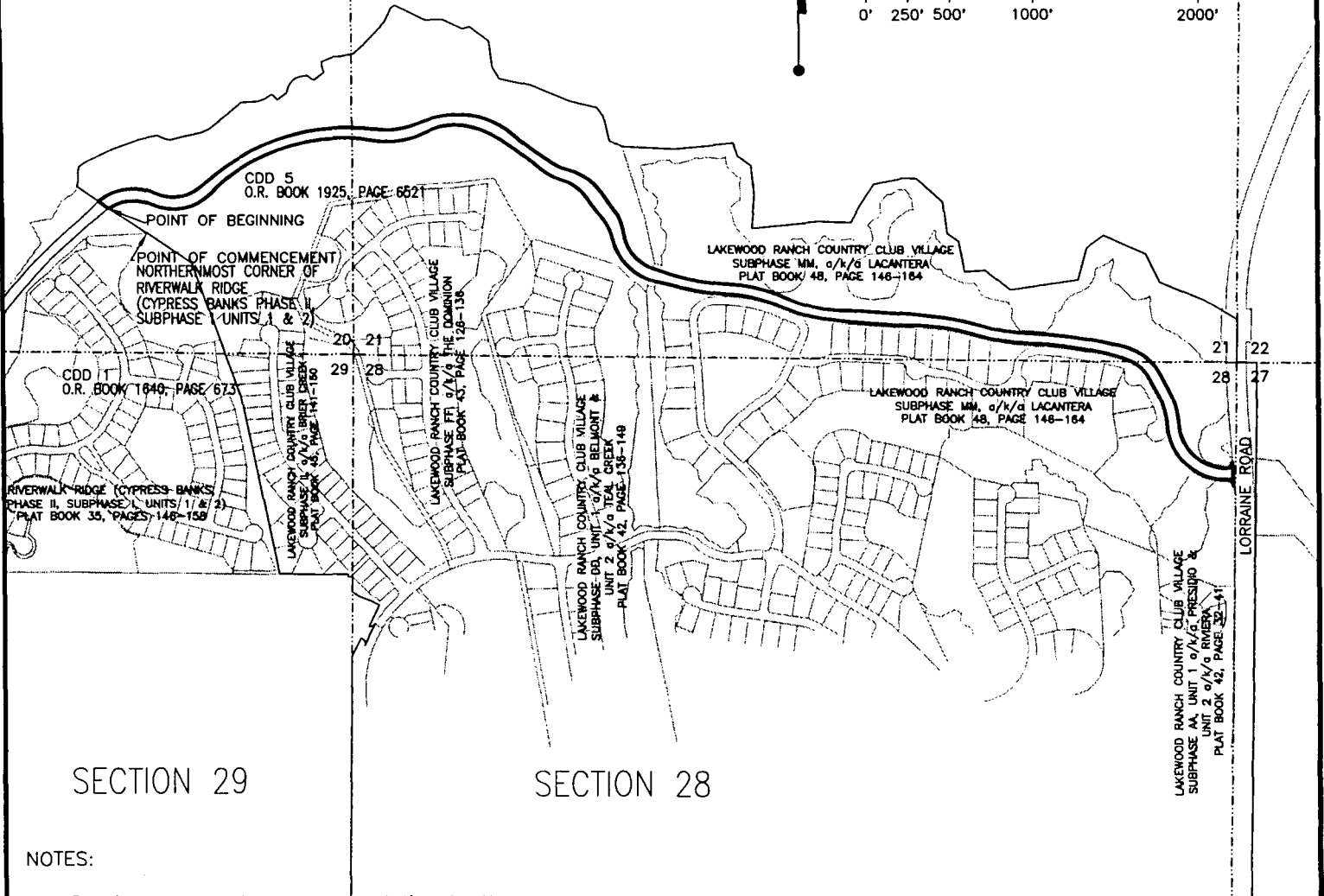
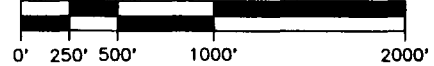
Kay K. DePaolo  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: Kay K. DePaolo  
My Commission Expires: 8-18-2013  
Commission Number: DD 917847

EXHIBIT "A"

SECTION 20

SECTION 21

SCALE: 1"=1000'



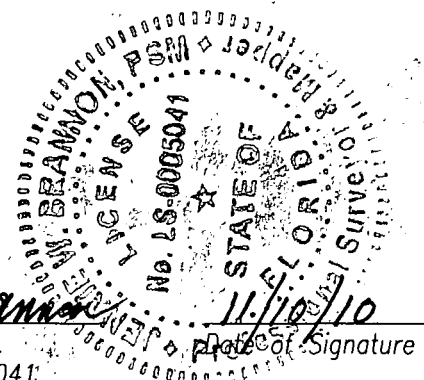
SECTION 29

SECTION 28

NOTES:

1. Bearings shown hereon are relative to the West line of Section 20, Township 35 South, Range 19 East being N.00°34'35"E.
2. This is a sketch only and does not represent a field survey.
3. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
4. ( ) = Platted Bearings and/or distances.  
 (R) = Radial  
 O.R. = Official Records

*Jennie W. Brannon*  
 Jennie, W. Brannon, P.S.M.  
 Florida Registration No. 5041  
 Date of Signature 11/10/10



REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

FOR: SMR COMMUNITIES

Oct 06, 2010 - 10:13:13

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This is NOT a Survey.

SKETCH & DESCRIPTION OF  
 A TRACT OF LAND LOCATED IN  
 SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

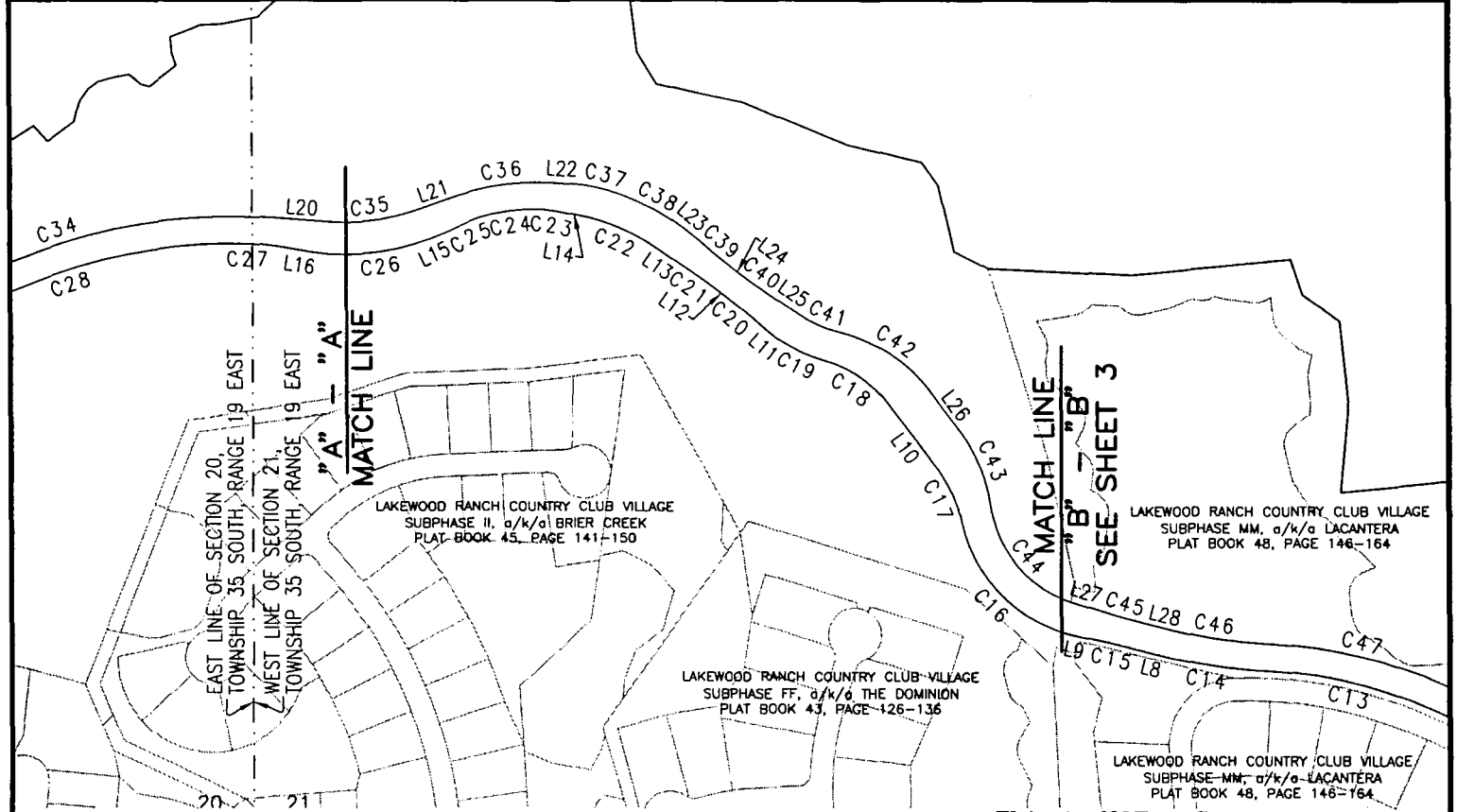
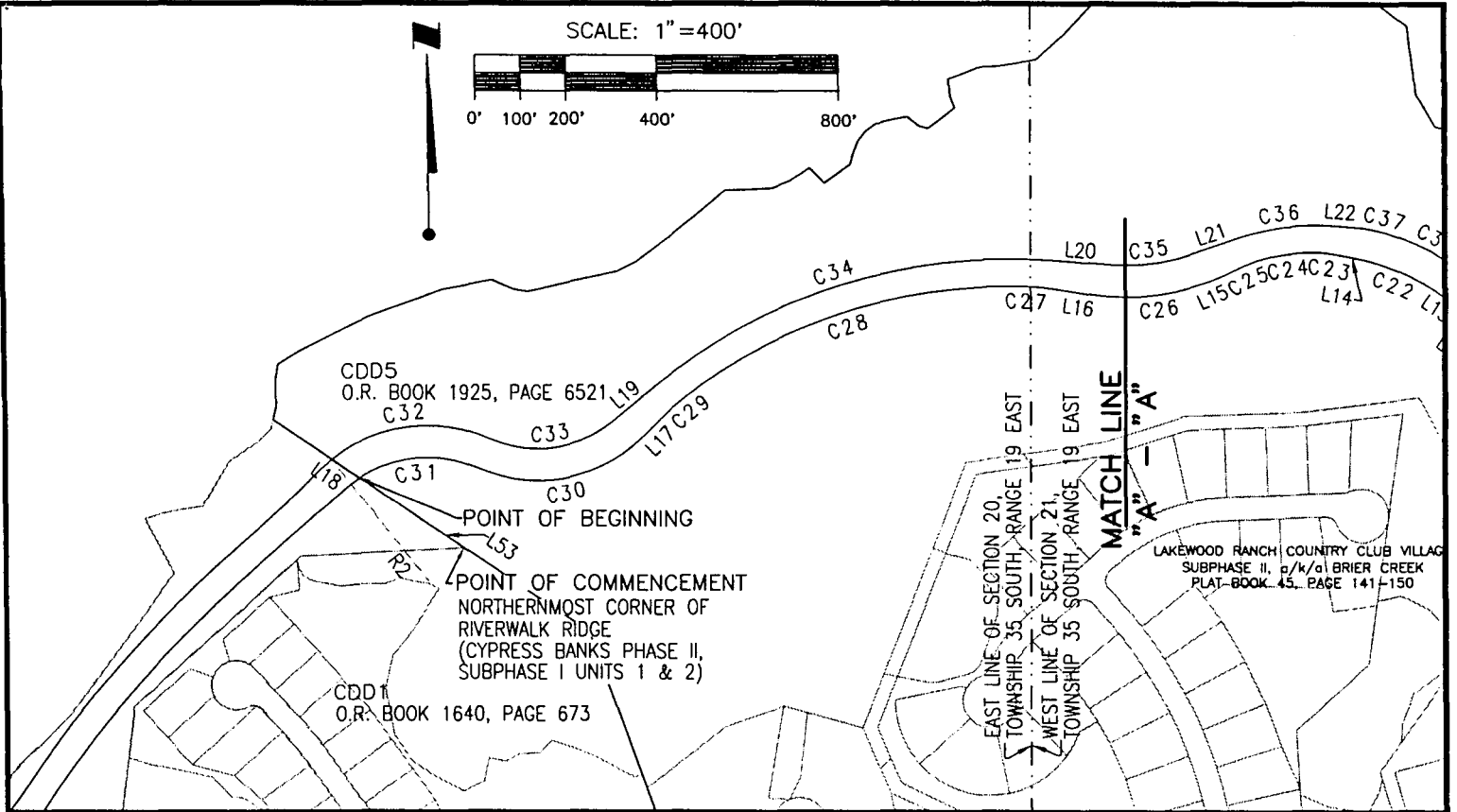
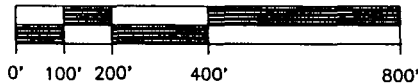
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TASK CODE: MASLD	DRAWN BY: MJM	CHKD BY: RRC	CAD FILE: s2670-o08-k01	PROJECT NO: S2670-512-000	SHEET 1 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV. A
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SCALE: 1"=400'



FOR: SMR COMMUNITIES      REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

