ORDINANCE NO. 26-06

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; AMENDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 59.062 ACRES OF LAND; AMENDING SECTION 2-8-77 OF THE MANATEE COUNTY CODE OF ORDINANCES TO DESCRIBE THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the district for these improvements within the district boundaries; and

WHEREAS, Section 190.046(1), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for amendment expanding the boundaries of a community development district established by county ordinance; and

WHEREAS, Newport Isles Community Development District (District) has been created by law and established pursuant to Manatee County Ordinance No. 22-13, adopted on February 8, 2022, effective as filed with the Secretary of State of Florida on February 8, 2022; and

WHEREAS, Ordinance No. 22-13 described the boundaries of the District, which included approximately 1,555.470 acres of land; and

WHEREAS, based on the information provided by the District board of supervisors, the District is active and in good legal standing, and the Board of County Commissioners of Manatee County, Florida (Board), has relied thereon in adopting this Ordinance; and

WHEREAS, the District board of supervisors (Petitioner) has filed a petition with the Board to adopt an ordinance amendment contracting the boundaries of the District pursuant to Section 190.046(1), Florida Statutes; and

WHEREAS, the petition designated approximately 59.062 acres of land to be removed from the District, as described therein; and

WHEREAS, pursuant to Section 190.046(1)(g), Florida Statutes, as amended, the filing of the petition for ordinance amendment by the Petitioner constitutes consent of the landowners within the District; and

WHEREAS, CC Manatee Land Investment, LLC, is the owner of the land proposed to be removed from the District and have consented in writing to the removal of said lands from the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of Section 190.046(1)(b) and Section 125.66, Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant or deny the petition for ordinance amendment contracting the boundaries of the District; and

WHEREAS, the Board has relied upon the representations made in the petition and other documents attached thereto as exhibits in adopting this Ordinance; and

WHEREAS, the District established under Ordinance No. 22-13, as amended by this ordinance, as an independent special district and a local unit of special purpose government and shall continue to be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws within the amended boundaries described and depicted in **Exhibit A,** attached hereto and incorporated herein; and

WHEREAS, amendment of the boundaries of the District will protect, promote, and enhance the public health, safety, and welfare of the County and its inhabitants, including the inhabitants of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as legislative findings in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to Section 190.046(1)(b) and Section 125.66, Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and purpose. It is the intent and purpose of this Ordinance to amend the boundaries of the District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws.

Section 4. Expanding of boundaries. The boundaries of the District are hereby contracted pursuant to Section 190.046(1), Florida Statutes, by removing approximately 59.062 acres of land from the geographic boundaries and control of the District and contracting the boundaries of the District to a total of approximately 1,496.44 acres of land, are described and depicted in **Exhibit A.**

Section 5. Amending Section 2-8-77 of the Manatee County Code of Ordinances. Section 2-8-77 of the Manatee County Code of Ordinances is hereby amended to read as follows:

Sec. 2-8-77. Newport Isles Community Development District.

. . .

(b) *Boundaries*. The boundaries of the district are described in the metes and bounds description attached to Ord. No. 26-06 as **Exhibit A.**

. . .

Section 6. Reliance upon representations. The contraction of the boundaries of the District is specifically based upon the representations made in the Petition to Amend Manatee County Ordinance No. 22-13, related to Ordinance 26-06, which to amends the external boundaries of the District through the contraction request dated July 2, 2025, signed by Susan K. Collins, chairperson of the District, which was filed with Manatee County, Florida, and is attached hereto as **Composite Exhibit B.**

Section 7. Codification. The publisher of the County's Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 5 of this Ordinance into the Code.

Section 8. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 9. Effective date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 21st day of May in 2026.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

By: _____
Chairperson

ATTEST: ANGELINA COLONESSO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____ **Deputy Clerk**

Exhibit A

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary
Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

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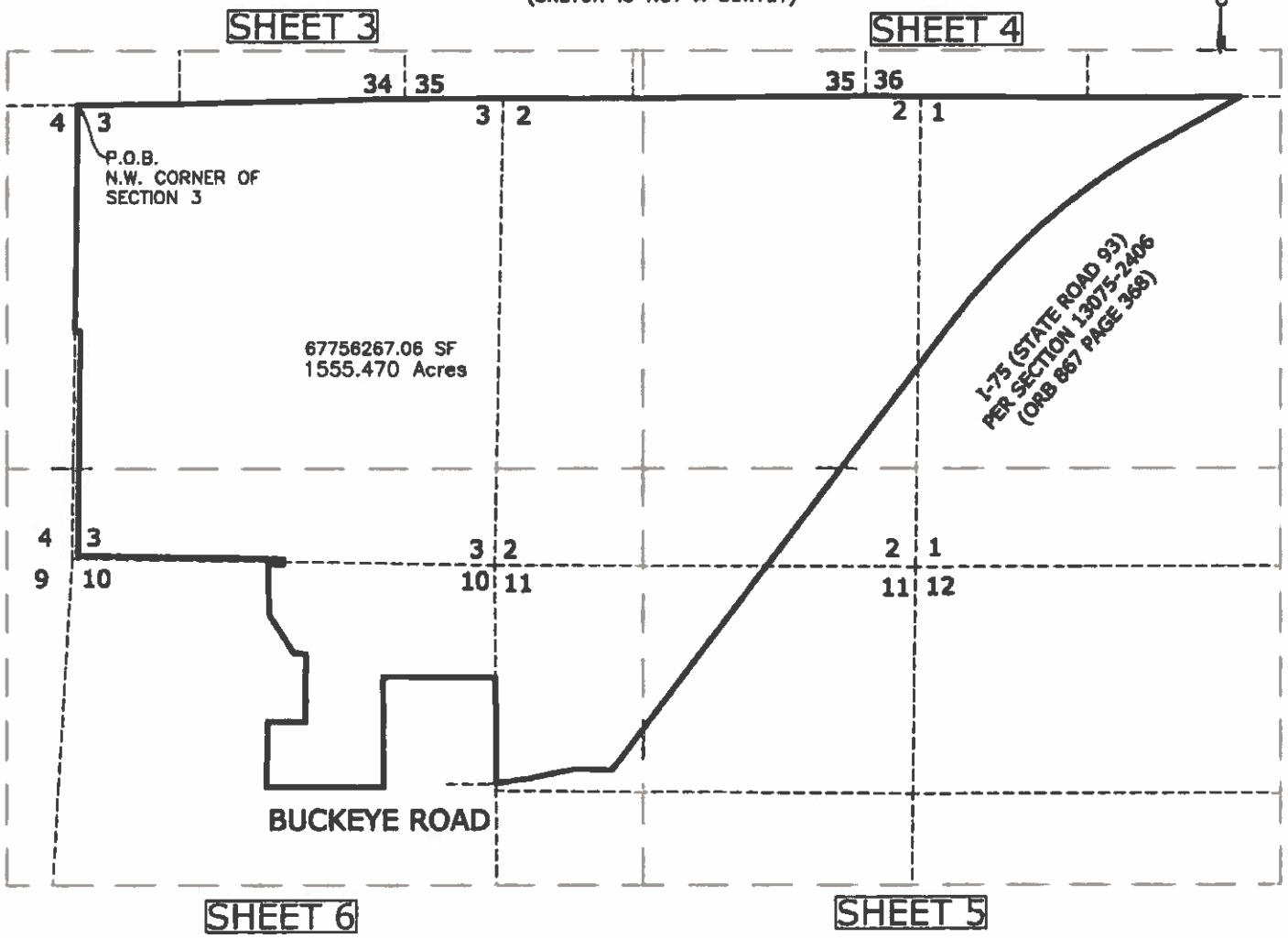

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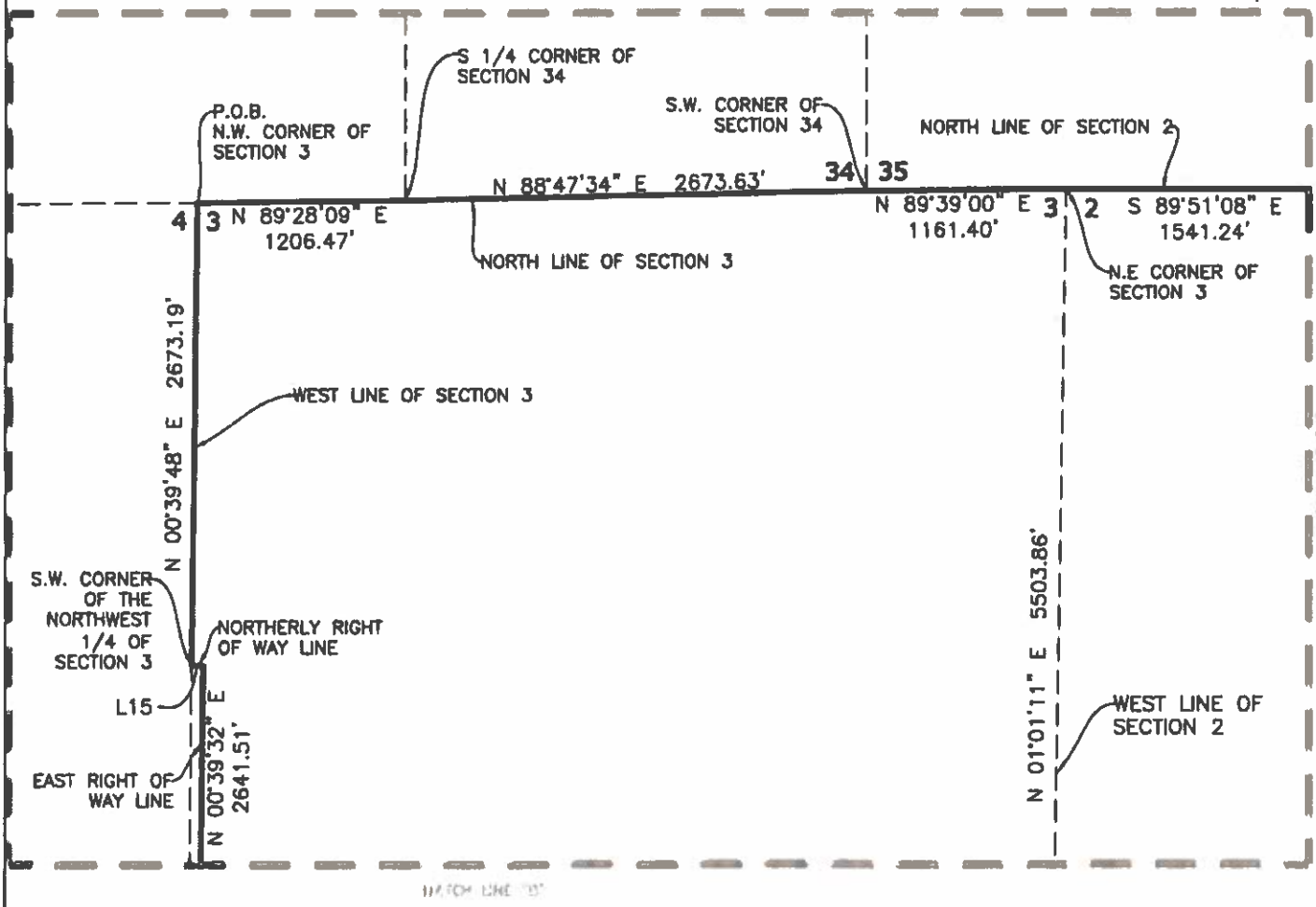

LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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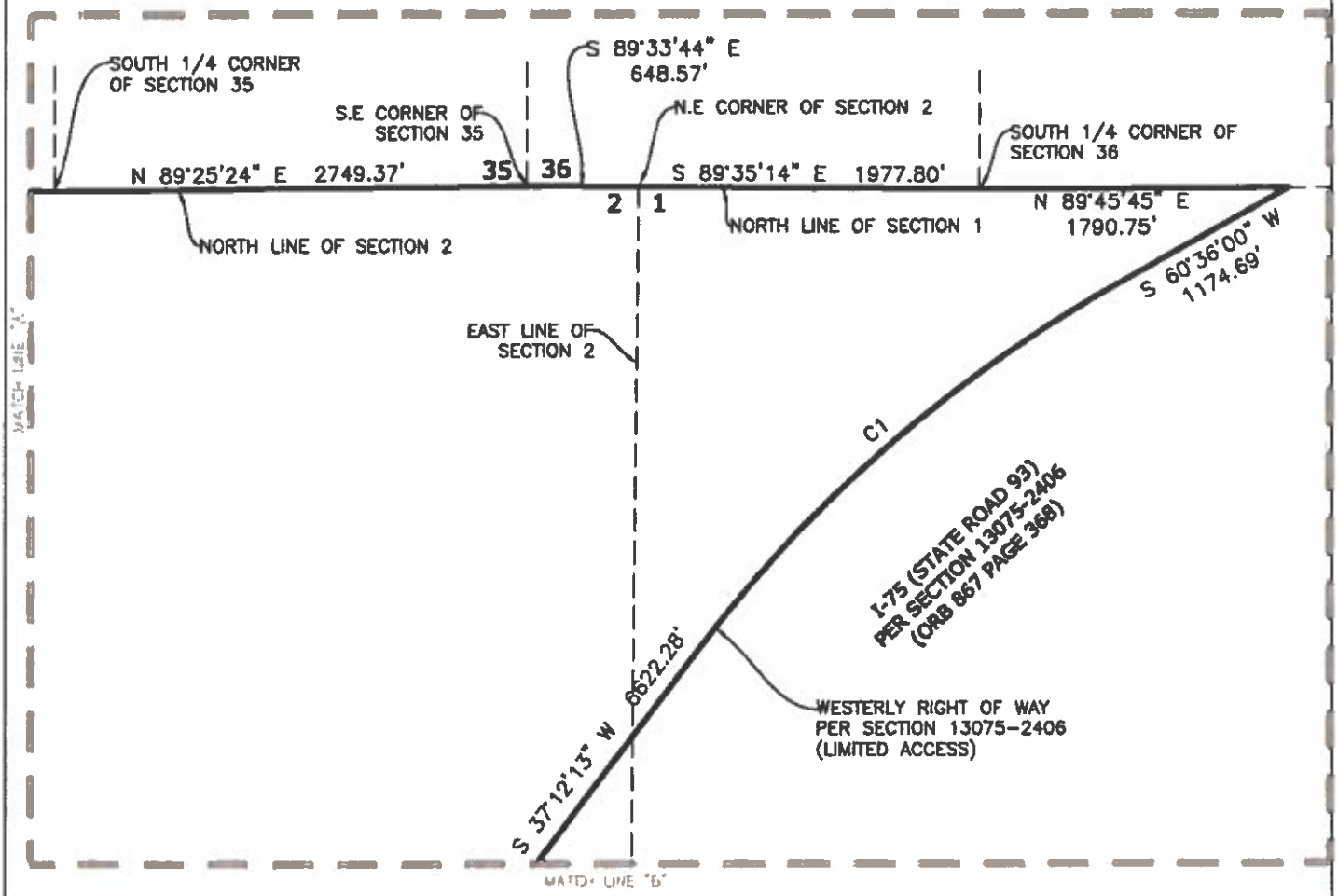

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

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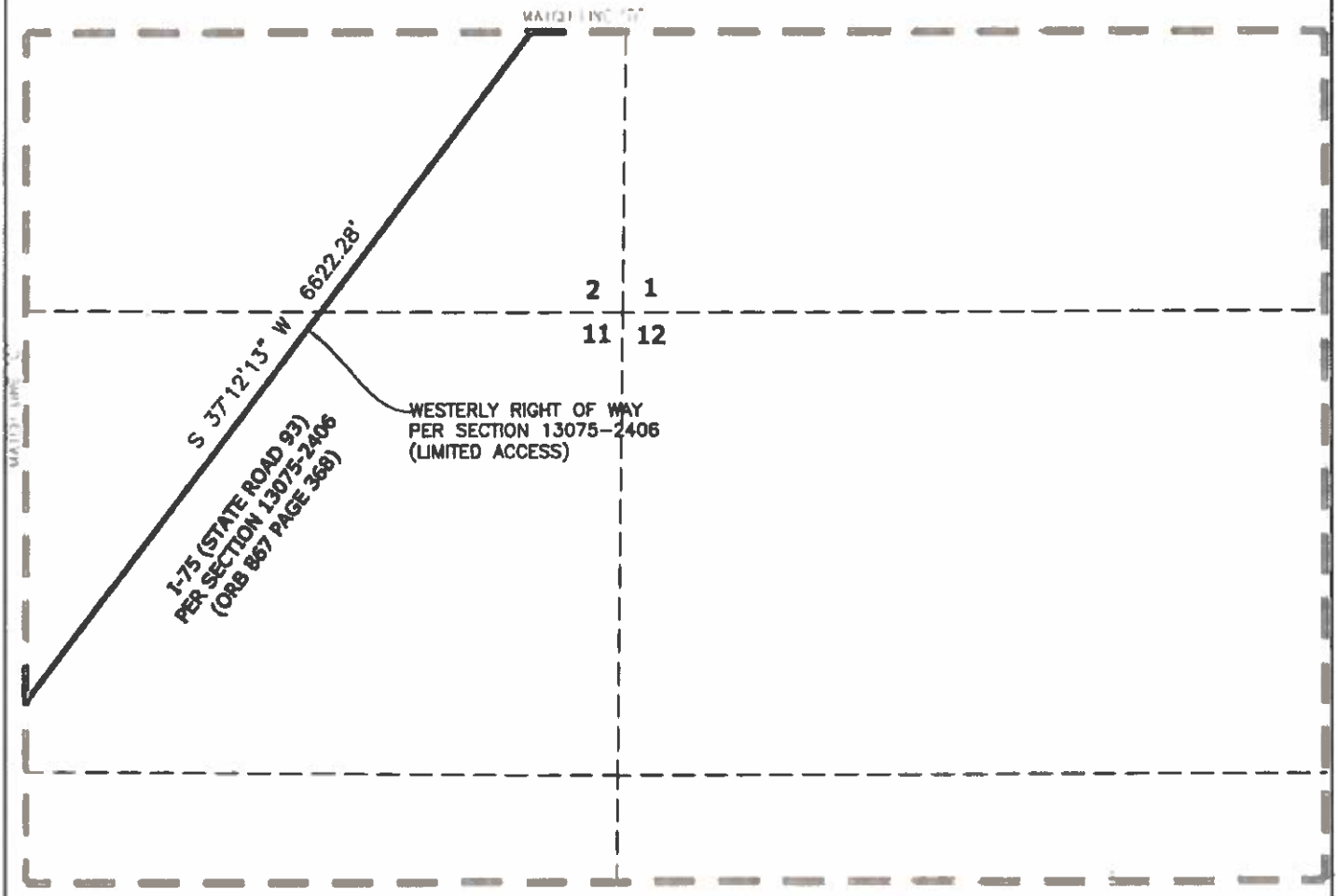

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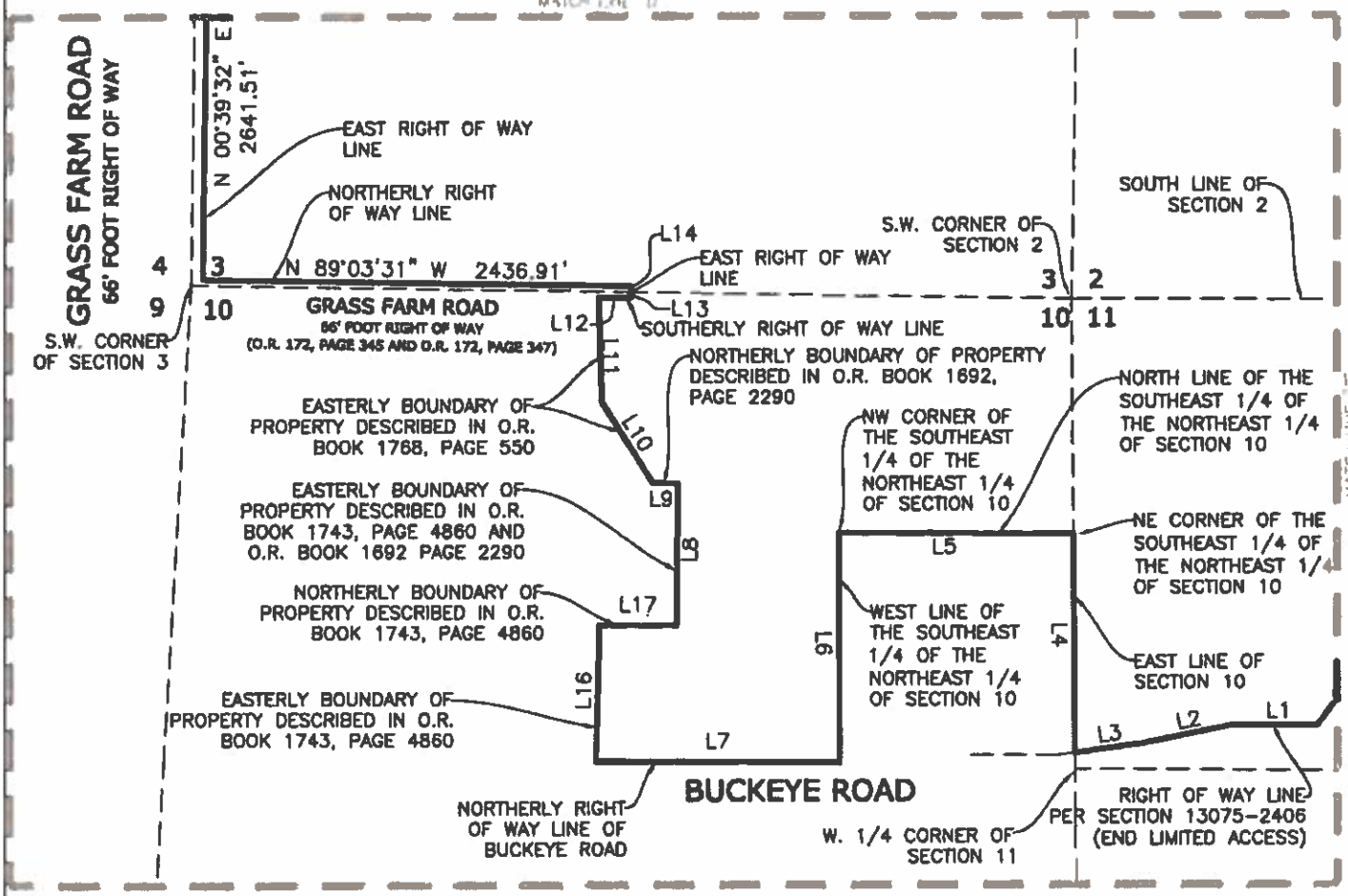

LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

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A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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LESS AND EXCEPT:

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, ...
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE 1/11/24

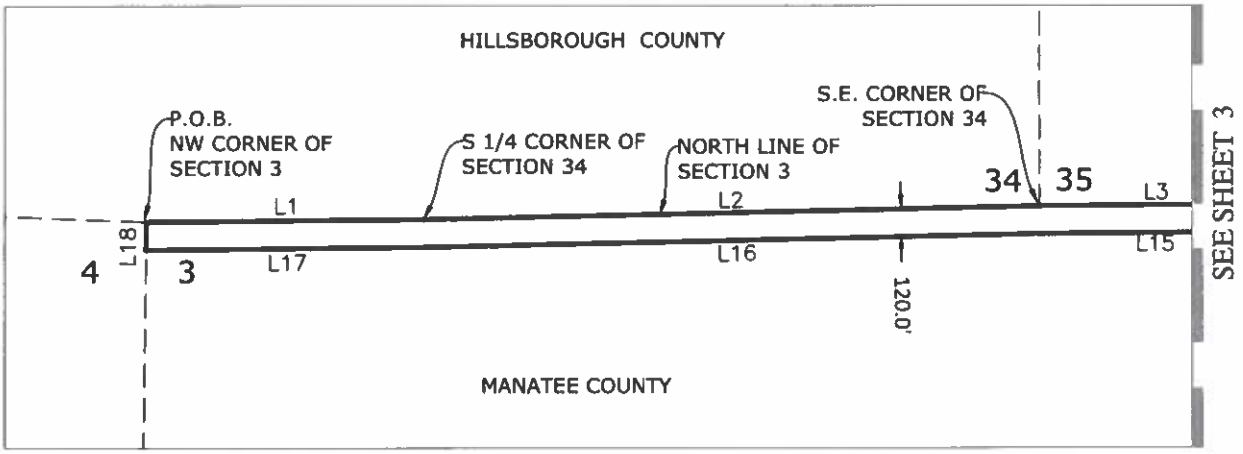
LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

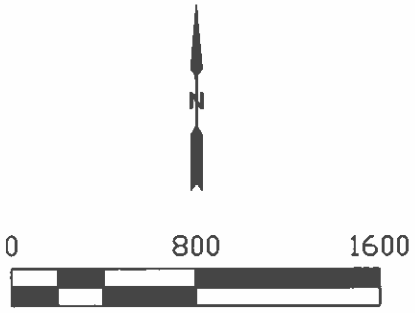
PINEY POINT ROAD SKETCH					
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



LEGEND:

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WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

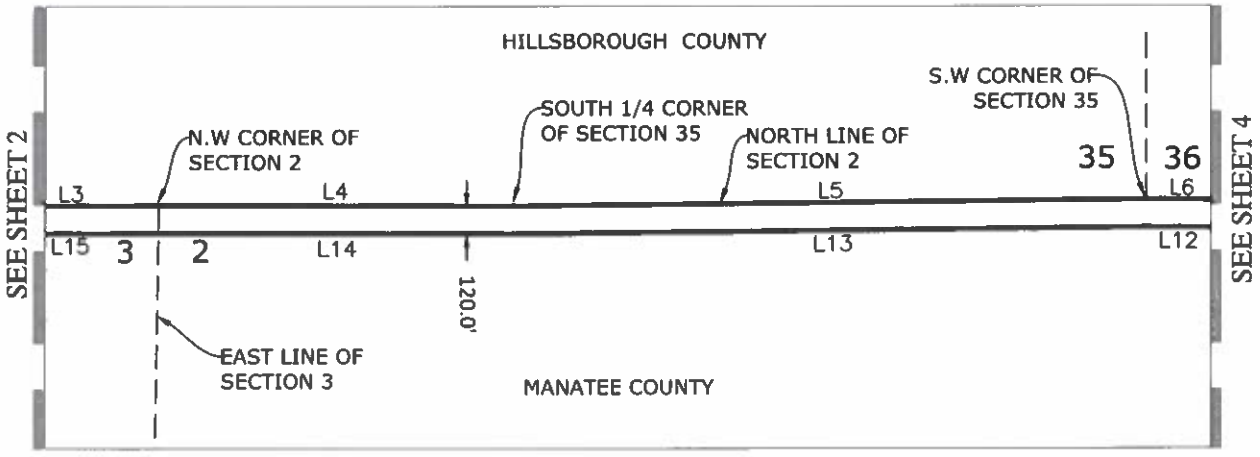
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

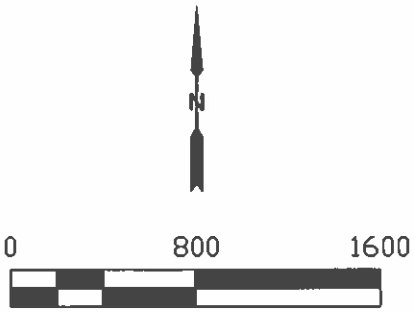
REVISION DATE		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



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PINEY POINT ROAD SKETCH

REVISION DATE		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
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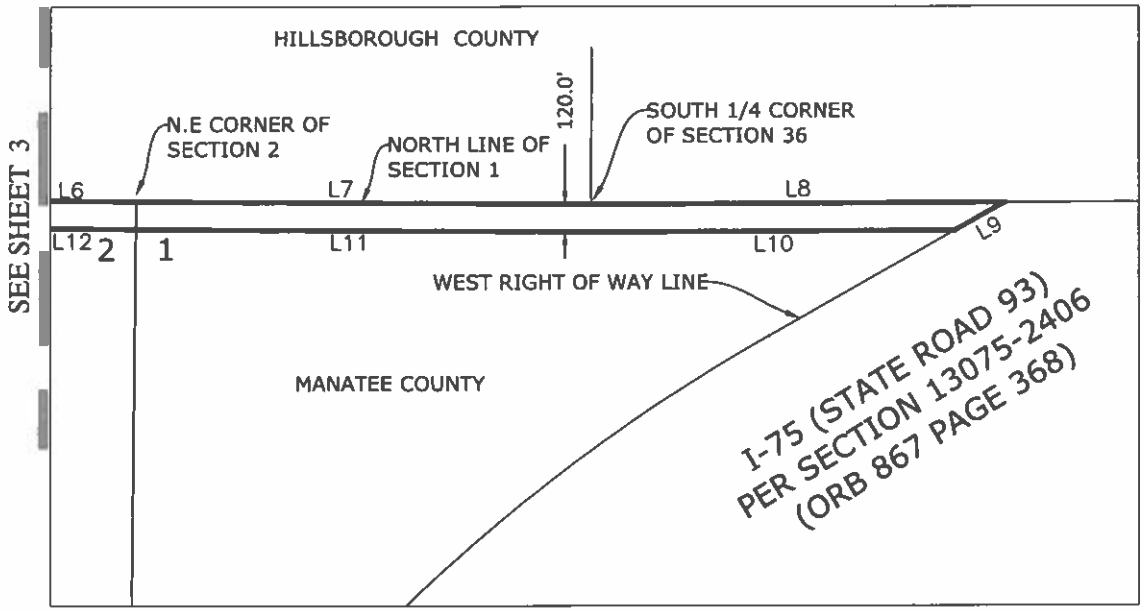
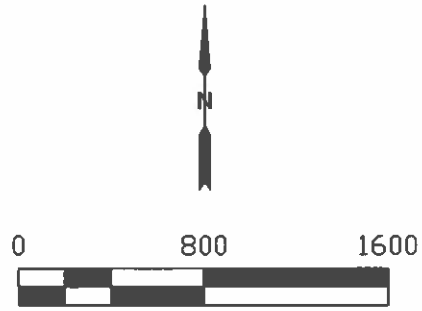
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1332.07' TO THE POINT OF BEGINNING; THENCE N 89°37'42" W A DISTANCE OF 72.99'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', WITH A RADIUS OF 606.00', WITH A CHORD BEARING OF S 35°44'18" W, WITH A CHORD LENGTH OF 499.54', WITH A DELTA ANGLE OF 48°40'55",; THENCE S 60°04'46" W A DISTANCE OF 469.99'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 459.95', WITH A RADIUS OF 486.00', WITH A CHORD BEARING OF S 32°58'01" W, WITH A CHORD LENGTH OF 442.98', WITH A DELTA ANGLE OF 54°13'30",; THENCE N 90°00'00" E A DISTANCE OF 269.87'; THENCE S 00°21'29" W A DISTANCE OF 206.06'; THENCE S 89°38'31" E A DISTANCE OF 750.03'; THENCE N 00°15'16" W A DISTANCE OF 1221.84'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 709935.93 SQUARE FEET, 16.298 ACRES

WATER RESOURCE ASSOCIATES, LLC
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ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5877

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	8/7/24	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	8/7/24	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
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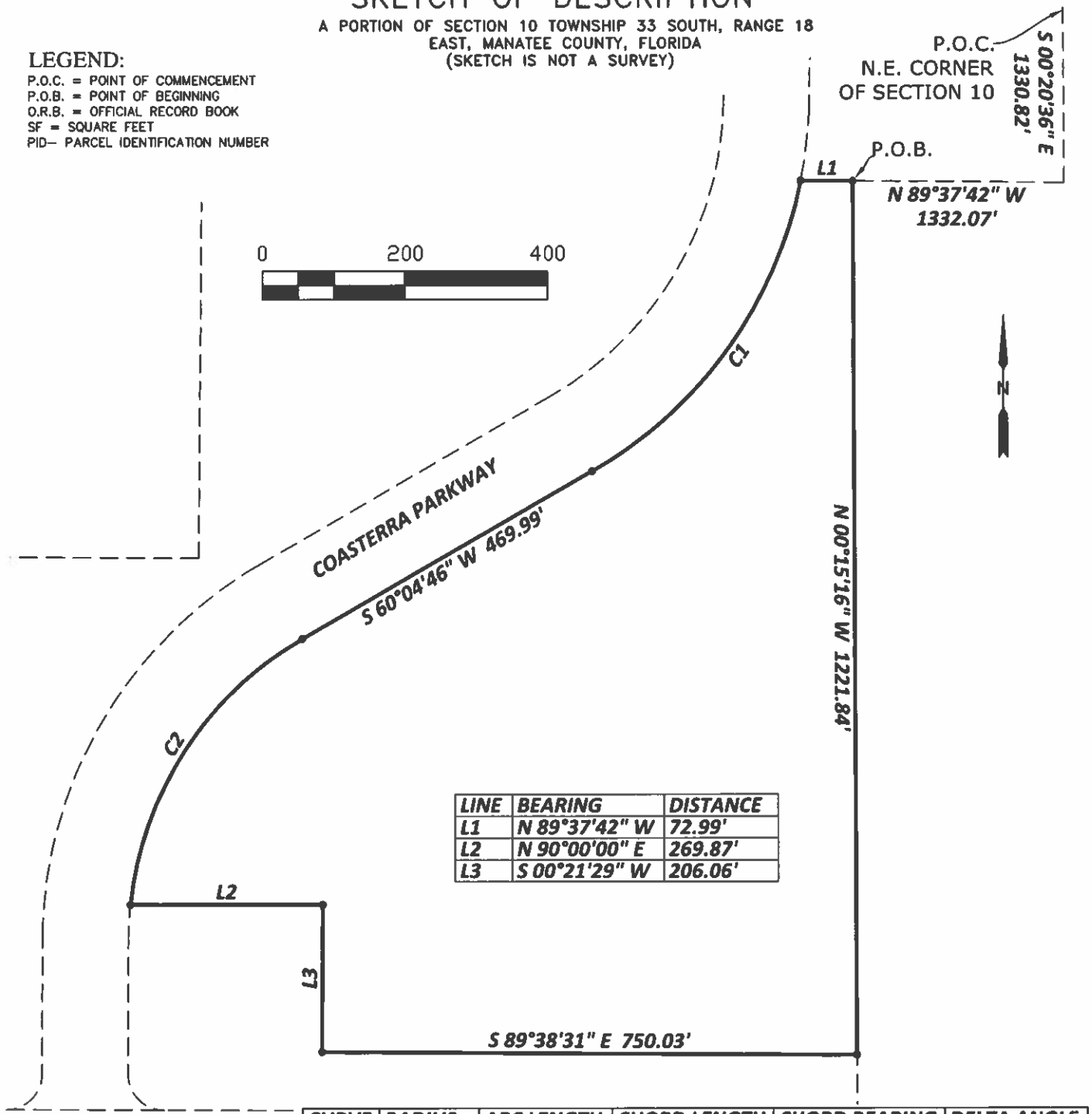

LINE	BEARING	DISTANCE
L1	N 89°37'42" W	72.99'
L2	N 90°00'00" E	269.87'
L3	S 00°21'29" W	206.06'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	459.95'	442.98'	S 32°58'01" W	54°13'30"

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

REVISION DATE		DRAWN	RSF	DATE:	8/7/24	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	8/7/24	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S. Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, ... C=US
Date: 2025.03.21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