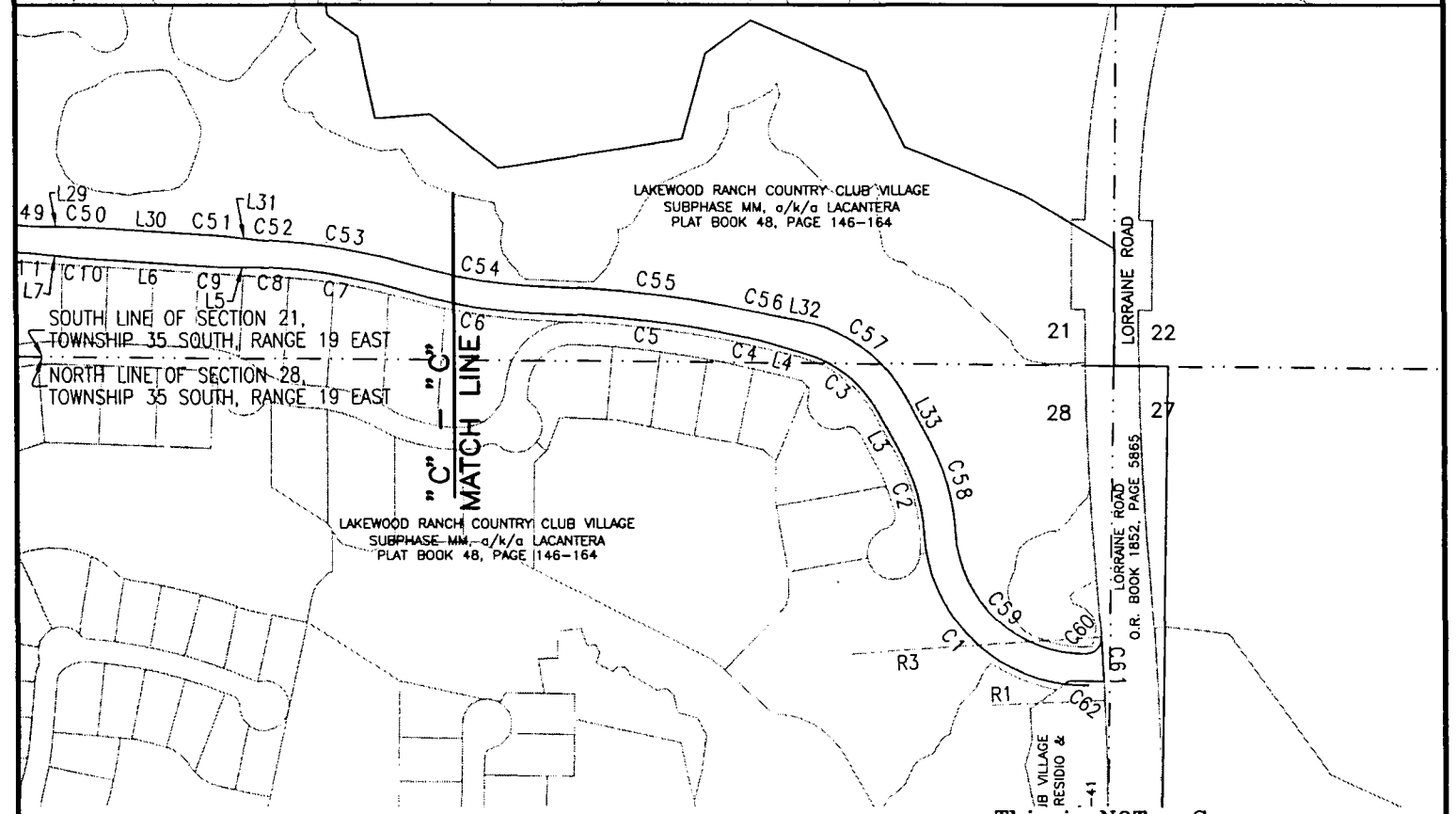
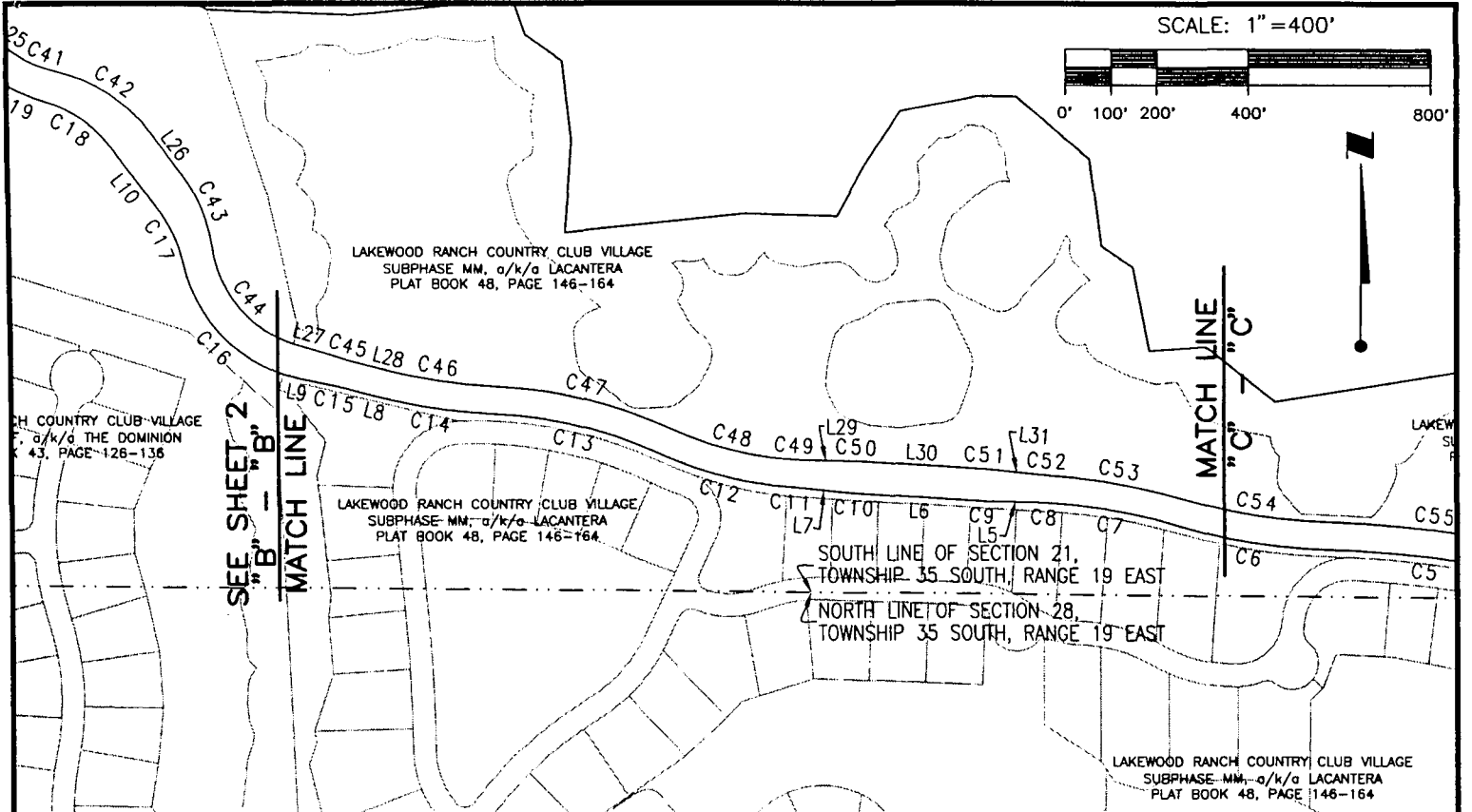
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SCALE: 1"=400'



FOR: SMR COMMUNITIES      REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C1	355.00'	88°24'56"	547.82'	495.06'	N47°40'13"W
C2	435.00'	24°46'12"	188.06'	186.60'	N15°50'50"W
C3	270.00'	45°16'23"	213.34'	207.84'	N50°52'08"W
C4	536.00'	04°27'48"	41.75'	41.74'	N75°44'13"W
C5	2,475.00'	10°31'12"	454.44'	453.80'	N83°13'43"W
C6	1,225.00'	15°00'50"	321.00'	320.08'	S80°58'54"E
C7	1,325.00'	13°02'35"	301.63'	300.98'	N79°59'47"W
C8	611.00'	02°39'35"	28.36'	28.36'	N87°50'52"W
C9	637.67'	02°39'35"	29.60'	29.60'	S87°50'52"E
C10	637.67'	02°39'35"	29.60'	29.60'	S85°11'17"E
C11	611.00'	02°39'35"	28.36'	28.36'	N85°11'17"W
C12	845.00'	20°53'45"	308.17'	306.47'	S76°04'12"E
C13	975.00'	21°47'37"	370.86'	368.63'	N76°31'08"W
C14	1,325.00'	11°45'16"	271.83'	271.35'	S81°32'19"E
C15	536.00'	03°02'30"	28.45'	28.45'	N77°10'55"W
C16	330.00'	66°56'46"	385.58'	364.02'	S45°13'47"E
C17	276.33'	24°46'46"	119.51'	118.58'	N24°08'47"W
C18	276.33'	37°54'34"	182.83'	179.52'	N55°29'27"W
C19	330.00'	24°20'30"	140.20'	139.15'	S62°16'29"E
C20	611.00'	03°10'37"	33.88'	33.87'	N51°41'33"W
C21	611.00'	02°31'56"	27.00'	27.00'	N54°32'49"W
C22	470.00'	23°53'20"	195.96'	194.55'	N67°45'27"W
C23	275.00'	12°50'19"	61.62'	61.49'	N86°07'17"W
C24	475.00'	09°36'40"	79.68'	79.59'	S82°39'13"W
C25	275.00'	12°50'27"	61.63'	61.50'	S71°25'40"W
C26	530.00'	33°48'11"	312.69'	308.17'	N81°54'31"E
C27	486.00'	06°55'11"	58.69'	58.66'	N84°38'59"W
C28	1,175.00'	39°57'04"	819.30'	802.80'	S71°54'54"W
C29	486.00'	07°01'55"	59.65'	59.61'	S48°25'25"W
C30	330.00'	68°51'58"	396.64'	373.19'	N79°20'26"E
C31	270.00'	57°38'03"	271.59'	260.29'	S84°57'24"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C32	340.00'	62°26'00"	370.49'	352.43'	S82°33'25"W
C33	260.00'	63°17'32"	287.21'	272.83'	N82°07'39"E
C34	1,235.00'	43°39'56"	941.21'	918.59'	S72°18'51"W
C35	460.00'	23°31'00"	188.80'	187.48'	N82°23'19"E
C36	535.00'	23°16'06"	217.27'	215.78'	S82°15'52"W
C37	333.67'	12°38'21"	73.61'	73.46'	N79°46'54"W
C38	540.00'	23°26'56"	221.00'	219.46'	N61°44'16"W
C39	601.00'	03°16'03"	34.28'	34.27'	S51°38'50"E
C40	601.00'	2°38'35"	27.72'	27.72'	S54°36'09"E
C41	260.00'	21°09'06"	95.98'	95.44'	S66°30'00"E
C42	356.33'	40°32'23"	252.12'	246.90'	N56°48'21"W
C43	356.33'	28°43'15"	178.62'	176.76'	N22°10'33"W
C44	260.00'	65°13'43"	296.00'	280.27'	S40°25'47"E
C45	526.00'	02°37'03"	24.03'	24.03'	S74°21'09"E
C46	1,265.00'	11°45'16"	259.52'	259.06'	S81°32'19"E
C47	1,035.00'	21°47'37"	393.68'	391.31'	N76°31'08"W
C48	785.00'	20°53'45"	286.29'	284.71'	S76°04'12"E
C49	601.00'	02°39'35"	27.90'	27.90'	S87°50'52"E
C50	647.67'	02°39'35"	30.07'	30.06'	N87°50'52"W
C51	647.67'	02°39'35"	30.07'	30.06'	N85°11'17"W
C52	601.00'	02°39'35"	27.90'	27.90'	S85°11'17"E
C53	1,385.00'	13°02'35"	315.29'	314.61'	N79°59'47"W
C54	1,165.00'	15°00'50"	305.28'	304.40'	S80°58'54"E
C55	2,535.00'	10°55'25"	483.30'	482.57'	N83°01'37"W
C56	526.00'	02°14'47"	20.62'	20.62'	S78°41'18"E
C57	340.00'	51°34'45"	306.08'	295.85'	N54°01'19"W
C58	505.00'	24°46'12"	218.32'	216.62'	N15°50'50"W
C59	285.00'	87°40'40"	436.13'	394.80'	S47°18'05"E
C60	35.00'	92°43'38"	56.64'	50.66'	N42°29'46"E
C61	5,940.00'	01°21'33"	140.91'	140.88'	S03°11'43"E
C62	35.00'	89°21'44"	54.59'	49.22'	N47°11'49"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°08'34"W	78.35'
L2	S54°04'23"W	12.28'
L3	N28°13'56"W	105.28'
L4	N73°30'19"W	88.67'
L5	N89°10'40"W	78.76'
L6	N86°31'05"W	282.15'
L7	N83°51'30"W	78.76'
L8	N75°39'41"W	63.59'
L9	N78°42'10"W	71.24'
L10	N36°32'10"W	179.38'
L11	N50°06'14"W	64.12'
L12	N53°16'51"W	71.64'
L13	N55°48'47"W	110.05'
L14	N79°42'08"W	44.44'
L15	S65°00'26"W	46.35'
L16	N81°11'23"W	75.06'
L17	S44°54'27"W	60.94'

LINE TABLE		
LINE	BEARING	LENGTH
L18	N56°19'17"W	74.46'
L19	N50°28'53"E	122.37'
L20	S85°51'11"E	130.29'
L21	N70°37'49"E	99.87'
L22	S86°06'05"E	45.15'
L23	S50°00'48"E	55.18'
L24	S53°16'51"E	67.70'
L25	S55°55'27"E	100.56'
L26	S36°32'10"E	109.27'
L27	S73°02'38"E	103.41'
L28	S75°39'41"E	65.22'
L29	S89°10'40"E	78.76'
L30	S86°31'05"E	282.15'
L31	S83°51'30"E	78.76'
L32	S79°48'41"E	59.73'
L33	S28°13'56"E	105.28'
L53	N56°19'17"W	273.88'

RADIAL LINE TABLE		
LINE	BEARING	LENGTH
R1	S87°29'03"W	35.00'
R2	S38°39'35"E	340.00'
R3	S86°07'30"W	5,940.00'

FOR: SMR COMMUNITIES

REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 20, 21 and 28, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the northernmost corner of Riverwalk Ridge (Cypress Banks Phase II, Subphase I Units 1 & 2) as recorded in Plat Book 35, Pages 146 through 158 of the Public Records of Manatee County, Florida, also being a point on the east line of CDD 1 as recorded in Official Records Book 1640, Page 673 of said Public Records and the west line of CDD 5 as recorded in Official Records Book 1925, Page 6521 of said Public Records; thence N.56°19'17"W. along said east line of CDD 1 and said west line of CDD 5, a distance of 273.88 feet to the POINT OF BEGINNING; thence continue N.56°19'17"W. along said line, a distance of 74.46 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.38°39'35"E., a radial distance of 340.00 feet; thence easterly along the arc of said curve, through a central angle of 62°26'00", an arc length of 370.49 feet to the point of reverse curvature of a curve to the left having a radius of 260.00 feet and a central angle of 63°17'32"; thence easterly along the arc of said curve, a distance of 287.21 feet to the point of tangency of said curve; thence N.50°28'53"E., a distance of 122.37 feet to the point of curvature of a curve to the right having a radius of 1,235.00 feet and a central angle of 43°39'56"; thence easterly along the arc of said curve, an arc length of 941.21 feet to the point of tangency of said curve; thence S.85°51'11"E., a distance of 130.29 feet to the point of curvature of a curve to the left having a radius of 460.00 feet and a central angle of 23°31'00"; thence easterly along the arc of said curve, an arc length of 188.80 feet to the point of tangency of said curve; thence N.70°37'49"E., a distance of 99.87 feet to the point of curvature of a curve to the right having a radius of 535.00 feet and a central angle of 23°16'06"; thence easterly along the arc of said curve, an arc length of 217.27 feet to the point of tangency of said curve; thence S.86°06'05"E., a distance of 45.15 feet to the point of curvature of a curve to the right having a radius of 333.67 feet and a central angle of 12°38'21"; thence easterly along the arc of said curve, an arc length of 73.61 feet to the point of compound curvature of a curve to the right having a radius of 540.00 feet and a central angle of 23°26'56"; thence southeasterly along the arc of said curve, an arc length of 221.00 feet to the point of tangency of said curve; thence S.50°00'48"E., a distance of 55.18 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 03°16'03"; thence southeasterly along the arc of said curve, an arc length of 34.28 feet to the point of tangency of said curve; thence S.53°16'51"E., a distance of 67.70 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°38'35"; thence southeasterly along the arc of said curve, an arc length of 27.72 feet to the point of tangency of said curve; thence S.55°55'27"E., a distance of 100.56 feet to the point of curvature of a curve to the left having a radius of 260.00 feet and a central angle of 21°09'06"; thence southeasterly along the arc of said curve, an arc length of 95.98 feet to the point of reverse curvature of a curve to the right having a radius of 356.33 feet and a central angle of 40°32'23"; thence southeasterly along the arc of said curve, a distance of 252.12 feet to the point of tangency of said curve; thence S.36°32'10"E., a distance of 109.27 feet to the point of curvature of a curve to the right having a radius of 356.33 feet and a central angle of 28°43'15"; thence southerly along the arc of said curve, an arc length of 178.62 feet to the point of reverse curvature of a curve to the left having a radius of 260.00 feet and a central angle of 65°13'43"; thence southeasterly along the arc of said curve, a distance of 296.00 feet to the point of tangency of said curve; thence S.73°02'38"E., a distance of 103.41 feet to the point of curvature of a curve to the left having a radius of 526.00 feet and a central angle of 02°37'03"; thence easterly along the arc of said curve, an arc length of 24.03 feet to the point of tangency of said curve; thence S.75°39'41"E., a distance of 65.22 feet to the point of curvature of a curve to the left having a radius of 1,265.00 feet and a central angle of 11°45'16"; thence easterly along the arc of said curve, an arc length of 259.52 feet to the point of reverse curvature of a curve to the right having a radius of 1,035.00 feet and a central angle of 21°47'37"; thence easterly along the arc of said curve, a distance of 393.68 feet to the point of reverse curvature of a curve to the left having a radius of 785.00 feet and a central angle of 20°53'45"; thence easterly along the arc of said curve, a distance of 286.29 feet to the point of compound curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 27.90 feet to the point of