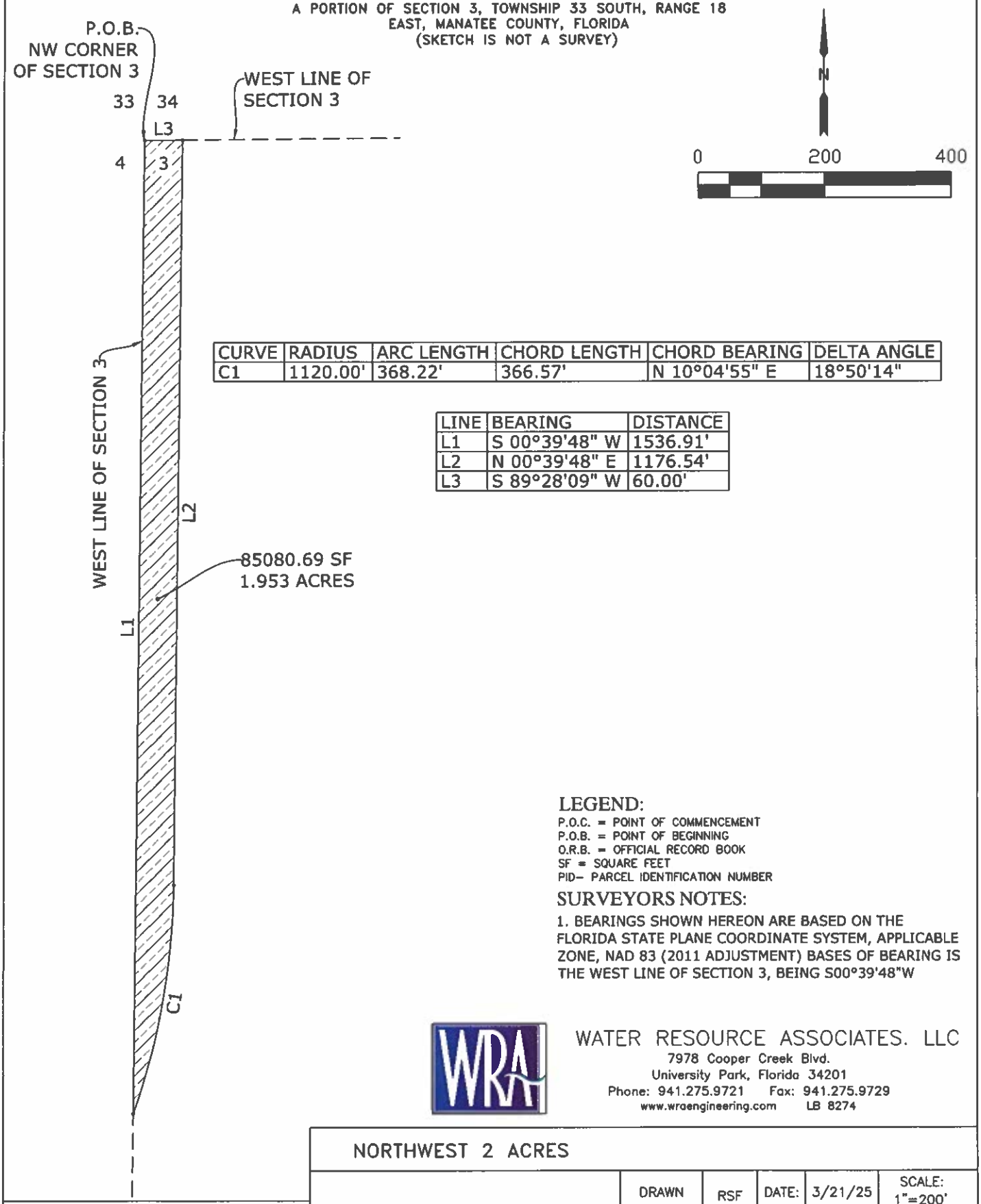
Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

WATER RESOURCE ASSOCIATES. LLC
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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1351.01'; THENCE N 89°39'24" E A DISTANCE OF 1291.99' TO THE POINT OF BEGINNING; THENCE N 20°31'03" E A DISTANCE OF 99.75'; THENCE N 40°47'13" E A DISTANCE OF 54.31'; THENCE N 29°58'21" E A DISTANCE OF 64.86'; THENCE S 73°55'09" E A DISTANCE OF 44.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.04', WITH A RADIUS OF 36.00', WITH A CHORD BEARING OF S 54°46'35" E, WITH A CHORD LENGTH OF 68.02', WITH A DELTA ANGLE OF 141°42'53",; THENCE N 54°21'58" E A DISTANCE OF 103.71'; THENCE N 36°20'40" E A DISTANCE OF 92.36'; THENCE N 32°10'26" W A DISTANCE OF 222.11'; THENCE N 41°54'22" W A DISTANCE OF 161.51'; THENCE N 47°44'39" E A DISTANCE OF 75.23'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 297.05', WITH A RADIUS OF 1015.00', WITH A CHORD BEARING OF N 39°21'36" E, WITH A CHORD LENGTH OF 296.00', WITH A DELTA ANGLE OF 16°46'06",; THENCE S 59°01'27" E A DISTANCE OF 146.44'; THENCE S 43°23'48" W A DISTANCE OF 49.02'; THENCE S 13°03'23" W A DISTANCE OF 49.98'; THENCE S 05°17'17" E A DISTANCE OF 76.38'; THENCE S 15°48'37" E A DISTANCE OF 85.99'; THENCE S 81°21'36" E A DISTANCE OF 32.25'; THENCE S 23°10'35" W A DISTANCE OF 78.56'; THENCE S 55°27'07" E A DISTANCE OF 24.10'; THENCE S 49°13'15" E A DISTANCE OF 56.51'; THENCE S 65°26'29" E A DISTANCE OF 22.55'; THENCE S 29°06'43" E A DISTANCE OF 73.33'; THENCE S 36°03'40" E A DISTANCE OF 60.27'; THENCE S 10°01'53" E A DISTANCE OF 92.50'; THENCE S 23°06'01" E A DISTANCE OF 63.21'; THENCE S 05°49'47" E A DISTANCE OF 111.39'; THENCE S 03°35'12" E A DISTANCE OF 36.89'; THENCE S 47°20'13" E A DISTANCE OF 34.92'; THENCE S 42°09'07" W A DISTANCE OF 87.78'; THENCE S 43°54'53" W A DISTANCE OF 52.26'; THENCE S 28°53'58" W A DISTANCE OF 95.84'; THENCE S 14°28'34" W A DISTANCE OF 66.27'; THENCE S 49°14'53" W A DISTANCE OF 98.04'; THENCE S 70°47'29" W A DISTANCE OF 71.88'; THENCE N 87°05'15" W A DISTANCE OF 53.69'; THENCE N 62°29'13" W A DISTANCE OF 79.01'; THENCE N 67°46'56" W A DISTANCE OF 71.84'; THENCE N 56°17'45" W A DISTANCE OF 89.17'; THENCE N 05°29'28" E A DISTANCE OF 58.17'; THENCE N 18°18'59" W A DISTANCE OF 43.12'; THENCE N 49°03'29" W A DISTANCE OF 114.76'; THENCE N 79°58'12" W A DISTANCE OF 37.79'; THENCE N 05°50'31" W A DISTANCE OF 69.32'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 450097.73 SQUARE FEET, 10.333 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wrengineering.com LB 8274

ROBERT S. FLANARY
STATE OF FLORIDA
REGISTERED SURVEYOR

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01E10C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025-04-16 17:15:56-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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RV STORAGE AREA

	DRAWN	RSF	DATE:	4/9/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	4/9/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

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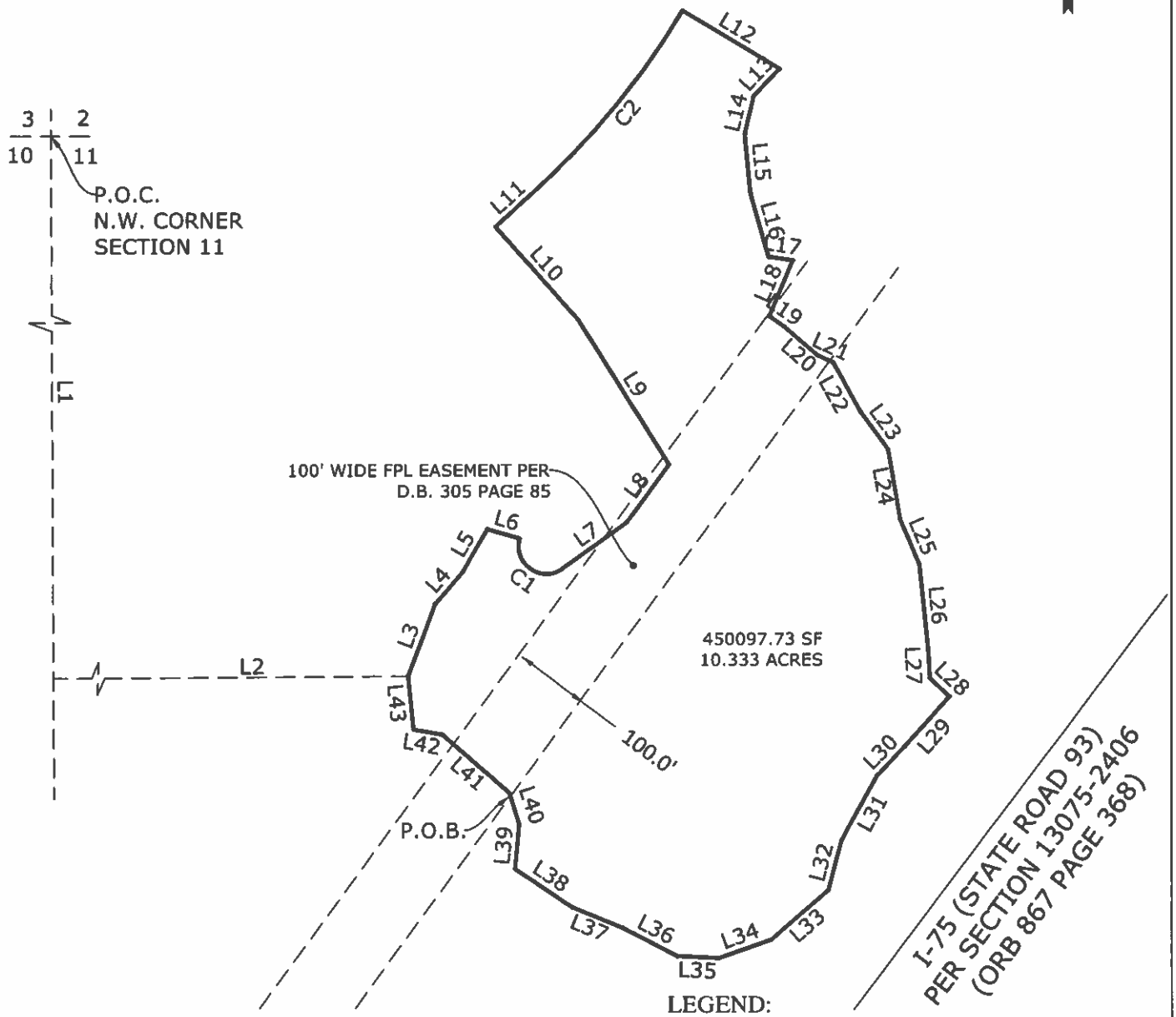
(SKETCH IS NOT A SURVEY)



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www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

REVISION DATE	RV STORAGE AREA					
		DRAWN	RSF	DATE:	4/9/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	4/9/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	36.00'	89.04'	68.02'	S 54°46'35" E	141°42'53"
C2	1015.00'	297.05'	296.00'	N 39°21'36" E	16°46'06"

LINE	BEARING	DISTANCE
L1	S 00°20'36" E	1351.01'
L2	N 89°39'24" E	1291.99'
L3	N 20°31'03" E	99.75'
L4	N 40°47'13" E	54.31'
L5	N 29°58'21" E	64.86'
L6	S 73°55'09" E	44.00'
L7	N 54°21'58" E	103.71'
L8	N 36°20'40" E	92.36'
L9	N 32°10'26" W	222.11'
L10	N 41°54'22" W	161.51'
L11	N 47°44'39" E	75.23'
L12	S 59°01'27" E	146.44'
L13	S 43°23'48" W	49.02'
L14	S 13°03'23" W	49.98'
L15	S 05°17'17" E	76.38'
L16	S 15°48'37" E	85.99'
L17	S 81°21'36" E	32.25'
L18	S 23°10'35" W	78.56'
L19	S 55°27'07" E	24.10'
L20	S 49°13'15" E	56.51'
L21	S 65°26'29" E	22.55'
L22	S 29°06'43" E	73.33'
L23	S 36°03'40" E	60.27'
L24	S 10°01'53" E	92.50'
L25	S 23°06'01" E	63.21'
L26	S 05°49'47" E	111.39'
L27	S 03°35'12" E	36.89'
L28	S 47°20'13" E	34.92'
L29	S 42°09'07" W	87.78'
L30	S 43°54'53" W	52.26'
L31	S 28°53'58" W	95.84'
L32	S 14°28'34" W	66.27'
L33	S 49°14'53" W	98.04'
L34	S 70°47'29" W	71.88'
L35	N 87°05'15" W	53.69'
L36	N 62°29'13" W	79.01'
L37	N 67°46'56" W	71.84'
L38	N 56°17'45" W	89.17'
L39	N 05°29'28" E	58.17'
L40	N 18°18'59" W	43.12'
L41	N 49°03'29" W	114.76'
L42	N 79°58'12" W	37.79'
L43	N 05°50'31" W	69.32'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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RV STORAGE AREA

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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	4/9/25	JOB NUMBER S0116

REVISION DATE

Composite Exhibit B

UPDATED

PETITION TO AMEND THE BOUNDARIES OF NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Submitted by: Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

UPDATED

PETITION TO AMEND THE BOUNDARIES OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

July 2nd, 2025

TABLE OF CONTENTS

Manatee County Application

Certification of Attorney

Certification of Petitioner

Petition to Amend the Boundaries of the Newport Isles Community Development District

Exhibit 1 – General Location Map
Exhibit 2 – Original Legal Description
Exhibit 3 – Contraction Parel Legal Description
Exhibit 4 – Amended Legal Description
Exhibit 5 – Landowner Consent
Exhibit 6 – Boundary Amendment Resolution
Exhibit 7 – Future Land Use Map
Exhibit 8 – Existing and Proposed Utilities
Exhibit 9 – Proposed Facilities & Estimated Costs of Construction and Timetable
Exhibit 10 – Statement of Estimated Regulatory Costs
Exhibit 11 – Authorization of Agent

Submitted by: Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

MANATEE COUNTY GOVERNMENT
PLANNING DEPARTMENT
LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

Date: _____ **File Number:** _____

File Name: _____

This application shall be used for all land development rezone or comprehensive plan amendment request. Please attach appropriate standards or supplementary information, as applicable.

NAME OF THE PROJECT: NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

TYPE OF APPROVAL DESIRED: AMENDMENT OF A COMMUNITY DEVELOPMENT DISTRICT

LIST CASE NUMBERS OF PREVIOUS APPROVALS: N/A

A. Property Information

1. Legal Description: **See attached Exhibit A**
2. D. P. Number(s): **See attached Exhibit B**
3. Section: _____ Township: _____ Range: _____
   Section: _____ Township: _____ Range: _____
4. Subdivision Name (if Platted): **N/A**
5. Lot: **N/A** 6. Block: **N/A**
7. Address or Location of Property (See Address Coordinator, if physical address is needed): **The site is generally located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41.**
8. Present Zoning Classification: **PDMU**
9. (If Rezone) Proposed Zoning Classification: **N/A**
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: **N/A**
11. Future Land Use Category: **UF-3**
12. Flood Zone Category: **A, X** Map/Panel Numbers: **12081C0038E, 12081C0039E**
13. Property Size (to the nearest tenth of acre or sq. ft.: **1,555.47 (Original Boundaries)**
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): **Vacant, Agricultural**
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):

a. North: **Agricultural** c. East: **Vacant**

b. South: **Vacant** d. West: **Agricultural, Vacant**

16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):

Amendment of the boundaries of a community development district per Chapter 190, Florida Statutes.

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: **CC Manatee Land Investments, LLC**
   Address: **1901 Ulmerton Road, Suite 475, Clearwater, Florida**
   Zip: **33762** Telephone _____ Fax: _____
   Email Address: tom@cornerstonelandcompany.com

2. Name of Agent: **Jere Earlywine, Kutak Rock, LLP**
   Address: **107 West College Avenue, Tallahassee, Florida**
   Zip: **32301** Telephone: **(850) 528-6152** Fax: _____
   Email Address: **jere.earlywine@kutakrock.com**

3. Name of Engineer: **Clint Cuffle, P.E., WRA Engineering**
   Address: **7978 Cooper Creek Boulevard, Suite 102, University Park, Florida**
   Zip: **34201** Telephone: **(941) 358-3824** Fax: _____
   Email Address: **ccuffle@wraengineering.com**

4. Name of Architect: **N/A**
   Address: _____
   Zip: _____ Telephone: _____ Fax: _____
   Email Address: _____

5. Name of Landscape Architect: **N/A**
   Address: _____
   Zip: _____ Telephone: _____ Fax: _____
   Email Address: _____

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE SENT TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.

(Signature of Petitioner)

Additional Information

CONTACT:

Planning Department
1112 Manatee Avenue West, Fourth Floor 34205
P. O. Box 1000, Bradenton, FL 34206

Telephone: (941) 748-4501, Extension 6871
Fax Number: (941) 708-6152
http://www.mymanatee.org

EXHIBIT A

Legal Description of District Boundary, As Amended

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES, LLC
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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
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Robert S Flanary
Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

LEGEND:

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CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
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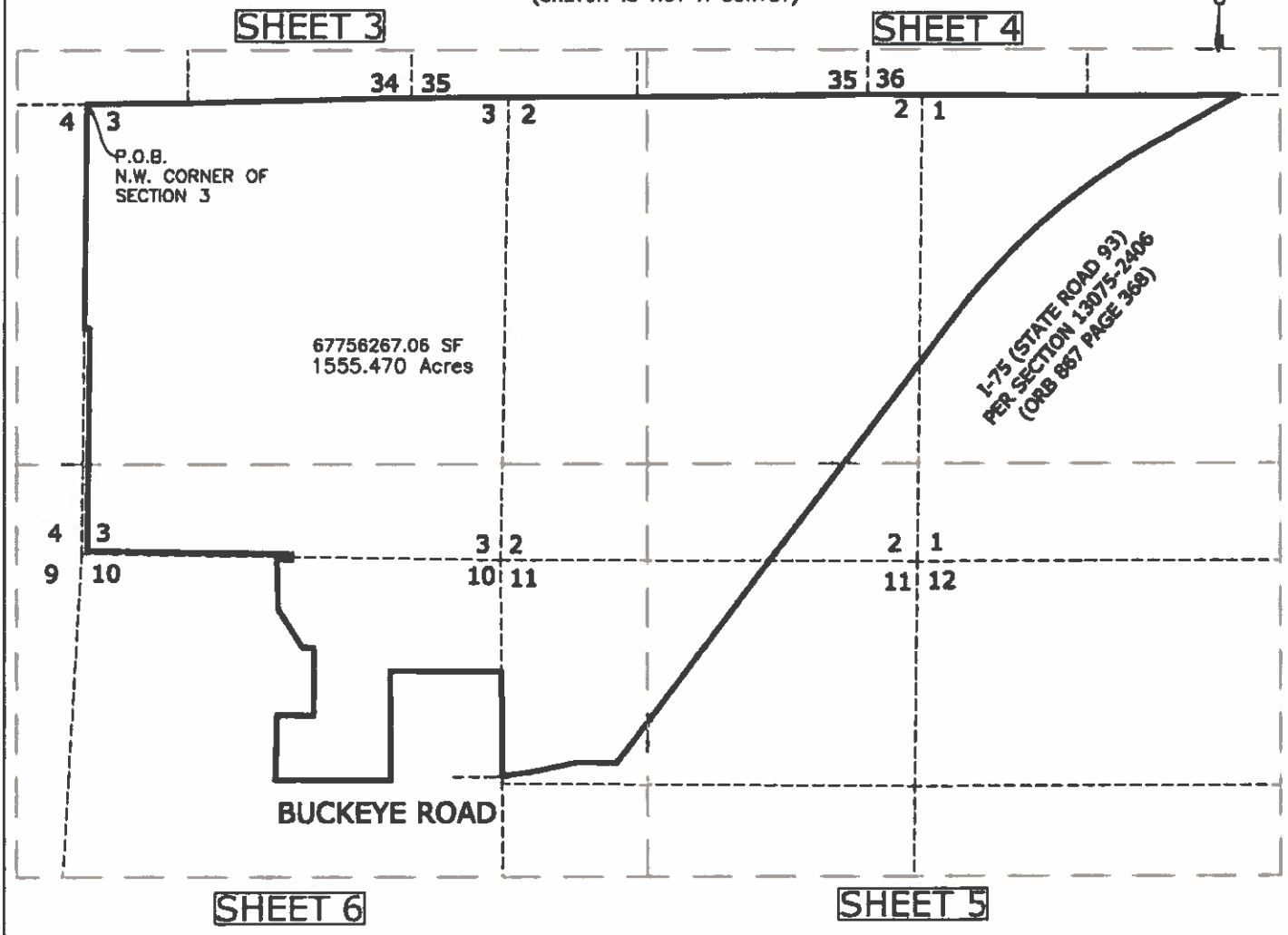

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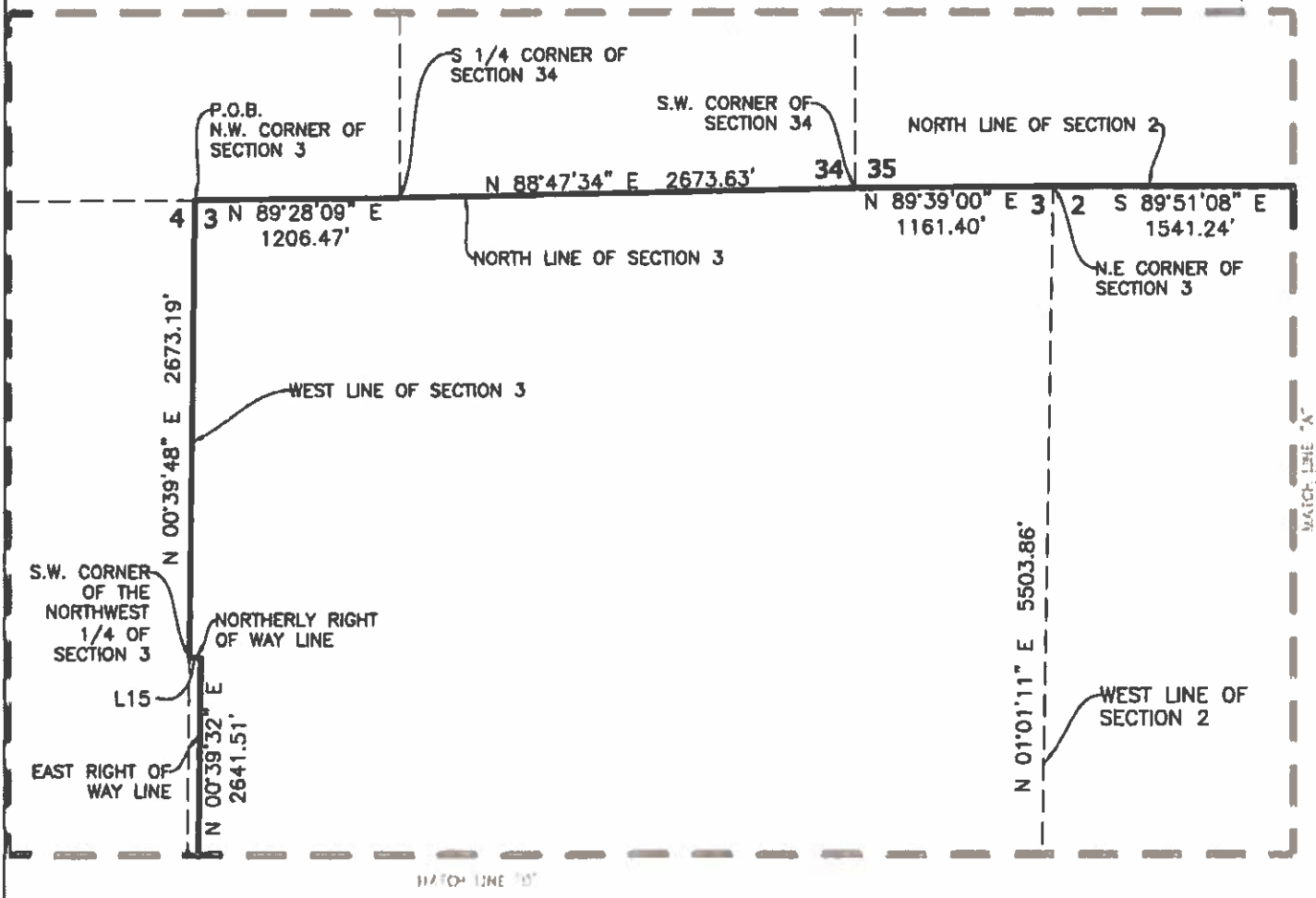

LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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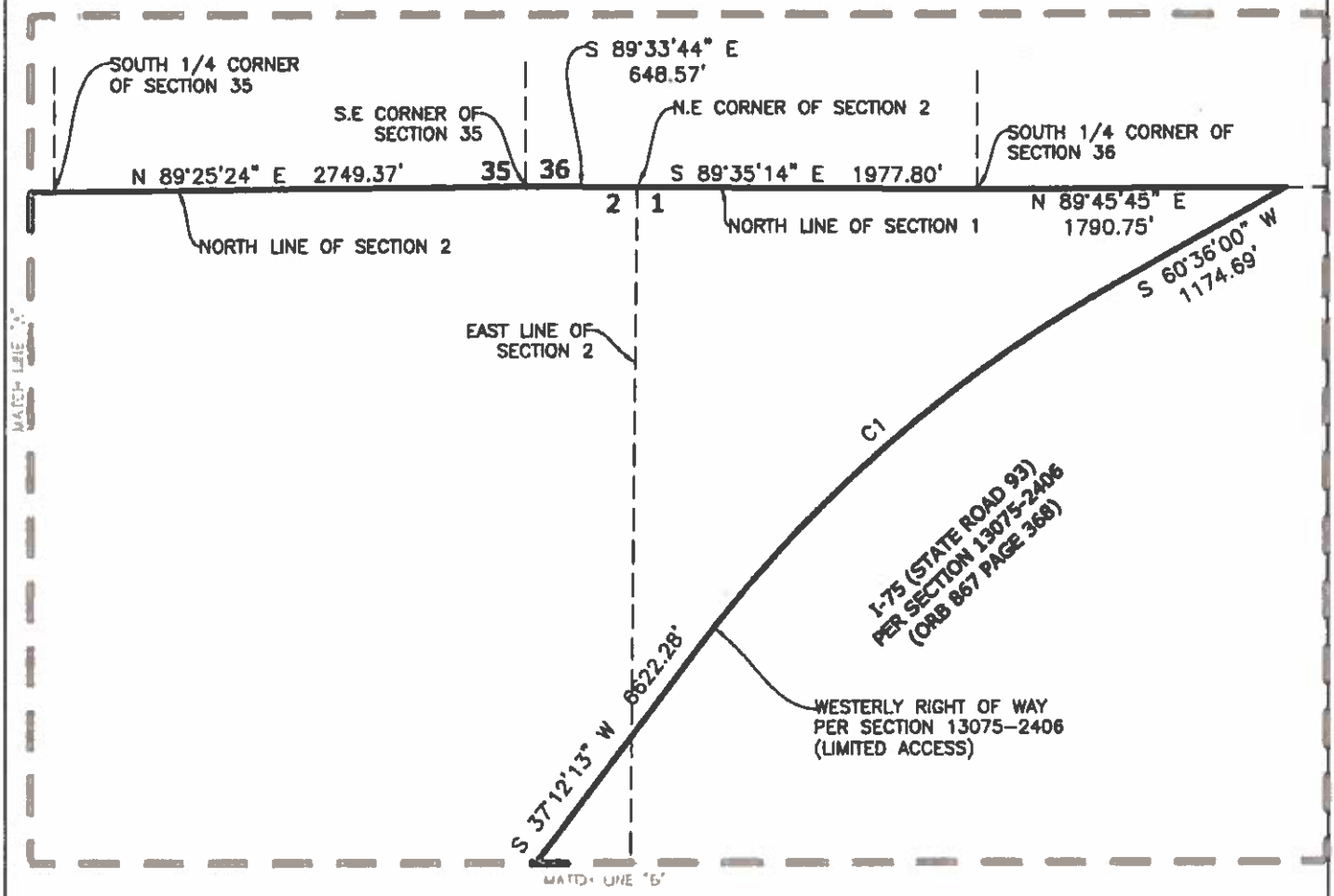

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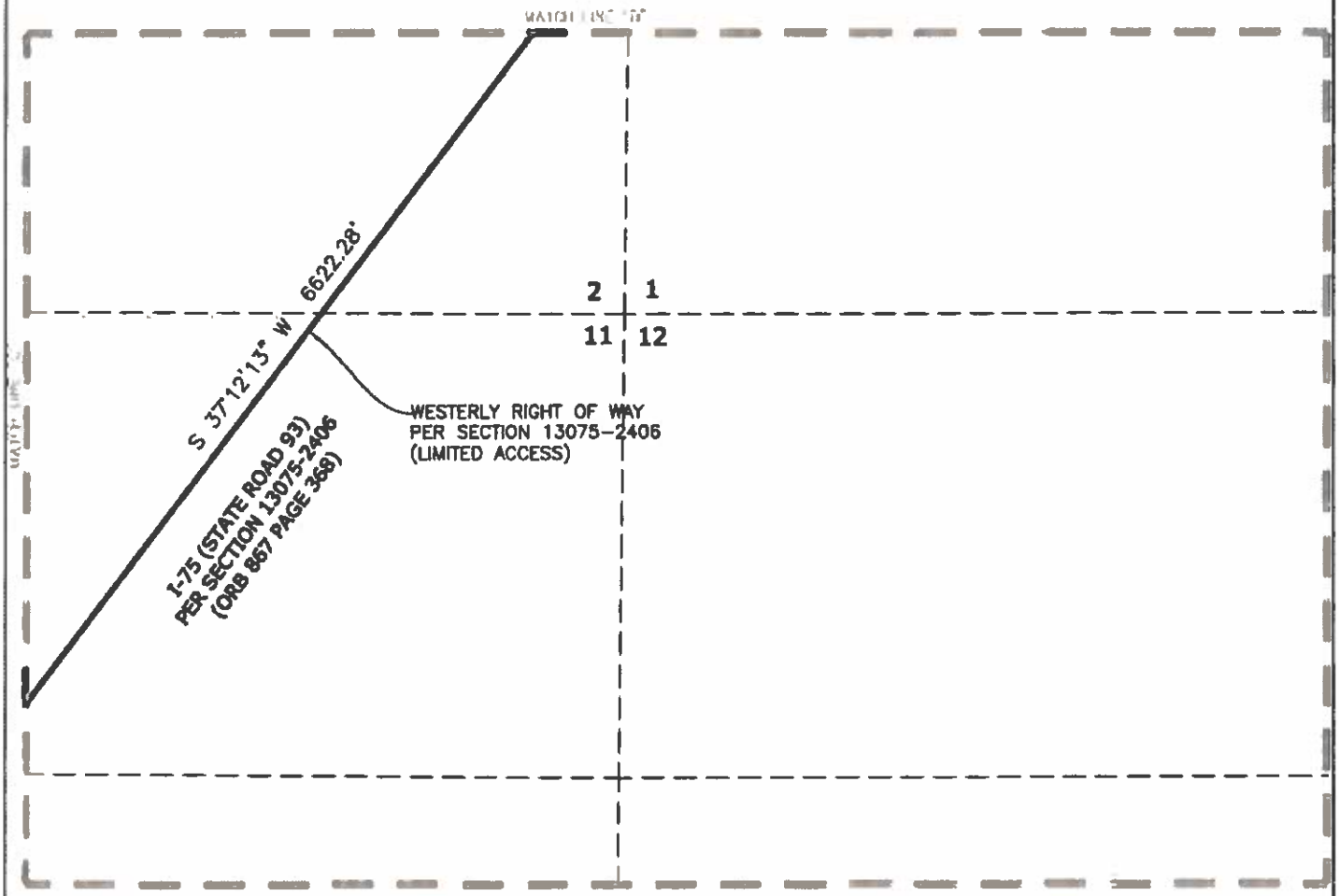

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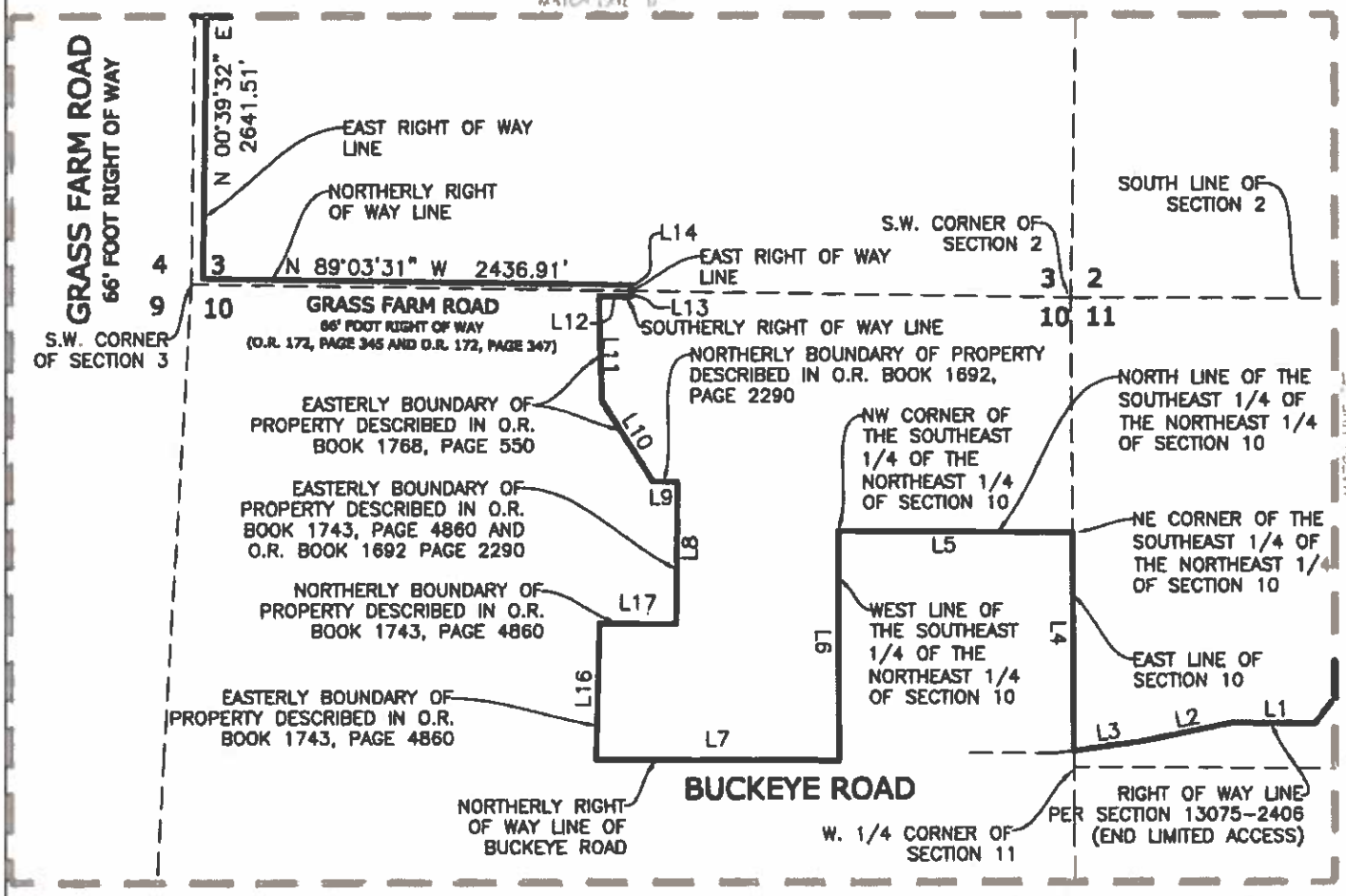

LINE	BEARING	DISTANCE
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L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.82'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000018C839D49D700128398, O=FloridaDC, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE 1/11/24

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
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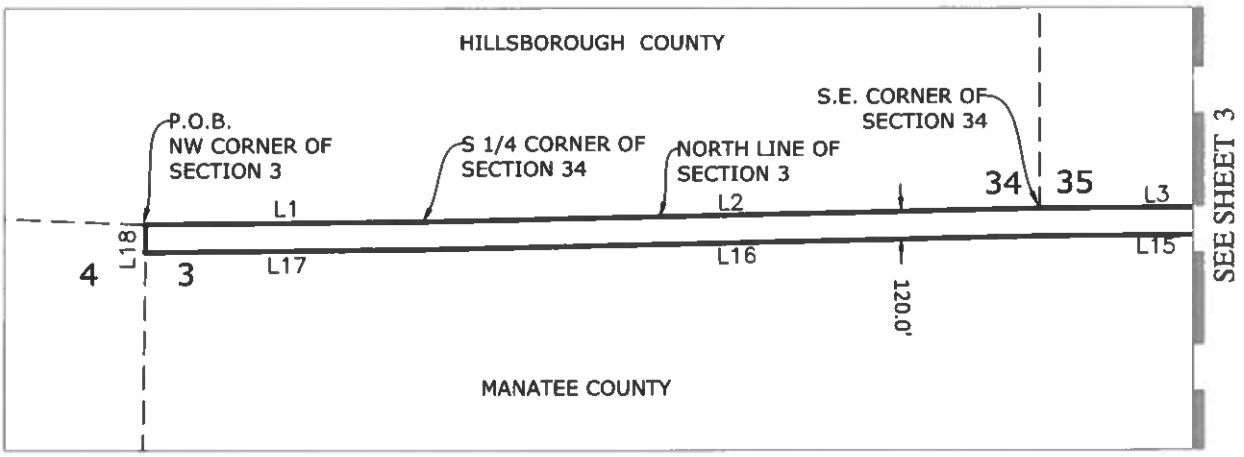
SF = SQUARE FEET
PID-- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

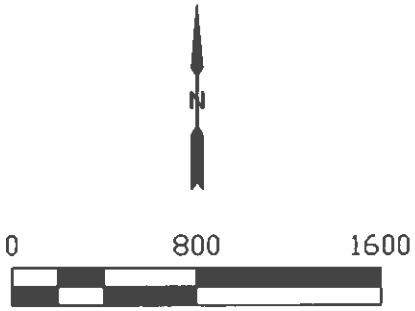
PINEY POINT ROAD SKETCH					
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



LEGEND:

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www.wraengineering.com LB 8274

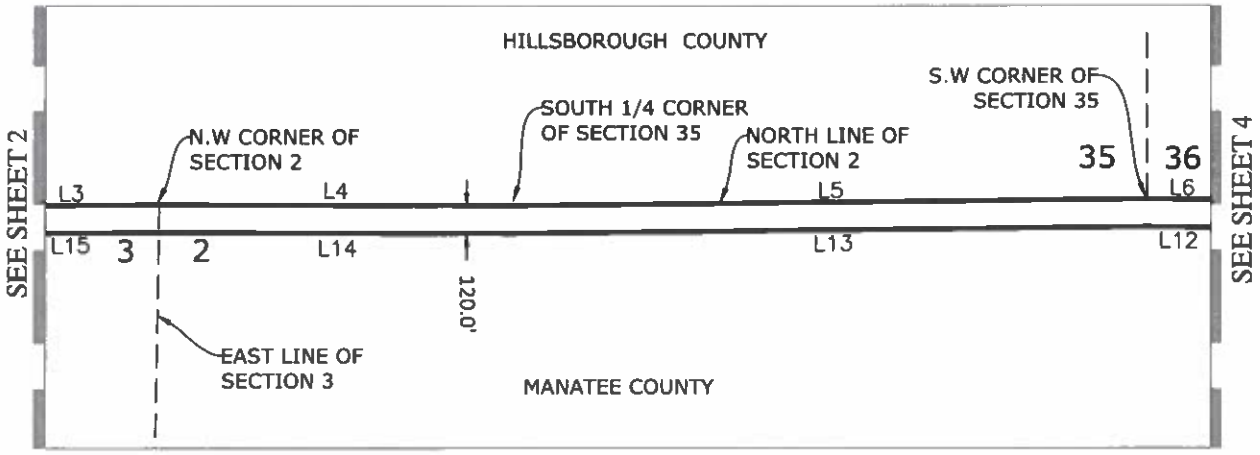
SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

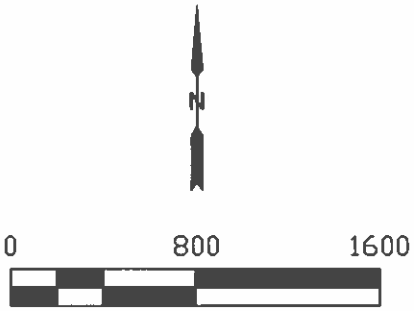
REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

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SURVEYORS NOTES:

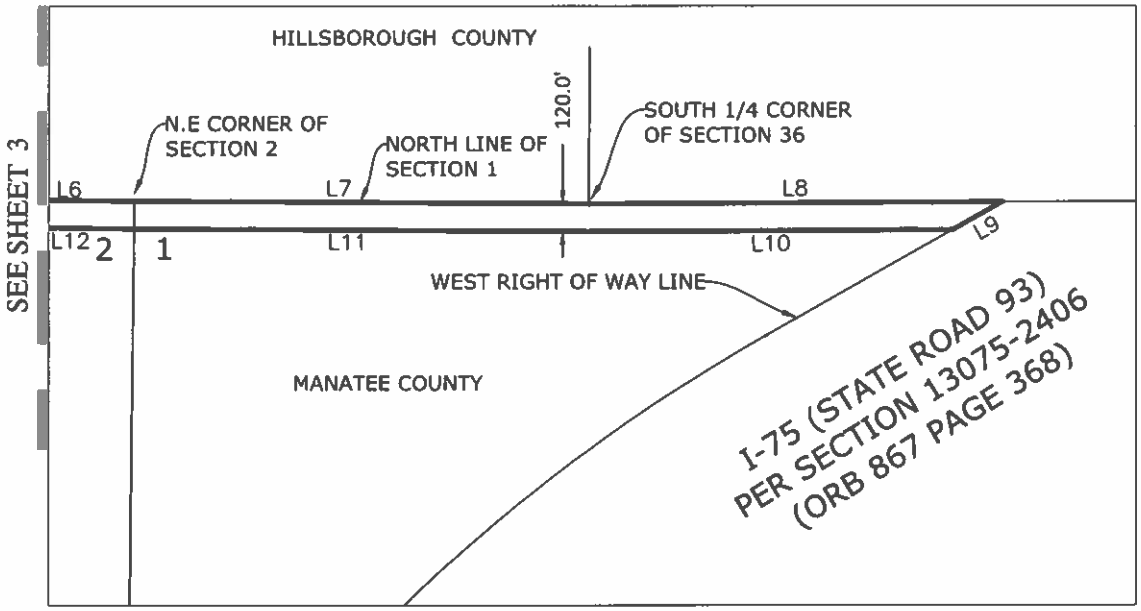
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

REVISION DATE						
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'

LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

WATER RESOURCE ASSOCIATES. LLC
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ROBERT S. FLANARY CERTIFICATE No. 5677 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C000001979C90FDCB00122177, O=Unaffiliated, C=US
Date: 2026.02.23 06:02:50-05'00'

Robert S. Flanary

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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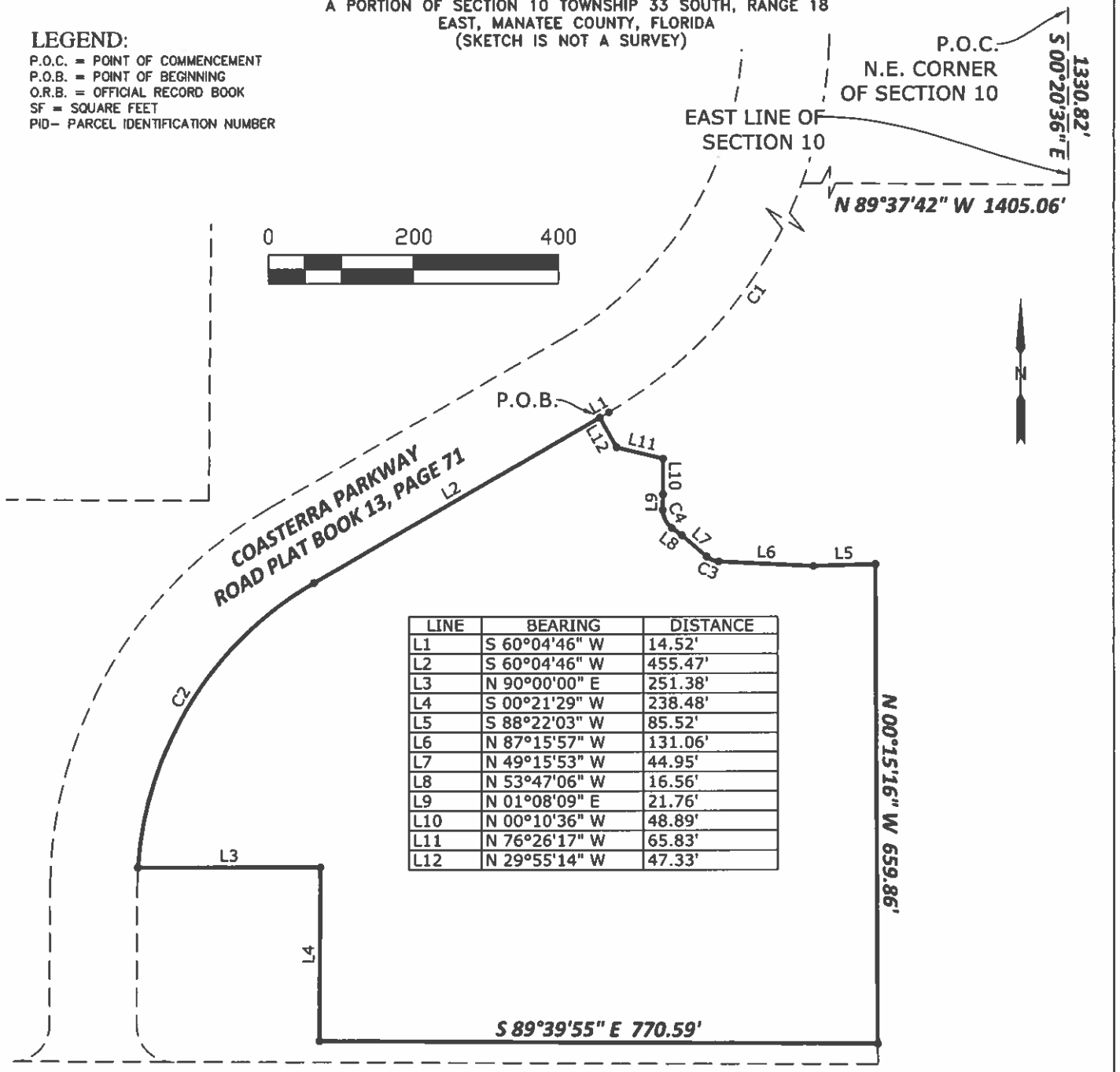

LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

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www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

REVISION DATE		DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary
dnQualifier=A91410C0000018F4D727553000308A8
O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

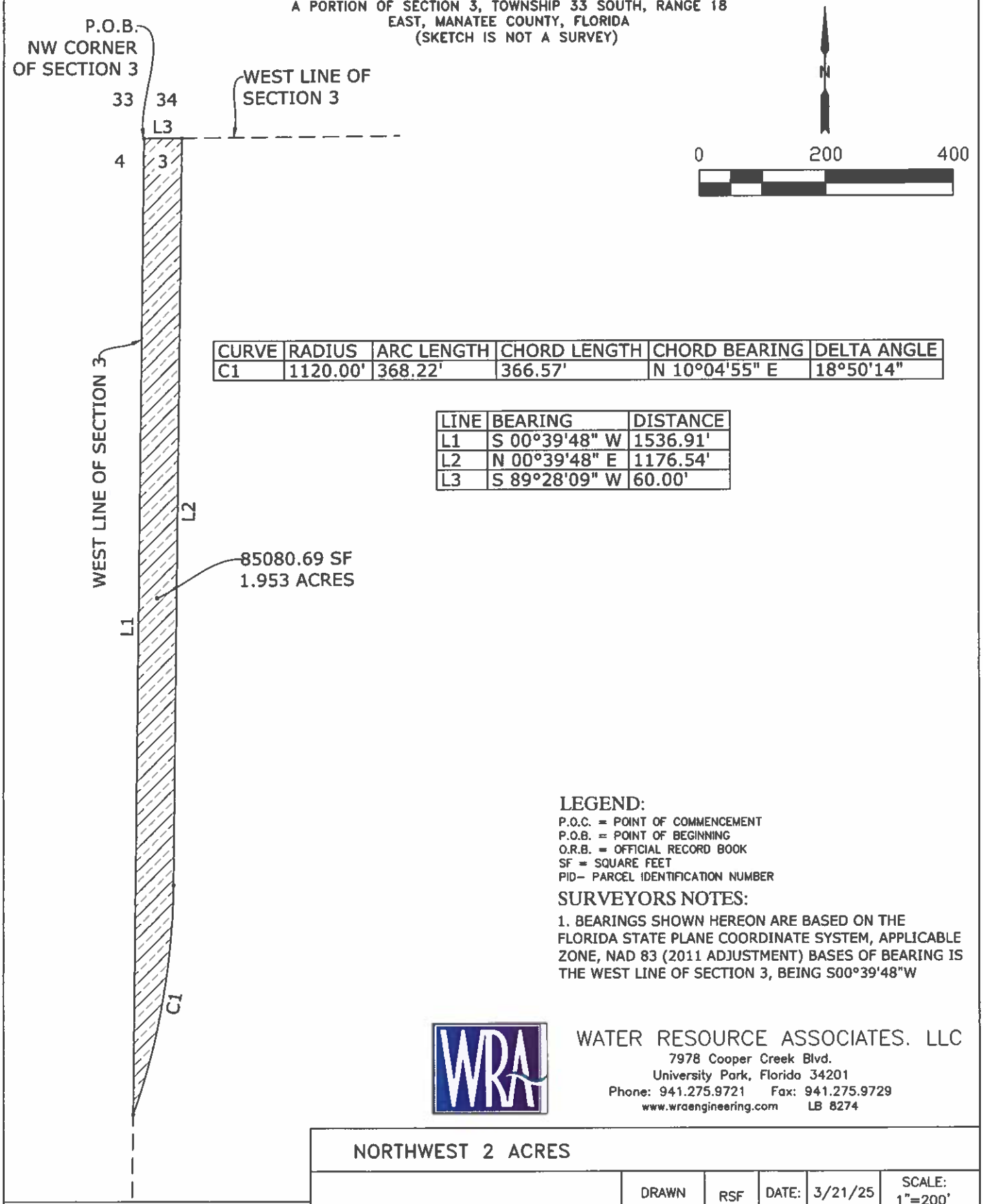
DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

NORTHWEST 2 ACRES					
	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

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O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: C=US, E=Robert S Flanary, O=Undefined, C=US
Date: 2025.09.15 08:06:39 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

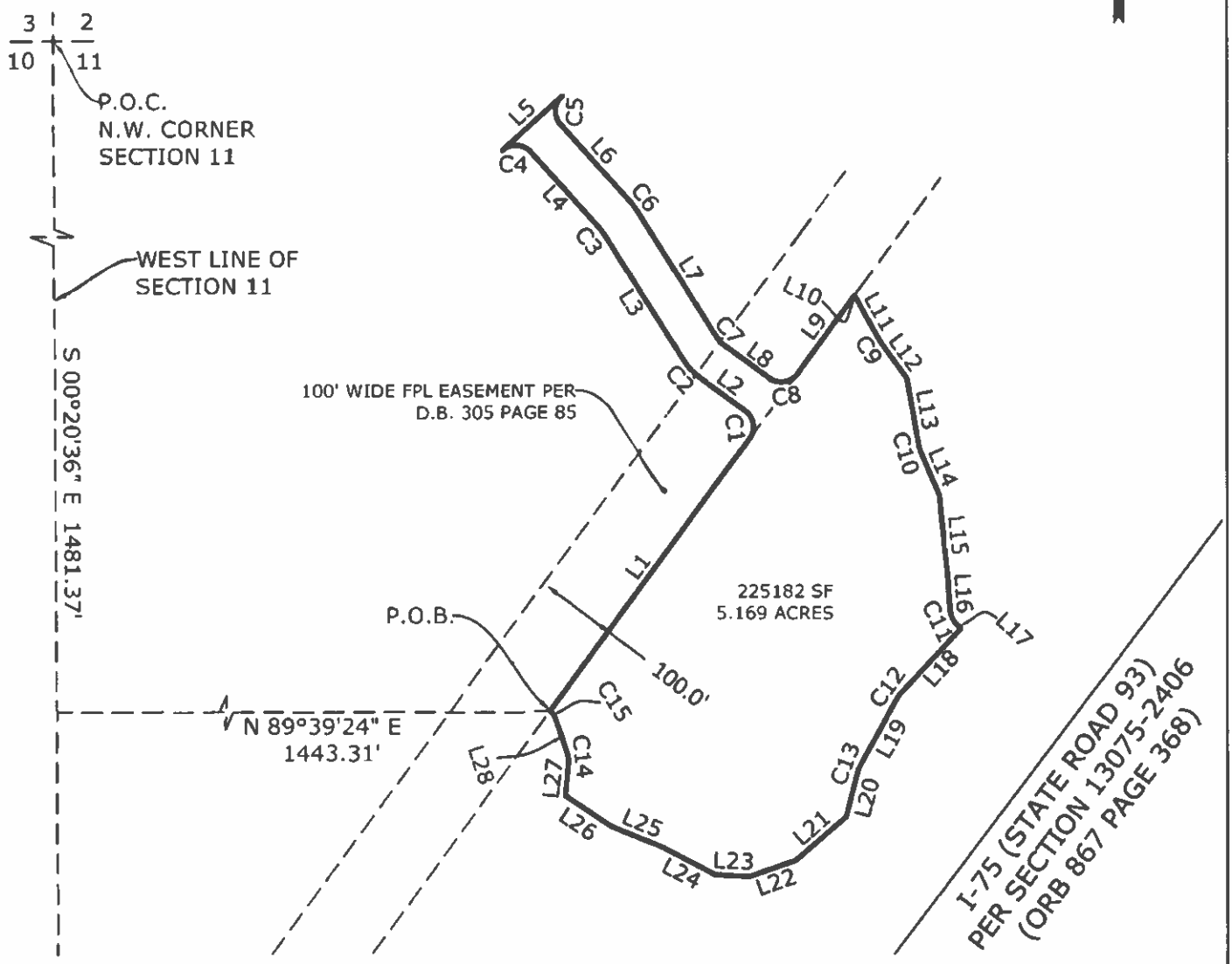
DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER 50116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



0 200 400

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

	DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID= PARCEL IDENTIFICATION NUMBER

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	DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

REVISION DATE

EXHIBIT B

Property ID Nos.

PARCEL ID	OWNER
589900159	CC Manatee Land Investments LLC
589900239	CC Manatee Land Investments LLC
605600069	CC Manatee Land Investments LLC

COASTERRA AKA NEWPORT ISLES (FKA NEWPORT ISLES & SWEETWATER PRESERVE) - PDMU-21-20/PSP-21-163 - CLOS 23-032 (EXP 7/7/2033)							
PHASE	DEVELOPMENT TYPE/NAME	APPROVED USES/ TOTALS	SUBMITTED FSP UNITS	APPROVED FSP UNITS	PLATTED UNITS	CO's CUMULATIVE THROUGH 8/5/2025	REMAINING UNITS
	SINGLE FAMILY DETACHED						
IA	Edgewater at Coasterra Ph IA (fka Newport Isles Ph IA) / FSP-23-81 / PLN2304-0529			91	91		
IB	Edgewater at Coasterra Ph IB / FSP-25-90 / PLN2505-0109		89				
IIA	Palms at Coasterra Ph IIA (fka Newport Isles Phase IIA) / FSP-23-89 / PLN2306-0027			134			
IIB	Palms at Coasterra Ph IIB / FSP-25-98 / PLN2506-0136		168				
IIC	Palms at Coasterra Ph IIC / FSP-25-98 / PLN2506-0136		133				
IIIA	Cove at Coasterra - Ph IIIA / FSP-25-109 / PLN2506-0139		130				
IIIB	The Cove at Coasterra Ph IIIB, IVA, IVB, & V (fka Newport Isles Ph IIIB, IVA, IVB, & V) / FSP-23-114 / PLN2306-0511			85			
IVA	The Cove at Coasterra Ph IIIB, IVA, IVB, & V (fka Newport Isles Ph IIIB, IVA, IVB, & V) / FSP-23-114 / PLN2306-0511			65			
IVB	The Cove at Coasterra Ph IIIB, IVA, IVB, & V (fka Newport Isles Ph IIIB, IVA, IVB, & V) / FSP-23-114 / PLN2306-0511			62			
V	The Cove at Coasterra Ph IIIB, IVA, IVB, & V (fka Newport Isles Ph IIIB, IVA, IVB, & V) / FSP-23-114 / PLN2306-0511[1]			114			
VIIA	The Cay at Coasterra Ph VIIA (fka Newport Isles Ph VII-A) / FSP-23-144 / PLN2308-0002			158			
VIIB - VIIC	Cay at Coasterra Ph VIIB and VIIC / FSP-25-114 / PLN2506-0137		236				
VIII - I	Esplanade at Newport Ph I / PLN2307-0190 / FSP-23-117			254			
VIII - II & III	Esp Coasterra Phases II & III / PLN2412-0109 / FSP-24-193		358				
	TOTALS	2,879	1,114	963			802
	SINGLE FAMILY ATTACHED						
	TBD						
	TOTALS	295	0	0			295
	MULTI-FAMILY						
	TBD						
	TOTALS	208	0	0			208

[1]FSP-23-114(R), PLN2306-0511.MOD01 reduced lots from 116 to 114

ATTORNEY CERTIFICATION

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE FACTS CONTAINED IN THE PETITION TO AMEND THE BOUNDARIES OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT ARE TRUE AND CORRECT, AND THAT SUCH PETITION COMPLIES WITH STATE LAW.

Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

Attorney for Petitioner

PETITIONER CERTIFICATION

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE FACTS CONTAINED IN THE PETITION TO AMEND THE BOUNDARIES OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT ARE TRUE AND CORRECT.

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

By: SUSAN COLLINS
Its: Chair
Date: May 28, 2025

BEFORE THE COUNTY COMMISSION OF MANATEE COUNTY, FLORIDA

PETITION TO AMEND THE BOUNDARIES OF NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Newport Isles Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance No. 22-13, and located entirely within the boundaries of Manatee County, Florida ("District"), hereby petitions the Board of County Commissioners of Manatee County, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, and specifically Sections 190.046 and 190.005, Florida Statutes, to adopt an amendment to Ordinance No. 22-13 to remove approximately 59.062 acres from the District. In support of this petition, the District states:

1. Location and Size. The District is located entirely within Manatee County, Florida ("County"). **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 1,555.470 acres of land and is located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41. The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 2**. The metes and bounds of the lands to be removed from the District ("Contraction Parcels") which comprise approximately 59.062 acres are set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 1,496.408 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended ("Amended District").

2. Excluded Parcels. There are no parcels within the external boundary of the Amended District which are to be excluded.

3. Landowner Consent. Petitioner has obtained written consent to amend the boundary of the District from the owners of one hundred percent of property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 5.** The favorable action by the Board of Supervisors of the District, as reflected in Resolution 2024-12 at **Exhibit 6,** constitutes consent for all other lands pursuant to Section 190.046(1)(f), Florida Statutes.

4. Board Members. The five persons designated by the Ordinance as the original Board of Supervisors met and scheduled an election of the landowners as required by Section 190.006, Florida Statutes. The current members of the Board of Supervisors of the District are Susan Collins, Richard James, Karen James and Charlie Peterson, with one seat currently vacant.

5. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 7**. Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

6. Major Water and Wastewater Facilities. **Exhibit 8** shows existing and proposed major water, sewer, and drainage infrastructure within the District, as amended.

7. District Facilities and Services. **Exhibit 9** describes the type of facilities District presently expects to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. The estimated costs of constructing the infrastructure serving lands within the Amended District are also identified in **Exhibit 9**. Currently, these improvements are estimated to be made, acquired, constructed, and/or in four (4) phases from 2022 to 2030. Actual construction timetables and expenditures will likely vary, due in part to the

effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions. The Contraction Parcels will receive limited benefit from District stormwater and roadway improvements and will fund an applicable portion of the District's operations and maintenance expenses related thereto, pursuant to a funding agreement."

8. Statement of Estimated Regulatory Costs. **Exhibit 10** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

9. Agent Authorization. **Exhibit 11** is an authorization of agent authorizing Jere Earlywine to act as the District's agents in all matters related to the Petition. Copies of all correspondence should be sent to:

Jere Earlywine, Esq.
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

10. Chapter 190, Florida Statutes Requirements Are Met. This petition to amend the boundary of the District should be granted for the following reasons:

a. Amendment of the District's boundary and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the Amended District is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Existence of the Amended District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The Amended District is the best alternative for delivering community development services and facilities to the Amended District without imposing an additional burden on the general population of the County. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the Amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

e. The area to be served by the Amended District is amenable to separate special-district government.

WHEREFORE, the District respectfully requests that the Board of County Commissioners of Manatee County:

a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(f), Florida Statutes; and

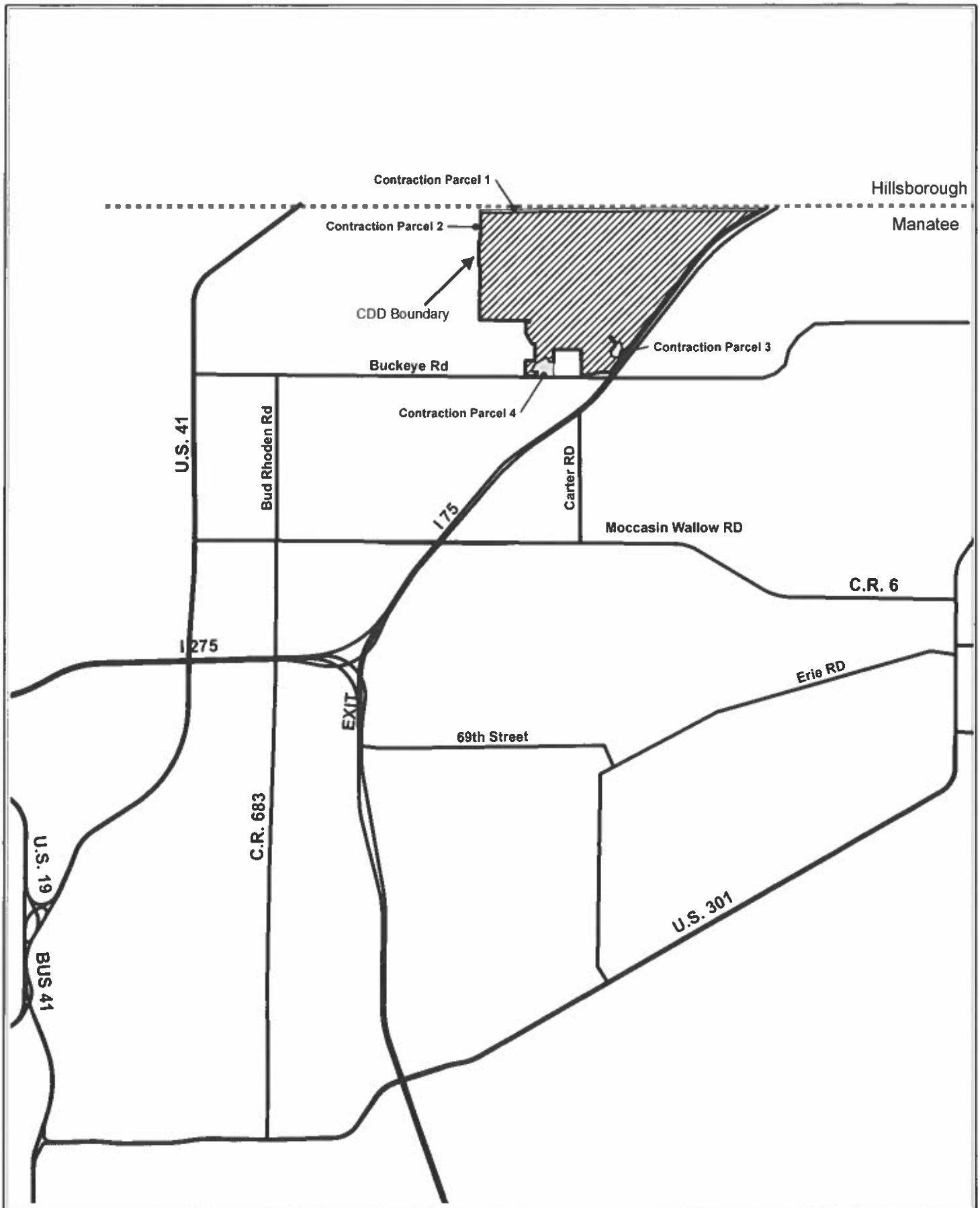
b. Grant the petition and amend Ordinance No. 22-13 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 2nd day of July, 2025, and refiled this 9th day of March, 2026..

KUTAK ROCK LLP

Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

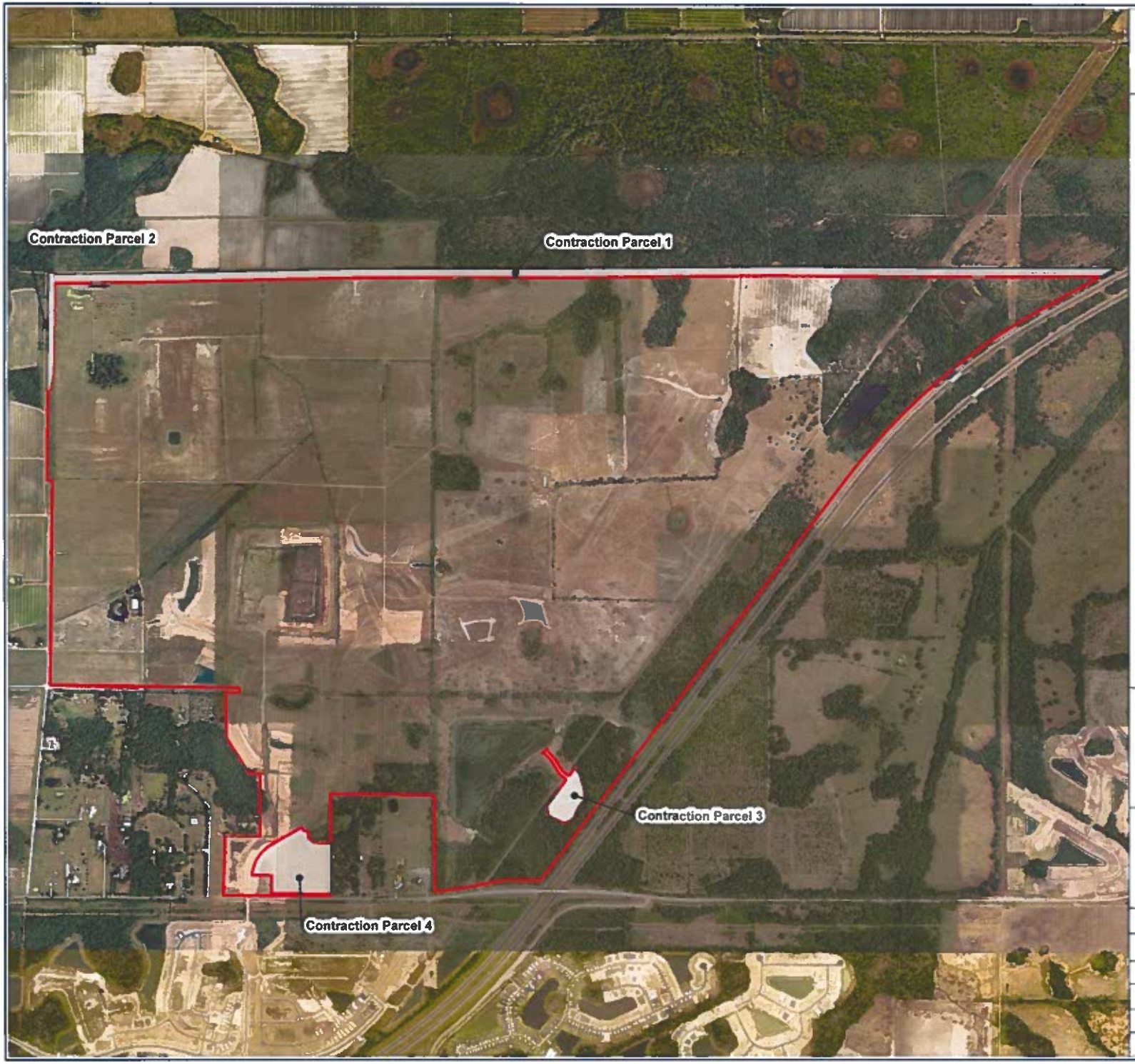
EXHIBIT 1



Water Resource Associates, LLC *Engineering ~ Environmental Science ~ Water Resource ~ Survey* 12363 Hampton Park Blvd Phone: 813-265-3130 www.wraengineering.com	PROJECT: Newport Isles CDD Newport Isles CDD Manatee County, FL Location Map	ORIGINAL DATE: 2/24/2026 REVISION DATE: JOB NUMBER: 2180 FILE NAME: Location Map GIS OPERATOR: RJ

N W E S

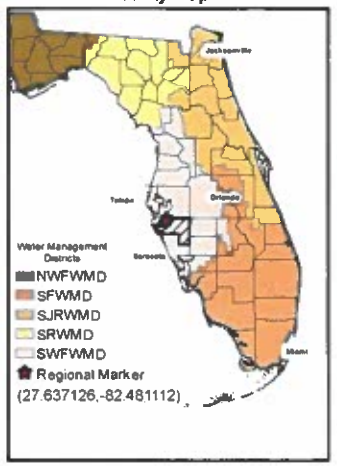
1 inch = 6,000 feet



12383 Hampton Park Blvd
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

- CDD Project Boundary (1,496.408 ac.)
- Contraction Parcel 1 (37.583 ac)
- Contraction Parcel 2 (1.953 ac.)
- Contraction Parcel 3 (5.169 ac.)
- Contraction Parcel 4 (14.357 ac)

County Map



S: 01,02,03,10,&11 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2024 aerials obtained from Google Earth.