CONTINUED ON PAGE 6

FOR: SMR COMMUNITIES

REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWV

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SKETCH & DESCRIPTION OF  
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(Legal Description continued from sheet 5 of 7)

tangency of said curve; thence S.89°10'40"E., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence S.86°31'05"E., a distance of 282.15 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence S.83°51'30"E., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 27.90 feet to the point of reverse curvature of a curve to the right having a radius of 1,385.00 feet and a central angle of 13°02'35"; thence easterly along the arc of said curve, a distance of 315.29 feet to the point of reverse curvature of a curve to the left having a radius of 1,165.00 feet and a central angle of 15°00'50"; thence easterly along the arc of said curve, a distance of 305.28 feet to the point of reverse curvature of a curve to the right having a radius of 2,535.00 feet and a central angle of 10°55'25"; thence easterly along the arc of said curve, a distance of 483.30 feet to the point of reverse curvature of a curve to the left having a radius of 526.00 feet and a central angle of 02°14'47"; thence easterly along the arc of said curve, a distance of 20.62 feet to the point of tangency of said curve; thence S.79°48'41"E., a distance of 59.73 feet to the point of curvature of a curve to the right having a radius of 340.00 feet and a central angle of 51°34'45"; thence southeasterly along the arc of said curve, an arc length of 306.08 feet to the point of tangency of said curve; thence S.28°13'56"E., a distance of 105.28 feet to the point of curvature of a curve to the right having a radius of 505.00 feet and a central angle of 24°46'12"; thence southerly along the arc of said curve, an arc length of 218.32 feet to the point of reverse curvature of a curve to the left having a radius of 285.00 feet and a central angle of 87°40'40"; thence southeasterly along the arc of said curve, a distance of 436.13 feet to the point of compound curvature of a curve to the left having a radius of 35.00 feet and a central angle of 92°43'38"; thence northeasterly along the arc of said curve, an arc length of 56.64 feet to the point of curvature of a non-tangent curve to the right, of which the radial point lies S.86°07'30"W., a radial distance of 5,940.00 feet, said point also being on the westerly right-of-way line of Lorraine Road (120-foot wide public right-of-way) as recorded in Official Records Book 1852, Page 5865 of the Public Records of Manatee County, Florida; thence southerly along the arc of said curve and also said right-of-way line, through a central angle of 01°21'33", an arc length of 140.91 feet to the point of cusp of a curve to the left of which the radial point lies S.87°29'03"W. a radial distance of 35.00 feet; thence northwesterly along the arc of said curve, an arc length of 54.59 feet to the point of reverse curvature of curve to the right, a radial distance of 355.00 feet; thence northwesterly along the arc of said curve, through a central angle of 88°24'56", an arc length of 547.82 feet to the point of reverse curvature of a curve to the left having a radius of 435.00 feet and a central angle of 24°46'12"; thence northerly along the arc of said curve, a distance of 188.06 feet to the point of tangency of said curve; thence N.28°13'56"W., a distance of 105.28 feet to the point of curvature of a curve to the left having a radius of 270.00 feet and a central angle of 45°16'23"; thence northwesterly along the arc of said curve, an arc length of 213.34 feet to the point of tangency of said curve; thence N.73°30'19"W., a distance of 88.67 feet to the point of curvature of a curve to the left having a radius of 536.00 feet and a central angle of 04°27'48"; thence westerly along the arc of said curve, an arc length of 41.75 feet to the point of compound curvature of a curve to the left having a radius of 2,475.00 feet and a central angle of 10°31'12"; thence westerly along the arc of said curve, an arc length of 454.44 feet to the point of reverse curvature of a curve to the right having a radius of 1,225.00 feet and a central angle of 15°00'50"; thence westerly along the arc of said curve, a distance of 321.00 feet to the point of reverse curvature of a curve to the left having a radius of 1,325.00 feet and a central angle of 13°02'35"; thence westerly along the arc of said curve, a distance of 301.63 feet to the point of compound curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 28.36 feet to the point of tangency of said curve; thence N.89°10'40"W., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 637.67 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence N.86°31'05"W., a distance of 282.15 feet to the point of curvature of a curve to the right having a radius

CONTINUED ON SHEET 7

FOR: SMR COMMUNITIES

REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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TASK CODE: MASLD	DRAWN BY: MJM	CHECKED BY: RRC	CAD FILE: s2670-o08-k01	PROJECT NO: S2670-512-000	SHEET 6 OF 7	DRAWING INDEX NO: A2670-512-000 073+	REV. A
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(Legal Description continued from sheet 6 of 7)

of 637.67 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence N.83°51'30"W., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 28.36 feet to the point of reverse curvature of a curve to the right having a radius of 845.00 feet and a central angle of 20°53'45"; thence westerly along the arc of said curve, a distance of 308.17 feet to the point of reverse curvature of a curve to the left having a radius of 975.00 feet and a central angle of 21°47'37"; thence westerly along the arc of said curve, a distance of 370.86 feet to the point of reverse curvature of a curve to the right having a radius of 1,325.00 feet and a central angle of 11°45'16"; thence westerly along the arc of said curve, a distance of 271.83 feet to the point of tangency of said curve; thence N.75°39'41"W., a distance of 63.59 feet to the point of curvature of a curve to the left having a radius of 536.00 feet and a central angle of 03°02'30"; thence westerly along the arc of said curve, an arc length of 28.45 feet to the point of tangency of said curve; thence N.78°42'10"W., a distance of 71.24 feet to the point of curvature of a curve to the right having a radius of 330.00 feet and a central angle of 66°56'46"; thence northwesterly along the arc of said curve, an arc length of 385.58 feet to the point of reverse curvature of a curve to the left having a radius of 276.33 feet and a central angle of 24°46'46"; thence northwesterly along the arc of said curve, a distance of 119.51 feet to the point of tangency of said curve; thence N.36°32'10"W., a distance of 179.38 feet to the point of curvature of a curve to the left having a radius of 276.33 feet and a central angle of 37°54'34"; thence northwesterly along the arc of said curve, an arc length of 182.83 feet to the point of reverse curvature of a curve to the right having a radius of 330.00 feet and a central angle of 24°20'30"; thence northwesterly along the arc of said curve, a distance of 140.20 feet to the point of tangency of said curve; thence N.50°06'14"W., a distance of 64.12 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 03°10'37"; thence northwesterly along the arc of said curve, an arc length of 33.88 feet to the point of tangency of said curve; thence N.53°16'51"W., a distance of 71.64 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°31'56"; thence northwesterly along the arc of said curve, an arc length of 27.00 feet to the point of tangency of said curve; thence N.55°48'47"W., a distance of 110.05 feet to the point of curvature of a curve to the left having a radius of 470.00 feet and a central angle of 23°53'20"; thence westerly along the arc of said curve, an arc length of 195.96 feet to the point of tangency of said curve; thence N.79°42'08"W., a distance of 44.44 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 12°50'19"; thence westerly along the arc of said curve, an arc length of 61.62 feet to the point of compound curvature of a curve to the left having a radius of 475.00 feet and a central angle of 09°36'40"; thence westerly along the arc of said curve, an arc length of 79.68 feet to the point of compound curvature of a curve to the left having a radius of 275.00 feet and a central angle of 12°50'27"; thence westerly along the arc of said curve, an arc length of 61.63 feet to the point of tangency of said curve; thence S.65°00'26"W., a distance of 46.35 feet to the point of curvature of a curve to the right having a radius of 530.00 feet and a central angle of 33°48'11"; thence westerly along the arc of said curve, an arc length of 312.69 feet to the point of tangency of said curve; thence N.81°11'23"W., a distance of 75.06 feet to the point of curvature of a curve to the left having a radius of 486.00 feet and a central angle of 06°55'11"; thence westerly along the arc of said curve, an arc length of 58.69 feet to the point of compound curvature of a curve to the left having a radius of 1,175.00 feet and a central angle of 39°57'04"; thence westerly along the arc of said curve, an arc length of 819.30 feet to the point of compound curvature of a curve to the left having a radius of 486.00 feet and a central angle of 07°01'55"; thence southwesterly along the arc of said curve, an arc length of 59.65 feet to the point of tangency of said curve; thence S.44°54'27"W., a distance of 60.94 feet to the point of curvature of a curve to the right having a radius of 330.00 feet and a central angle of 68°51'58"; thence westerly along the arc of said curve, an arc length of 396.64 feet to the point of reverse curvature of a curve to the left having a radius of 270.00 feet and a central angle of 57°38'03"; thence westerly along the arc of said curve, a distance of 271.59 feet to the POINT OF BEGINNING.

Said tract contains 518,616 square feet or 11.9058 acres, more or less.

This is NOT a Survey.

FOR: SMR COMMUNITIES REVA - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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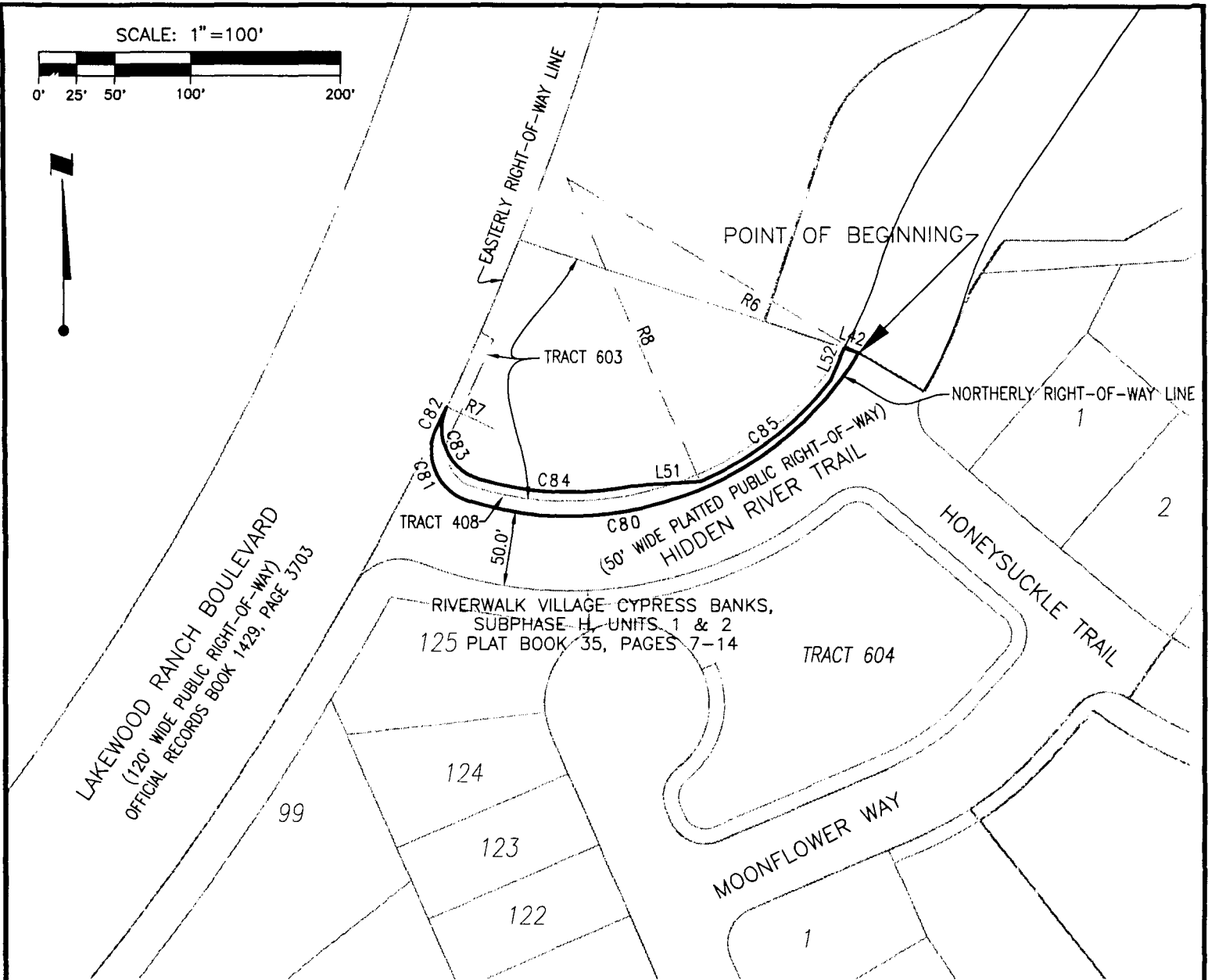
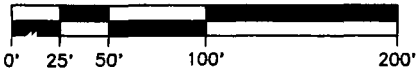
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TASK CODE: MASLD	DRAWN BY: MJM	CHKED BY: RRC	CAD FILE: s2670-c08-k01	PROJECT NO: S2670-512-000	SHEET 7 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV: A
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SCALE: 1"=100'



NOTES:

1. Bearings shown hereon are relative to the West line of Section 29, Township 35 South, Range 19 East, being N.00°22'41"E.
2. This is a sketch only and does not represent a field survey.
3. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
4. ( ) = Platted Bearings and/or distances.  
(R) = Radial

*Jennie W. Brannon* 2/20/07  
 Jennie W. Brannon P.S.M. Date of Signature  
 Florida Registration No. 5047

REV. A: CORRECTED DESCRIPTION FOR PLAT INFORMATION; MJM; 2/28/07  
 FOR: SMR COMMUNITIES

Feb 19, 2007 - 11:49:39

This is NOT a Survey.

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SKETCH & DESCRIPTION OF  
 A TRACT OF LAND LOCATED IN  
 SECTION 29, TOWNSHIP 35 SOUTH, RANGE  
 MANATEE COUNTY, FLORIDA

Exhibit A

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TASK CODE: MASLD	DRAWN BY: MJM	CHKD BY: RRC	CAD FILE: s2670-o08-k01	S2670-512-000	1 OF 2	DRAWING INDEX NO: A2670-512-000 071+	REV: A
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LINE TABLE		
LINE	BEARING	LENGTH
L42	S71°36'53"E	9.94'
L51	N86°12'18"E	45.83'
L52	N23°07'41"E	23.70'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C80	225.00'	76°24'24"	300.05'	278.30'	N69°05'24"E
C81	35.00'	98°35'55"	60.23'	53.07'	S23°24'27"E
C82	2,060.00'	00°26'40"	15.98'	15.98'	N25°40'11"E
C83	35.00'	98°55'43"	60.43'	53.20'	S24°01'01"E
C84	209.00'	28°10'08"	102.75'	101.72'	S87°33'56"E
C85	220.00'	28°50'46"	110.76'	109.60'	N52°01'00"E

RADIAL LINE TABLE		
LINE	BEARING	LENGTH
R6	N59°06'48"W	225.00'
R7	S64°33'09"E	35.00'
R8	N23°33'37"W	220.00'

LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in portions of Tracts 408 and 603, Riverwalk Ridge (Cypress Banks, Subphase H, Units 1 & 2) as recorded in Plat Book 35, Pages 7 through 14 of the Public Records of Manatee County, Florida, in Section 29, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Begin at the east corner of said Tract 408, said corner also being on the northerly right-of-way line of Hidden River Trail, said point being the point of curvature of a curve to the right, of which the radius point lies N.59°06'48"W., a radial distance of 225.00 feet; thence along the southerly and westerly lines of said Tract 408, also being on said northerly right-of-way line of Hidden River Trail, for the following two (2) calls; (1) thence westerly along the arc of said curve, through a central angle of 76°24'24", an arc length of 300.05 feet to the point of compound curvature of a curve to the right having a radius of 35.00 feet and a central angle of 98°35'55"; (2) thence northwesterly along the arc of said curve, an arc length of 60.23 feet to the point of reverse curvature of a curve to the left having a radius of 2,060.00 feet and a central angle of 00°26'40", said point being on the easterly right-of-way line of Lakewood Ranch Boulevard (120-foot wide public right-of-way) as recorded in Official Records Book 1443, Page 4990 of the Public Records of Manatee County, Florida; thence northeasterly along the arc of said curve also being said easterly right-of-way line, a distance of 15.98 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.64°33'09"E., a radial distance of 35.00 feet; thence southeasterly along the arc of said curve, through a central angle of 98°55'43", an arc length of 60.43 feet to the point of compound curvature of a curve to the left having a radius of 209.00 feet and a central angle of 28°10'08"; thence easterly along the arc of said curve, an arc length of 102.75 feet to the point of tangency of said curve; thence N.86°12'18"E., a distance of 45.83 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.23°33'37"W., a radial distance of 220.00 feet; thence northeasterly along the arc of said curve, through a central angle of 28°50'46", an arc length of 110.76 feet to the point of tangency of said curve; thence N.23°07'41"E., a distance of 23.70 feet to a point on the northerly line of the above mentioned Tract 408; thence S.71°36'53"E. along said northerly line of Tract 408, a distance of 9.94 feet to the POINT OF BEGINNING.

Said tract contains 3,665 square feet or 0.0841 acres, more or less.

REV. A: CORRECTED DESCRIPTION FOR PLAT INFORMATION; MJM; 2/28/07  
FOR: SMR COMMUNITIES

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTION 29, TOWNSHIP 35 SOUTH, RANGE  
MANATEE COUNTY, FLORIDA

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TASK CODE: MASLD	DRAWN BY: MJM	CHKD BY: RRC	CAD FILE: s2670-o08-k01	S2670-512-000	2 OF 2	DRAWING INDEX NO: A2670-512-000 071+	REV: A
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SCALE: 1" = 400'



CDD5  
O.R. BOOK 1925, PAGE 6521

POINT OF BEGINNING  
POINT OF COMMENCEMENT  
NORTHERNMOST CORNER OF  
RIVERWALK RIDGE  
(CYPRESS BANKS PHASE II,  
SUBPHASE I UNITS 1 & 2)

CDD1  
O.R. BOOK 1640, PAGE 673

SOUTH LINE OF SECTION 20,  
TOWNSHIP 35 SOUTH, RANGE 19 EAST  
NORTH LINE OF SECTION 29,  
TOWNSHIP 35 SOUTH, RANGE 19 EAST

RIVERWALK RIDGE (CYPRESS BANKS, PHASE II,  
SUBPHASE I, UNITS 1 & 2)  
PLAT BOOK 35, PAGES 146-158

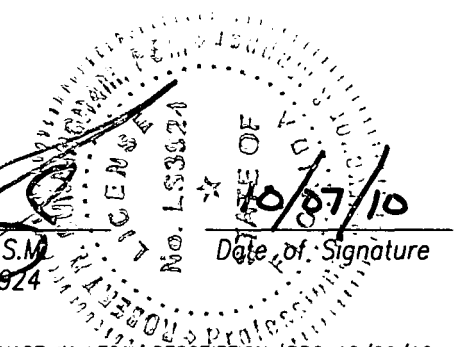
RIVERWALK VILLAGE CYPRESS BANKS,  
SUBPHASE H, UNITS 1 & 2  
PLAT BOOK 35, PAGES 7-14

UNPLATTED PARCEL 4

NOTES:

1. Bearings shown hereon are relative to the West line of Section 20, Township 35 South, Range 19 East being N.00°34'35"E.
2. This is a sketch only and does not represent a field survey.
3. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
4. ( ) = Platted Bearings and/or distances.  
(R) = Radial  
O.R. = Official Records

*Robert R. Cunningham*  
Robert R. Cunningham, P.S.M.  
Florida Registration No. 3924



REV. A-REVISED LANGUAGE IN LEGAL DESCRIPTION: RRC 10/06/10  
This is NOT a Survey.

Feb 19, 2007 - 11:49:58 MJMARTIN\X:\SUR\02670\512\s2670-o08-k01.dwg

FOR: SMR COMMUNITIES

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20 & 29, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

Exhibit A

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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C62	270.00'	05°03'36"	23.85'	23.84'	S53°36'34"W
C63	636.00'	02°38'11"	29.26'	29.26'	S49°45'41"W
C64	2,500.00'	14°29'02"	631.98'	630.29'	S41°12'04"W
C65	611.00'	02°39'35"	28.36'	28.36'	S32°37'46"W
C66	637.67'	02°39'35"	29.60'	29.60'	N32°37'46"E
C67	637.67'	02°39'35"	29.60'	29.60'	N35°17'21"E
C68	611.00'	02°39'35"	28.36'	28.36'	S35°17'21"W
C69	275.00'	16°50'45"	80.85'	80.56'	S25°32'11"W
C70	275.00'	13°47'08"	66.17'	66.01'	N24°00'22"E
C71	215.00'	13°47'08"	51.73'	51.61'	N24°00'22"E
C72	335.00'	16°50'45"	98.50'	98.14'	S25°32'11"W
C73	601.00'	02°39'35"	27.90'	27.90'	N32°37'46"E
C74	647.67'	02°39'35"	30.07'	30.06'	S32°37'46"W
C75	647.67'	02°39'35"	30.07'	30.06'	S35°17'21"W
C76	601.00'	02°39'35"	27.90'	27.90'	N35°17'21"E
C77	2,560.00'	14°29'02"	647.14'	645.42'	S41°12'04"W
C78	626.00'	03°10'12"	34.63'	34.63'	N46°51'29"E
C79	340.00'	06°04'02"	36.00'	35.99'	S48°18'24"W

LINE TABLE		
LINE	BEARING	LENGTH
L18	S56°19'17"E	74.46'
L34	S51°04'46"W	100.28'
L35	S48°26'35"W	199.31'
L36	S33°57'33"W	440.05'
L37	S31°17'58"W	78.76'
L38	S33°57'33"W	183.38'
L39	S36°37'08"W	78.76'
L40	S33°57'33"W	208.13'
L41	N59°06'48"W	50.00'
L42	N71°36'53"W	9.94'
L43	N23°07'41"E	2.19'
L44	N33°57'33"E	208.13'
L45	N31°17'58"E	78.76'
L46	N33°57'33"E	183.38'
L47	N36°37'08"E	78.76'
L48	N33°57'33"E	440.05'
L49	N48°26'35"E	199.31'
L50	N45°16'23"E	63.69'
L53	N56°19'17"W	273.88'

RADIAL LINE TABLE		
LINE	BEARING	LENGTH
R4	S33°51'38"E	270.00'
R5	N59°06'04"W	215.00'

REV. A-REVISED LANGUAGE IN LEGAL DESCRIPTION: RRC 10/06/10

This is NOT a Survey.

FOR: SMR COMMUNITIES

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20 & 29, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

Exhibit A

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TASK CODE: MASLD	DRAWN BY: MJM	CHKD BY: RRC	CAD FILE: s2670-o08-k01	P	S2670-512-000	2	OF 3	DRAWING INDEX NO: A2670-512-000 072*	REV:
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LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 20 and 29, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the northernmost corner of Riverwalk Ridge (Cypress Banks Phase II, Subphase I Units 1 & 2) as recorded in Plat Book 35, Pages 146 through 158 of the Public Records of Manatee County, Florida, also being a point on the east line of Community Development District 1, as recorded in Official Records Book 1640, Page 673

of said Public Records and the west line of Community Development District 5, as recorded in Official Records Book 1925, Page 6521 of said Public Records; thence N.56°19'17"W. along said east line of Community Development District 1 and said west line of Community Development District 5, a distance of 273.88 feet to the POINT OF BEGINNING, also being the point of curvature of a curve to the left, of which the radius point lies S.33°51'38"E., a radial distance of 270.00 feet; thence southwesterly along the arc of said curve, through a central angle of 05°03'36", an arc length of 23.85 feet to the point of tangency of said curve; thence S.51°04'46"W., a distance of 100.28 feet to the point of curvature of a curve to the left having a radius of 636.00 feet and a central angle of 02°38'11"; thence southwesterly along the arc of said curve, an arc length of 29.26 feet to the point of tangency of said curve; thence S.48°26'35"W., a distance of 199.31 feet to the point of curvature of a curve to the left having a radius of 2,500.00 feet and a central angle of 14°29'02"; thence southwesterly along the arc of said curve, an arc length of 631.98 feet to the point of tangency of said curve; thence S.33°57'33"W., a distance of 440.05 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 28.36 feet to the point of tangency of said curve; thence S.31°17'58"W., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 637.67 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence S.33°57'33"W., a distance of 183.38 feet to the point of curvature of a curve to the right having a radius of 637.67 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence S.36°37'08"W., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 28.36 feet to the point of tangency of said curve; thence S.33°57'33"W., a distance of 208.13 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 16°50'45"; thence southwesterly along the arc of said curve, an arc length of 80.85 feet to the point of reverse curvature of a curve to the right having a radius of 275.00 feet and a central angle of 13°47'08"; thence southwesterly along the arc of said curve, a distance of 66.17 feet to the end of said curve and to the northeast corner of Hidden River Trail as shown on the plat of Riverwalk Village Cypress Banks, Subphase H, Units 1 & 2 as recorded in Plat Book 35, Pages 7 through 14 of the Public Records of Manatee County, Florida; (the following two (2) calls are along the north line of said Riverwalk Village Cypress Banks, Subphase H, Units 1 & 2); (1) thence N.59°06'48"W., a distance of 50.00 feet; (2) thence N.71°36'53"W., a distance of 9.94 feet; thence N.23°07'41"E., a distance of 2.19 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.59°06'04"W., a radial distance of 215.00 feet; thence northeasterly along the arc of said curve, through a central angle of 13°47'08", an arc length of 51.73 feet to the point of reverse curvature of a curve to the right having a radius of 335.00 feet and a central angle of 16°50'45"; thence northeasterly along the arc of said curve, a distance of 98.50 feet to the point of tangency of said curve; thence N.33°57'33"E., a distance of 208.13 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 27.90 feet to the point of tangency of said curve; thence N.31°17'58"E., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence N.33°57'33"E., a distance of 183.38 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence N.36°37'08"E., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 27.90 feet to the point of tangency of said curve; thence N.33°57'33"E., a distance of 440.05 feet to the point of curvature of a curve to the right having a radius of 2,560.00 feet and a central angle of 14°29'02"; thence northeasterly along the arc of said curve, an arc length of 647.14 feet to the point of tangency of said curve; thence N.48°26'35"E., a distance of 199.31 feet to the point of curvature of a curve to the left having a radius of 626.00 feet and a central angle of 03°10'12"; thence northeasterly along the arc of said curve, an arc length of 34.63 feet to the point of tangency of said curve; thence N.45°16'23"E., a distance of 63.69 feet to the point of curvature of a curve to the right having a radius of 340.00 feet and a central angle of 06°04'02"; thence northeasterly along the arc of said curve, an arc length of 36.00 feet a point on the aforementioned east line of Community Development District 1 and the west line of Community Development District 5; thence S.56°19'17"E. along said line, a distance of 74.46 feet to the POINT OF BEGINNING.

Said tract contains 138,161 square feet or 3.1717 acres, more or less.

REV. A--REVISED LANGUAGE IN LEGAL DESCRIPTION: RRC 10/06/10  
This is NOT a Survey.

FOR: SMR COMMUNITIES

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20 & 29, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

Exhibit A

**Wilson Miller**

Surveyors • Ecologists • Surveyors • Landscape Architects • Transportation Consultants  
Wilson Miller, Inc.

100 • Sarasota, Florida 34201-0001 • Phone 941-557-4000 • Fax 941-557-4000 • Web Site www.wilsonmiller.com

TASK CODE: MASLD	DRAWN BY: MJM	CHKD BY: RRC	CAD FILE: s2670-008-k01	S2670-512-000	3	OF 3	DRAWING INDEX NO: A2670-512-000 072*	REV:
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This instrument prepared by:  
LWR Development, LLC  
14400 Covenant Way  
Lakewood Ranch, Florida 34202  
Return to:  
Joaquin Servia, Manager, Property Acquisition  
Property Management Department  
PO Box 1000  
Bradenton, Florida 34206

## AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, this day personally appeared Rex E. Jensen, President of SCHROEDER-MANATEE RANCH, INC., a Delaware corporation, licensed to do business in the State of Florida, whose mailing address is 14400 Covenant Way, Bradenton, Florida 34202, who being first duly sworn, deposes and says:

1. That the undersigned, hereinafter called the Grantor, is the owner of a portion of the following described property (hereinafter "Property), and has full authority to sell or encumber the Property, as its interest appears.

See legal description identified as Exhibit "A" attached hereto.

2. That the Owner plans to dedicate right of way across the Property to the COUNTY OF MANATEE whose principal office is located at 1112 Manatee Avenue West, Post Office Box 1000, Bradenton, Florida 34206 (hereinafter called "Grantee").
3. To the best of my knowledge the only mortgages, liens, encumbrances, including, but not limited to any leasehold interest or potential claims against the Property are:

NONE

4. That there has been no labor, material, or services furnished for improvements of the Property, which remains unpaid, except as set forth in Paragraph 3 of this Affidavit.
5. That there are no claims, demands, liens or judgments outstanding against the above described Property and Grantor is not indebted to anyone for any such Property, except as set forth in Paragraph 3 of this Affidavit.
6. That the Grantor makes this Affidavit for the dedicating right of way across the Property to Grantee.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness Signature  
Suzanne L. Fugate

Printed Name

[Signature]  
Witness Signature  
Susan Chaney-Prancevic  
Printed Name

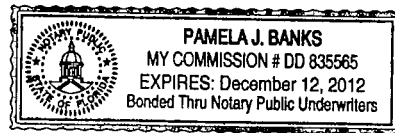
SCHROEDER-MANATEE RANCH, INC.,  
a Delaware corporation

By: [Signature]  
Rex E. Jensen, President

STATE OF FLORIDA  
COUNTY OF MANATEE

SWORN to and subscribed before me this 12<sup>th</sup> day of October,  
2010, by Rex E. Jensen, as President of Schroeder-Manatee Ranch, Inc., a Delaware  
corporation, on behalf of the corporation, and who is personally known to me or has produced  
NA as identification.

[Signature]  
NOTARY PUBLIC Signature  
Pamela J. BANKS  
Printed Name



This instrument prepared by:  
LWR Development, LLC  
14400 Covenant Way  
Lakewood Ranch, Florida 34202  
Return to:  
Joaquin Servia, Manager, Property Acquisition  
Property Management Department  
PO Box 1000  
Bradenton, Florida 34206

### AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, this day personally appeared June D. Stroup, Chairman of LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 1, a local unit of special purpose government, created pursuant to Chapter 190, Florida Statutes, whose mailing address is 8175 Lakewood Ranch Boulevard, Lakewood Ranch, Florida 34202, who being first duly sworn, deposes and says:

1. That the undersigned, hereinafter called the Grantor, is the owner of a portion of the following described property (hereinafter "Property"), and has full authority to dedicate, sell or encumber the Property, as its interest appears.

See legal description identified as Schedule "A" attached hereto.

2. That the Owner plans to dedicate right of way across the Property to the COUNTY OF MANATEE whose principal office is located at 1112 Manatee Avenue West, Post Office Box 1000, Bradenton, Florida 34206 (hereinafter called "Grantee").
3. To the best of my knowledge the only mortgages, liens, encumbrances, including, but not limited to any leasehold interest or potential claims against the Property are:

NONE

4. To the best of my knowledge there has been no labor, material, or services furnished for improvements of the Property, which remains unpaid, except as set forth in Paragraph 3 of this Affidavit.
5. To the best of my knowledge there are no claims, demands, liens or judgments outstanding against the above described Property and Grantor is not indebted to anyone for any such Property, except as set forth in Paragraph 3 of this Affidavit.
6. That the Grantor makes this Affidavit for the purpose of dedicating right of way across the Property to Grantee for operation of public utility facilities.