N
W E
S

1 inch = 1,700 feet

0 425 850 1,700 2,550 Feet

Client		
Project Name: Newport Isles		
Manatee County, FL		
File Name: Aerial Map		
Original Date: 2/24/2026		
GIS Operator: RJ	Job Number: 2180	Revision Date

Document Path: S:\~PROJECT FILES\2180 - Newport Isles CDD\ENVIRONMENTAL\GIS\MXD\Aug 2024 CDD\AerialMap.mxd

EXHIBIT 2

EXHIBIT "A"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary
Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 8/26/21

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

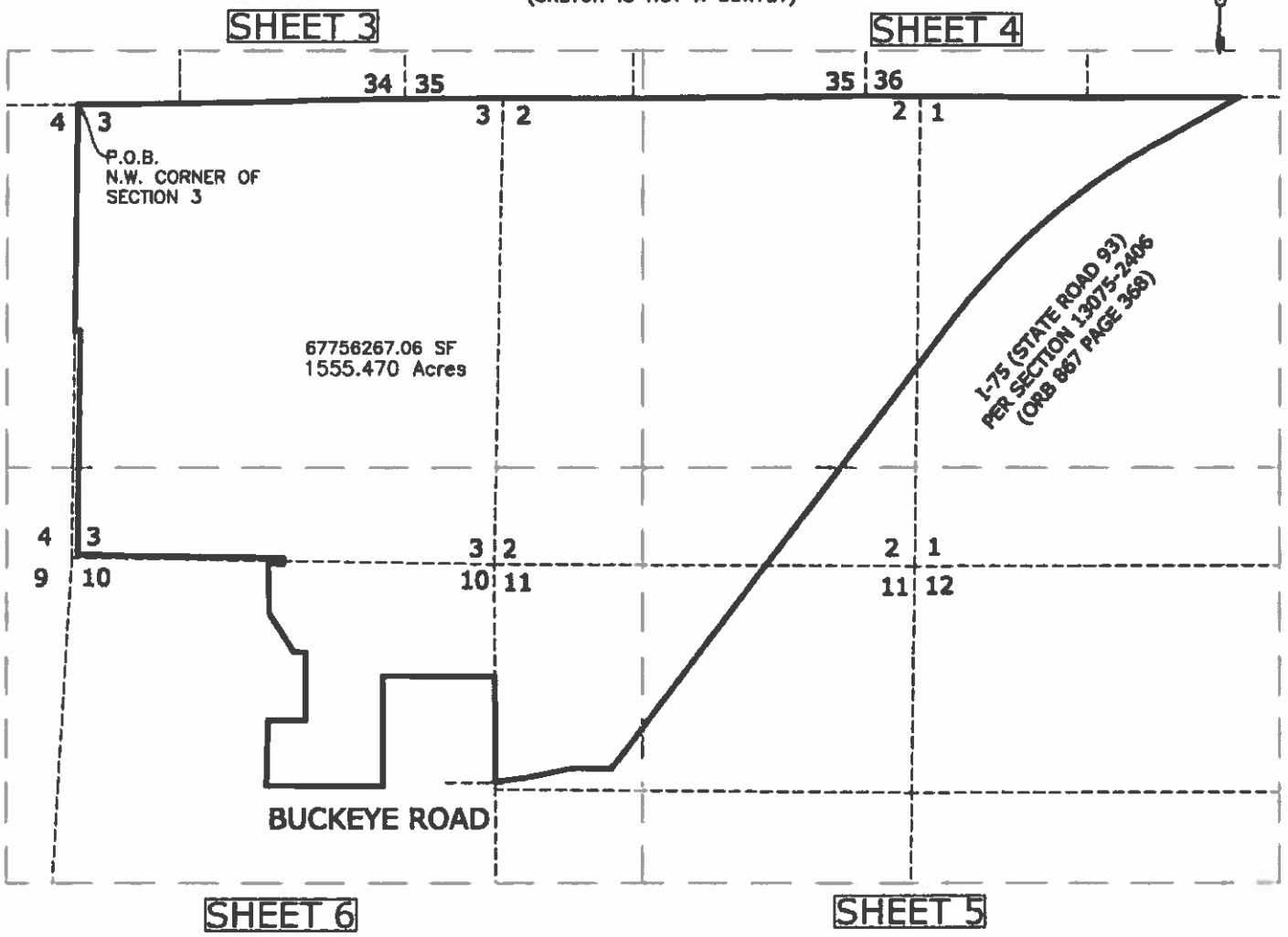
SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

EXHIBIT "A"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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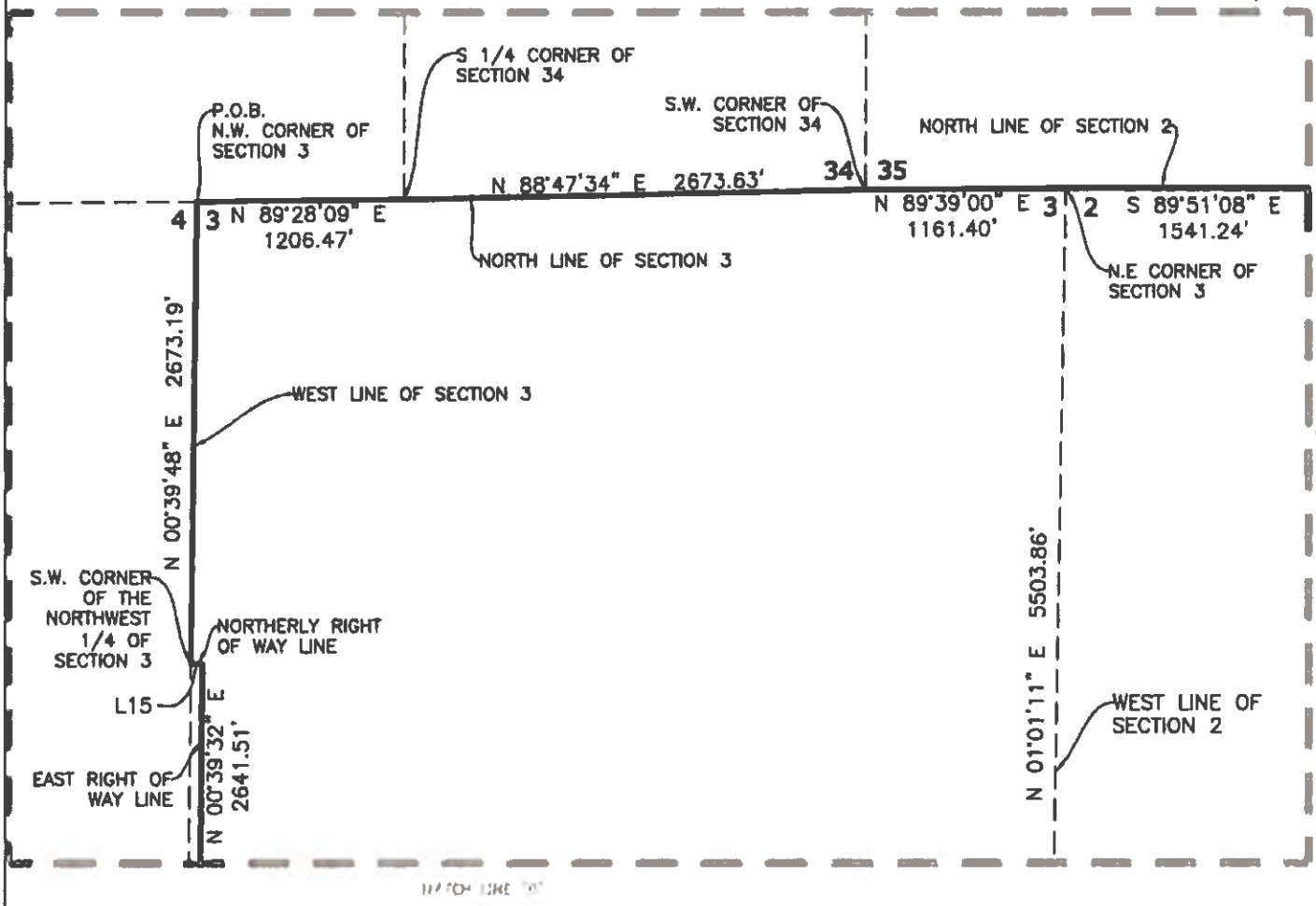

LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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EXHIBIT "A"
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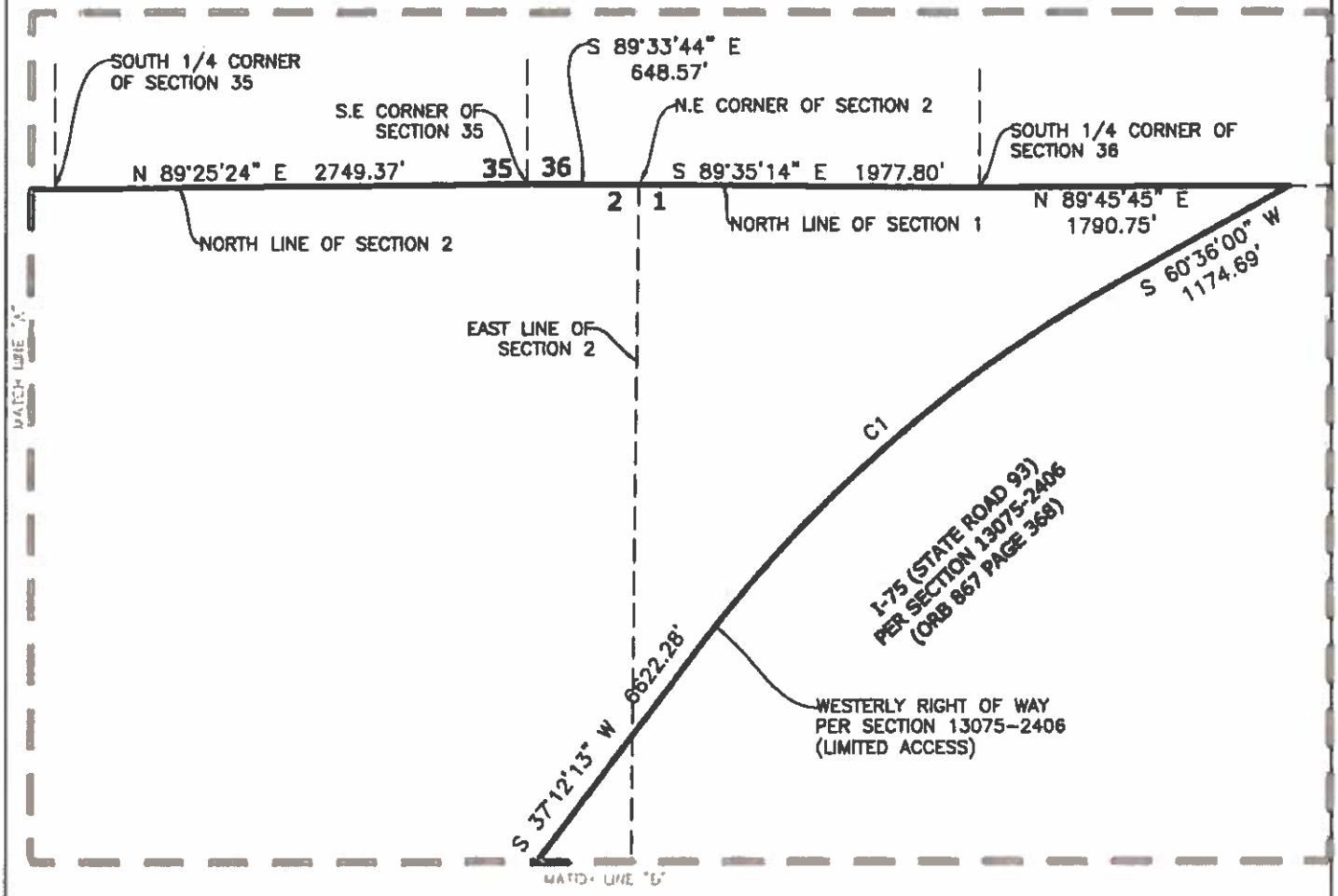
(SKETCH IS NOT A SURVEY)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

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REVISION DATE 8/26/21

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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

EXHIBIT "A"
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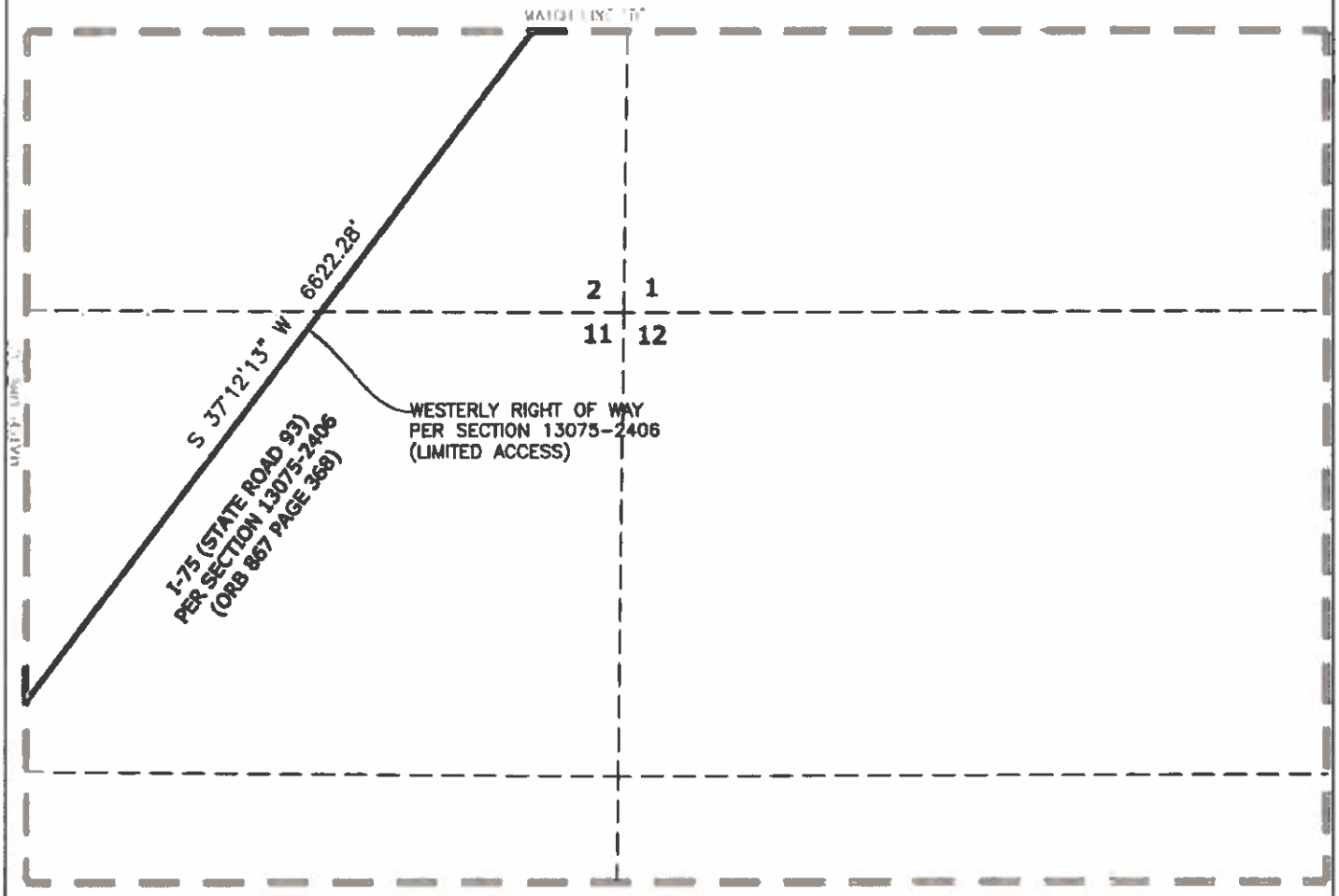
(SKETCH IS NOT A SURVEY)



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REVISION DATE 8/28/21

CDD PARCEL					
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EXHIBIT "A"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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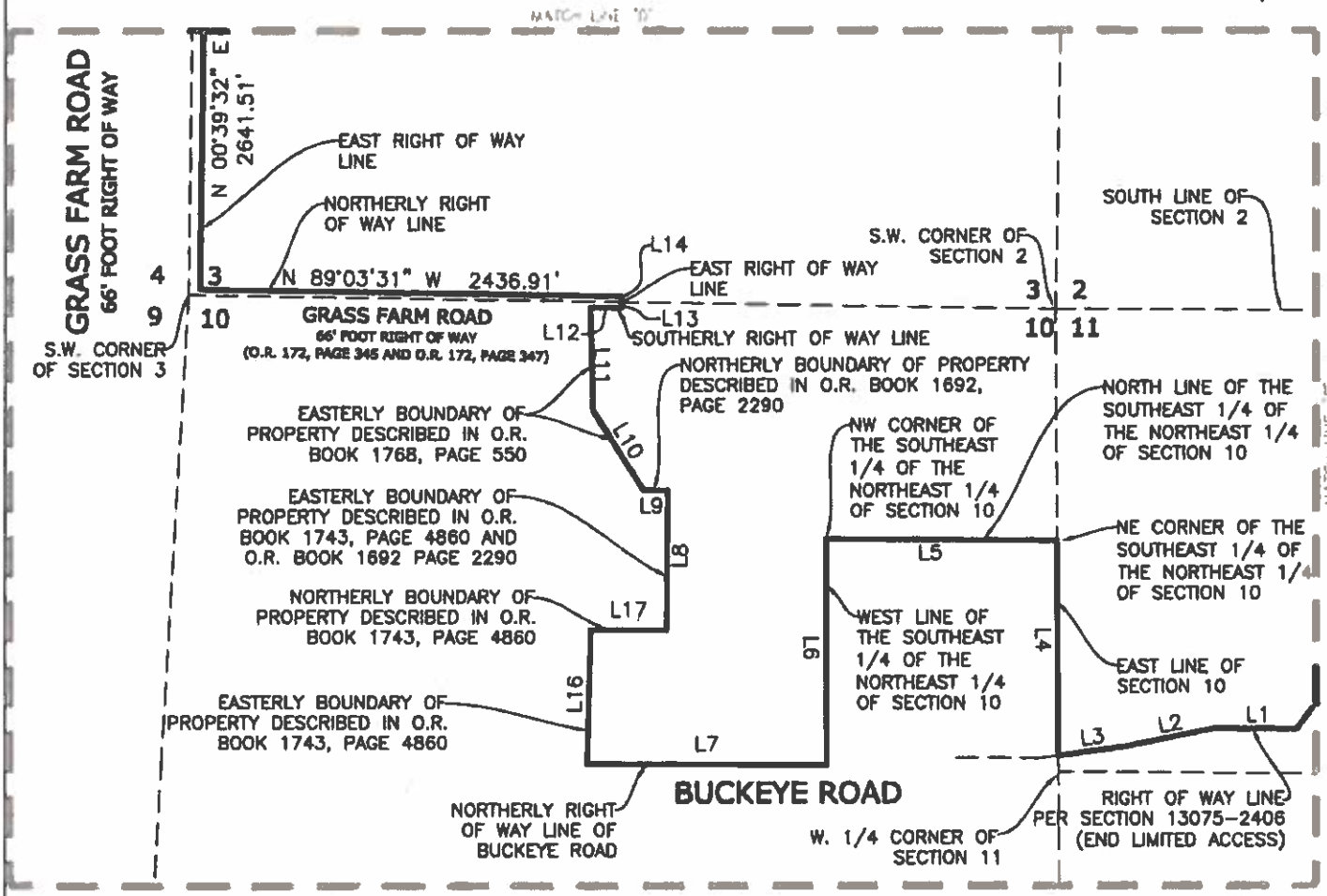

LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

LEGEND:

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SURVEYORS NOTES:

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REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

EXHIBIT 3

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000018C839D49D700126398, O=FloridaDCS, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 1/11/24

LEGEND:

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PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

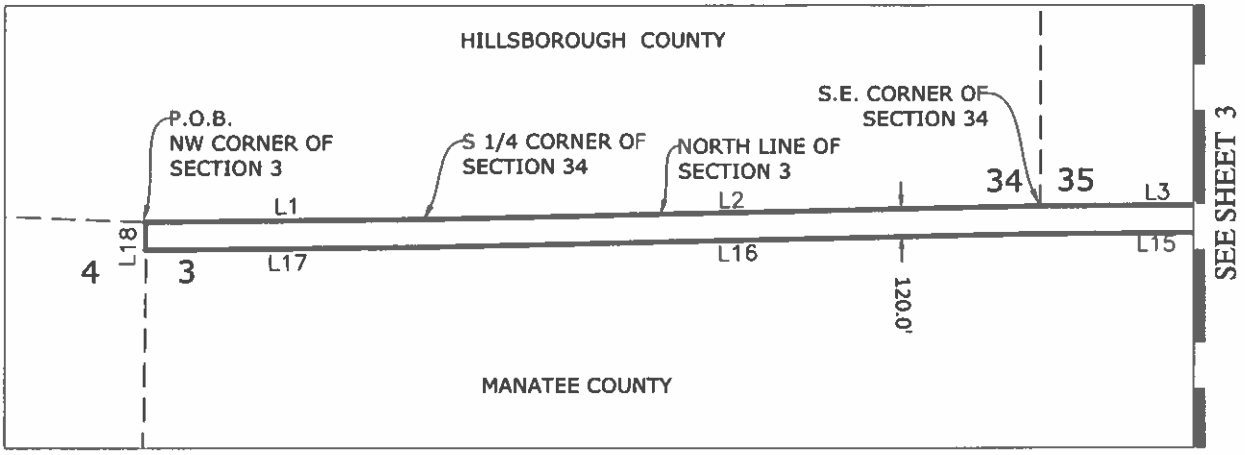
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

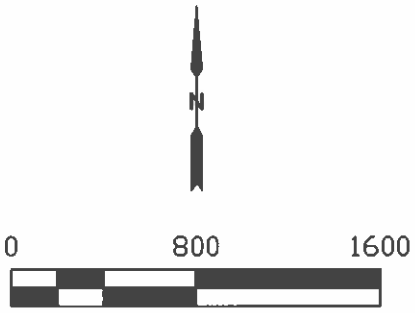
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



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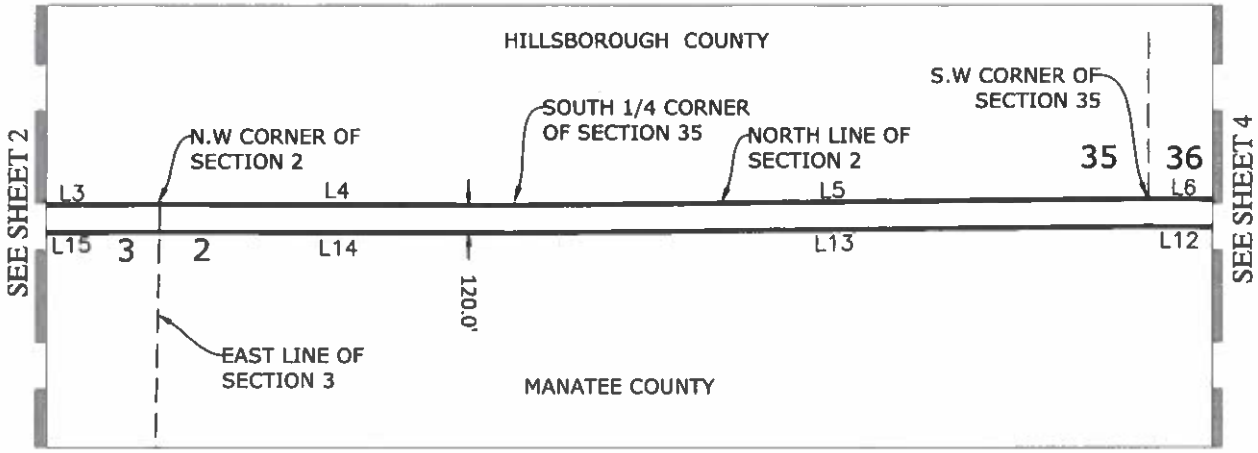
PINEY POINT ROAD SKETCH

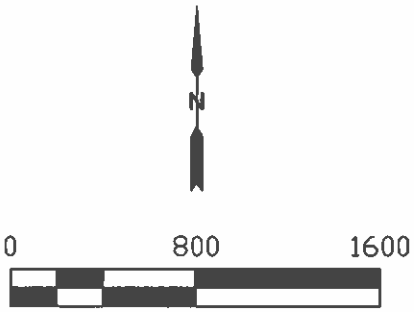
REVISION DATE		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

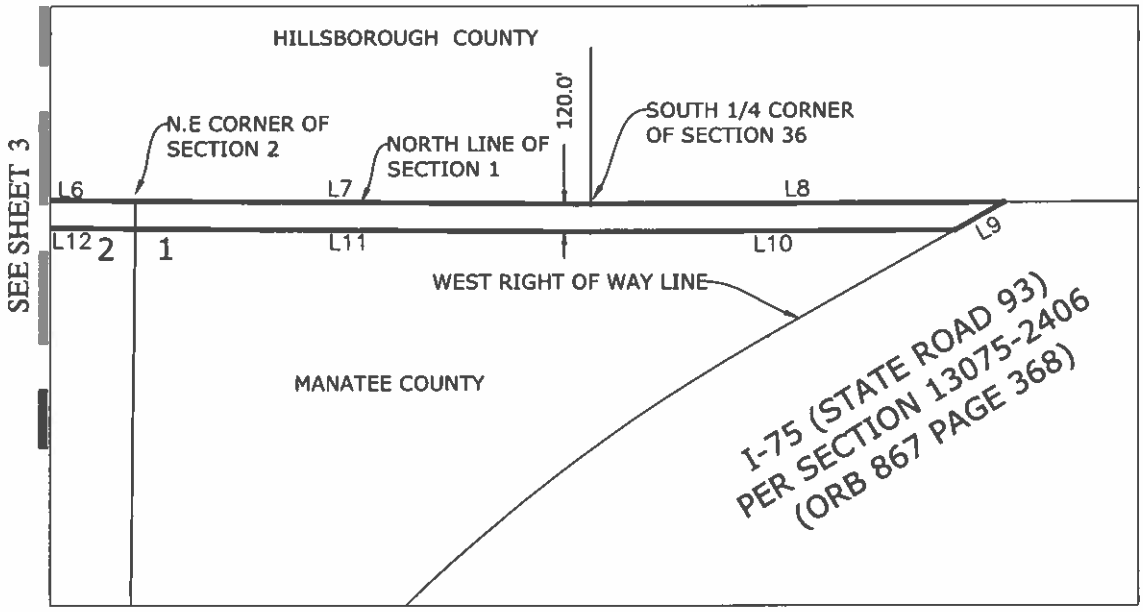
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

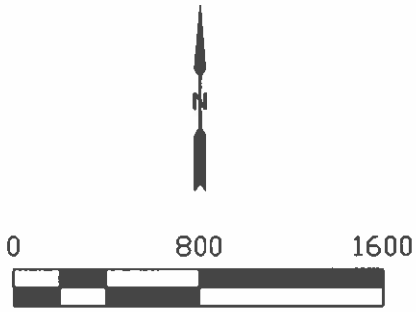
REVISION DATE

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



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SURVEYORS NOTES:

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PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
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ROBERT S. FLANARY, CERTIFICATE No. 5677, STATE OF FLORIDA, PROFESSIONAL SURVEYOR AND MAPPER

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C000001979C90FDCB00122172, O=Unaffiliated, C=US
Date: 2026.02.23 06:02:50-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

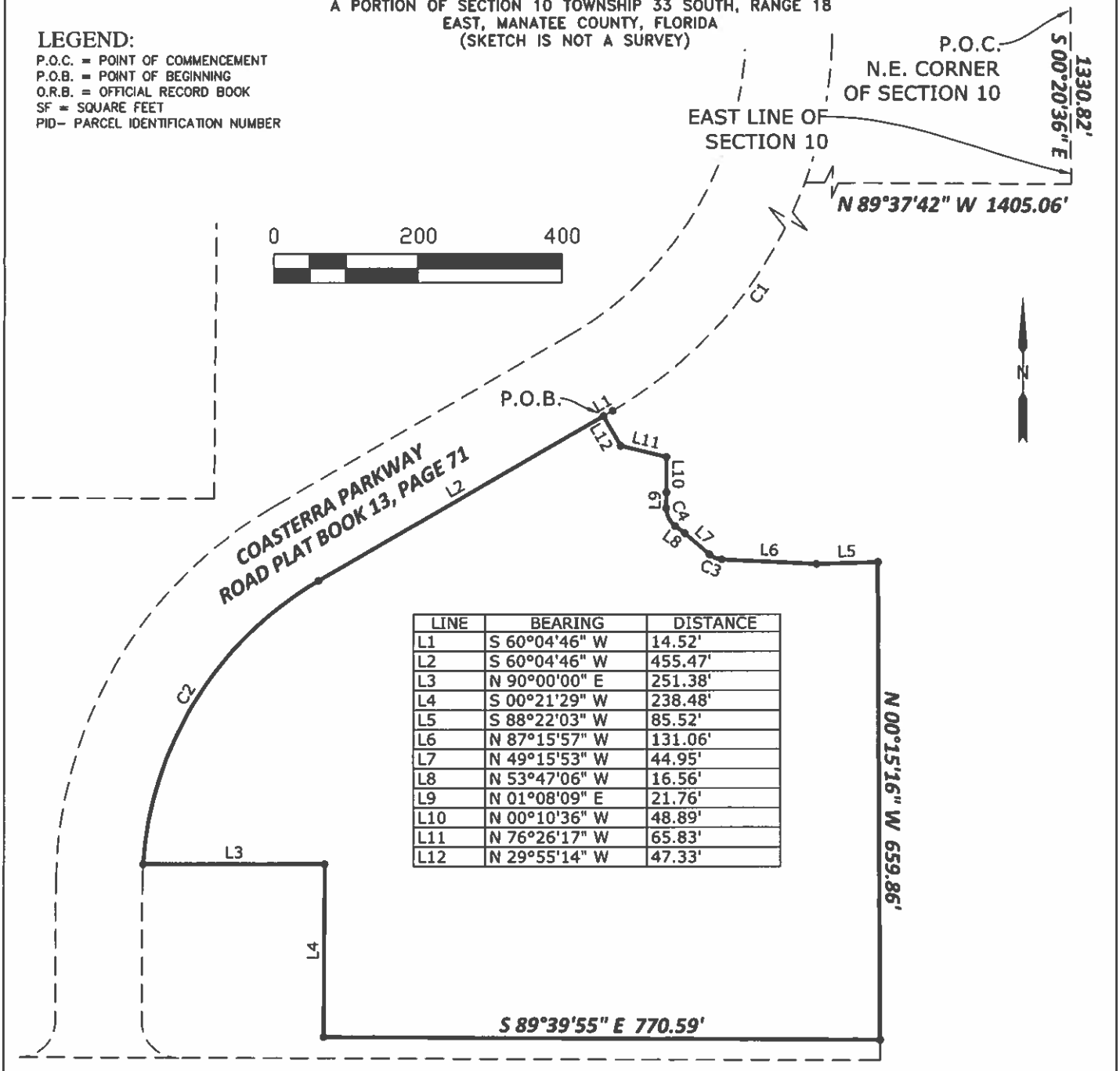
COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID= PARCEL IDENTIFICATION NUMBER



LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

WATER RESOURCE ASSOCIATES. LLC
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www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

WATER RESOURCE ASSOCIATES. LLC
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary
dnQualifier=A9141 0C0000018F4D727553000308A8,
O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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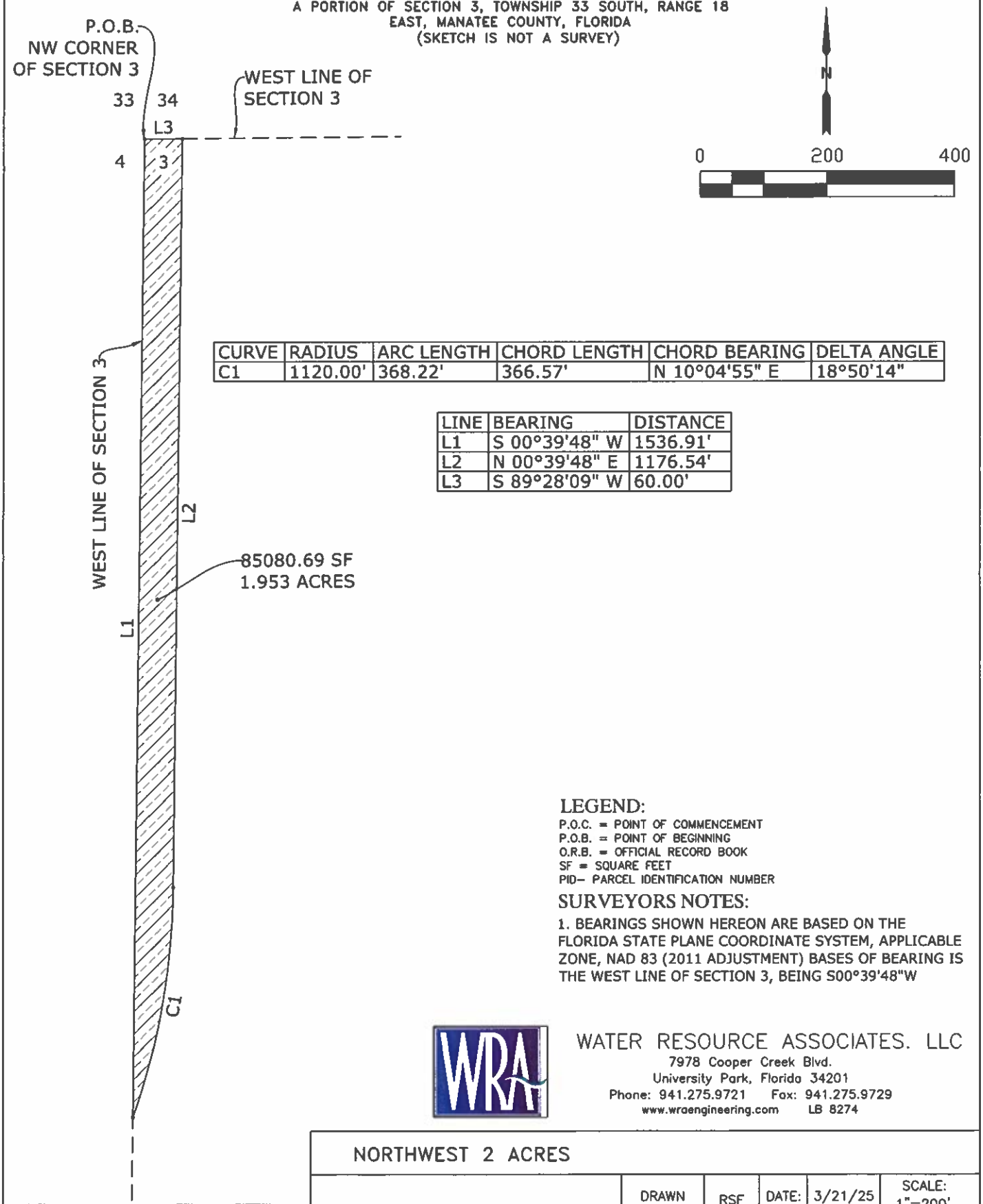
NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