Signed, sealed and delivered  
In the presence of:

**LAKWOOD RANCH COMMUNITY  
DEVELOPMENT DISTRICT 1**, a local unit  
of special purpose government, created  
pursuant to Chapter 190, Florida Statutes

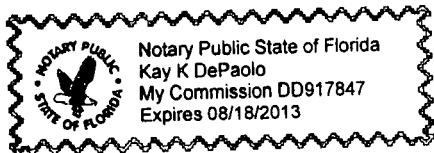
Jean Stewart  
Witness Signature  
Jean Stewart  
Printed Name

By: [Signature]  
Print Name: June D. Stroup  
Chairman

[Signature]  
Witness Signature  
Gary Beins  
Printed Name

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 21 day of October, 2010, by June D. Stroup, Chairman of Lakewood Ranch Community Development DISTRICT 1, a local unit of special purpose government, created pursuant to Chapter 190, Florida Statutes, who is personally known to me ~~or has produced~~ as identification.



Kay K. DePaolo  
NOTARY PUBLIC Signature

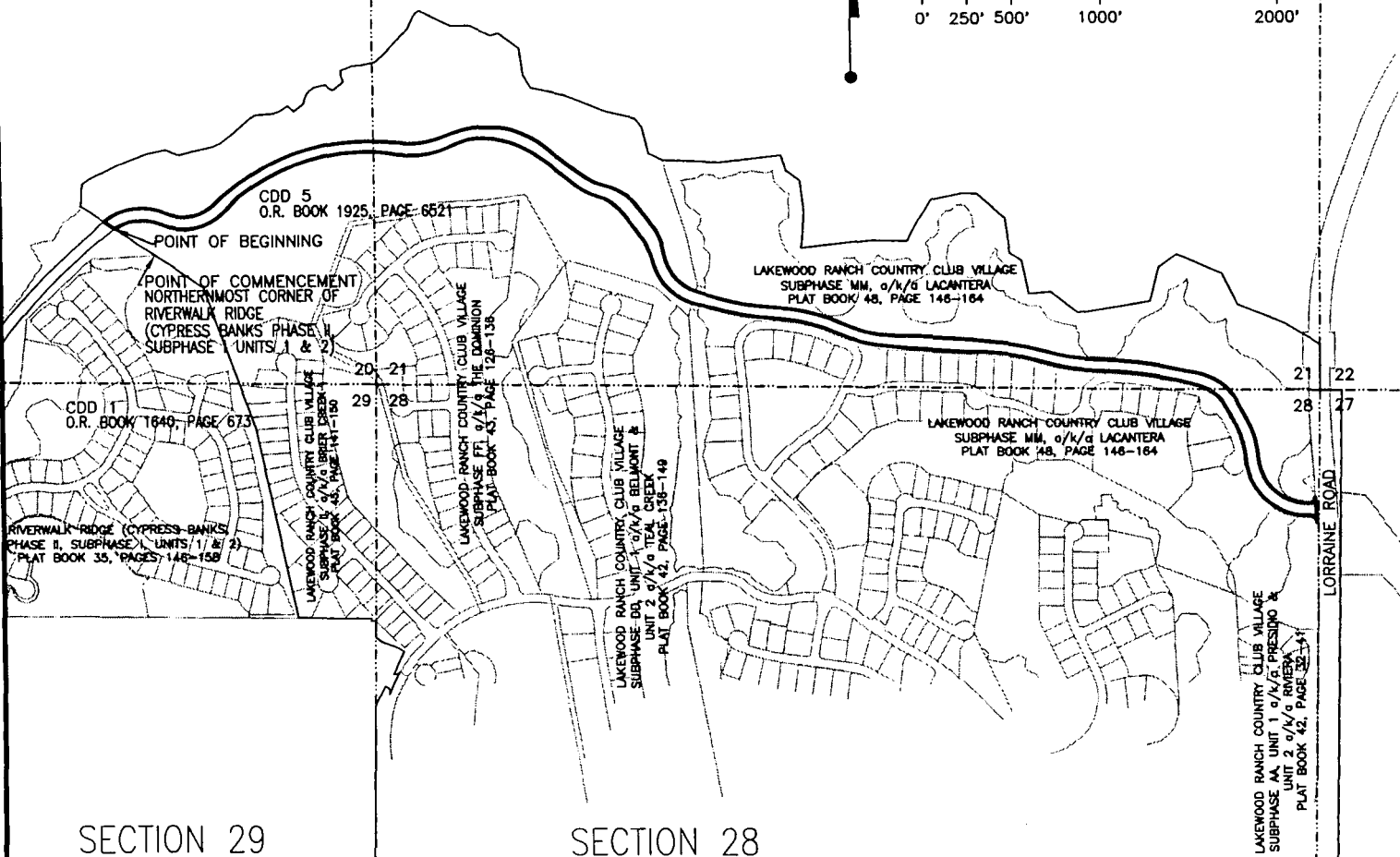
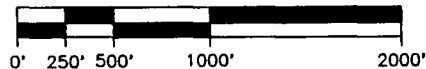
Kay K. DePaolo  
Printed Name

EXHIBIT "A"

SECTION 20

SECTION 21

SCALE: 1"=1000'



SECTION 29

SECTION 28

NOTES:

1. Bearings shown hereon are relative to the West line of Section 20, Township 35 South, Range 19 East being N.00°34'35"E.
2. This is a sketch only and does not represent a field survey.
3. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
4. ( ) = Platted Bearings and/or distances.  
 (R) = Radial  
 O.R. = Official Records

REVA - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWb

FOR: SMR COMMUNITIES

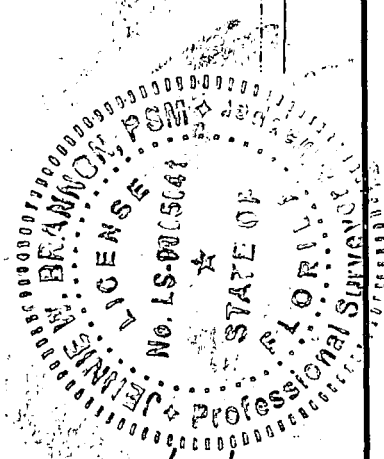
Oct 06, 2010 - 10:13:13

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SKETCH & DESCRIPTION OF  
 A TRACT OF LAND LOCATED IN  
 SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

*Jennie W. Brannon*  
 Jennie, W. Brannon, P.S.M.  
 Florida Registration No. 5041

11/10/10  
 Date of Signature



This is NOT a Survey.

**WilsonMiller**

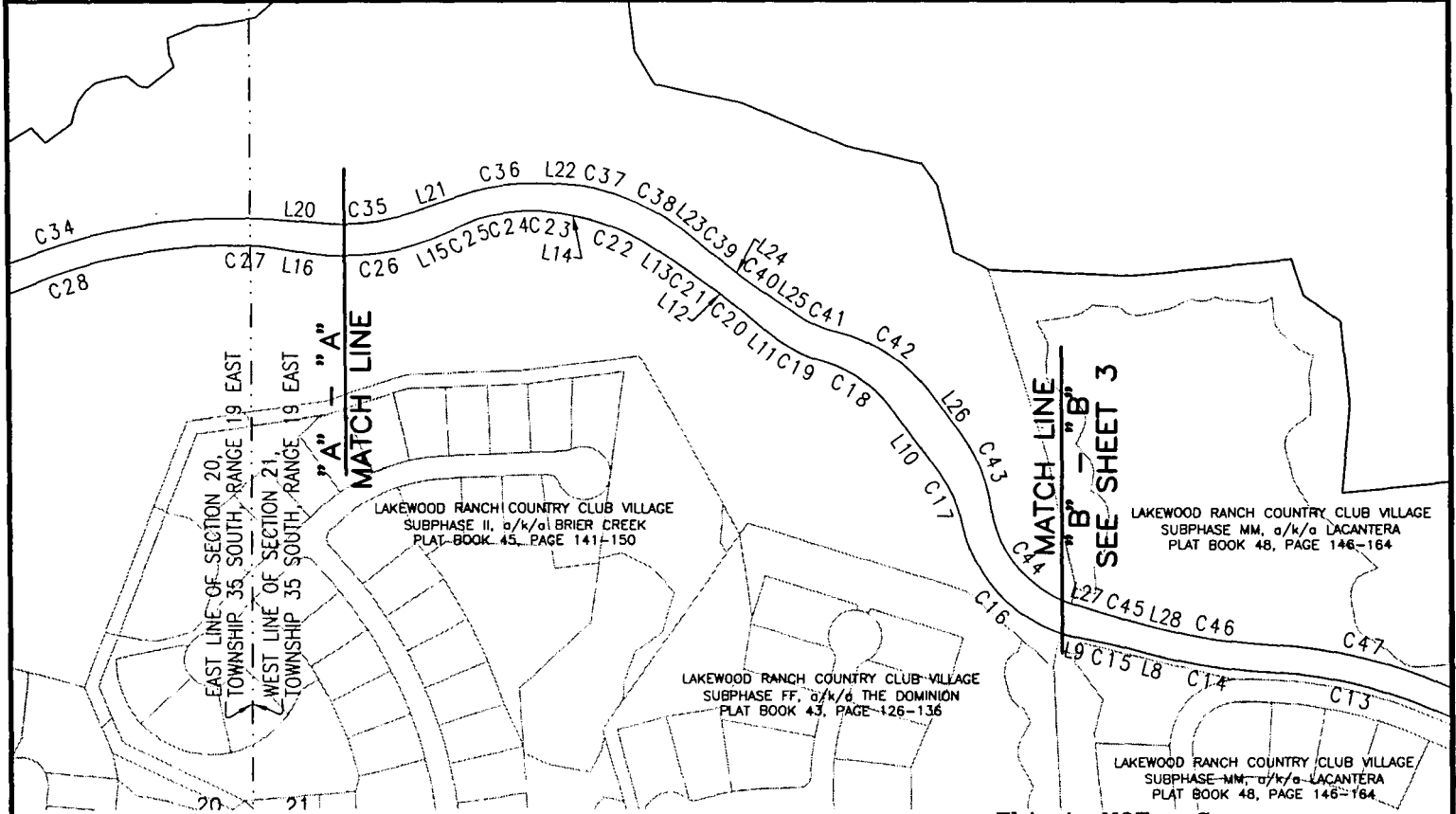
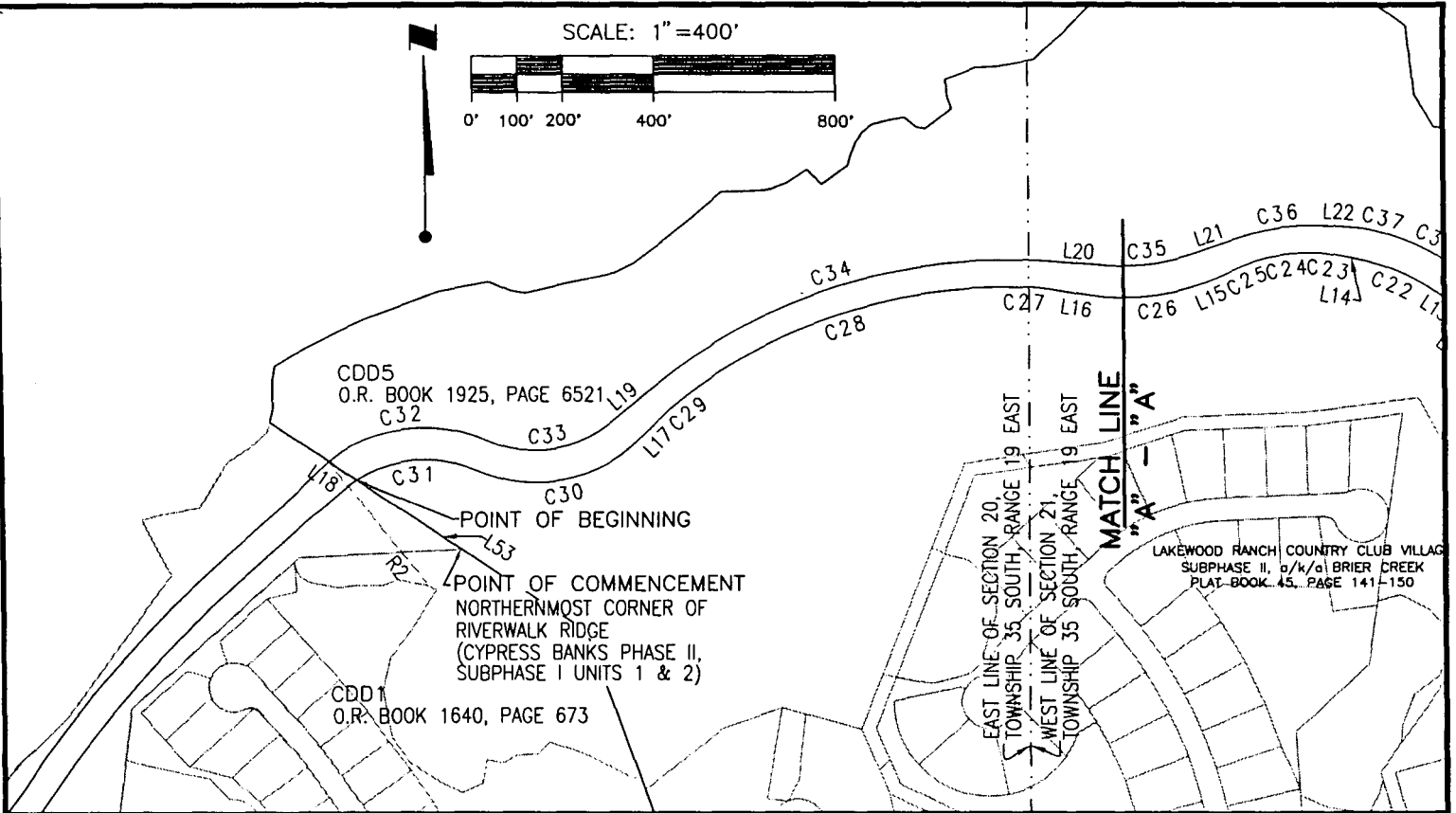
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants  
 WilsonMiller, Inc.

6500 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-9404 • Phone 941-907-6900 • Fax 941-907-6910 • Web-Site www.wilsonmiller.com

TASK CODE: MASLD	DRAWN BY: MJM	CHKD BY: RRC	CAD FILE: s2670-o08-k01	PROJECT NO: S2670-512-000	SHEET 1 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV: A
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SCALE: 1"=400'

0' 100' 200' 400' 800'



FOR: SMR COMMUNITIES REVA - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

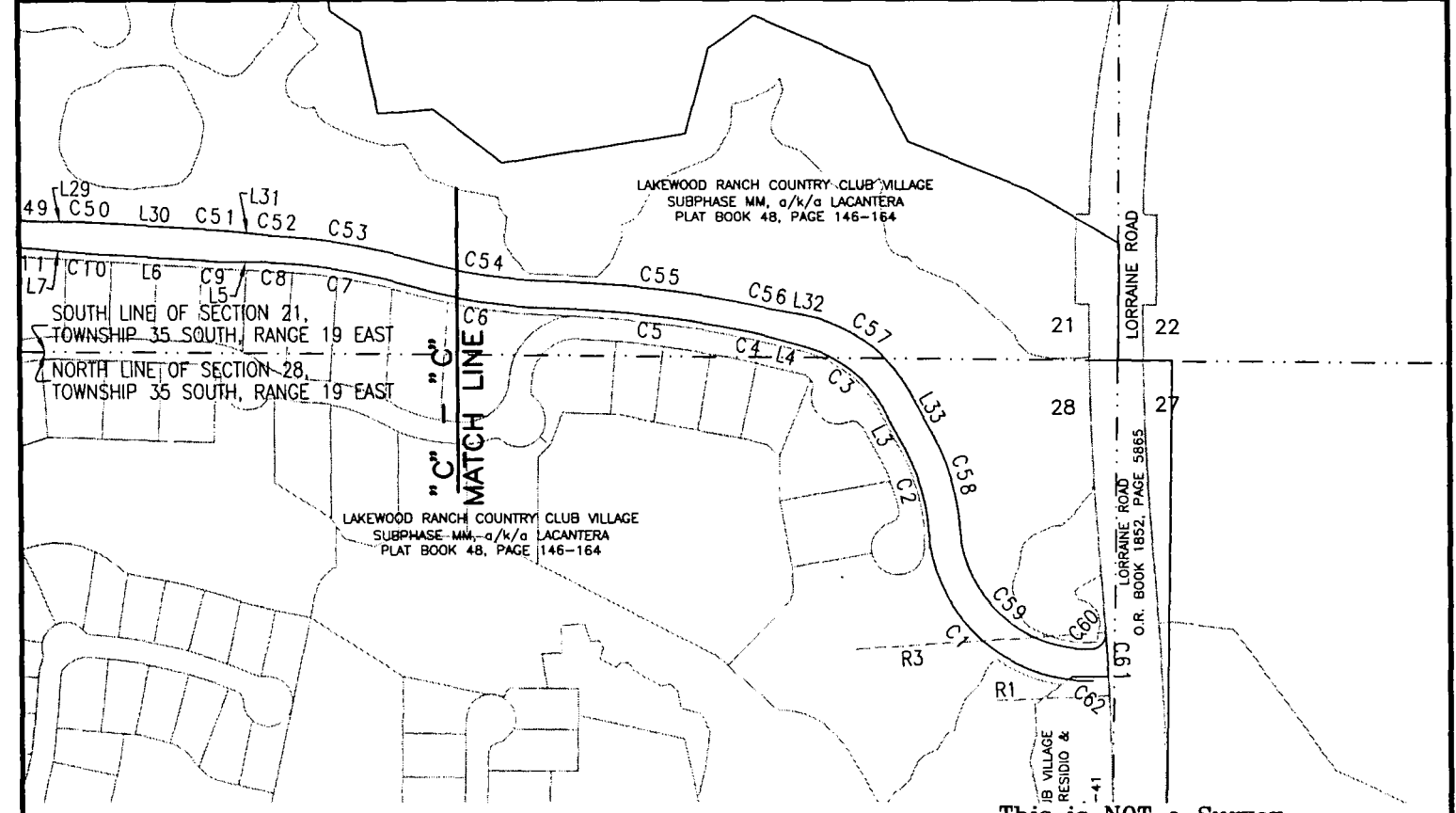
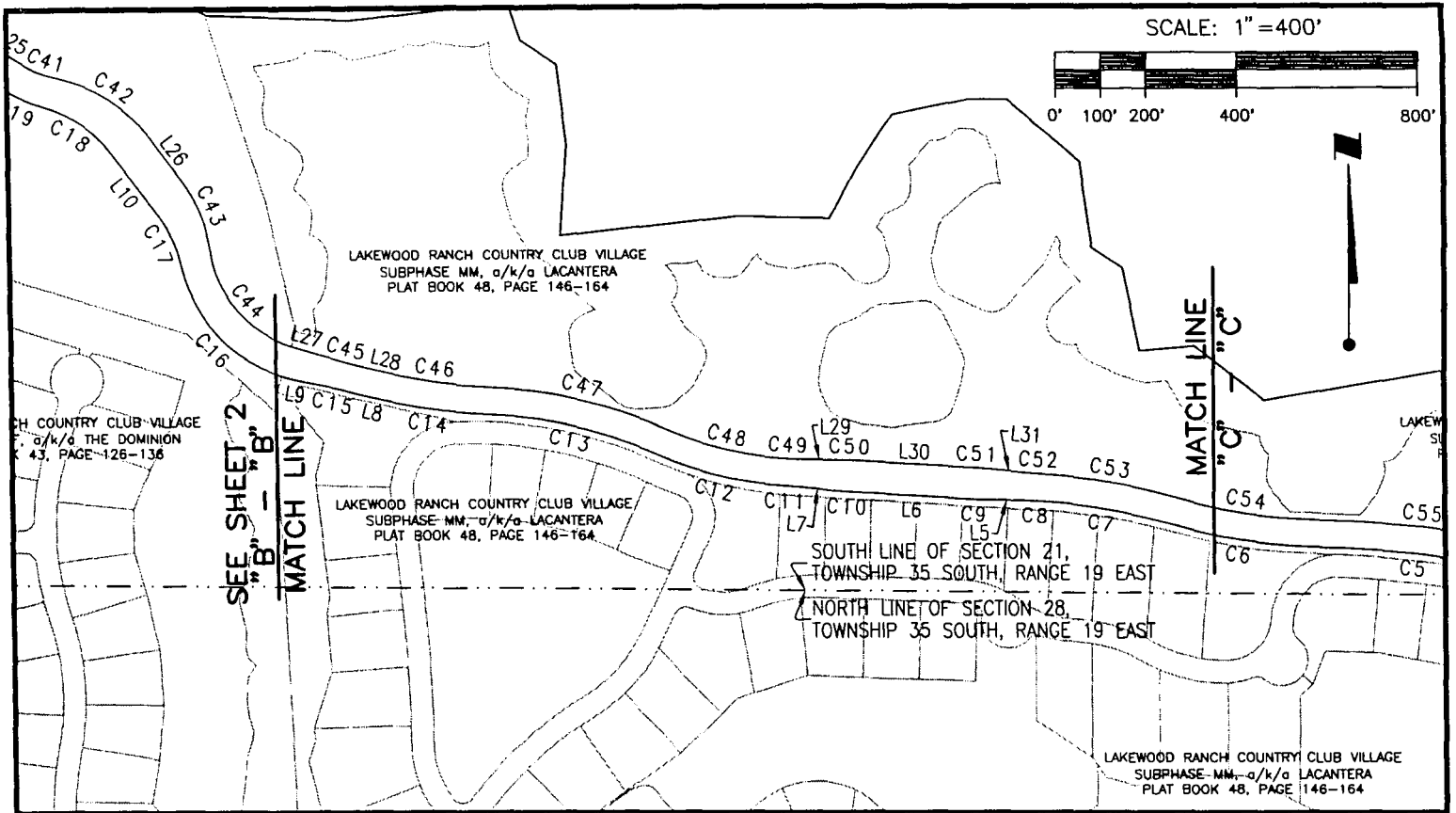
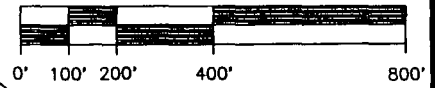
**WilsonMiller**

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TASK CODE: MASLD	DRAWN BY: MJM	CHKD BY: RRC	CAD FILE: s2670-o08-k01	PROJECT NO: S2670-512-000	SHEET 2 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV: A
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SCALE: 1" = 400'



FOR: SMR COMMUNITIES      REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

**Wilson Miller**

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TASK CODE: MASLD	DRAWN BY: MJM	CHKD BY: RRC	CAD FILE: s2670-008-k01	PROJECT NO: S2670-512-000	SHEET 3 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV: A
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C1	355.00'	88°24'56"	547.82'	495.06'	N47°40'13"W
C2	435.00'	24°46'12"	188.06'	186.60'	N15°50'50"W
C3	270.00'	45°16'23"	213.34'	207.84'	N50°52'08"W
C4	536.00'	04°27'48"	41.75'	41.74'	N75°44'13"W
C5	2,475.00'	10°31'12"	454.44'	453.80'	N83°13'43"W
C6	1,225.00'	15°00'50"	321.00'	320.08'	S80°58'54"E
C7	1,325.00'	13°02'35"	301.63'	300.98'	N79°59'47"W
C8	611.00'	02°39'35"	28.36'	28.36'	N87°50'52"W
C9	637.67'	02°39'35"	29.60'	29.60'	S87°50'52"E
C10	637.67'	02°39'35"	29.60'	29.60'	S85°11'17"E
C11	611.00'	02°39'35"	28.36'	28.36'	N85°11'17"W
C12	845.00'	20°53'45"	308.17'	306.47'	S76°04'12"E
C13	975.00'	21°47'37"	370.86'	368.63'	N76°31'08"W
C14	1,325.00'	11°45'16"	271.83'	271.35'	S81°32'19"E
C15	536.00'	03°02'30"	28.45'	28.45'	N77°10'55"W
C16	330.00'	66°56'46"	385.58'	364.02'	S45°13'47"E
C17	276.33'	24°46'46"	119.51'	118.58'	N24°08'47"W
C18	276.33'	37°54'34"	182.83'	179.52'	N55°29'27"W
C19	330.00'	24°20'30"	140.20'	139.15'	S62°16'29"E
C20	611.00'	03°10'37"	33.88'	33.87'	N51°41'33"W
C21	611.00'	02°31'56"	27.00'	27.00'	N54°32'49"W
C22	470.00'	23°53'20"	195.96'	194.55'	N67°45'27"W
C23	275.00'	12°50'19"	61.62'	61.49'	N86°07'17"W
C24	475.00'	09°36'40"	79.68'	79.59'	S82°39'13"W
C25	275.00'	12°50'27"	61.63'	61.50'	S71°25'40"W
C26	530.00'	33°48'11"	312.69'	308.17'	N81°54'31"E
C27	486.00'	06°55'11"	58.69'	58.66'	N84°38'59"W
C28	1,175.00'	39°57'04"	819.30'	802.80'	S71°54'54"W
C29	486.00'	07°01'55"	59.65'	59.61'	S48°25'25"W
C30	330.00'	68°51'58"	396.64'	373.19'	N79°20'26"E
C31	270.00'	57°38'03"	271.59'	260.29'	S84°57'24"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C32	340.00'	62°26'00"	370.49'	352.43'	S82°33'25"W
C33	260.00'	63°17'32"	287.21'	272.83'	N82°07'39"E
C34	1,235.00'	43°39'56"	941.21'	918.59'	S72°18'51"W
C35	460.00'	23°31'00"	188.80'	187.48'	N82°23'19"E
C36	535.00'	23°16'06"	217.27'	215.78'	S82°15'52"W
C37	333.67'	12°38'21"	73.61'	73.46'	N79°46'54"W
C38	540.00'	23°26'56"	221.00'	219.46'	N61°44'16"W
C39	601.00'	03°16'03"	34.28'	34.27'	S51°38'50"E
C40	601.00'	2°38'35"	27.72'	27.72'	S54°36'09"E
C41	260.00'	21°09'06"	95.98'	95.44'	S66°30'00"E
C42	356.33'	40°32'23"	252.12'	246.90'	N56°48'21"W
C43	356.33'	28°43'15"	178.62'	176.76'	N22°10'33"W
C44	260.00'	65°13'43"	296.00'	280.27'	S40°25'47"E
C45	526.00'	02°37'03"	24.03'	24.03'	S74°21'09"E
C46	1,265.00'	11°45'16"	259.52'	259.06'	S81°32'19"E
C47	1,035.00'	21°47'37"	393.68'	391.31'	N76°31'08"W
C48	785.00'	20°53'45"	286.29'	284.71'	S76°04'12"E
C49	601.00'	02°39'35"	27.90'	27.90'	S87°50'52"E
C50	647.67'	02°39'35"	30.07'	30.06'	N87°50'52"W
C51	647.67'	02°39'35"	30.07'	30.06'	N85°11'17"W
C52	601.00'	02°39'35"	27.90'	27.90'	S85°11'17"E
C53	1,385.00'	13°02'35"	315.29'	314.61'	N79°59'47"W
C54	1,165.00'	15°00'50"	305.28'	304.40'	S80°58'54"E
C55	2,535.00'	10°55'25"	483.30'	482.57'	N83°01'37"W
C56	526.00'	02°14'47"	20.62'	20.62'	S78°41'18"E
C57	340.00'	51°34'45"	306.08'	295.85'	N54°01'19"W
C58	505.00'	24°46'12"	218.32'	216.62'	N15°50'50"W
C59	285.00'	87°40'40"	436.13'	394.80'	S47°18'05"E
C60	35.00'	92°43'38"	56.64'	50.66'	N42°29'46"E
C61	5,940.00'	01°21'33"	140.91'	140.88'	S03°11'43"E
C62	35.00'	89°21'44"	54.59'	49.22'	N47°11'49"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°08'34"W	78.35'
L2	S54°04'23"W	12.28'
L3	N28°13'56"W	105.28'
L4	N73°30'19"W	88.67'
L5	N89°10'40"W	78.76'
L6	N86°31'05"W	282.15'
L7	N83°51'30"W	78.76'
L8	N75°39'41"W	63.59'
L9	N78°42'10"W	71.24'
L10	N36°32'10"W	179.38'
L11	N50°06'14"W	64.12'
L12	N53°16'51"W	71.64'
L13	N55°48'47"W	110.05'
L14	N79°42'08"W	44.44'
L15	S65°00'26"W	46.35'
L16	N81°11'23"W	75.06'
L17	S44°54'27"W	60.94'

LINE TABLE		
LINE	BEARING	LENGTH
L18	N56°19'17"W	74.46'
L19	N50°28'53"E	122.37'
L20	S85°51'11"E	130.29'
L21	N70°37'49"E	99.87'
L22	S86°06'05"E	45.15'
L23	S50°00'48"E	55.18'
L24	S53°16'51"E	67.70'
L25	S55°55'27"E	100.56'
L26	S36°32'10"E	109.27'
L27	S73°02'38"E	103.41'
L28	S75°39'41"E	65.22'
L29	S89°10'40"E	78.76'
L30	S86°31'05"E	282.15'
L31	S83°51'30"E	78.76'
L32	S79°48'41"E	59.73'
L33	S28°13'56"E	105.28'
L53	N56°19'17"W	273.88'

RADIAL LINE TABLE		
LINE	BEARING	LENGTH
R1	S87°29'03"W	35.00'
R2	S38°39'35"E	340.00'
R3	S86°07'30"W	5,940.00'

FOR: SMR COMMUNITIES

REVA - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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TASK CODE: MASLD	DRAWN BY: MJM	CHECKED BY: RRC	CAD FILE: s2670-o08-k01	PROJECT NO: S2670-512-000	SHEET 4 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV: A
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LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 20, 21 and 28, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the northernmost corner of Riverwalk Ridge (Cypress Banks Phase II, Subphase I Units 1 & 2) as recorded in Plat Book 35, Pages 146 through 158 of the Public Records of Manatee County, Florida, also being a point on the east line of CDD 1 as recorded in Official Records Book 1640, Page 673 of said Public Records and the west line of CDD 5 as recorded in Official Records Book 1925, Page 6521 of said Public Records; thence N.56°19'17"W. along said east line of CDD 1 and said west line of CDD 5, a distance of 273.88 feet to the POINT OF BEGINNING; thence continue N.56°19'17"W. along said line, a distance of 74.46 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.38°39'35"E., a radial distance of 340.00 feet; thence easterly along the arc of said curve, through a central angle of 62°26'00", an arc length of 370.49 feet to the point of reverse curvature of a curve to the left having a radius of 260.00 feet and a central angle of 63°17'32"; thence easterly along the arc of said curve, a distance of 287.21 feet to the point of tangency of said curve; thence N.50°28'53"E., a distance of 122.37 feet to the point of curvature of a curve to the right having a radius of 1,235.00 feet and a central angle of 43°39'56"; thence easterly along the arc of said curve, an arc length of 941.21 feet to the point of tangency of said curve; thence S.85°51'11"E., a distance of 130.29 feet to the point of curvature of a curve to the left having a radius of 460.00 feet and a central angle of 23°31'00"; thence easterly along the arc of said curve, an arc length of 188.80 feet to the point of tangency of said curve; thence N.70°37'49"E., a distance of 99.87 feet to the point of curvature of a curve to the right having a radius of 535.00 feet and a central angle of 23°16'06"; thence easterly along the arc of said curve, an arc length of 217.27 feet to the point of tangency of said curve; thence S.86°06'05"E., a distance of 45.15 feet to the point of curvature of a curve to the right having a radius of 333.67 feet and a central angle of 12°38'21"; thence easterly along the arc of said curve, an arc length of 73.61 feet to the point of compound curvature of a curve to the right having a radius of 540.00 feet and a central angle of 23°26'56"; thence southeasterly along the arc of said curve, an arc length of 221.00 feet to the point of tangency of said curve; thence S.50°00'48"E., a distance of 55.18 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 03°16'03"; thence southeasterly along the arc of said curve, an arc length of 34.28 feet to the point of tangency of said curve; thence S.53°16'51"E., a distance of 67.70 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°38'35"; thence southeasterly along the arc of said curve, an arc length of 27.72 feet to the point of tangency of said curve; thence S.55°55'27"E., a distance of 100.56 feet to the point of curvature of a curve to the left having a radius of 260.00 feet and a central angle of 21°09'06"; thence southeasterly along the arc of said curve, an arc length of 95.98 feet to the point of reverse curvature of a curve to the right having a radius of 356.33 feet and a central angle of 40°32'23"; thence southeasterly along the arc of said curve, a distance of 252.12 feet to the point of tangency of said curve; thence S.36°32'10"E., a distance of 109.27 feet to the point of curvature of a curve to the right having a radius of 356.33 feet and a central angle of 28°43'15"; thence southerly along the arc of said curve, an arc length of 178.62 feet to the point of reverse curvature of a curve to the left having a radius of 260.00 feet and a central angle of 65°13'43"; thence southeasterly along the arc of said curve, a distance of 296.00 feet to the point of tangency of said curve; thence S.73°02'38"E., a distance of 103.41 feet to the point of curvature of a curve to the left having a radius of 526.00 feet and a central angle of 02°37'03"; thence easterly along the arc of said curve, an arc length of 24.03 feet to the point of tangency of said curve; thence S.75°39'41"E., a distance of 65.22 feet to the point of curvature of a curve to the left having a radius of 1,265.00 feet and a central angle of 11°45'16"; thence easterly along the arc of said curve, an arc length of 259.52 feet to the point of reverse curvature of a curve to the right having a radius of 1,035.00 feet and a central angle of 21°47'37"; thence easterly along the arc of said curve, a distance of 393.68 feet to the point of reverse curvature of a curve to the left having a radius of 785.00 feet and a central angle of 20°53'45"; thence easterly along the arc of said curve, a distance of 286.29 feet to the point of compound curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 27.90 feet to the point of