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SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary
Date: 2025.09.15 09:09:41-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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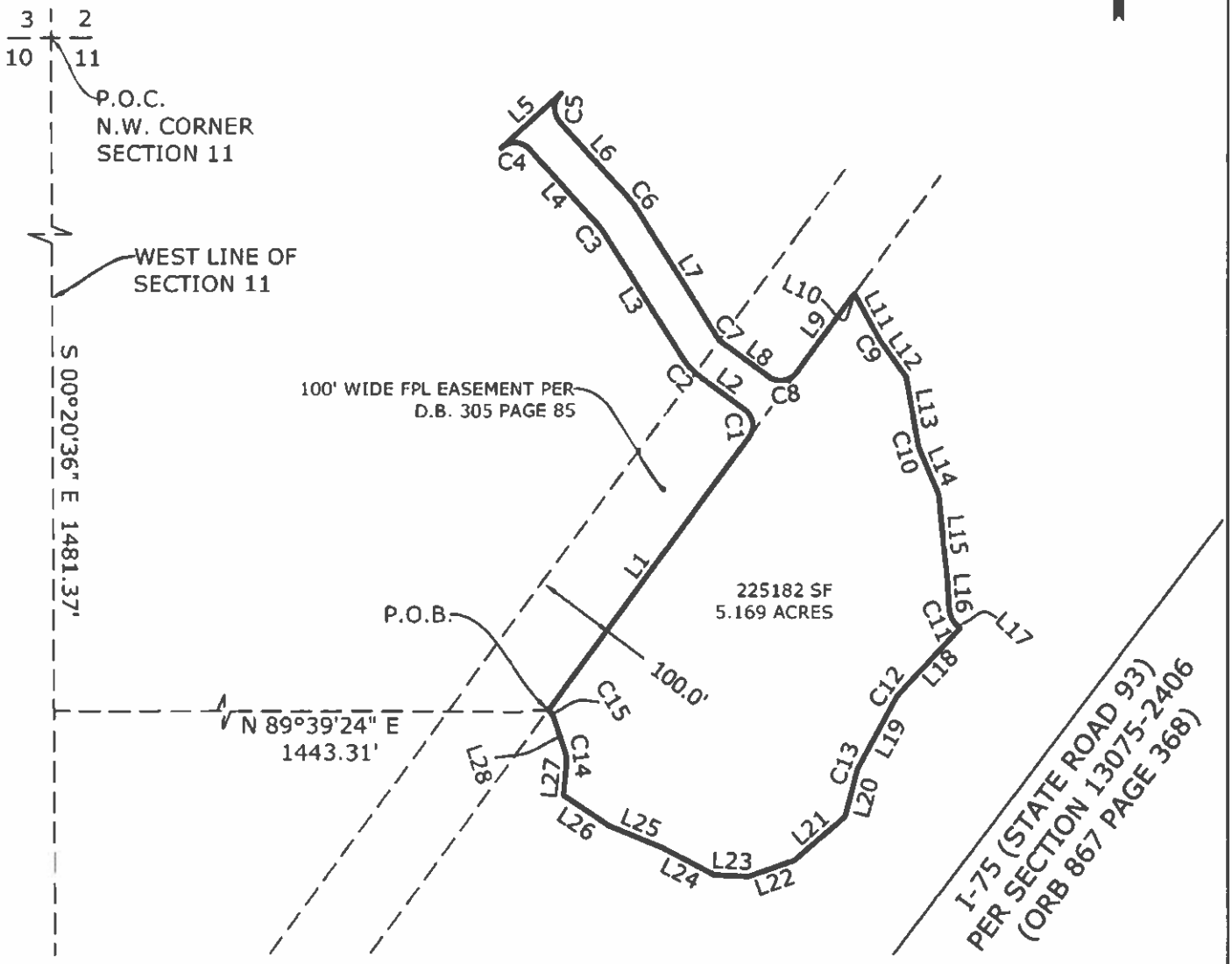
	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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REVISION DATE						
		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
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REVISION DATE		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

EXHIBIT 4

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary
Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

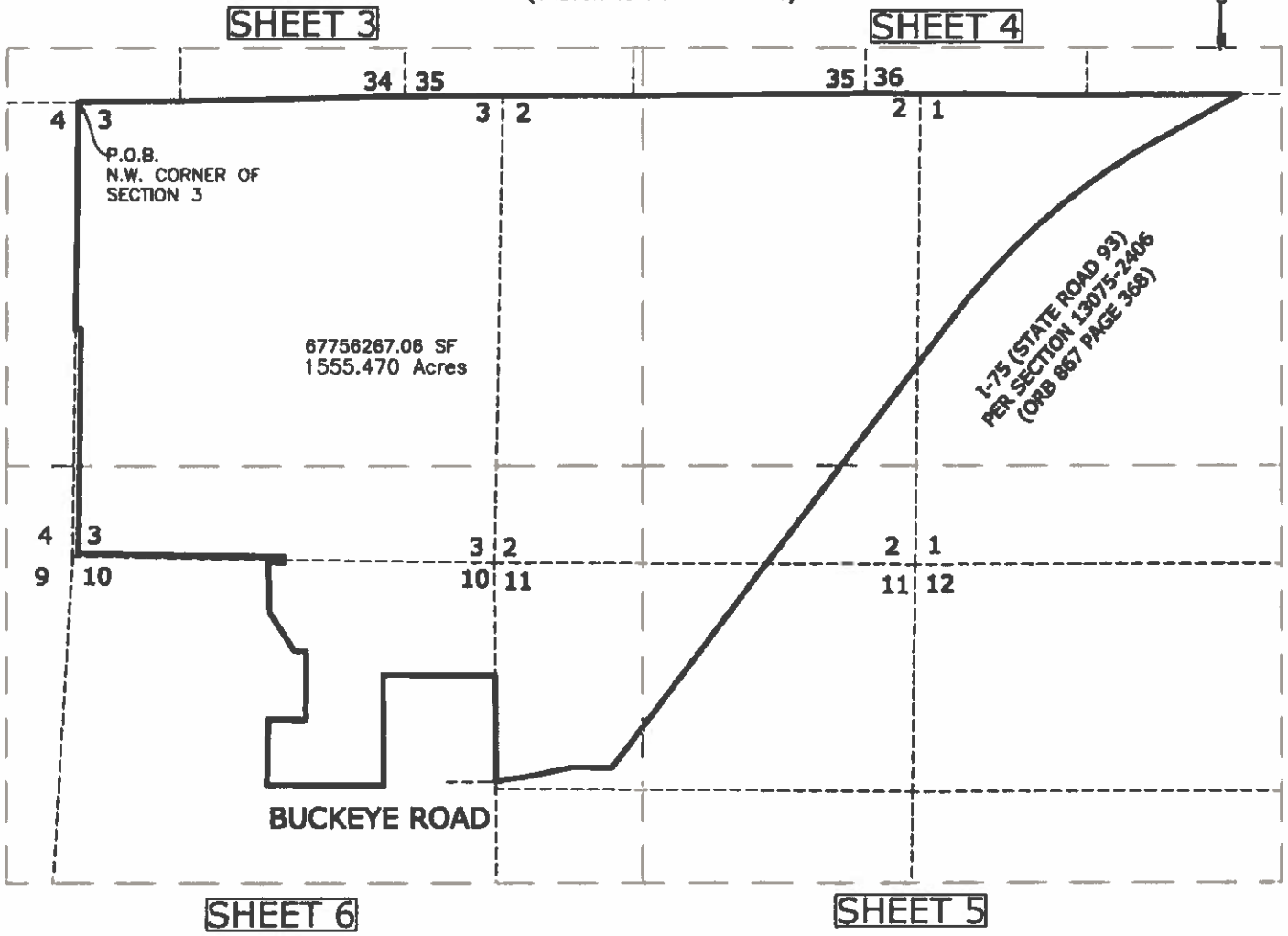
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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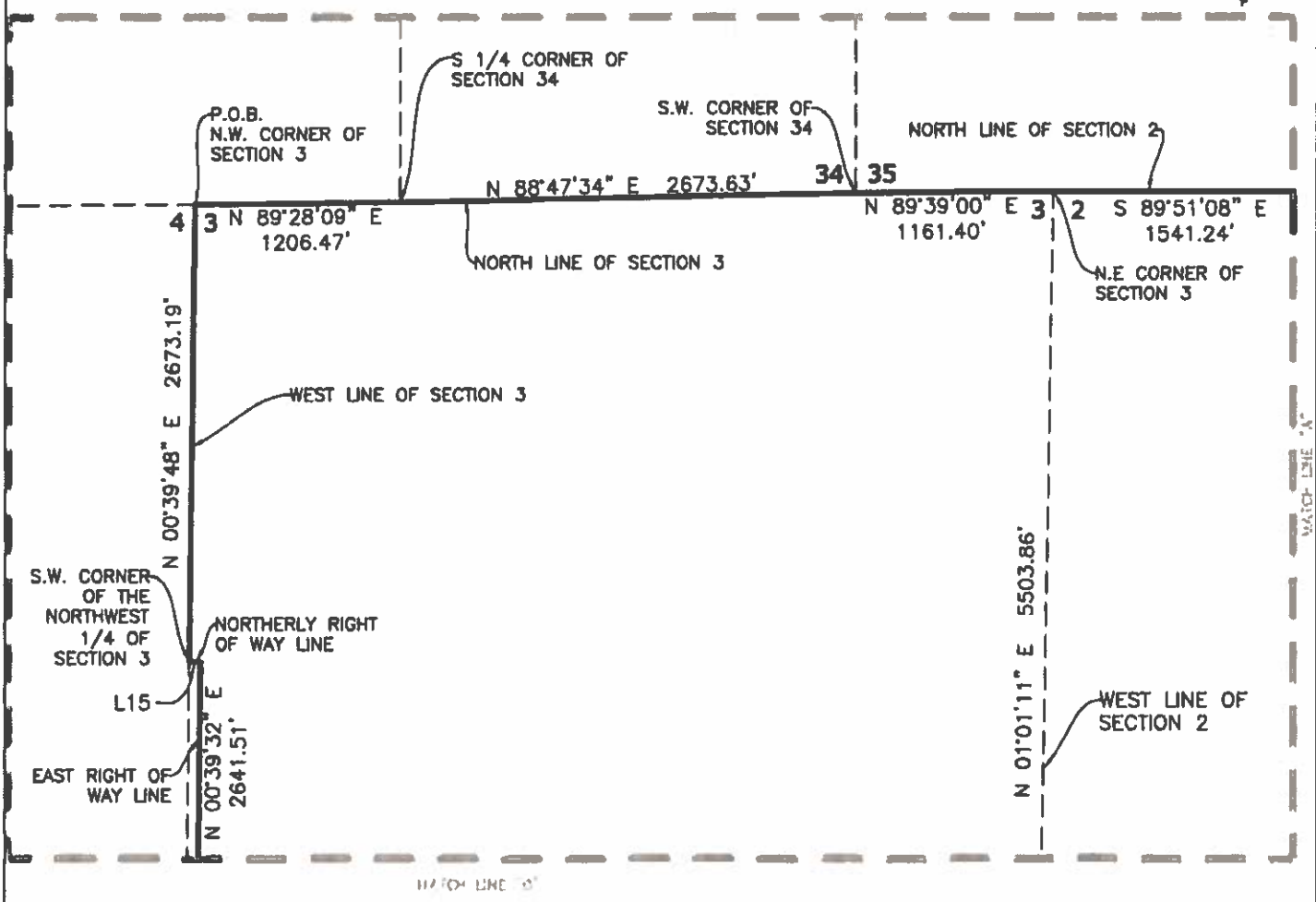
REVISION DATE 8/28/21

CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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CDD PARCEL

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SKETCH OF DESCRIPTION

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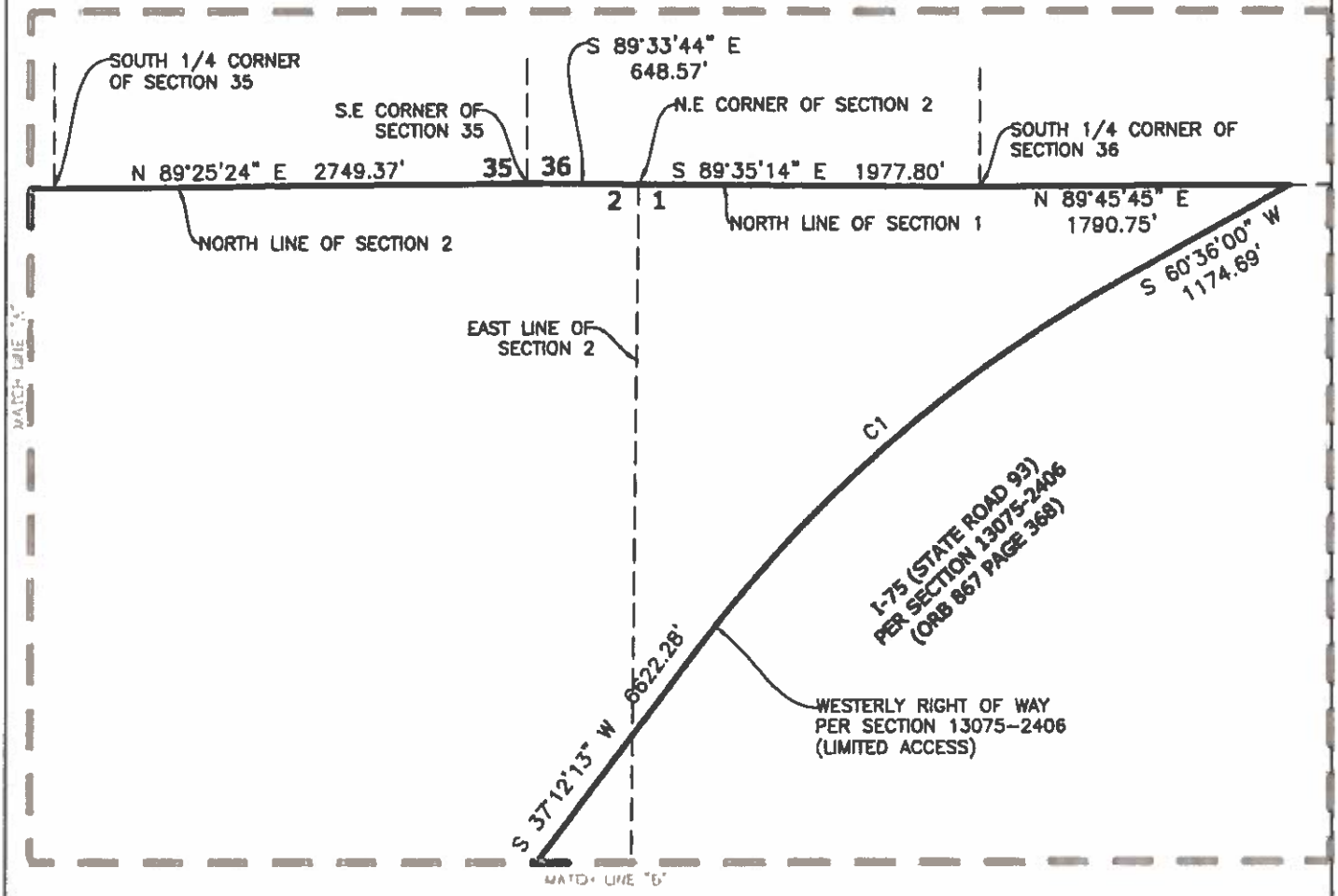

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

LEGEND:

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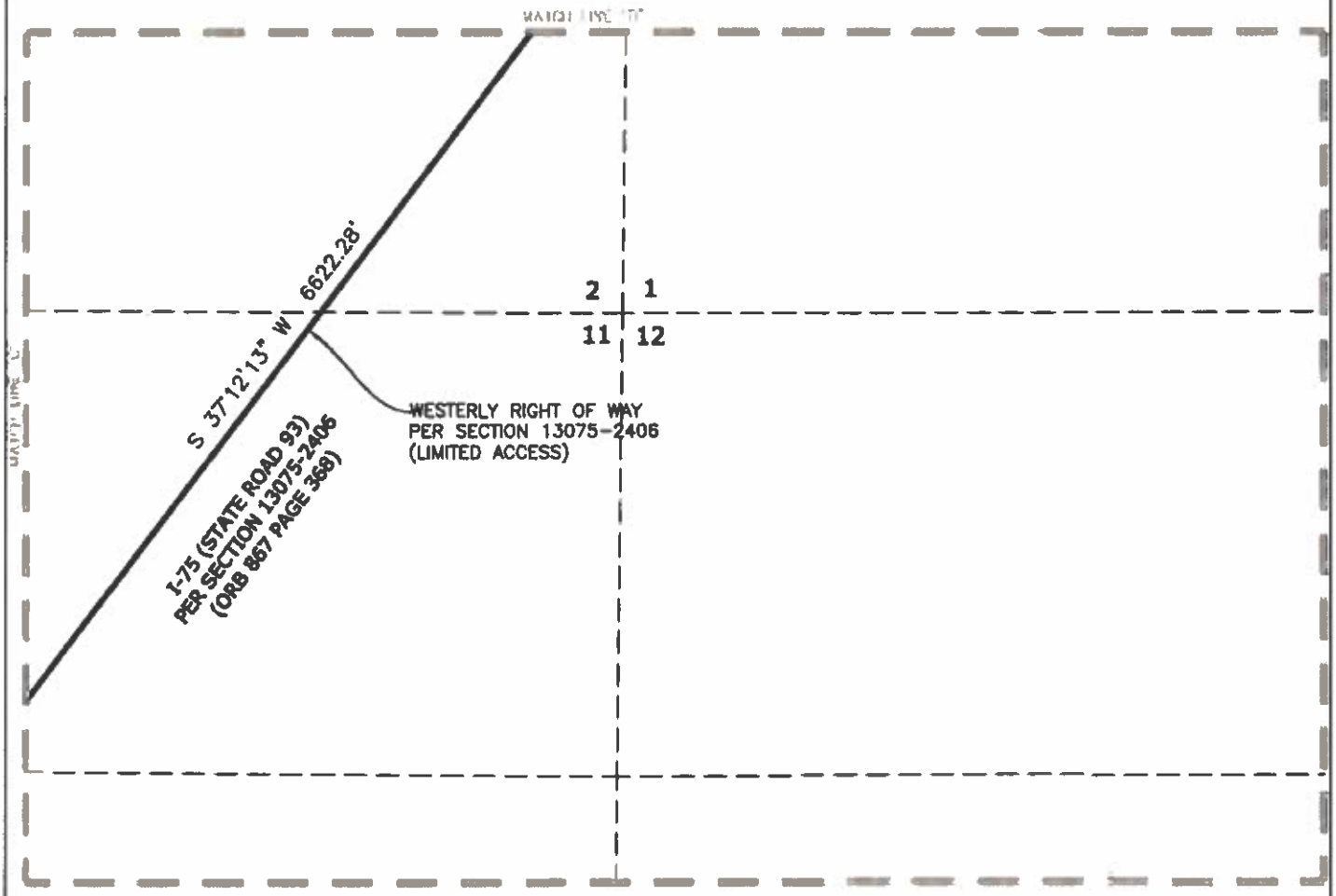
REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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REVISION DATE 8/28/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
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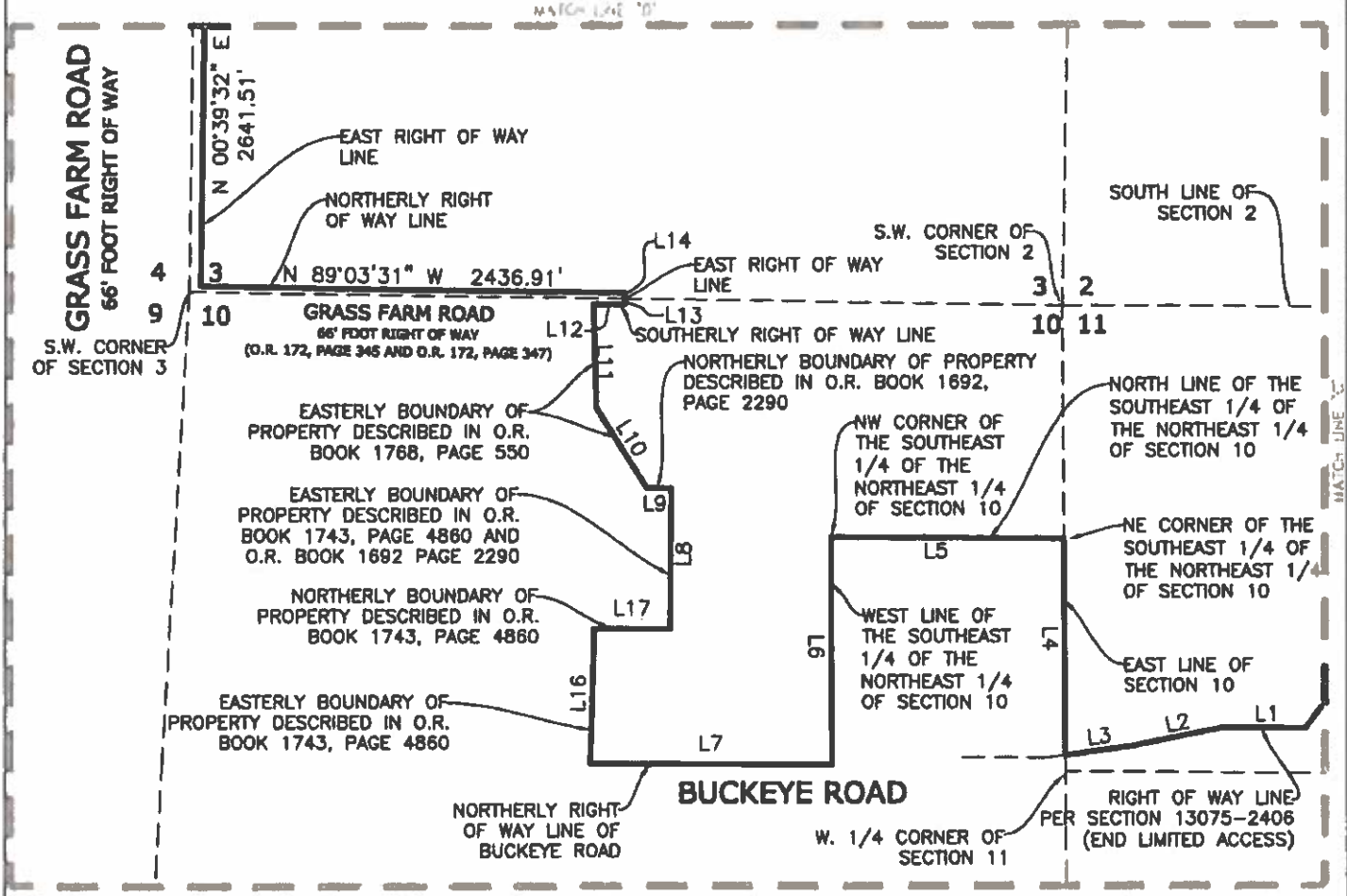
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

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REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES, LLC
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Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

ROBERT S. FLANARY
REGISTERED SURVEYOR

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, oid.0.9.2342.19200300.100.1.1=A01410D0000018C839D49D700128398, O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 1/11/24

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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SURVEYORS NOTES:

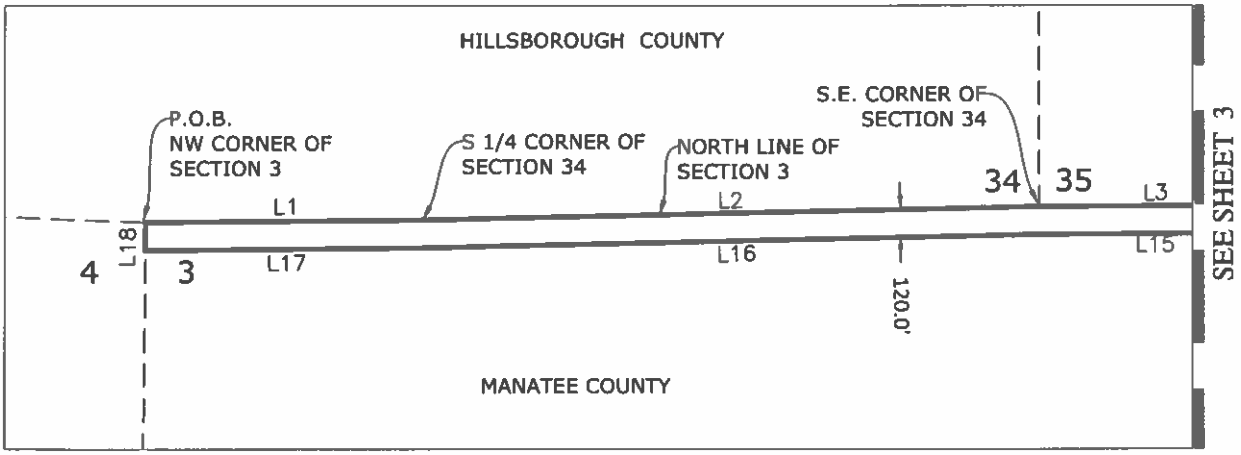
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

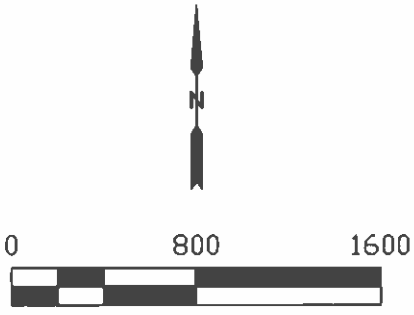
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



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SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

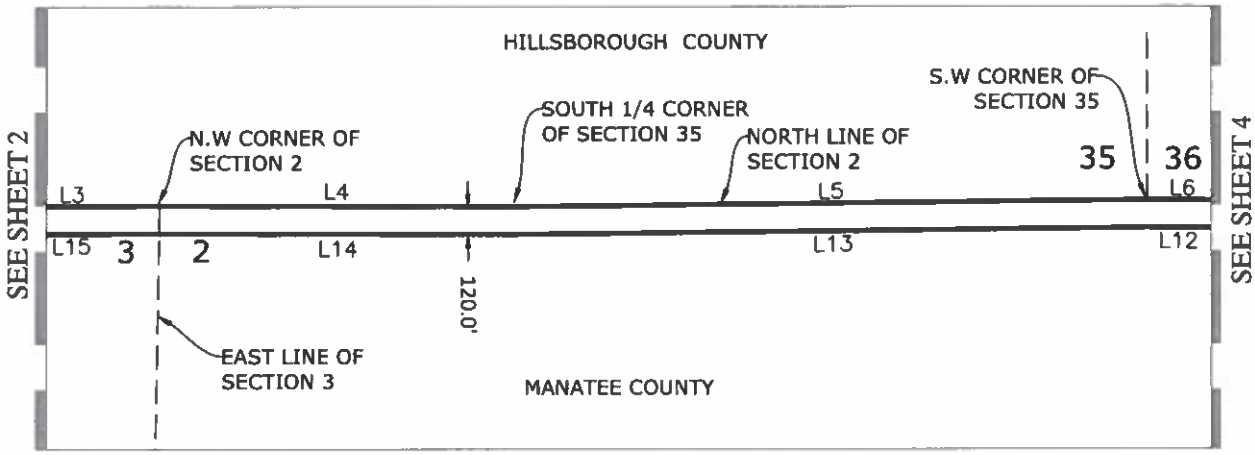
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

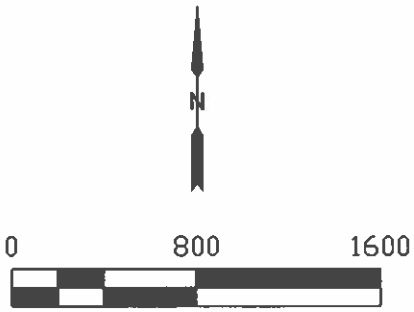
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

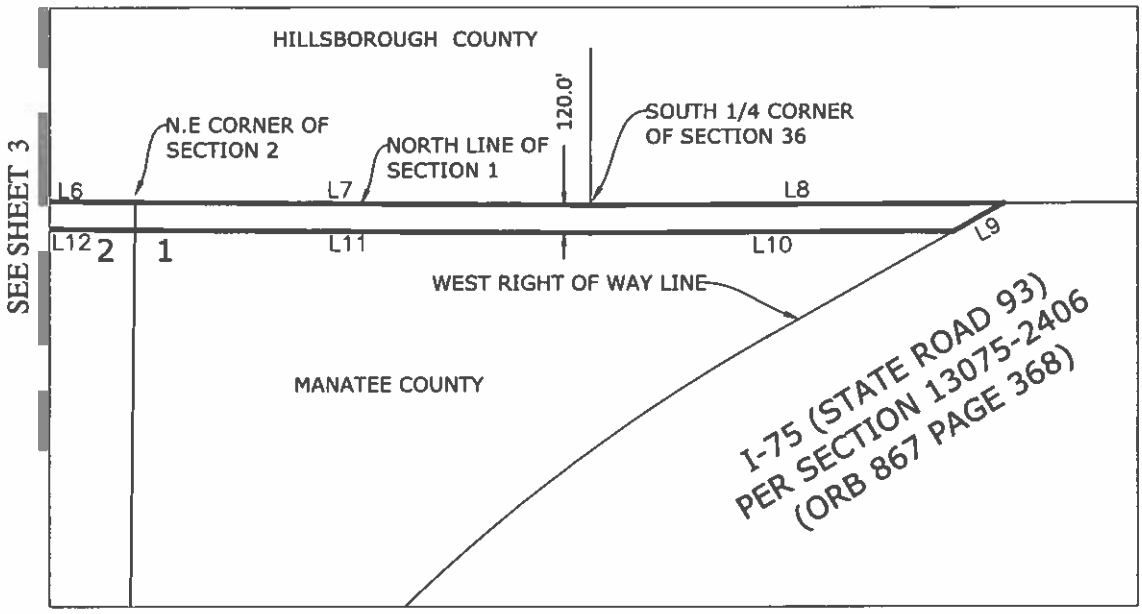
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

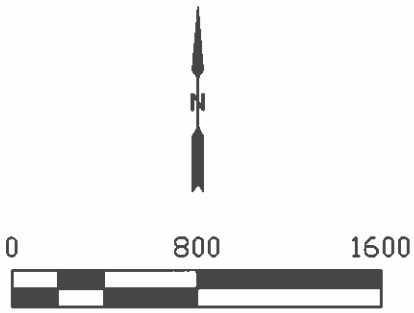
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

REVISION DATE		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

WATER RESOURCE ASSOCIATES. LLC
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ROBERT S. FLANARY, STATE OF FLORIDA, No. 5677, PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Robert S Flanary
DN: C=Robert S Flanary, dnQualifier=A01410C000001979C90FDC800122177, O=Unaffiliated, C=US
Date: 2026.02.23 06:02:50-05'00'

Robert S. Flanary

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
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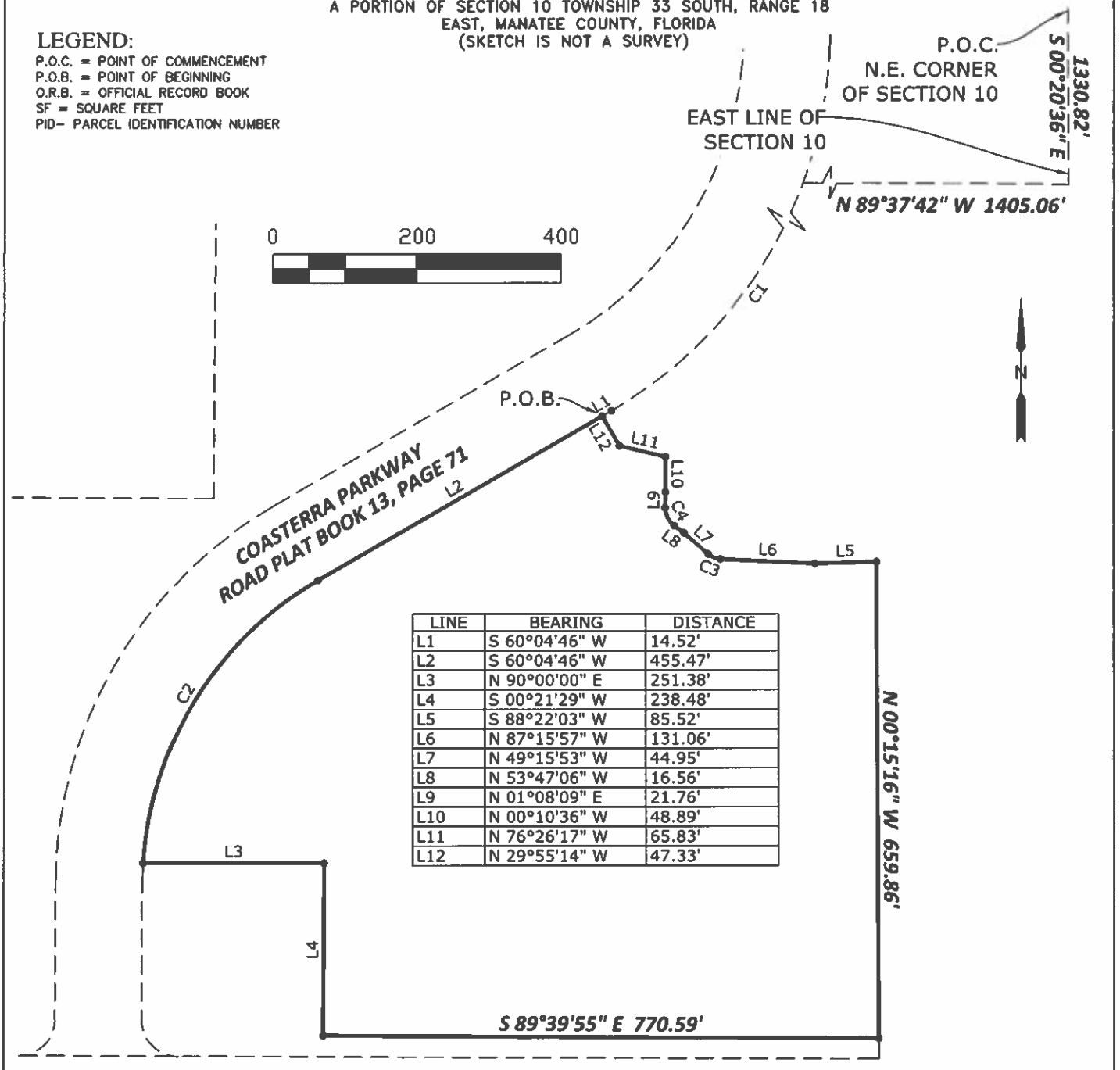

LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

WATER RESOURCE ASSOCIATES, LLC
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, emailAddress=A01410C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04:00

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

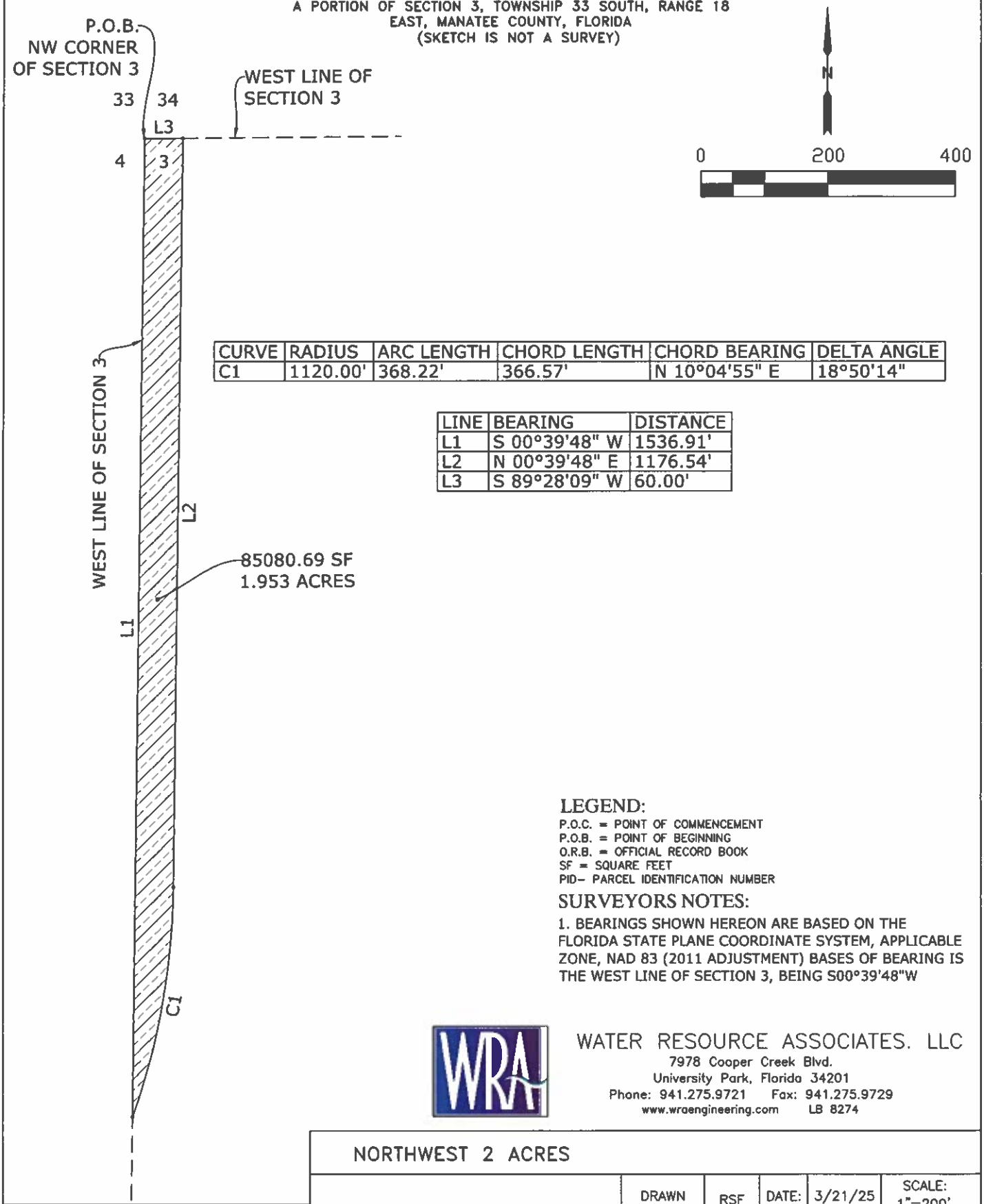
Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
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SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

WATER RESOURCE ASSOCIATES, LLC
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary
Date: 2025.09.15 08:09:41 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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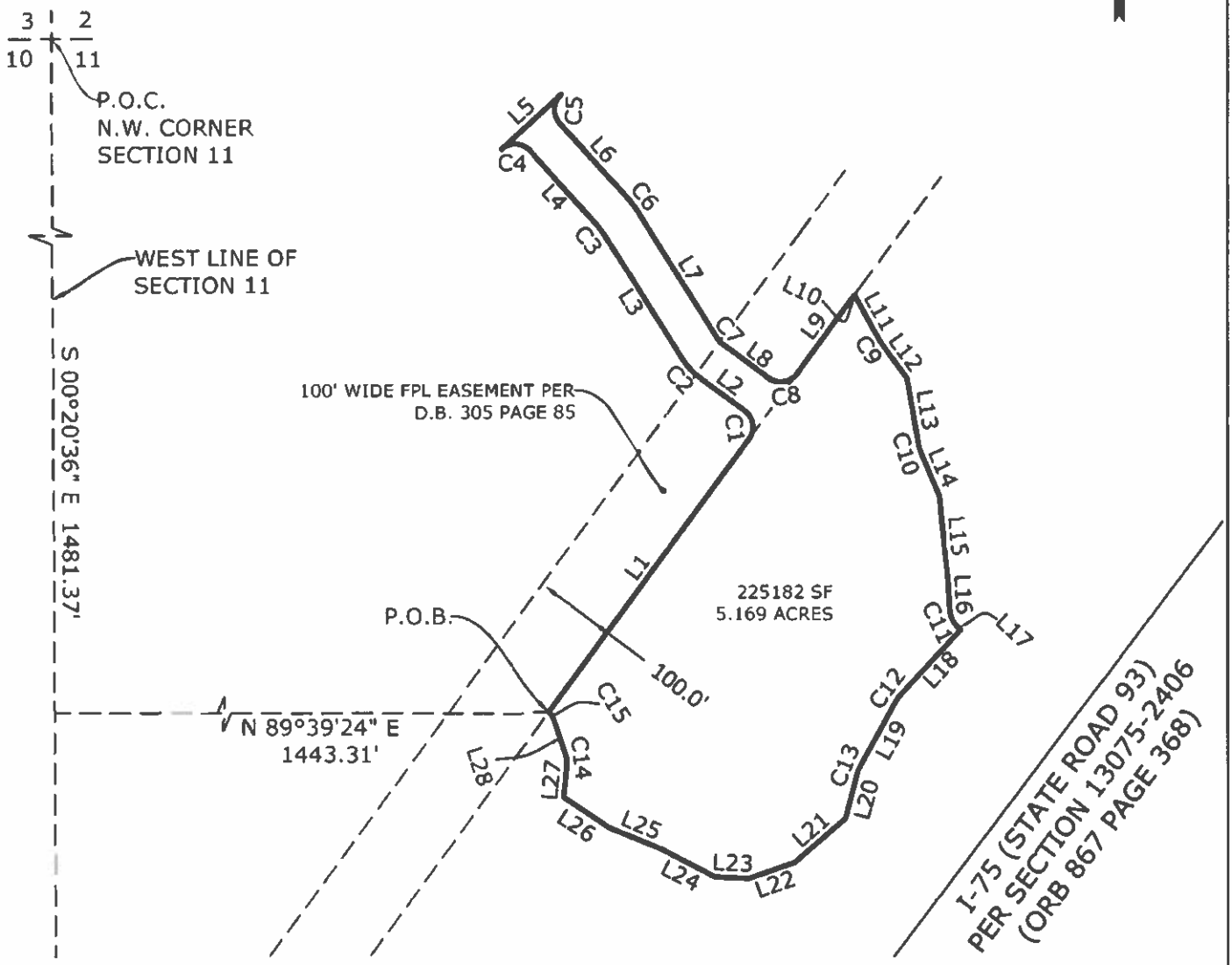
	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



0 200 400

LEGEND:

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P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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REVISION DATE		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID= PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

REVISION DATE						
		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

EXHIBIT 5

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D1 - Affidavit of Ownership/Agent Authorization Form

Property Owner (Company or Individual): CC MANATEE LAND INVESTMENT, LLC

Mailing Address: 1901 Ulmerton Road, Suite 475, Clearwater, Florida 33762

Officer's Name and Title: R. Tom Chapman, Managing Member

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: SEE EXHIBIT A
2. That this property constitutes the property for which a request for (*Type of Application Approval Requested*): Petition to Amend the Boundaries of the Newport Isles Community Development District is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Jere Earlywine, Esq., of Kutak Rock, LLP, as agent(s) to execute any petitions or other documents necessary to affect such petition, including development review time extension requests; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct (Click on the plus (+) sign to add more owner names).

R. Tom Chapman / Managing Member
Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ PINELLAS

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14th day of August (month) 2025 (year), by R. Tom Chapman (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

NINA L. DUREN
MY COMMISSION # HH 532898
EXPIRES: June 22, 2028

Nina L Duren
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

This instrument was prepared by:

KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

CONSENT AND JOINDER OF LANDOWNER FOR THE AMENDMENT OF THE BOUNDARIES OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT [CONTRACTION PARCEL]

The undersigned is the owner of certain lands which are more fully described as the "Contraction Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Newport Isles Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be removed from the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be removed from the District.

The undersigned hereby requests and consents to removal of the Property from the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[*signatures on following page*]

Executed this 6th day of February, 2024.

WITNESS

CC Manatee Land Investment, LLC

By: Ryan C. Doherty
Name: Ryan Doherty
Address: 8000 Thoroughbred Loop
Largo, FL 33773

By: R. Tom Chapman
Name: R. Tom Chapman

By: B Aguino
Name: Isabela Souza
Address: 11562 8th St. N
St. Petersburg, FL 33716

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 6th day of February, 2024, by R. Tom Chapman, as owner of CC Manatee Land Inv. LLC on its behalf. He [✓] is personally known to me or [___] produced _____ as identification.

NINA L. DUREN
MY COMMISSION # GG 962023
EXPIRES: June 22, 2024
Bonded Thru Notary Public Underwriters

Nina L Duren
Notary Public, State of Florida

EXHIBIT A: Legal Description

EXHIBIT A:
Legal Description

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=AD1410D0000018C839D49D700126398, O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

Robert S Flanary

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE 1/11/24

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

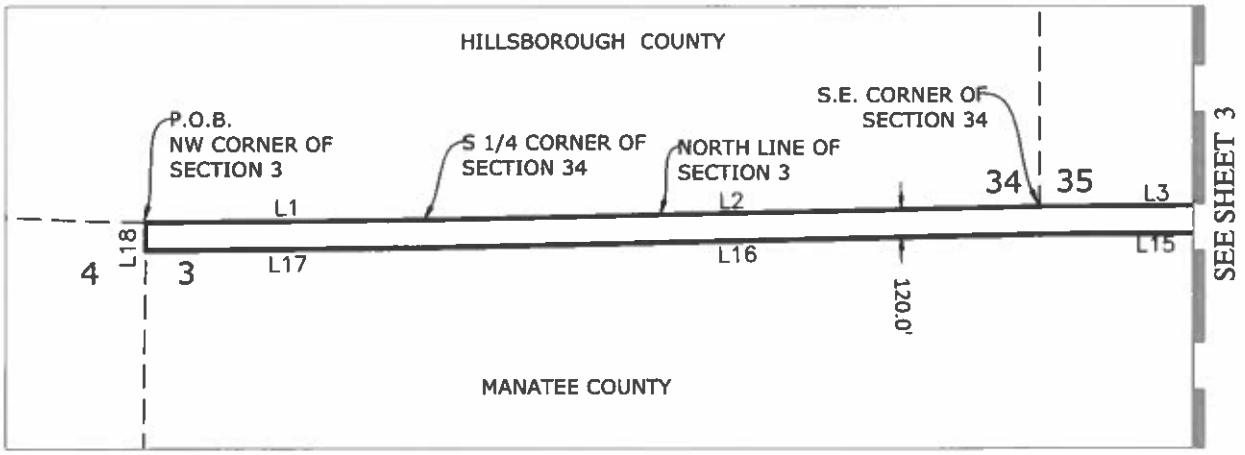
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

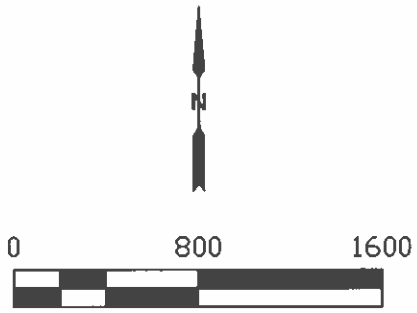
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



LEGEND:

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PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

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www.wraengineering.com LB 8274

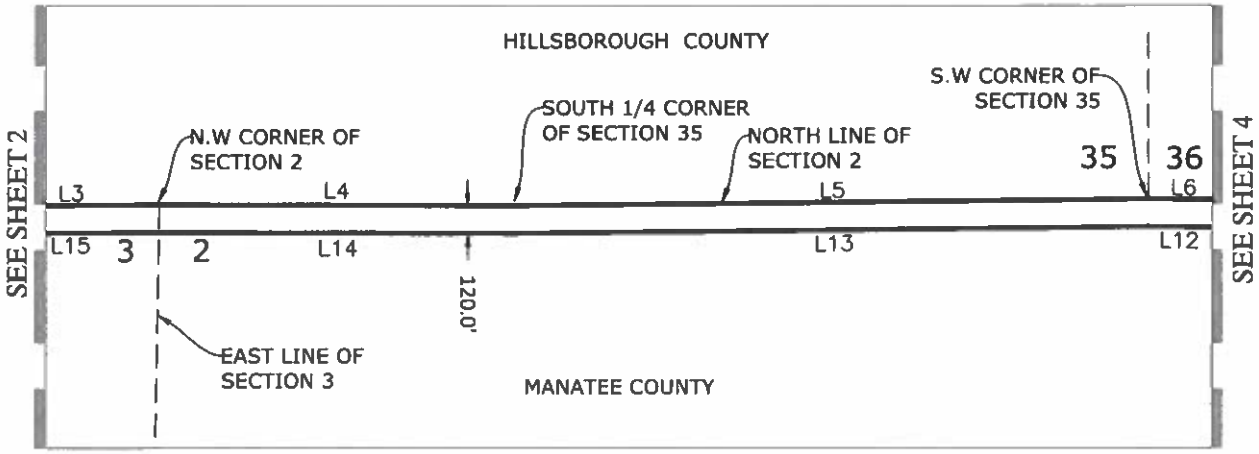
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

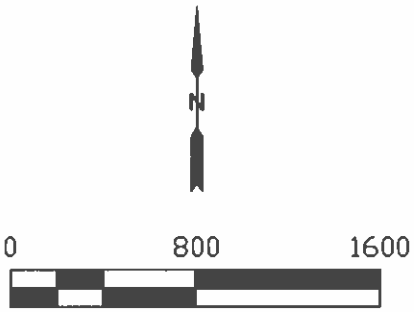
REVISION DATE

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

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www.wraengineering.com LB 8274

SURVEYORS NOTES:

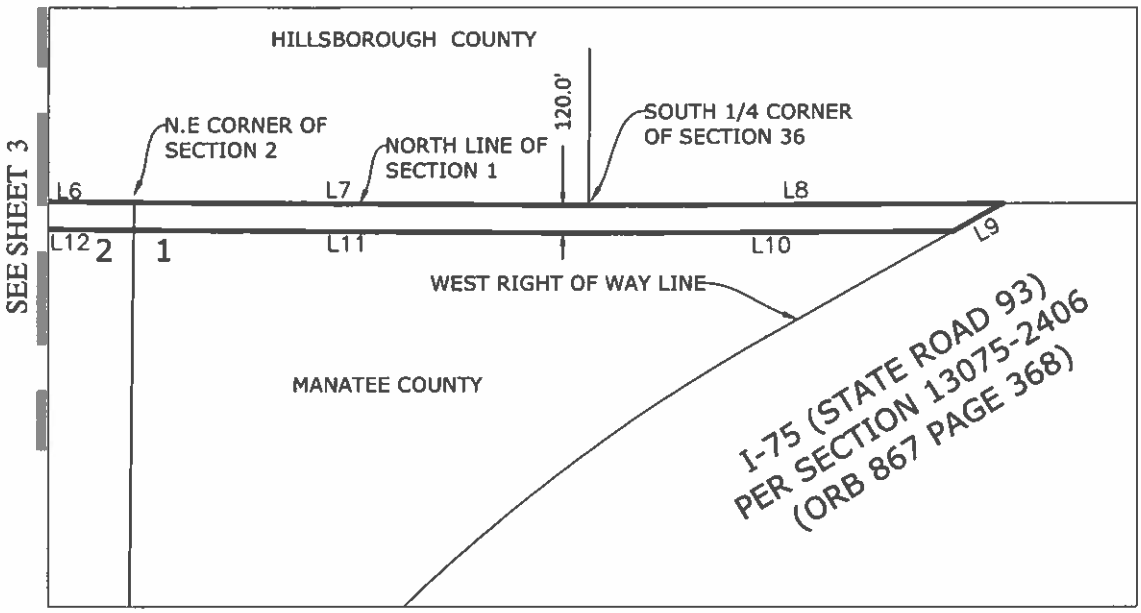
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

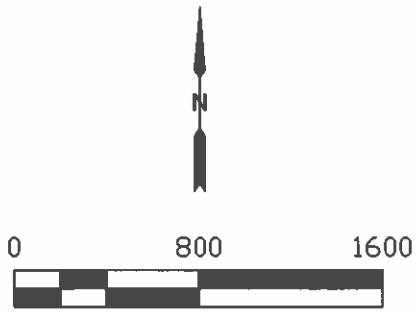
REVISION DATE		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

WATER RESOURCE ASSOCIATES, LLC
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www.wraengineering.com LB 8274

ROBERT S. FLANARY, STATE OF FLORIDA, No. 5677, CERTIFICATE OF AUTHORIZATION

Robert S Flanary Digitally signed by Robert S Flanary DN: CN=Robert S Flanary, dnQualifier=A01410C000001979C90FDC800122177, O=Unaffiliated, C=US Date: 2026.02.23 08:02:50-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
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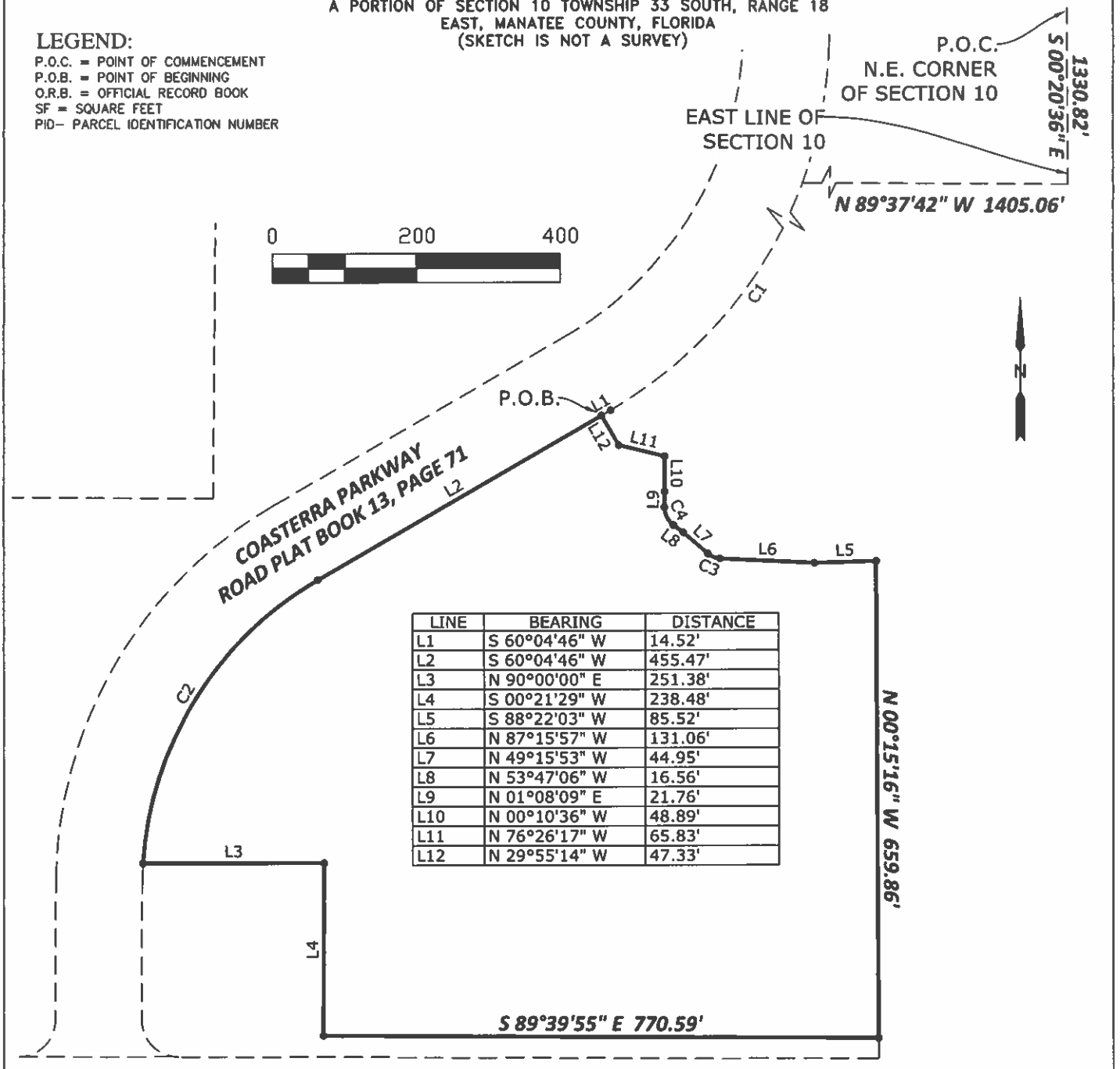
PID– PARCEL IDENTIFICATION NUMBER



LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

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ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

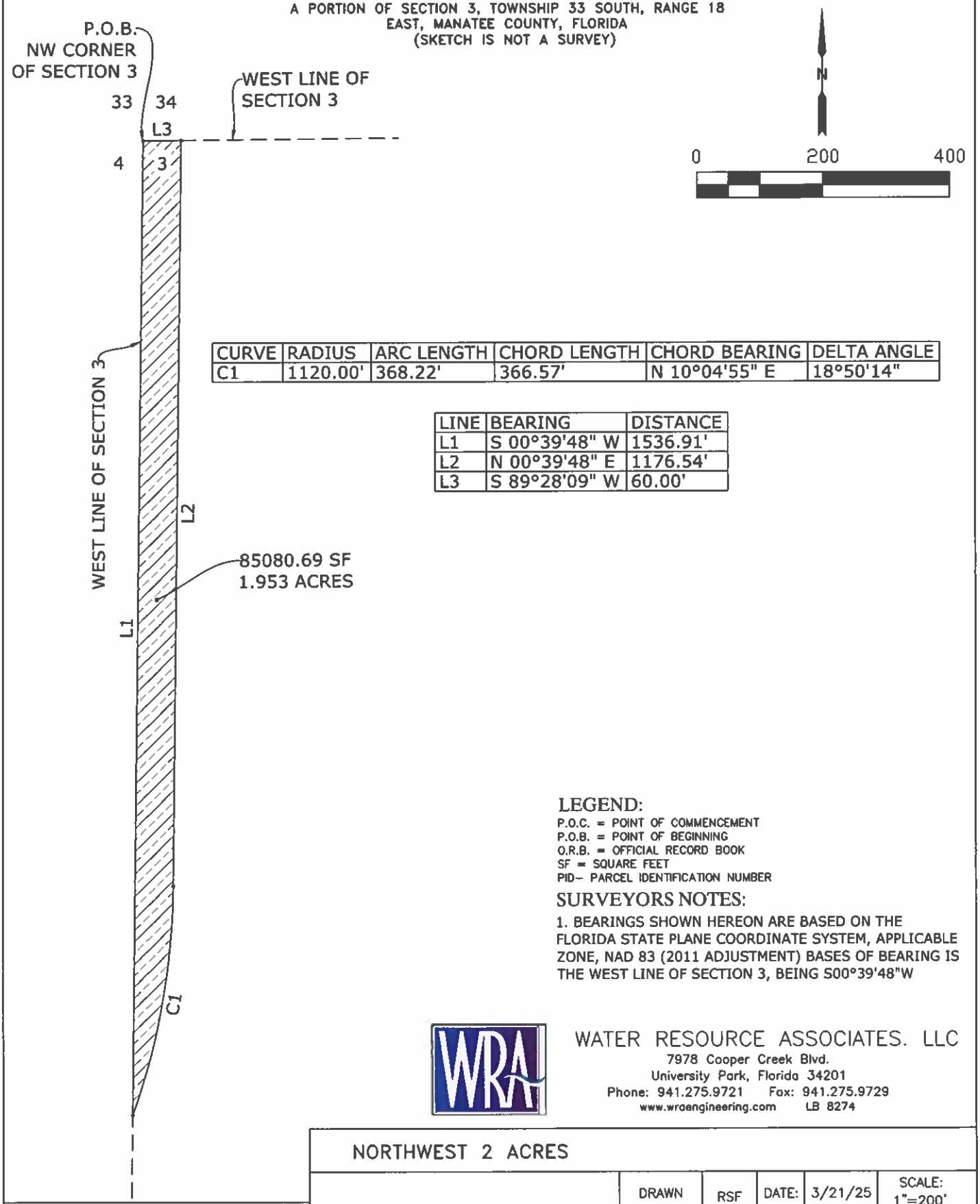
DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

NORTHWEST 2 ACRES					
	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

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Robert S Flanary

Digitally signed by Robert S Flanary
DN: C=US, E=Robert S Flanary
Date: 2025.09.15 08:08:41 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

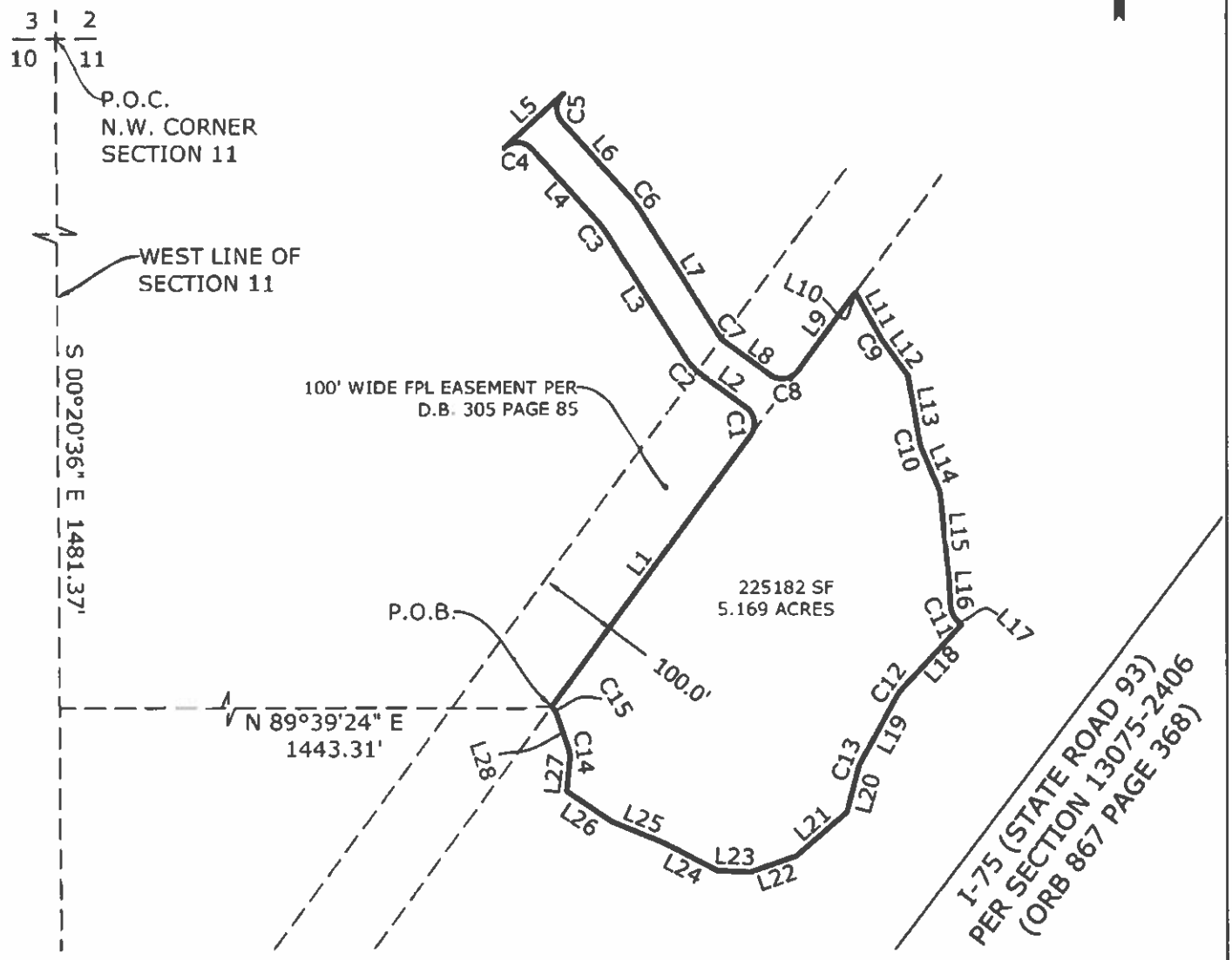
DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



0 200 400

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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REVISION DATE		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
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SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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REVISION DATE						
		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

EXHIBIT 6

RESOLUTION 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Newport Isles Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT:

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes,* the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District's boundaries as described in **Exhibit A.** The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 19th day of August, 2024.

ATTEST:

Secretary/Assistant Secretary

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

Exhibit A:
Legal Description of District Boundaries, as Amended

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary
Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 8/26/21

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

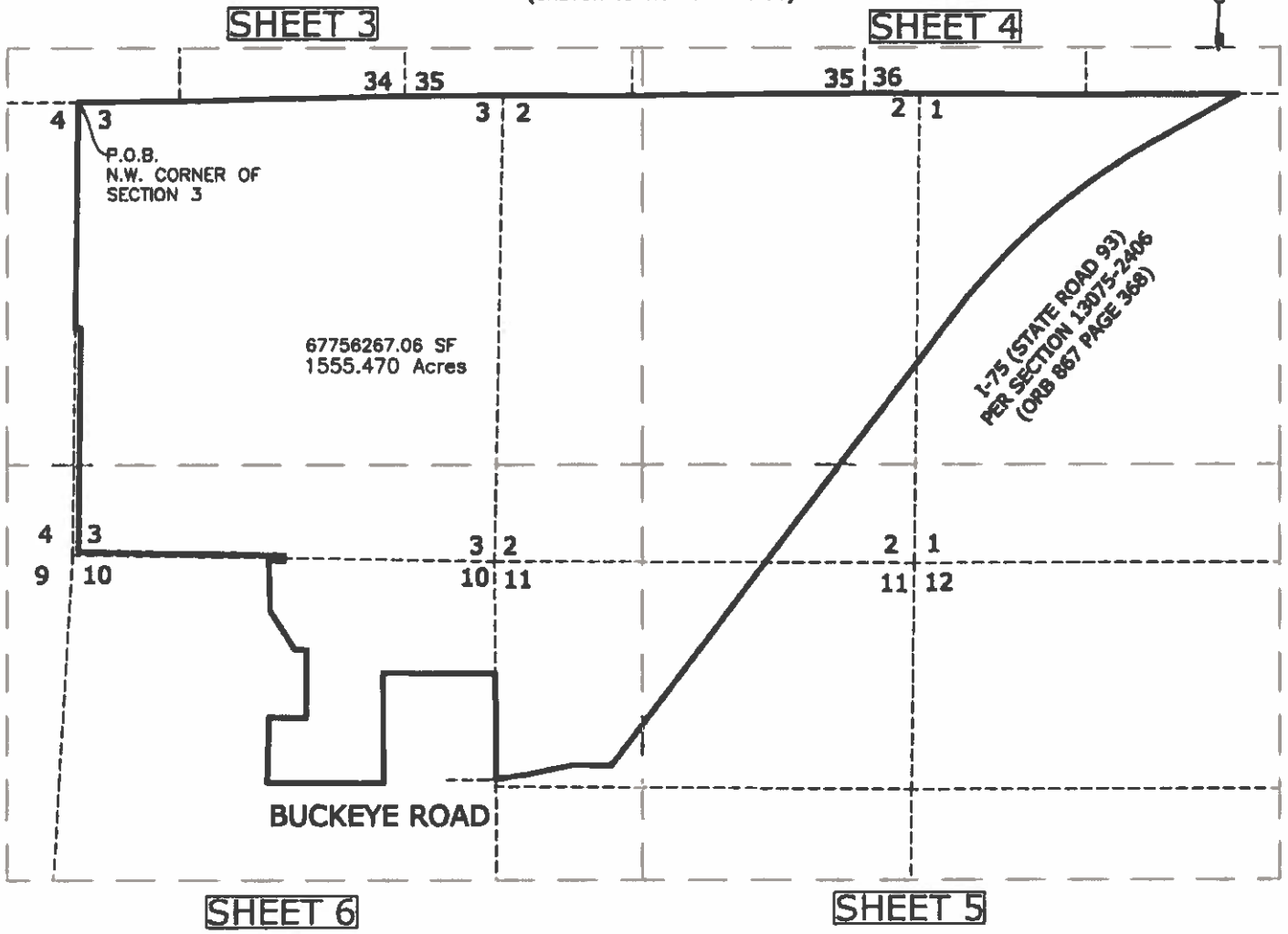
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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REVISION DATE 8/26/21

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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