CONTINUED ON PAGE 6

FOR: SMR COMMUNITIES

REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWb

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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TASK CODE: MASLD	DRAWN BY: MJM	CHKD BY: RRC	CAD FILE: s2670-o08-k01	PROJECT NO: S2670-512-000	SHEET 5 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV: A
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(Legal Description continued from sheet 5 of 7)

tangency of said curve; thence S.89°10'40"E., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence S.86°31'05"E., a distance of 282.15 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence S.83°51'30"E., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence easterly along the arc of said curve, an arc length of 27.90 feet to the point of reverse curvature of a curve to the right having a radius of 1,385.00 feet and a central angle of 13°02'35"; thence easterly along the arc of said curve, a distance of 315.29 feet to the point of reverse curvature of a curve to the left having a radius of 1,165.00 feet and a central angle of 15°00'50"; thence easterly along the arc of said curve, a distance of 305.28 feet to the point of reverse curvature of a curve to the right having a radius of 2,535.00 feet and a central angle of 10°55'25"; thence easterly along the arc of said curve, a distance of 483.30 feet to the point of reverse curvature of a curve to the left having a radius of 526.00 feet and a central angle of 02°14'47"; thence easterly along the arc of said curve, a distance of 20.62 feet to the point of tangency of said curve; thence S.79°48'41"E., a distance of 59.73 feet to the point of curvature of a curve to the right having a radius of 340.00 feet and a central angle of 51°34'45"; thence southeasterly along the arc of said curve, an arc length of 306.08 feet to the point of tangency of said curve; thence S.28°13'56"E., a distance of 105.28 feet to the point of curvature of a curve to the right having a radius of 505.00 feet and a central angle of 24°46'12"; thence southerly along the arc of said curve, an arc length of 218.32 feet to the point of reverse curvature of a curve to the left having a radius of 285.00 feet and a central angle of 87°40'40"; thence southeasterly along the arc of said curve, a distance of 436.13 feet to the point of compound curvature of a curve to the left having a radius of 35.00 feet and a central angle of 92°43'38"; thence northeasterly along the arc of said curve, an arc length of 56.64 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.86°07'30"W., a radial distance of 5,940.00 feet, said point also being on the westerly right-of-way line of Lorraine Road (120-foot wide public right-of-way) as recorded in Official Records Book 1852, Page 5865 of the Public Records of Manatee County, Florida; thence southerly along the arc of said curve and also said right-of-way line, through a central angle of 01°21'33", an arc length of 140.91 feet to the point of cusp of a curve to the left of which the radius point lies S.87°29'03"W., a radial distance of 35.00 feet; thence northwesterly along the arc of said curve, an arc length of 54.59 feet to the point of reverse curvature of curve to the right, a radial distance of 355.00 feet; thence northwesterly along the arc of said curve, through a central angle of 88°24'56", an arc length of 547.82 feet to the point of reverse curvature of a curve to the left having a radius of 435.00 feet and a central angle of 24°46'12"; thence northerly along the arc of said curve, a distance of 188.06 feet to the point of tangency of said curve; thence N.28°13'56"W., a distance of 105.28 feet to the point of curvature of a curve to the left having a radius of 270.00 feet and a central angle of 45°16'23"; thence northwesterly along the arc of said curve, an arc length of 213.34 feet to the point of tangency of said curve; thence N.73°30'19"W., a distance of 88.67 feet to the point of curvature of a curve to the left having a radius of 536.00 feet and a central angle of 04°27'48"; thence westerly along the arc of said curve, an arc length of 41.75 feet to the point of compound curvature of a curve to the left having a radius of 2,475.00 feet and a central angle of 10°31'12"; thence westerly along the arc of said curve, an arc length of 454.44 feet to the point of reverse curvature of a curve to the right having a radius of 1,225.00 feet and a central angle of 15°00'50"; thence westerly along the arc of said curve, a distance of 321.00 feet to the point of reverse curvature of a curve to the left having a radius of 1,325.00 feet and a central angle of 13°02'35"; thence westerly along the arc of said curve, a distance of 301.63 feet to the point of compound curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 28.36 feet to the point of tangency of said curve; thence N.89°10'40"W., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 637.67 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence N.86°31'05"W., a distance of 282.15 feet to the point of curvature of a curve to the right having a radius

CONTINUED ON SHEET 7

FOR: SMR COMMUNITIES      REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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TASK CODE: MASLD	DRAWN BY: MJM	CHKED BY: RRC	CAD FILE: s2670-o08-k01	PROJECT NO: S2670-512-000	SHEET 6 OF 7	DRAWING INDEX NO: A2670-512-000 073*	REV: A
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(Legal Description continued from sheet 6 of 7)

of 637.67 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence N.83°51'30"W., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence westerly along the arc of said curve, an arc length of 28.36 feet to the point of reverse curvature of a curve to the right having a radius of 845.00 feet and a central angle of 20°53'45"; thence westerly along the arc of said curve, a distance of 308.17 feet to the point of reverse curvature of a curve to the left having a radius of 975.00 feet and a central angle of 21°47'37"; thence westerly along the arc of said curve, a distance of 370.86 feet to the point of reverse curvature of a curve to the right having a radius of 1,325.00 feet and a central angle of 11°45'16"; thence westerly along the arc of said curve, a distance of 271.83 feet to the point of tangency of said curve; thence N.75°39'41"W., a distance of 63.59 feet to the point of curvature of a curve to the left having a radius of 536.00 feet and a central angle of 03°02'30"; thence westerly along the arc of said curve, an arc length of 28.45 feet to the point of tangency of said curve; thence N.78°42'10"W., a distance of 71.24 feet to the point of curvature of a curve to the right having a radius of 330.00 feet and a central angle of 66°56'46"; thence northwesterly along the arc of said curve, an arc length of 385.58 feet to the point of reverse curvature of a curve to the left having a radius of 276.33 feet and a central angle of 24°46'46"; thence northwesterly along the arc of said curve, a distance of 119.51 feet to the point of tangency of said curve; thence N.36°32'10"W., a distance of 179.38 feet to the point of curvature of a curve to the left having a radius of 276.33 feet and a central angle of 37°54'34"; thence northwesterly along the arc of said curve, an arc length of 182.83 feet to the point of reverse curvature of a curve to the right having a radius of 330.00 feet and a central angle of 24°20'30"; thence northwesterly along the arc of said curve, a distance of 140.20 feet to the point of tangency of said curve; thence N.50°06'14"W., a distance of 64.12 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 03°10'37"; thence northwesterly along the arc of said curve, an arc length of 33.88 feet to the point of tangency of said curve; thence N.53°16'51"W., a distance of 71.64 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°31'56"; thence northwesterly along the arc of said curve, an arc length of 27.00 feet to the point of tangency of said curve; thence N.55°48'47"W., a distance of 110.05 feet to the point of curvature of a curve to the left having a radius of 470.00 feet and a central angle of 23°53'20"; thence westerly along the arc of said curve, an arc length of 195.96 feet to the point of tangency of said curve; thence N.79°42'08"W., a distance of 44.44 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 12°50'19"; thence westerly along the arc of said curve, an arc length of 61.62 feet to the point of compound curvature of a curve to the left having a radius of 475.00 feet and a central angle of 09°36'40"; thence westerly along the arc of said curve, an arc length of 79.68 feet to the point of compound curvature of a curve to the left having a radius of 275.00 feet and a central angle of 12°50'27"; thence westerly along the arc of said curve, an arc length of 61.63 feet to the point of tangency of said curve; thence S.65°00'26"W., a distance of 46.35 feet to the point of curvature of a curve to the right having a radius of 530.00 feet and a central angle of 33°48'11"; thence westerly along the arc of said curve, an arc length of 312.69 feet to the point of tangency of said curve; thence N.81°11'23"W., a distance of 75.06 feet to the point of curvature of a curve to the left having a radius of 486.00 feet and a central angle of 06°55'11"; thence westerly along the arc of said curve, an arc length of 58.69 feet to the point of compound curvature of a curve to the left having a radius of 1,175.00 feet and a central angle of 39°57'04"; thence westerly along the arc of said curve, an arc length of 819.30 feet to the point of compound curvature of a curve to the left having a radius of 486.00 feet and a central angle of 07°01'55"; thence southwestly along the arc of said curve, an arc length of 59.65 feet to the point of tangency of said curve; thence S.44°54'27"W., a distance of 60.94 feet to the point of curvature of a curve to the right having a radius of 330.00 feet and a central angle of 68°51'58"; thence westerly along the arc of said curve, an arc length of 396.64 feet to the point of reverse curvature of a curve to the left having a radius of 270.00 feet and a central angle of 57°38'03"; thence westerly along the arc of said curve, a distance of 271.59 feet to the POINT OF BEGINNING.

Said tract contains 518,616 square feet or 11.9058 acres, more or less.

FOR: SMR COMMUNITIES

REV.A - ADD ENTRY RETURN ON LORRAINE, 11/5/11, JWB

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20, 21 & 28, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

**Wilson Miller**

Member, N.S. - F.L.M.A. (C.O.P.E.)  
Member, N.C. - Certificate of Authorization #02

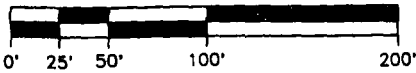
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SCALE: 1"=100'



EASTERLY RIGHT-OF-WAY LINE

POINT OF BEGINNING

NORTHERLY RIGHT-OF-WAY LINE

TRACT 603

TRACT 408

RIVERWALK VILLAGE CYPRESS BANKS,  
SUBPHASE H, UNITS 1 & 2  
125 PLAT BOOK 35, PAGES 7-14

TRACT 604

HONEYSUCKLE TRAIL

MOONFLOWER WAY

LAKWOOD RANCH BOULEVARD  
(120' WIDE PUBLIC RIGHT-OF-WAY)  
OFFICIAL RECORDS BOOK 1429, PAGE 3703

124

99

123

122

NOTES:

1. Bearings shown hereon are relative to the West line of Section 29, Township 35 South, Range 19 East, being N.00°22'41"E.
2. This is a sketch only and does not represent a field survey.
3. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
4. ( ) = Platted Bearings and/or distances.  
(R) = Radial

*Jennie W. Brannon*  
Jennie W. Brannon P.S.M.  
Florida Registration No. 5041

2/20/07  
Date of Signature

This is NOT a Survey.

REV. A: CORRECTED DESCRIPTION FOR PLAT INFORMATION; MJM; 2/28/07  
FOR: SMR COMMUNITIES

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTION 29, TOWNSHIP 35 SOUTH, RANGE  
MANATEE COUNTY, FLORIDA

Exhibit A

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LINE TABLE		
LINE	BEARING	LENGTH
L42	S71°36'53"E	9.94'
L51	N86°12'18"E	45.83'
L52	N23°07'41"E	23.70'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C80	225.00'	76°24'24"	300.05'	278.30'	N69°05'24"E
C81	35.00'	98°35'55"	60.23'	53.07'	S23°24'27"E
C82	2,060.00'	00°26'40"	15.98'	15.98'	N25°40'11"E
C83	35.00'	98°55'43"	60.43'	53.20'	S24°01'01"E
C84	209.00'	28°10'08"	102.75'	101.72'	S87°33'56"E
C85	220.00'	28°50'46"	110.76'	109.60'	N52°01'00"E

RADIAL LINE TABLE		
LINE	BEARING	LENGTH
R6	N59°06'48"W	225.00'
R7	S64°33'09"E	35.00'
R8	N23°33'37"W	220.00'

LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in portions of Tracts 408 and 603, Riverwalk Ridge (Cypress Banks, Subphase H, Units 1 & 2) as recorded in Plat Book 35, Pages 7 through 14 of the Public Records of Manatee County, Florida, in Section 29, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Begin at the east corner of said Tract 408, said corner also being on the northerly right-of-way line of Hidden River Trail, said point being the point of curvature of a curve to the right, of which the radius point lies N.59°06'48"W., a radial distance of 225.00 feet; thence along the southerly and westerly lines of said Tract 408, also being on said northerly right-of-way line of Hidden River Trail, for the following two (2) calls; (1) thence westerly along the arc of said curve, through a central angle of 76°24'24", an arc length of 300.05 feet to the point of compound curvature of a curve to the right having a radius of 35.00 feet and a central angle of 98°35'55"; (2) thence northwesterly along the arc of said curve, an arc length of 60.23 feet to the point of reverse curvature of a curve to the left having a radius of 2,060.00 feet and a central angle of 00°26'40", said point being on the easterly right-of-way line of Lakewood Ranch Boulevard (120-foot wide public right-of-way) as recorded in Official Records Book 1443, Page 4990 of the Public Records of Manatee County, Florida; thence northeasterly along the arc of said curve also being said easterly right-of-way line, a distance of 15.98 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.64°33'09"E., a radial distance of 35.00 feet; thence southeasterly along the arc of said curve, through a central angle of 98°55'43", an arc length of 60.43 feet to the point of compound curvature of a curve to the left having a radius of 209.00 feet and a central angle of 28°10'08"; thence easterly along the arc of said curve, an arc length of 102.75 feet to the point of tangency of said curve; thence N.86°12'18"E., a distance of 45.83 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.23°33'37"W., a radial distance of 220.00 feet; thence northeasterly along the arc of said curve, through a central angle of 28°50'46", an arc length of 110.76 feet to the point of tangency of said curve; thence N.23°07'41"E., a distance of 23.70 feet to a point on the northerly line of the above mentioned Tract 408; thence S.71°36'53"E. along said northerly line of Tract 408, a distance of 9.94 feet to the POINT OF BEGINNING.

Said tract contains 3,665 square feet or 0.0841 acres, more or less.

REV. A: CORRECTED DESCRIPTION FOR PLAT INFORMATION; MJM: 2/28/07  
FOR: SMR COMMUNITIES

This is NOT a Survey.