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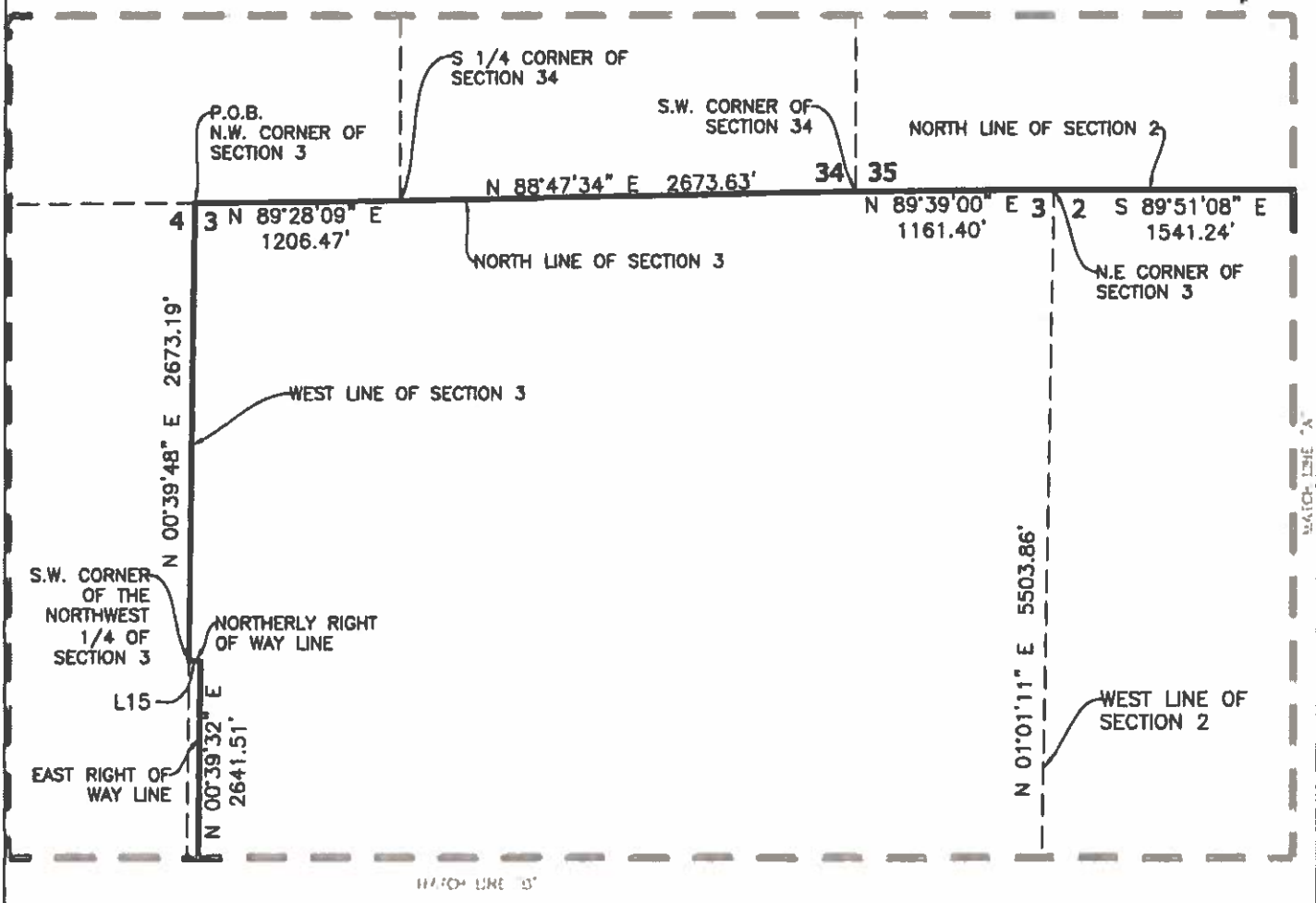

LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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SKETCH OF DESCRIPTION

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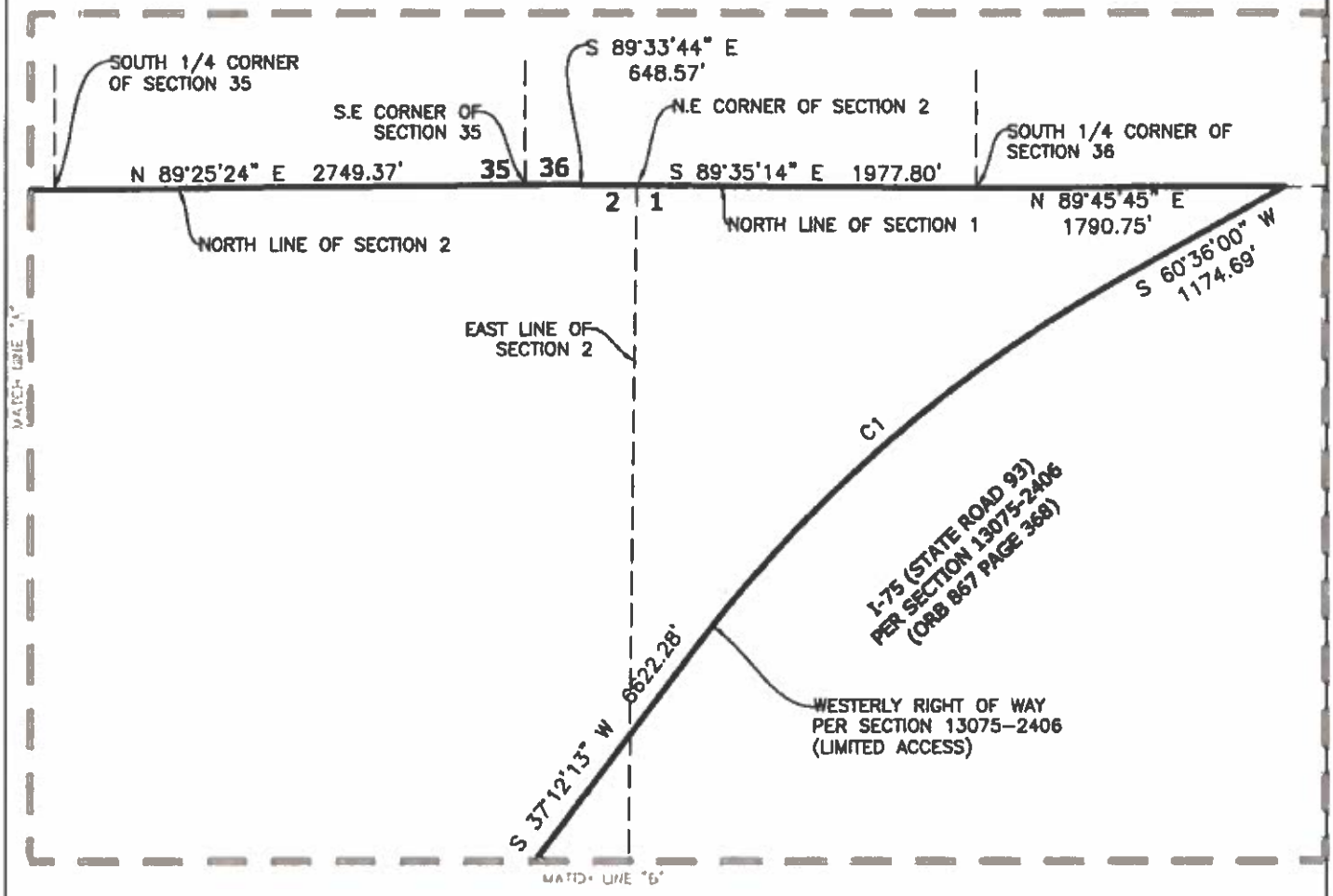

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

LEGEND:

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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

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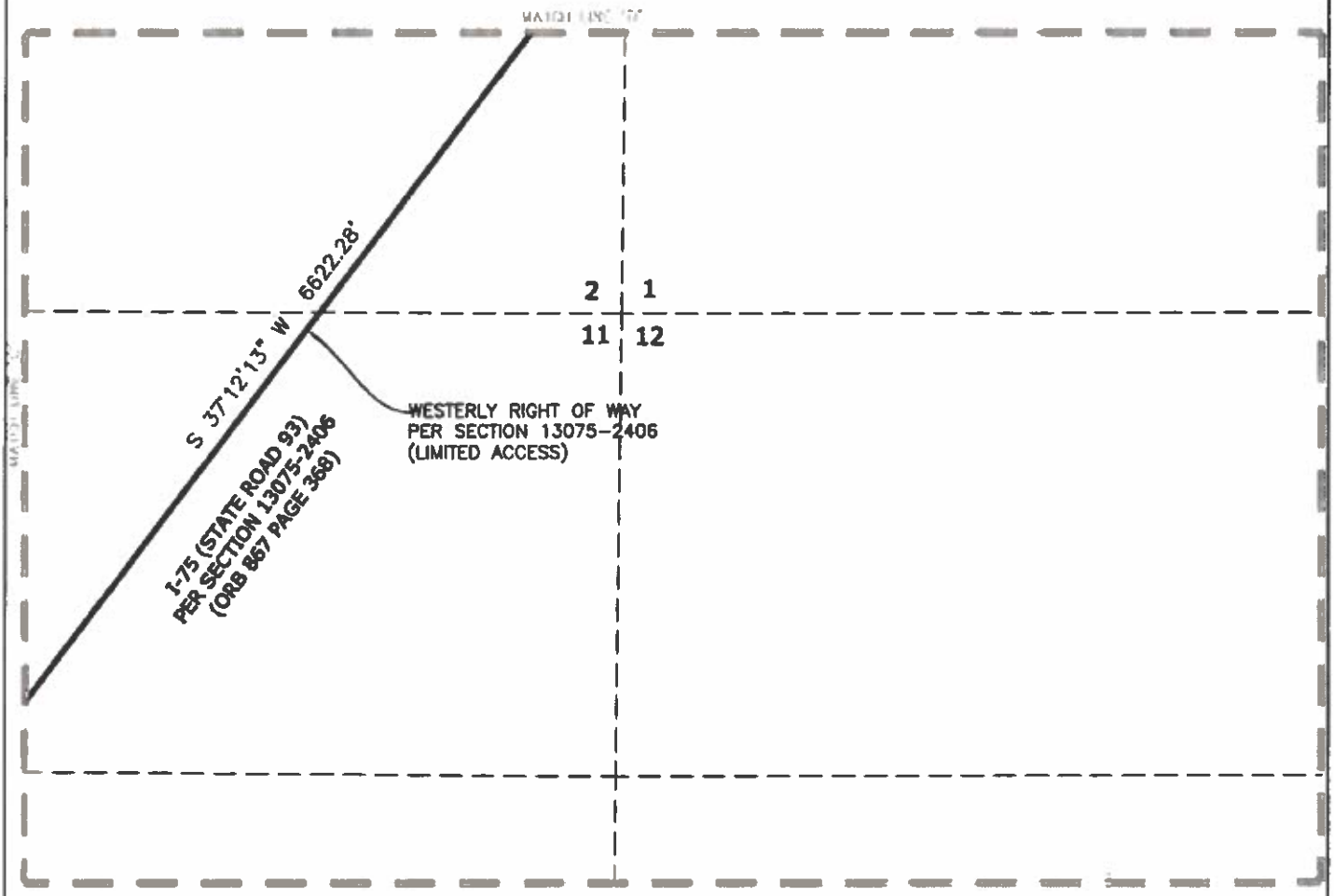
(SKETCH IS NOT A SURVEY)



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SKETCH OF DESCRIPTION

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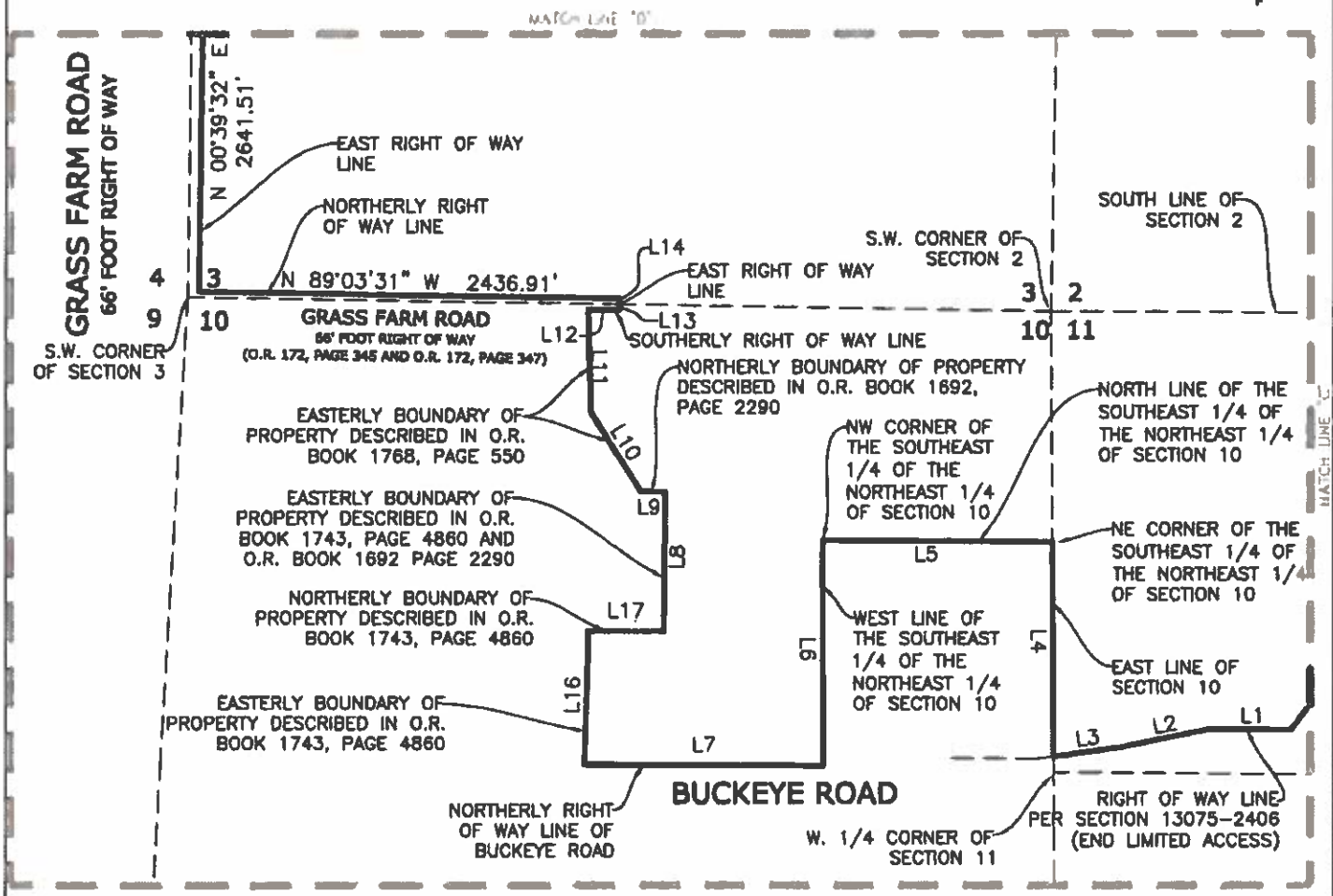

LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

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SURVEYORS NOTES:

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REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary
dnQualifier=A01410D0000018C639D49D700128398
O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 1/11/24

LEGEND:
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SURVEYORS NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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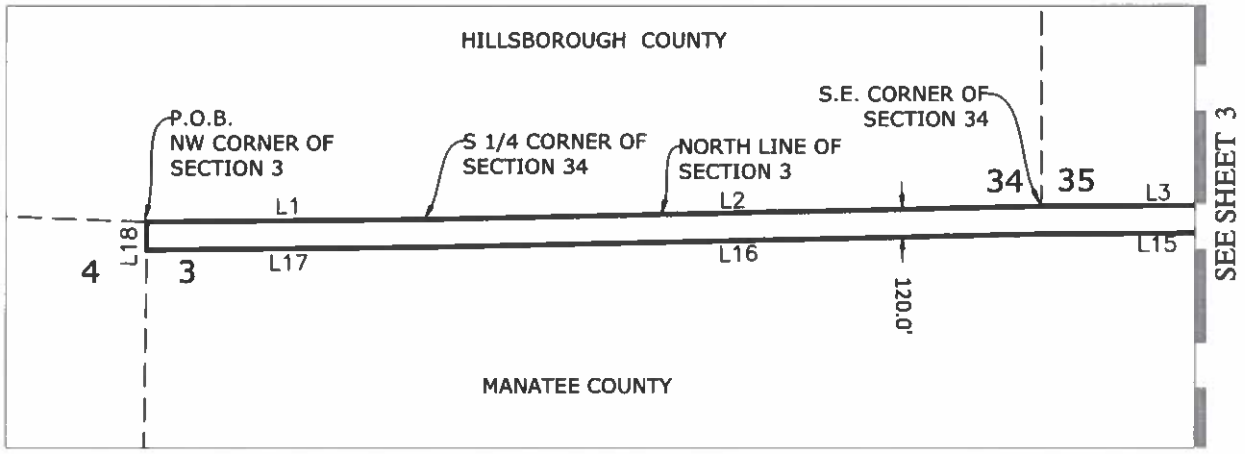
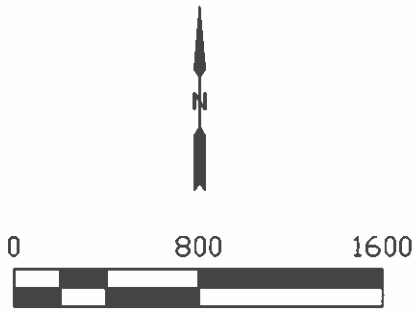


LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



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PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

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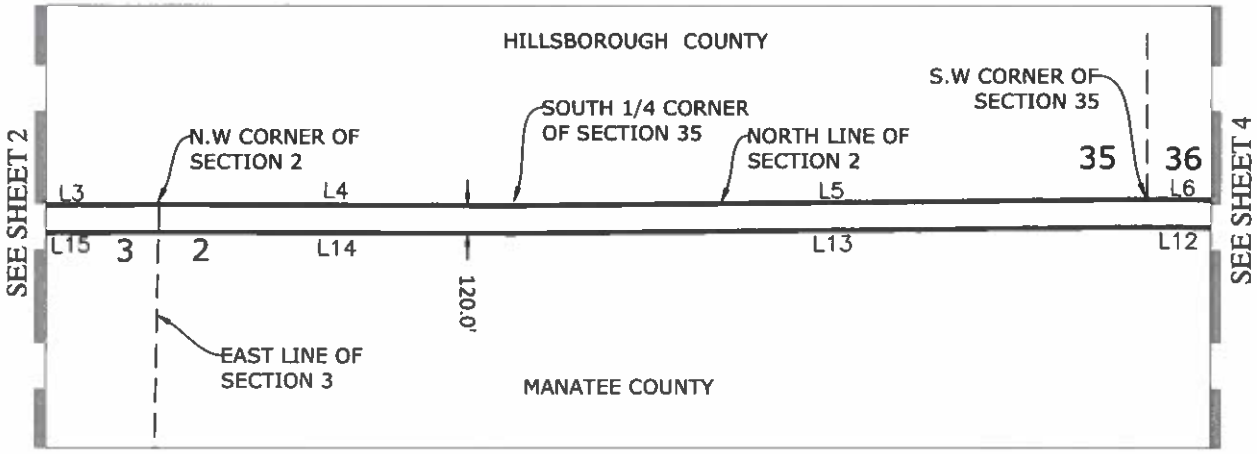
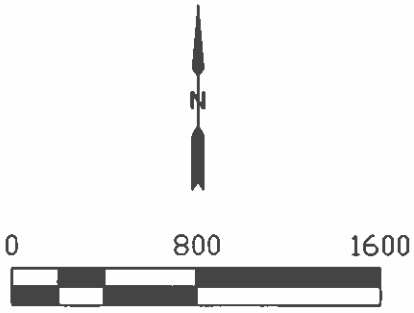
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wroengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

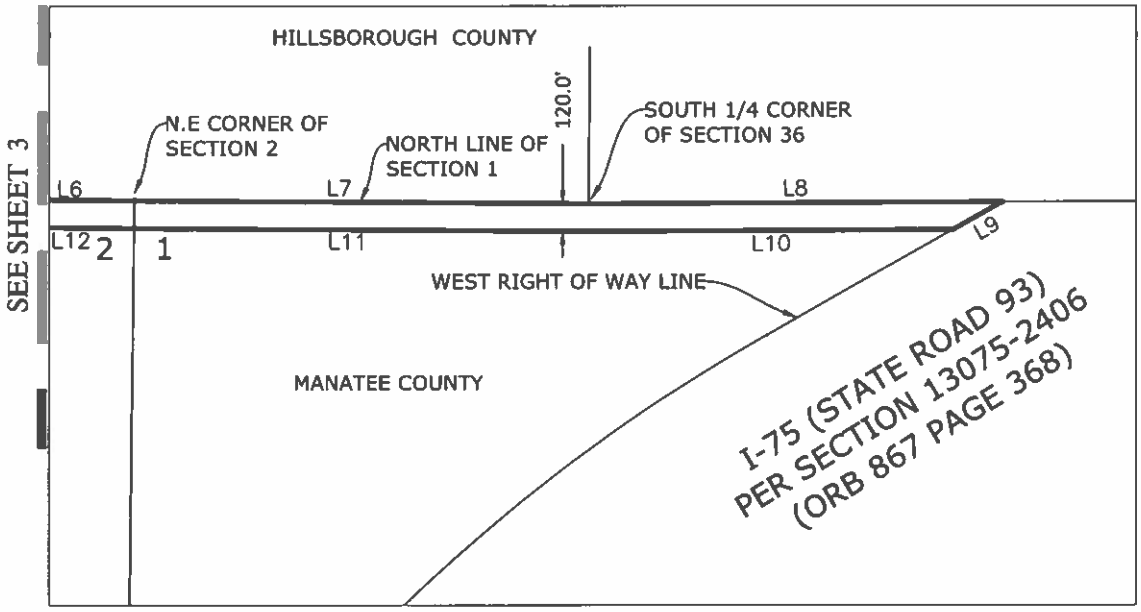
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

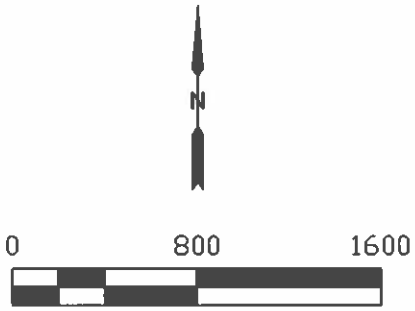
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



LEGEND:

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SURVEYORS NOTES:

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PINEY POINT ROAD SKETCH

REVISION DATE		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
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ROBERT S. FLANARY, P.S.M. — DATE
Florida Surveyor's Registration No. 5677

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

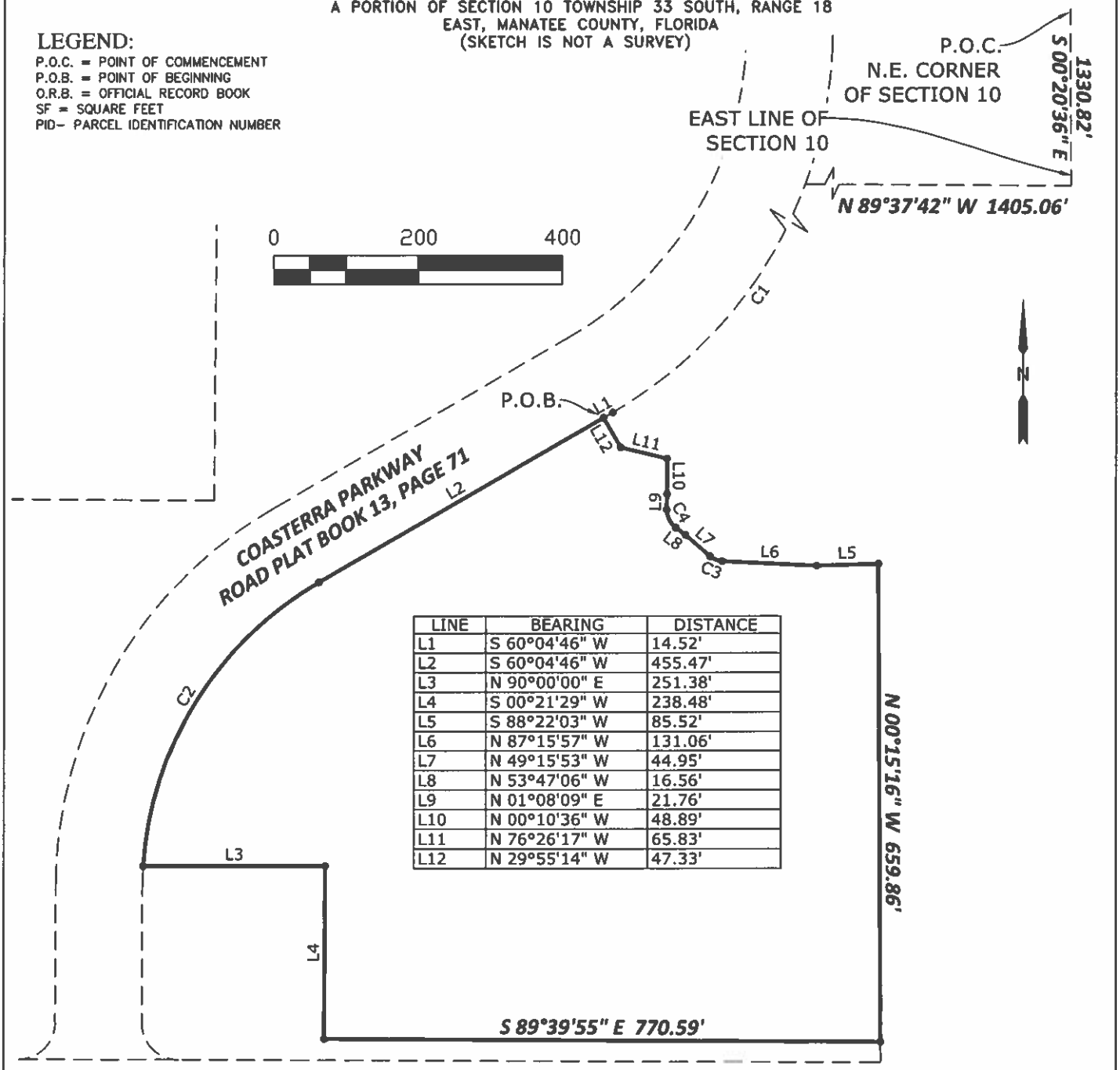
COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER



LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, oid.Qualifiers:A91410C0000018F4D727553000368A8, O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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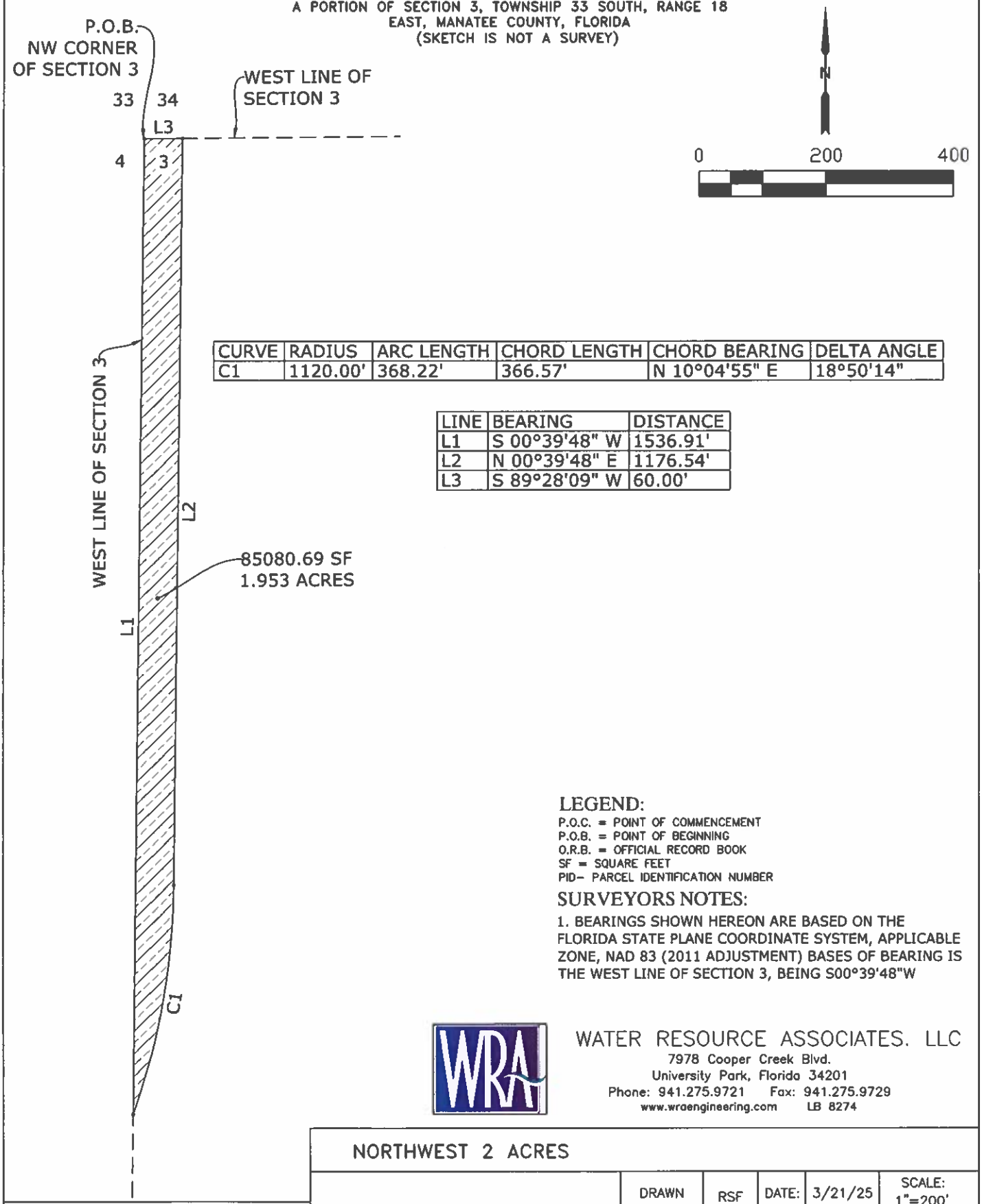
NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

LESS AND EXCEPT:

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: C=US, E=robert@wraengineering.com, O=Water Resource Associates, LLC, CN=Robert S Flanary
Date: 2025.09.15 08:09:41 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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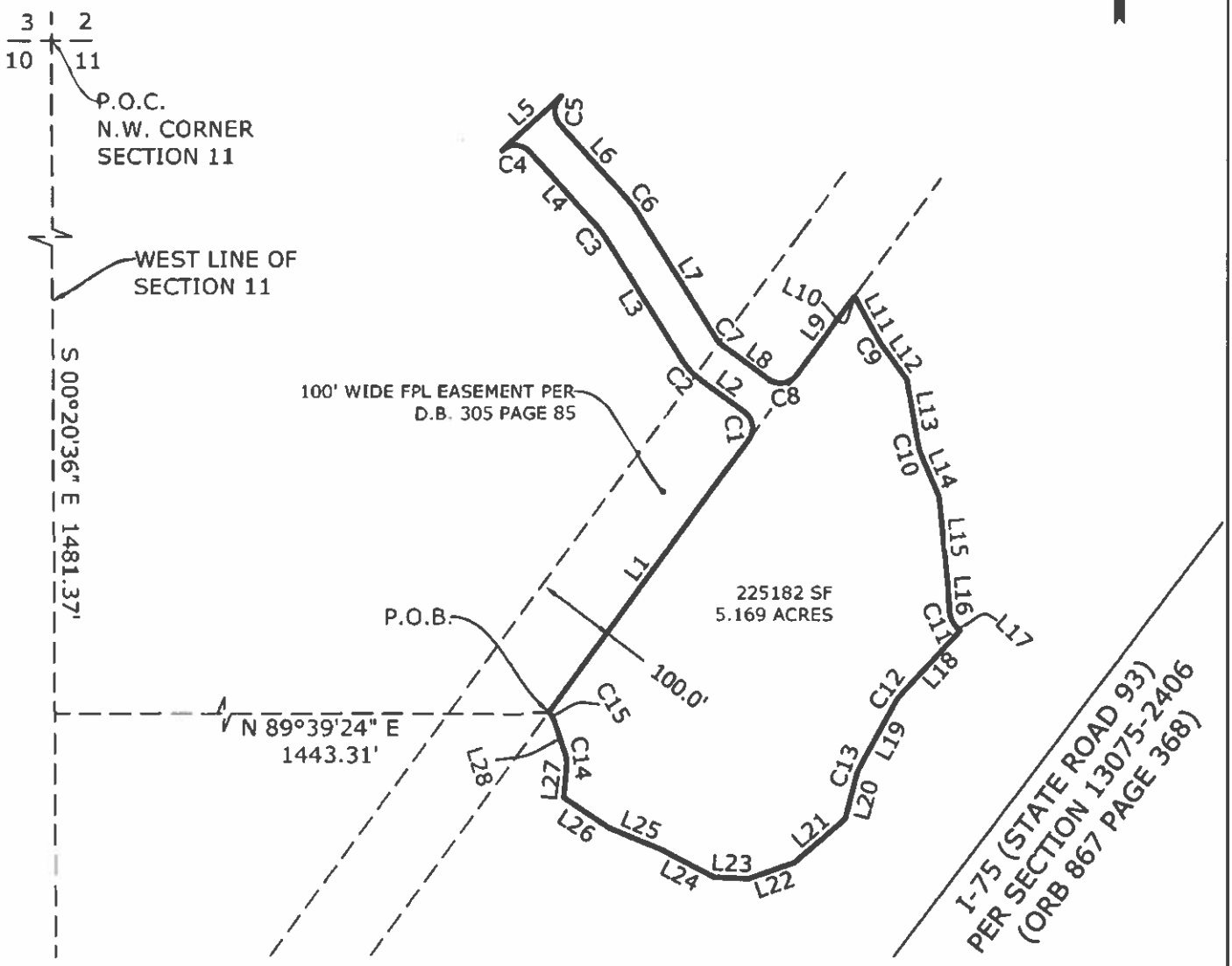
	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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REVISION DATE		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

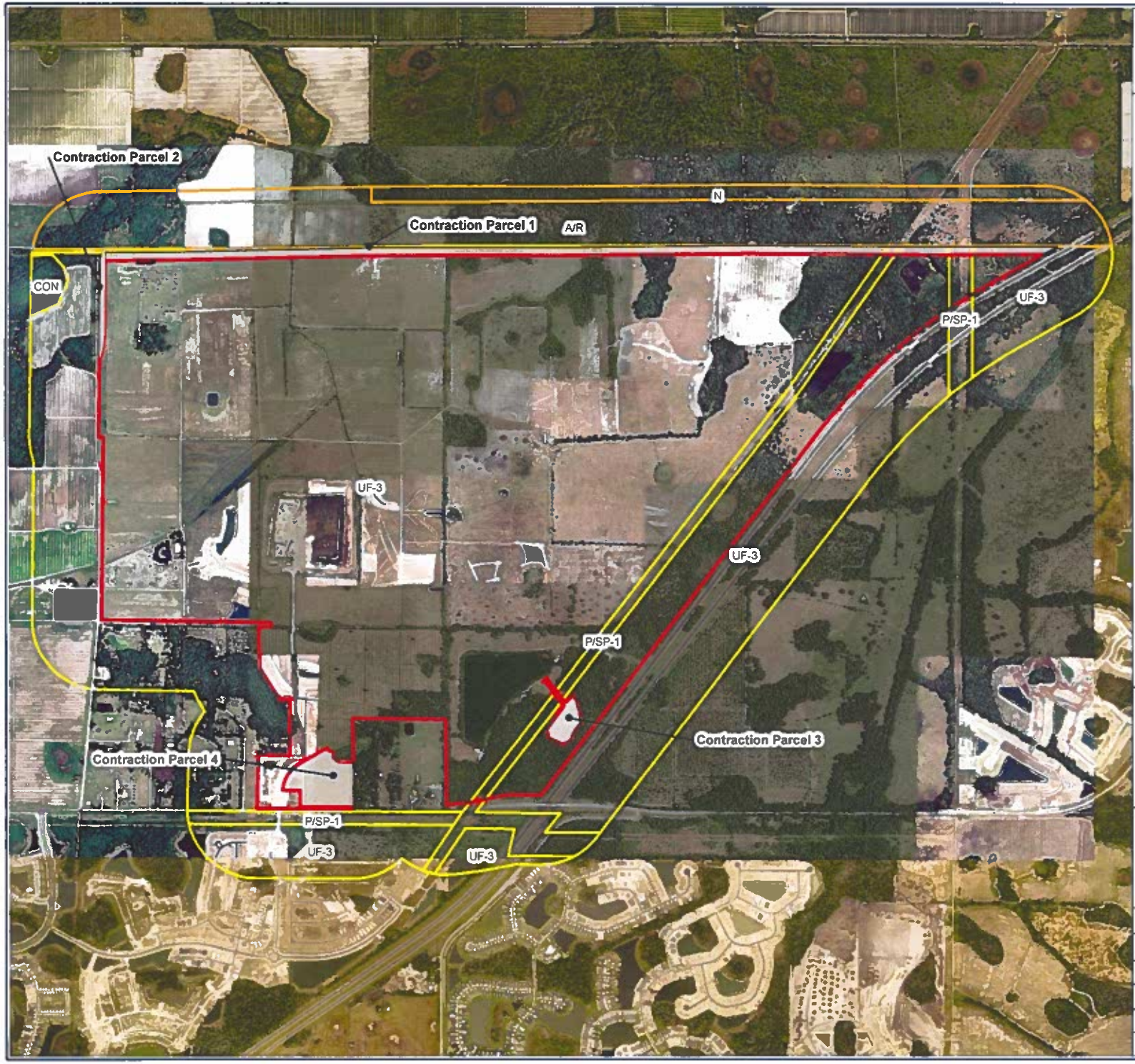
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

	DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

REVISION DATE

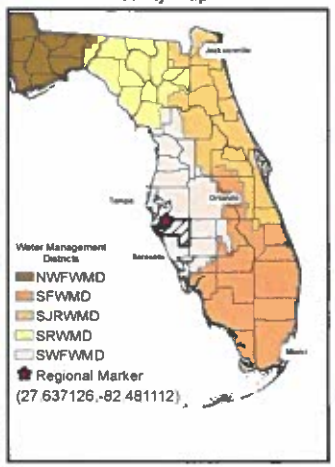
EXHIBIT 7



12383 Hampton Park Blvd
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

- CDD Project Boundary (1,496.408 ac.)
- Contraction Parcel 1 (37.583 ac)
- Contraction Parcel 2 (1.953 ac.)
- Contraction Parcel 3 (5.169 ac.)
- Contraction Parcel 4 (14.357 ac)
- Hillsborough County Future Land Use
- Manatee County Future Land Use

County Map



S: 01,02,03,10,&11 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2024 aerial obtained from Google Earth.
Future land use obtained from Manatee county and Hillsborough County.