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTION 29, TOWNSHIP 35 SOUTH, RANGE  
MANATEE COUNTY, FLORIDA

Exhibit A

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SCALE: 1" = 400'



CDD5  
O.R. BOOK 1925, PAGE 6521

POINT OF BEGINNING

POINT OF COMMENCEMENT  
NORTHERNMOST CORNER OF  
RIVERWALK RIDGE  
(CYPRESS BANKS PHASE II,  
SUBPHASE I UNITS 1 & 2)

CDD1  
O.R. BOOK 1640, PAGE 673

SOUTH LINE OF SECTION 20,  
TOWNSHIP 35 SOUTH, RANGE 19 EAST

NORTH LINE OF SECTION 29,  
TOWNSHIP 35 SOUTH, RANGE 19 EAST

RIVERWALK RIDGE (CYPRESS BANKS, PHASE II,  
SUBPHASE I, UNITS 1 & 2)  
PLAT BOOK 35, PAGES 146-158

RIVERWALK VILLAGE CYPRESS BANKS,  
SUBPHASE H, UNITS 1 & 2  
PLAT BOOK 35, PAGES 7-14

UNPLATTED PARCEL 4

(120' WIDE PUBLIC RIGHT-OF-WAY)  
OFFICIAL RECORDS BOOK 1428, PAGE 3703

NOTES:

1. Bearings shown hereon are relative to the West line of Section 20, Township 35 South, Range 19 East being N.00°34'35"E.
2. This is a sketch only and does not represent a field survey.
3. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
4. ( ) = Platted Bearings and/or distances.  
(R) = Radial  
O.R. = Official Records

*Robert R. Cunningham*  
 Robert R. Cunningham, P.S.M.  
 Florida Registration No. 3924

10/07/10  
 Date of Signature

REV. A--REVISED LANGUAGE IN LEGAL DESCRIPTION: RRC 10/06/10

This is NOT a Survey.

Feb 19, 2007 - 11:49:58 MJMARTIN\X:\SUR\02670\512\s2670-o08-k01.dwg

FOR: SMR COMMUNITIES

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20 & 29, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

Exhibit A

**WilsonMiller**

Ecologists • Surveyors • Landscape Architects • Transportation Consultants  
WilsonMiller, Inc.  
1000 Florida 2800-584 • Phone 941-807-8200 • Fax 941-807-8200 • Web-Site www.wilsonmiller.com

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C62	270.00'	05°03'36"	23.85'	23.84'	S53°36'34"W
C63	636.00'	02°38'11"	29.26'	29.26'	S49°45'41"W
C64	2,500.00'	14°29'02"	631.98'	630.29'	S41°12'04"W
C65	611.00'	02°39'35"	28.36'	28.36'	S32°37'46"W
C66	637.67'	02°39'35"	29.60'	29.60'	N32°37'46"E
C67	637.67'	02°39'35"	29.60'	29.60'	N35°17'21"E
C68	611.00'	02°39'35"	28.36'	28.36'	S35°17'21"W
C69	275.00'	16°50'45"	80.85'	80.56'	S25°32'11"W
C70	275.00'	13°47'08"	66.17'	66.01'	N24°00'22"E
C71	215.00'	13°47'08"	51.73'	51.61'	N24°00'22"E
C72	335.00'	16°50'45"	98.50'	98.14'	S25°32'11"W
C73	601.00'	02°39'35"	27.90'	27.90'	N32°37'46"E
C74	647.67'	02°39'35"	30.07'	30.06'	S32°37'46"W
C75	647.67'	02°39'35"	30.07'	30.06'	S35°17'21"W
C76	601.00'	02°39'35"	27.90'	27.90'	N35°17'21"E
C77	2,560.00'	14°29'02"	647.14'	645.42'	S41°12'04"W
C78	626.00'	03°10'12"	34.63'	34.63'	N46°51'29"E
C79	340.00'	06°04'02"	36.00'	35.99'	S48°18'24"W

LINE TABLE		
LINE	BEARING	LENGTH
L18	S56°19'17"E	74.46'
L34	S51°04'46"W	100.28'
L35	S48°26'35"W	199.31'
L36	S33°57'33"W	440.05'
L37	S31°17'58"W	78.76'
L38	S33°57'33"W	183.38'
L39	S36°37'08"W	78.76'
L40	S33°57'33"W	208.13'
L41	N59°06'48"W	50.00'
L42	N71°36'53"W	9.94'
L43	N23°07'41"E	2.19'
L44	N33°57'33"E	208.13'
L45	N31°17'58"E	78.76'
L46	N33°57'33"E	183.38'
L47	N36°37'08"E	78.76'
L48	N33°57'33"E	440.05'
L49	N48°26'35"E	199.31'
L50	N45°16'23"E	63.69'
L53	N56°19'17"W	273.88'

RADIAL LINE TABLE		
LINE	BEARING	LENGTH
R4	S33°51'38"E	270.00'
R5	N59°06'04"W	215.00'

REV. A-REVISED LANGUAGE IN LEGAL DESCRIPTION: RRC 10/06/10  
 This is NOT a Survey.

FOR: SMR COMMUNITIES

SKETCH & DESCRIPTION OF  
 A TRACT OF LAND LOCATED IN  
 SECTIONS 20 & 29, TOWNSHIP 35 SOUTH,  
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

Exhibit A

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Sarasota, Florida 34240-9991 • Phone 941-827-8820 • Fax 941-827-8820 • Web Site www.wilsonmiller.com

**LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):**

A tract of land lying in Sections 20 and 29, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the northernmost corner of Riverwalk Ridge (Cypress Banks Phase II, Subphase I Units 1 & 2) as recorded in Plat Book 35, Pages 146 through 158 of the Public Records of Manatee County, Florida, also being a point on the east line of Community Development District 1, as recorded in Official Records Book 1640, Page 673

of said Public Records and the west line of Community Development District 5, as recorded in Official Records Book 1925, Page 6521 of said Public Records; thence N.56°19'17"W. along said east line of Community Development District 1 and said west line of Community Development District 5, a distance of 273.88 feet to the POINT OF BEGINNING, also being the point of curvature of a curve to the left, of which the radius point lies S.33°51'38"E., a radial distance of 270.00 feet; thence southwesterly along the arc of said curve, through a central angle of 05°03'36", an arc length of 23.85 feet to the point of tangency of said curve; thence S.51°04'46"W., a distance of 100.28 feet to the point of curvature of a curve to the left having a radius of 636.00 feet and a central angle of 02°38'11"; thence southwesterly along the arc of said curve, an arc length of 29.26 feet to the point of tangency of said curve; thence S.48°26'35"W., a distance of 199.31 feet to the point of curvature of a curve to the left having a radius of 2,500.00 feet and a central angle of 14°29'02"; thence southwesterly along the arc of said curve, an arc length of 631.98 feet to the point of tangency of said curve; thence S.33°57'33"W., a distance of 440.05 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 28.36 feet to the point of tangency of said curve; thence S.31°17'58"W., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 637.67 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence S.33°57'33"W., a distance of 183.38 feet to the point of curvature of a curve to the right having a radius of 637.67 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 29.60 feet to the point of tangency of said curve; thence S.36°37'08"W., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 611.00 feet and a central angle of 02°39'35"; thence southwesterly along the arc of said curve, an arc length of 28.36 feet to the point of tangency of said curve; thence S.33°57'33"W., a distance of 208.13 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 16°50'45"; thence southwesterly along the arc of said curve, an arc length of 80.85 feet to the point of reverse curvature of a curve to the right having a radius of 275.00 feet and a central angle of 13°47'08"; thence southwesterly along the arc of said curve, a distance of 66.17 feet to the end of said curve and to the northeast corner of Hidden River Trail as shown on the plat of Riverwalk Village Cypress Banks, Subphase H, Units 1 & 2 as recorded in Plat Book 35, Pages 7 through 14 of the Public Records of Manatee County, Florida; (the following two (2) calls are along the north line of said Riverwalk Village Cypress Banks, Subphase H, Units 1 & 2); (1) thence N.59°06'48"W., a distance of 50.00 feet; (2) thence N.71°36'53"W., a distance of 9.94 feet; thence N.23°07'41"E., a distance of 2.19 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.59°06'04"W., a radial distance of 215.00 feet; thence northeasterly along the arc of said curve, through a central angle of 13°47'08", an arc length of 51.73 feet to the point of reverse curvature of a curve to the right having a radius of 335.00 feet and a central angle of 16°50'45"; thence northeasterly along the arc of said curve, a distance of 98.50 feet to the point of tangency of said curve; thence N.33°57'33"E., a distance of 208.13 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 27.90 feet to the point of tangency of said curve; thence N.31°17'58"E., a distance of 78.76 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence N.33°57'33"E., a distance of 183.38 feet to the point of curvature of a curve to the right having a radius of 647.67 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 30.07 feet to the point of tangency of said curve; thence N.36°37'08"E., a distance of 78.76 feet to the point of curvature of a curve to the left having a radius of 601.00 feet and a central angle of 02°39'35"; thence northeasterly along the arc of said curve, an arc length of 27.90 feet to the point of tangency of said curve; thence N.33°57'33"E., a distance of 440.05 feet to the point of curvature of a curve to the right having a radius of 2,560.00 feet and a central angle of 14°29'02"; thence northeasterly along the arc of said curve, an arc length of 647.14 feet to the point of tangency of said curve; thence N.48°26'35"E., a distance of 199.31 feet to the point of curvature of a curve to the left having a radius of 626.00 feet and a central angle of 03°10'12"; thence northeasterly along the arc of said curve, an arc length of 34.63 feet to the point of tangency of said curve; thence N.45°16'23"E., a distance of 63.69 feet to the point of curvature of a curve to the right having a radius of 340.00 feet and a central angle of 06°04'02"; thence northeasterly along the arc of said curve, an arc length of 36.00 feet to a point on the aforementioned east line of Community Development District 1 and the west line of Community Development District 5; thence S.56°19'17"E. along said line, a distance of 74.46 feet to the POINT OF BEGINNING.

Said tract contains 138,161 square feet or 3.1717 acres, more or less.

REV. A-REVISED LANGUAGE IN LEGAL DESCRIPTION: RRC 10/06/10  
This is NOT a Survey.

FOR: SMR COMMUNITIES

SKETCH & DESCRIPTION OF  
A TRACT OF LAND LOCATED IN  
SECTIONS 20 & 29, TOWNSHIP 35 SOUTH,  
RANGE 19 EAST, MANATEE COUNTY, FLORIDA

Exhibit A

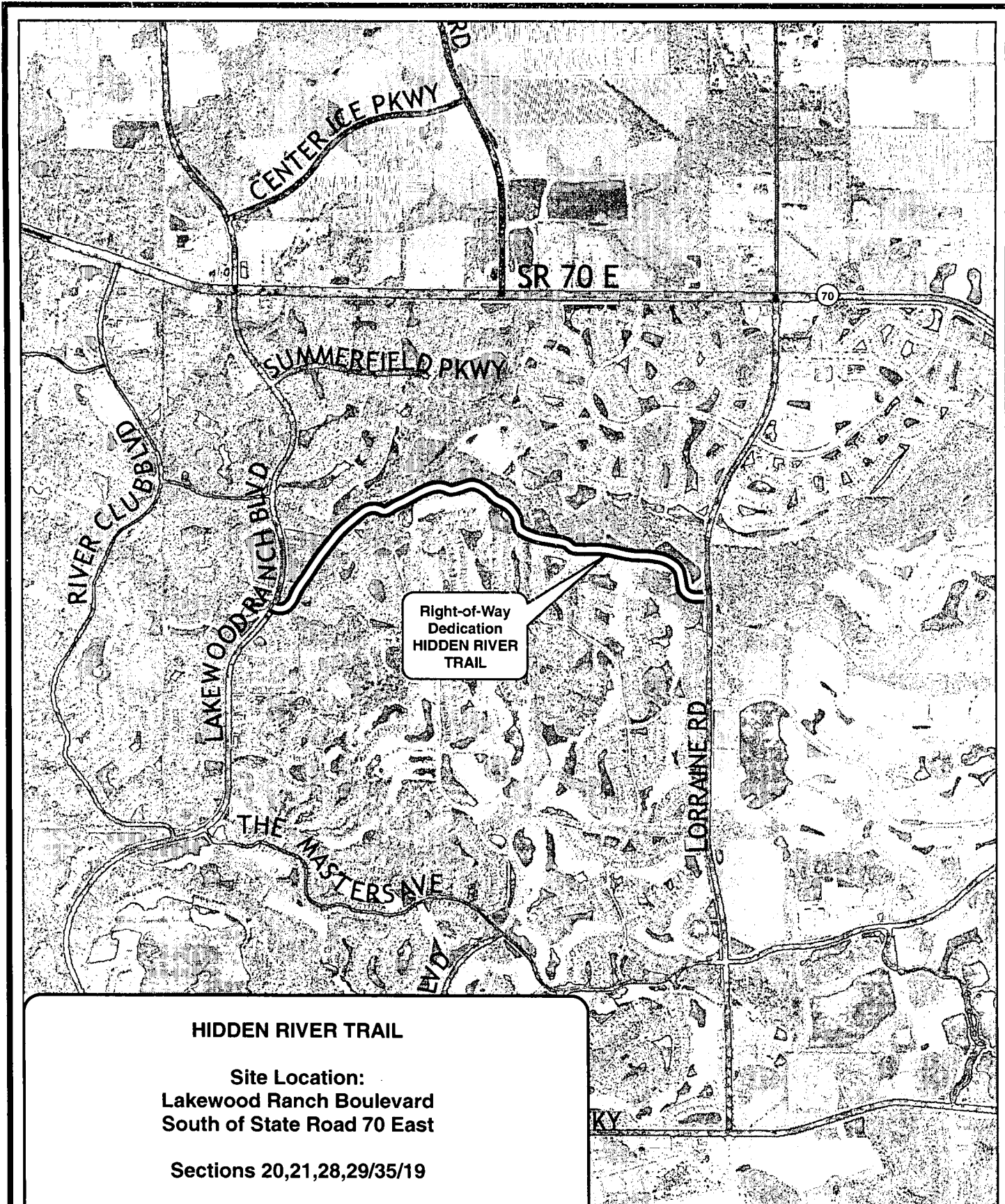
**Wilson Miller**

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TASK CODE:	DRAWN BY:	CHECKED BY:	CAD FILE:	DRAWING INDEX NO:	REV:
MASLD	MJM	RRC	s2670-o08-k01	A2670-512-000 072*	





Right-of-Way  
Dedication  
HIDDEN RIVER  
TRAIL

**HIDDEN RIVER TRAIL**

**Site Location:**  
Lakewood Ranch Boulevard  
South of State Road 70 East

**Sections 20,21,28,29/35/19**

**District 5  
COMMISSIONER DONNA HAYES**

**Legend: Right-of-Way Dedication**

1 inch equals 0.5 miles

Projection: State Plane-Florida West (U.S. Feet)  
Coordinate System: Transverse Mercator  
Datum: North American 1983  
False Easting: 656166.666667  
False Northing: 0.000000  
Central Meridian: -82.160000  
Scale Factor: 0.999941  
Latitude of Origin: 24.133333

December 15, 2010

Item 26

4. RECORD DOCUMENT(S) – (3)

**Affidavit of Ownership and Encumbrances**

- Schroeder-Manatee Ranch (Rex Jensen) and Lakewood Ranch Community (June Stroup); and

**Warranty Deed**

5. CHARGE AR300005 – Project Management

6. RETURN RECORDED DOCUMENT(S) TO:

VICKI BARRAL (X4489) IN BOARD RECORDS

**From:** Vicki Jarratt  
**Sent:** Wednesday, December 15, 2010 1:23 PM  
**To:** 'moonlin.johnson@mymanatee.org'  
**Subject:** Hidden River Trail - Right-of-Way Turnover

**Attachments:** BC20101214DOCA26.PDF

**Attached is the agenda memorandum accepted by the BCC on 12/14/10. The appropriate documents have been sent to recording.**

**Best regards,  
Vicki Jarratt  
Board Records  
For R.B. "Chips" Shore  
Manatee County Clerk of Circuit Court & Comptroller  
www.ManateeClerk.com  
vicki.jarratt@manateeclerk.com  
749-1800 Ext. 4185  
"Pride in Service with a Vision to the Future"**