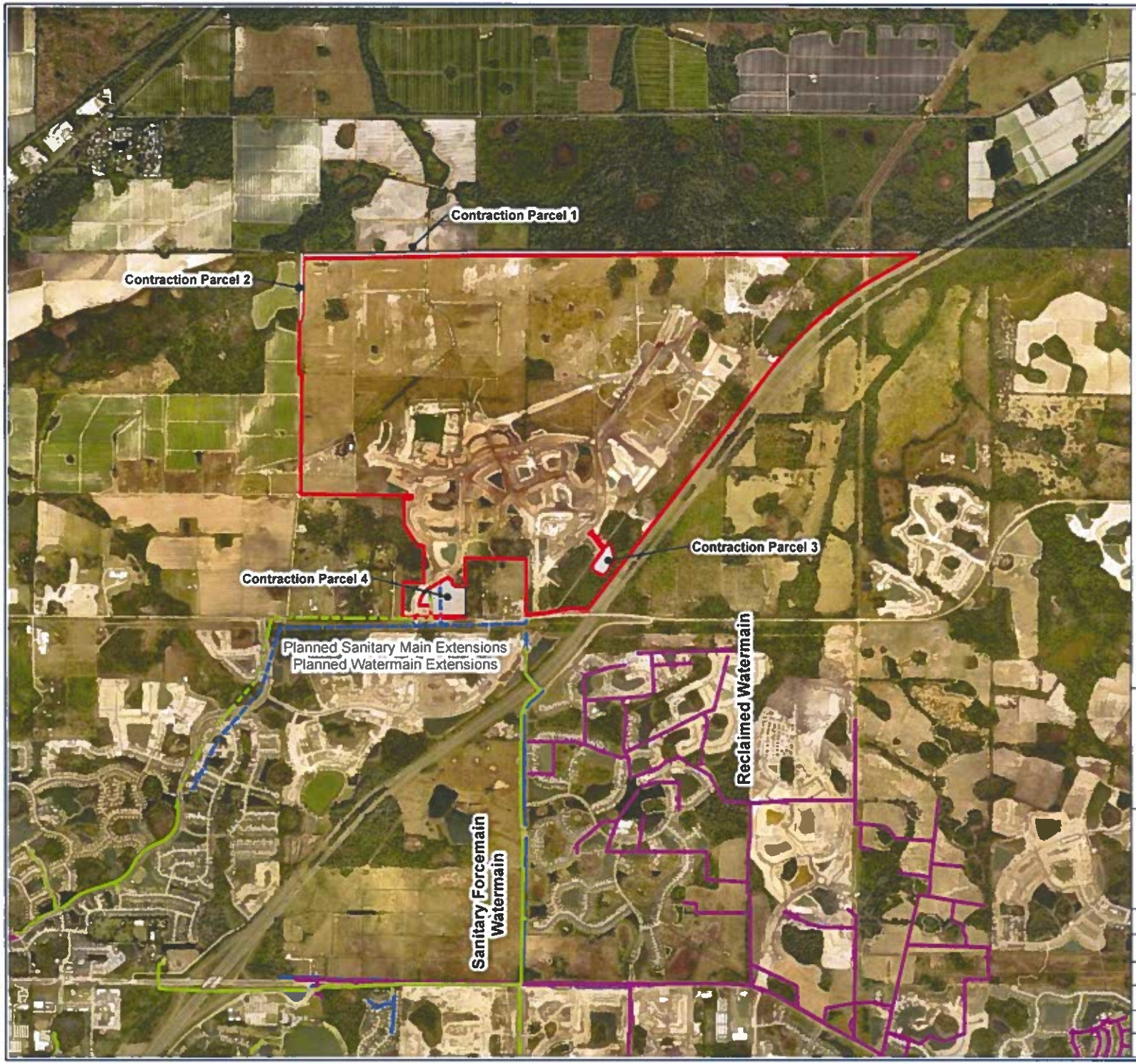
1 inch = 1,900 feet

0 470 940 1,880 2,820 Feet

Client:	
Project Name: Newport Isles CDD	
Manatee County, FL	
File Name: Future Land Use Map	
Original Date: 2/24/2026	
GIS Operator RJ	Job Number 2180
Revision Date	

Document Path S:\~PROJECT FILES\2180 - Newport Isles CDD\ENVIRONMENTAL\GIS\MXD\Aug 2024 CDD\FutureLandUse.mxd

EXHIBIT 8



12363 Hampton Park Blvd
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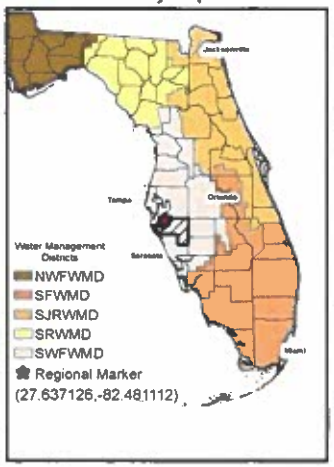
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

- CDD Project Boundary (1,496.408 ac.)
- Contraction Parcel 1 (37.583 ac)
- Contraction Parcel 2 (1 953 ac.)
- Contraction Parcel 3 (5.169 ac.)
- Contraction Parcel 4 (14.357 ac)
- Proposed Watermain Extension
- Proposed Sewer Extension
- Sewer (Existing)
- Reclaimed Water (Existing)
- Potable Water (Existing)

County Map



S: 01,02,03,10,&11 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2022 aerials obtained from FDOT APLUS
Utilities obtained from Manatee County

1 inch = 2,900 feet

Client:

Project Name: Newport Isles CDD

Manatee County, FL

File Name: Proposed Utilities Extensions Map

Original Date: 2/24/2026

GIS Operator	Job Number	Revision Date
RL	2180	

Document Path: S:\-PROJECT FILES\2180 - Newport Isles CDD\ENVIRONMENTAL\GIS\MXD\Aug 2024 CDD\Proposed Utilities.mxd

EXHIBIT 9

NEWPORT ISLES COST ESTIMATE SUMMARY			
MASTER IMPROVEMENTS			
CATEGORY	**CIP COST ESTIMATE**	**IMPACT FEE CREDITABLE**	**O&M ENTITY**
Master Spine Road			
Roadway/Curbing	$ 11,825,275.00	$ 6,500,000.00	County
Utilities (Water, Sewer, Reclaim)	$ 5,676,885.00	$ 946,775.00	County
Hardscape, Landscape, & Irrigation	$ 2,890,000.00	$ -	CDD
Street Lighting	$ 1,750,000.00	$ -	CDD
Environmental Mitigation / Conservation	$ 250,000.00	$ -	CDD
Clubhouses and Associated Amenities	$ 12,000,000.00	$ -	CDD
Passive Recreational	$ 1,000,000.00	$ -	CDD
Offsite Improvements (1)	$ 3,200,000.00	$ -	County
Professional Services	$ 1,157,764.80	$ -	NA
NEIGHBORHOOD IMPROVEMENTS			
Roadway/Curbing (ungated pods only)	$ 67,640,000.00	NA	CDD
Stormwater Management	$ 54,112,000.00	NA	CDD
Utilities (Water, Sewer, Reclaim)	$ 47,348,000.00	NA	County
Street Lighting (6)	$ -	NA	CDD
Hardscape, Landscape, & Irrigation	$ 4,750,000.00	NA	CDD
Environmental Mitigation / Conservation	$ 1,400,000.00	NA	CDD
Professional Services	$ 5,257,500.00	NA	NA
SUB-TOTAL	**$ 220,257,424.80**		
CONTIGENCY (2) - 20%	**$ 44,051,484.96**		
SITE TOTAL	**$ 264,308,909.76**		

NOTES:

1. Offsite improvements include left and right turn lanes at both access locations to Buckeye Road. Also includes offsite utility extensions.
2. Contingency is not included on engineering and survey costs.
3. This Opinion of Probable Cost ("OPC") shall be used for budgeting purposes only.
4. This OPC is based on engineer's understanding of the current rules, regulations, ordinances and construction costs in effect on the date of this document. Interpretation of these construction costs may affect this OPC and may require adjustments.
5. All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. Unit prices are subject to change due to unpredictable and uncontrollable increases in the cost of concrete or petroleum or the availability of materials and labor.
6. Street lighting will be leased from a private third-party provider, and will be paid for from annual operations and maintenance expenses of the District. As such, the street lights will not be paid for from any bond debt, but are part of the CIP.
7. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
8. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

EXHIBIT 10

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

Boundary Amendment

Statement
of
Estimated Regulatory Costs

May 27, 2025

Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Newport Isles Community Development District ("District"). The District was established by Ordinance No. 22-13, passed by the Board of County Commissioners of Manatee County, Florida on February 8, 2022. The current size of the District is approximately 1,555.470 +/- acres and the District is located entirely within the Manatee County, Florida (the "County"). The petition to amend the boundaries of the District seeks to subtract approximately 59.062 +/- acres from the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 1,496.408 +/- acres and is planned to be developed with a total of 3,382 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

> "*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant* (emphasis added)."

1.2 Overview of the Newport Isles Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 3,382 residential dwelling units following the amendment of the District's boundaries.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Newport Isles.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Manatee County, according to the Census 2020, has a population of 399,710; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. This boundary amendment is also not likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The development of the smaller, 1,496.408+/- acre area will still promote local economic activity, create l ocal value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree similar to that of a larger, pre-amendment, 1,555.470 +/- acre area contained within the existing District boundaries.

Amending the boundaries of the District will still allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and smaller District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and smaller District. The private developer of the land in the amended and smaller District will use its private funds to conduct the private land development and construction of anticipated approximately 3,382 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and smaller District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in

the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and smaller District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a larger District. The amended and smaller District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The amendment of the District's boundaries will not increase any regulatory costs of the State or the County by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the County and approval of such petition by the County. As described in more detail in Section 4, the District will pay a one-time filing fee to the County to offset any expenses that the County may incur in the processing of this petition to amend the District's boundaries.

Amending the District's boundaries will not materially increase regulatory costs to the landowners within the Amended District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amended District. While the 59.062 acres being removed from the District will not pay assessments to the Amended District, the Amended District will also not incur costs for the construction on, and maintenance of, this 59.062 acres. Property ownership in the District is completely voluntary and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated not to exceed $5,000,000.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The proposed amended District will serve land that comprises an approximately 1,496.408 +/- acre master planned residential development currently anticipated to contain a total of approximately 3,382 residential

dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 11,837 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter. The owner of the 59.062 acres that is being removed from the District will also be affected by the boundary amendment ordinance, but that landowner has consented to the boundary amendment and will need to develop and maintain its property without the assistance of the District.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District's boundaries on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the amendment of the boundaries of an existing independent local special purpose government, there will be no additional enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and smaller District.

Manatee County, Florida

The existing District as well as the Amendment Area are both located within unincorporated Manatee County, Florida. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, the County recently approved the ordinance establishing the District in 2022 and that petition possessed much information about the District and County staff should be generally familiar with the District. Second, review of the petition to amend the boundaries of the District does not include analysis of the project itself. Third, the petition itself provides much of the information needed for a staff review. Fourth, the County already possesses the staff needed to conduct the review without the need for new staff. Fifth, there is no capital required to review the petition. Sixth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to amend the boundaries of a community development district.

Further, there will be no increase in the very small annual costs to County, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the County faces, which will not change with the amendment of the District's boundaries, are the minimal

costs of receiving and reviewing the various reports that the District is required to provide to the County.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

The landowner and future residents of the small parcel being removed from the CDD will not be required to comply with the proposed ordinance, and therefore will not incur transaction costs for continuing compliance with the ordinance.

The landowner and future residents of the amended CDD will be required to comply with the ordinance, but due to the small nature of the area being contracted, these transaction costs are not significantly different than if the boundaries were not amended and the ordinance was not adopted.

The County will be required to comply with the ordinance, but will not incur any additional transaction costs not funded through the required filing fee. The County's review of annual reporting information will take the same effort and incur the same transaction costs because the CDD will still exist.

The State of Florida will be required to comply with the ordinance, but will not incur any additional transaction costs. Review of annual reporting information will take the same effort and incur the same transaction costs because the CDD will still exist.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the amendment of the District's boundaries. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Manatee County has a population of 399,710 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" County according to Section 120.52, F.S.

7.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and

a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to amend the boundaries of the Newport Isles Community DevelopmentDistrict.

EXHIBIT 11

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D1 - Affidavit of Ownership/Agent Authorization Form

Property Owner (Company or Individual): CC MANATEE LAND INVESTMENT, LLC

Mailing Address: 1901 Ulmerton Road, Suite 475, Clearwater, Florida 33762

Officer's Name and Title: R. Tom Chapman, Managing Member

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: SEE EXHIBIT A
2. That this property constitutes the property for which a request for (*Type of Application Approval Requested*): Petition to Amend the Boundaries of the Newport Isles Community Development District is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Jere Earlywine, Esq., of Kutak Rock, LLP, as agent(s) to execute any petitions or other documents necessary to affect such petition, including development review time extension requests; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct (Click on the plus (+) sign to add more owner names).

R. Tom Chapman / Managing Member
Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ PINELLAS NYD

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14th day of August (month) 2025 (year), by R. Tom Chapman (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

NINA L. DUREN
MY COMMISSION # HH 532898
EXPIRES: June 22, 2028

Nina L Duren
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, Newport Isles Community Development District, with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of Manatee County, Florida, to Amend the Boundaries of the Newport Isles Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1*), Florida Statutes*. This authorization shall remain in effect until revoked in writing.

WITNESSES:

Name: NINA DUREN

Name: R. TOM CHAPMAN

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

By: SUSAN K COLLINS
Chairman, Board of Supervisors

Date: 1/16/2024

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16 day of JANUARY, 2024, by SUSAN COLLINS, as CHAIRMAN of NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NINA L. DUREN
MY COMMISSION # GG 962023
EXPIRES: June 22, 2024
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC, STATE OF FLORIDA

Name: NINA DUREN
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 21, 2026

Angelina Colonneso
Clerk of the Circuit Court
Manatee County
1115 Manatee Ave W
Bradenton, FL 34205

Dear Angelina Colonneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 26-06 which was filed in this office on May 21, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

APPROVED in Open Session
5/21/2026
Manatee County Board of County Commissioners

May 21, 2026 - Land Use Meeting

Subject
Ordinance No. 26-06-Amendment of Newport Isles Community Development District-Legislative-Loretta Merrill, Senior Planner - District 1
Amending the Boundaries of The District pursuant to Section 190.046(1), Florida Statutes, by removing approximately 59.062 Acres of land; amending Section 2-8-77 of The Manatee County Code of Ordinances to describe the amended Boundaries of the District as modified.

Category
ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Presenter: Loretta Merrill, Senior Planner, 941-748-4501 x 3880, loretta.Merrill@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested
ALTERNATIVE MOTION

APPROVAL

Based on the record of the public hearing, public testimony provided therein, and having evaluated the criteria for the Amendment of a Community Development District in Chapter 190, Florida Statutes, I move to APPROVE the petition amending the Newport Isles Community Development District; to ADOPT Ordinance No. 26-06.

DENIAL

Based on the record of the public hearing, public testimony provided therein, and having evaluated the criteria for the Amendment of a Community Development District in Chapter 190, Florida Statutes, I move to DENY the petition amending the Newport Isles Community Development District; to DENY adoption of Ordinance No. 26-06.

Enabling/Regulating Authority
Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board
N/A

Background Discussion
Summary of Request:

- A petition was submitted by the Petitioner (Newport Isles Community Development District) requesting the Board of County Commissioners to adopt an amendment to Ordinance 22-13 to remove approximately 59.062 acres from the previously established District.

- The District requests granting the Petition pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, and specifically Sections 190.046 and 190.005, Florida Statutes

- No affordable housing was requested with this Application (Petition to establish the boundaries of a CDD).

- No Neighborhood Workshop was held for this project.

- FLUC: Urban Fringe-3 (UF-3)

- Zoning: PDMU

    - Newport Isles, PDMU-06-21(P)(R4), Originally approved October 6, 2009.

    - Sweetwater Preserve, PDMU-06-28(Z)(P), Originally approved June 3, 2010

- Surrounding Uses: The Subject property is surrounded by Planned Development Mixed Use (PDMU) Zoning, with approvals for residential homes, to the east, west, and south. With more residential homes located within General Agriculture (A) zoning located in pockets to the south. To the north is the Hillsborough County line with agricultural property.
- Conclusion: The proposed project is in conformity with the provisions of the future land use plan element of the Manatee County Comprehensive Plan.

Attorney Review
Other (Requires explanation in field below) Welch
Kate Welch reviewed and responded by email to Matter # FY25/26-0096 on December 12, 2025.

Instructions to Board Records
Please forward a copy of the executed document to bobbi.roy@mymanatee.org and planner.

Cost and Funds Source Account Number and Name N/A

Amount and Frequency of Recurring Costs N/A

May 21, 2026 - Land Use Meeting

Subject
Updates to Agenda- May 18, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates(dated 5/18/2026) for the meeting of 5/21/2026 9:00 AM - May 21, 2026 - Land Use Meeting

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

Item 2. Ordinance No. 26-06-Amendment of Newport Isles Community Development District- Legislative-Loretta Merrill, Senior Planner - District 1 - Updated Ordinance to include Exhibits A and B

K. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

Item 5. PDMU-18-06(Z)(G)(R2) – Rezone with Amended GDP for Villages of Amazon South/Woolridge Investments LLC; Blackhawk Capital Management LLC; Lasalle Holding Partners LLC; Seneca Real Holdings LLC; WHK Invest LLC; University Park

Partners IV LLC (Owners) – PLN2411-0096 - Alyssa Grove, Planner I - District 1 -
Moved to presenations upon request, added the Applicants request for continuance, added Public Comment, added Exhibit C Elevations and Exhibit D Hospital Renderings.

Attorney Review
U

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

ORDINANCE NO. 26-06

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; AMENDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 59.062 ACRES OF LAND; AMENDING SECTION 2-8-77 OF THE MANATEE COUNTY CODE OF ORDINANCES TO DESCRIBE THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the district for these improvements within the district boundaries; and

WHEREAS, Section 190.046(1), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for amendment expanding the boundaries of a community development district established by county ordinance; and

WHEREAS, Newport Isles Community Development District (District) has been created by law and established pursuant to Manatee County Ordinance No. 22-13, adopted on February 8, 2022, effective as filed with the Secretary of State of Florida on February 8, 2022; and

WHEREAS, Ordinance No. 22-13 described the boundaries of the District, which included approximately 1,555.470 acres of land; and

WHEREAS, based on the information provided by the District board of supervisors, the District is active and in good legal standing, and the Board of County Commissioners of Manatee County, Florida (Board), has relied thereon in adopting this Ordinance; and

WHEREAS, the District board of supervisors (Petitioner) has filed a petition with the Board to adopt an ordinance amendment contracting the boundaries of the District pursuant to Section 190.046(1), Florida Statutes; and

WHEREAS, the petition designated approximately 59.062 acres of land to be removed from the District, as described therein; and

WHEREAS, pursuant to Section 190.046(1)(g), Florida Statutes, as amended, the filing of the petition for ordinance amendment by the Petitioner constitutes consent of the landowners within the District; and

WHEREAS, CC Manatee Land Investment, LLC, is the owner of the land proposed to be removed from the District and have consented in writing to the removal of said lands from the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of Section 190.046(1)(b) and Section 125.66, Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant or deny the petition for ordinance amendment contracting the boundaries of the District; and

WHEREAS, the Board has relied upon the representations made in the petition and other documents attached thereto as exhibits in adopting this Ordinance; and

WHEREAS, the District established under Ordinance No. 22-13, as amended by this ordinance, as an independent special district and a local unit of special purpose government and shall continue to be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws within the amended boundaries described and depicted in **Exhibit A,** attached hereto and incorporated herein; and

WHEREAS, amendment of the boundaries of the District will protect, promote, and enhance the public health, safety, and welfare of the County and its inhabitants, including the inhabitants of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the “WHEREAS” clauses stated above as legislative findings in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to Section 190.046(1)(b) and Section 125.66, Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and purpose. It is the intent and purpose of this Ordinance to amend the boundaries of the District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws.

Section 4. Expanding of boundaries. The boundaries of the District are hereby contracted pursuant to Section 190.046(1), Florida Statutes, by removing approximately 59.062 acres of land from the geographic boundaries and control of the District and contracting the boundaries of the District to a total of approximately 1,496.44 acres of land, are described and depicted in **Exhibit A.**

Section 5. Amending Section 2-8-77 of the Manatee County Code of Ordinances. Section 2-8-77 of the Manatee County Code of Ordinances is hereby amended to read as follows:

Sec. 2-8-77. Newport Isles Community Development District.

. . .

(b) *Boundaries*. The boundaries of the district are described in the metes and bounds description attached to Ord. No. 26-06 as **Exhibit A.**

. . .

Section 6. Reliance upon representations. The contraction of the boundaries of the District is specifically based upon the representations made in the Petition to Amend Manatee County Ordinance No. 22-13, related to Ordinance 26-06, which to amends the external boundaries of the District through the contraction request dated July 2, 2025, signed by Susan K. Collins, chairperson of the District, which was filed with Manatee County, Florida, and is attached hereto as **Composite Exhibit B.**

Section 7. Codification. The publisher of the County's Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 5 of this Ordinance into the Code.

Section 8. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 9. Effective date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this _day of _____ in 2026.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

By: _____

Chairperson

ATTEST: ANGELINA COLONESSO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By:_____ Deputy Clerk

Exhibit A

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary
Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

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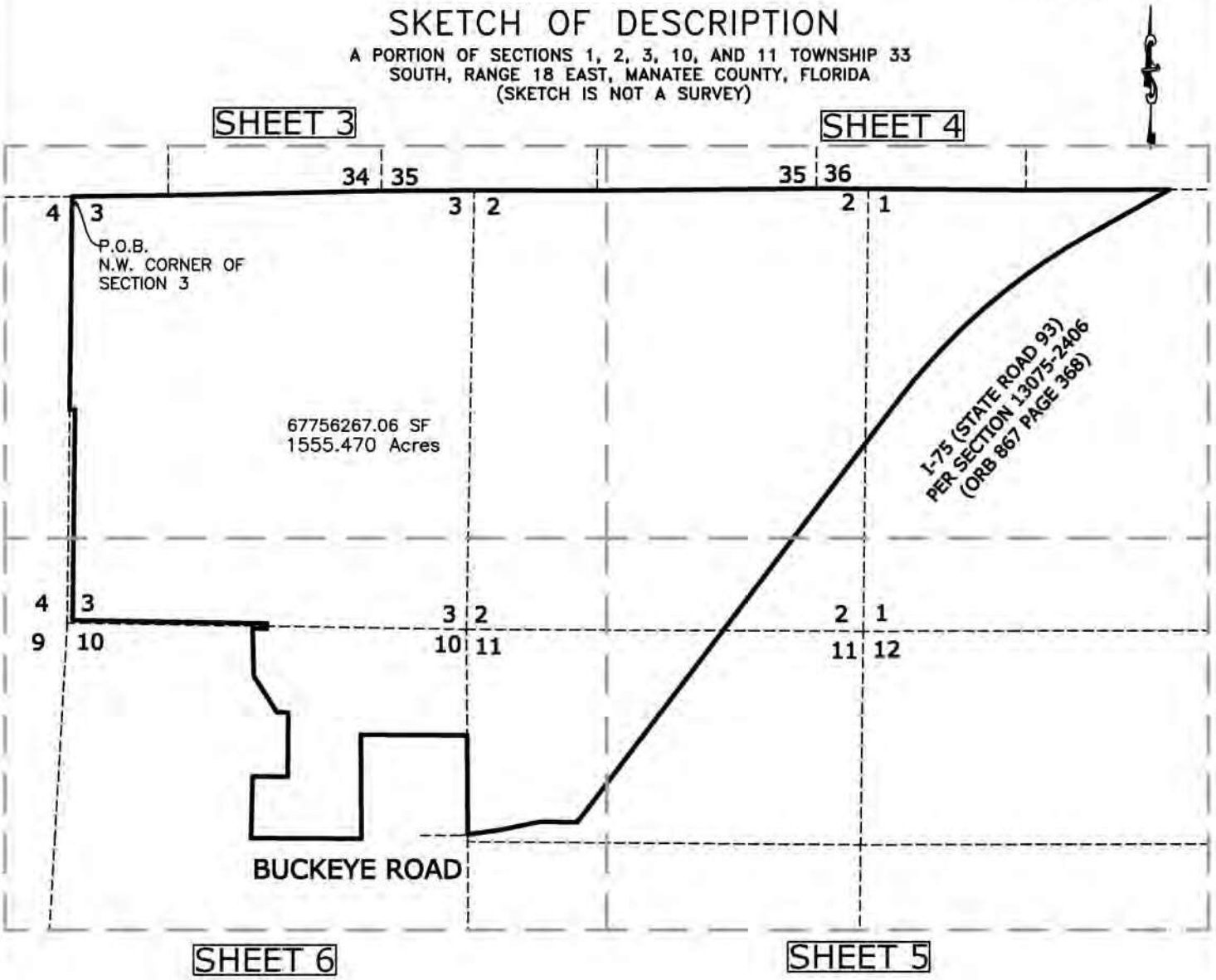

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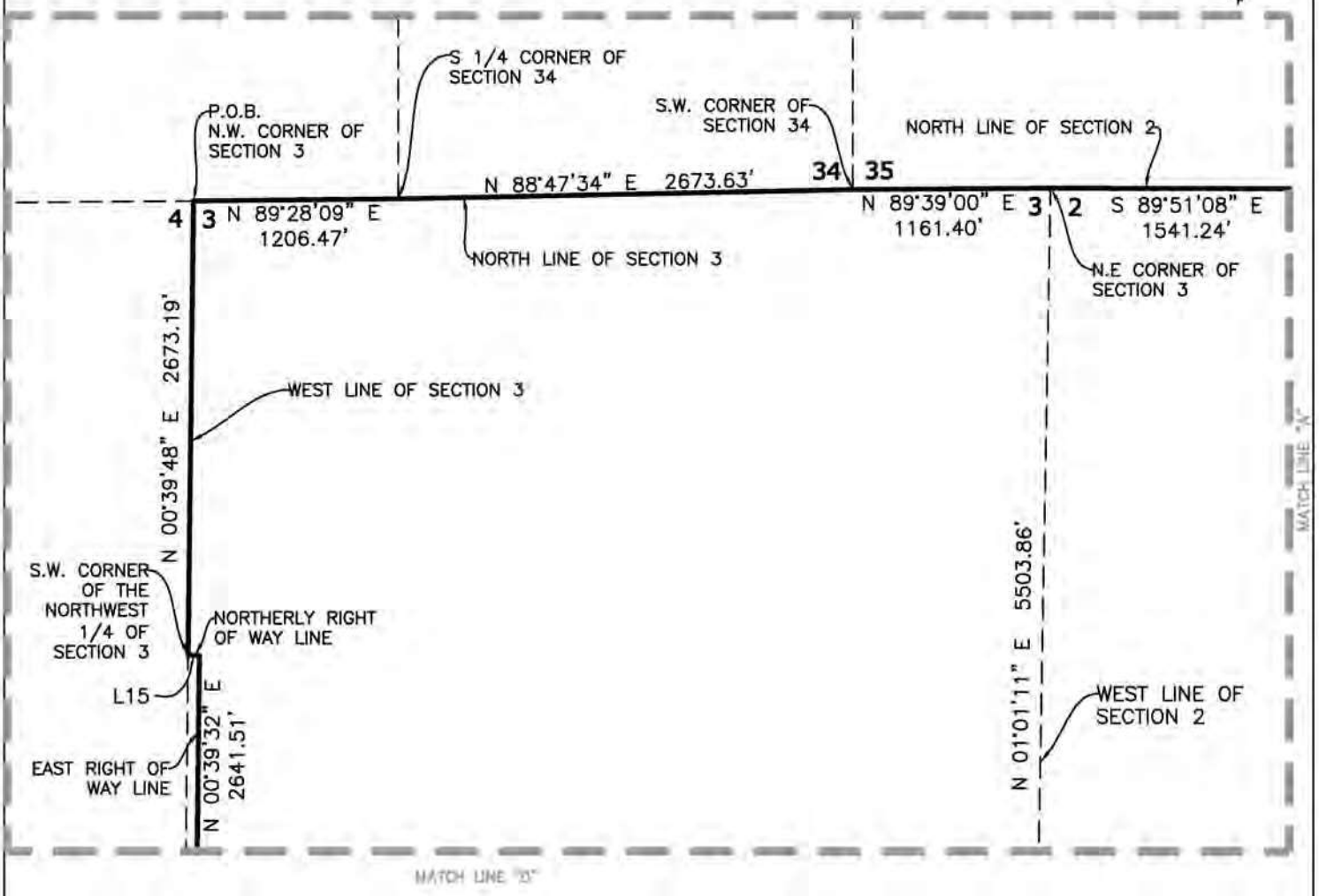

LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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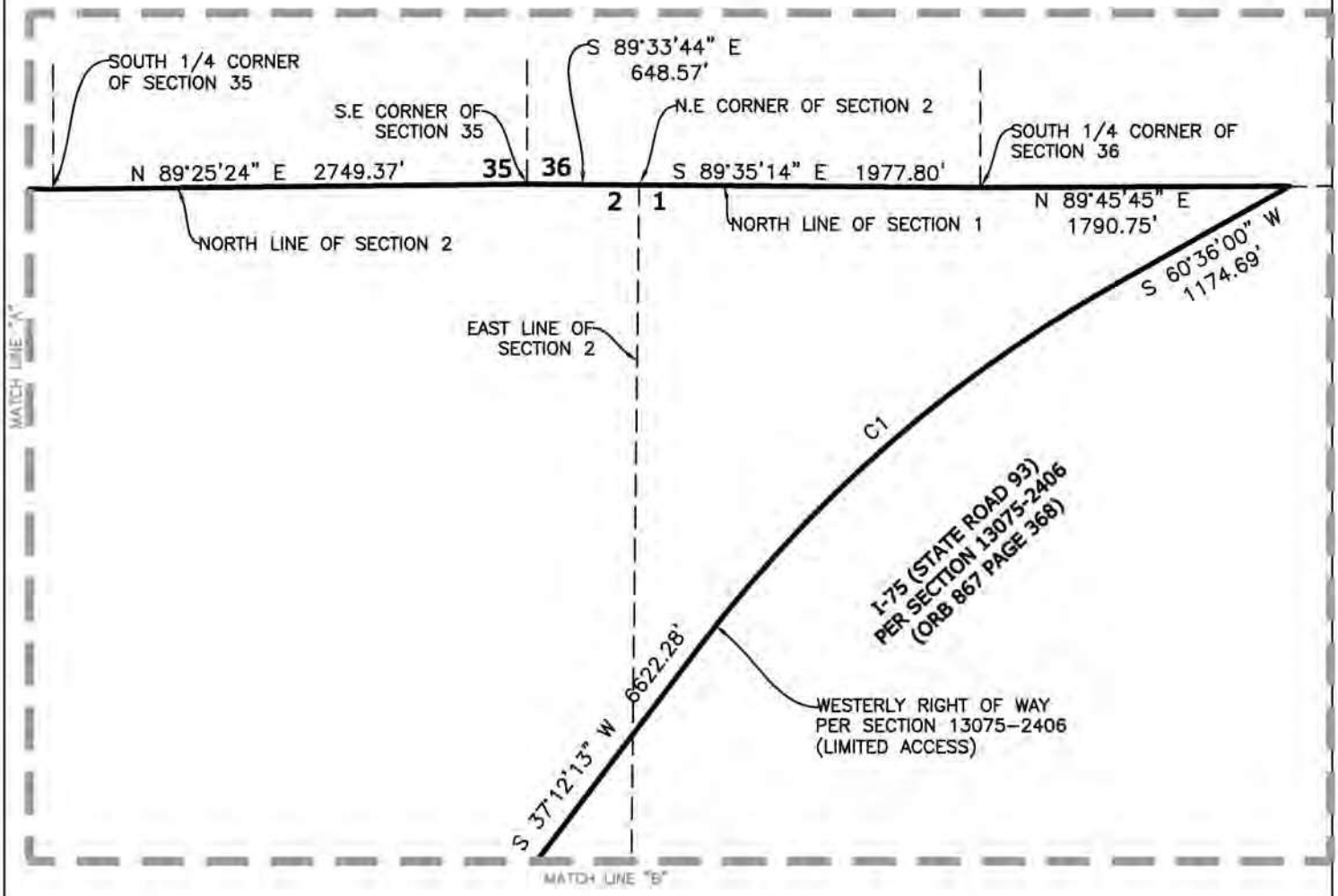

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

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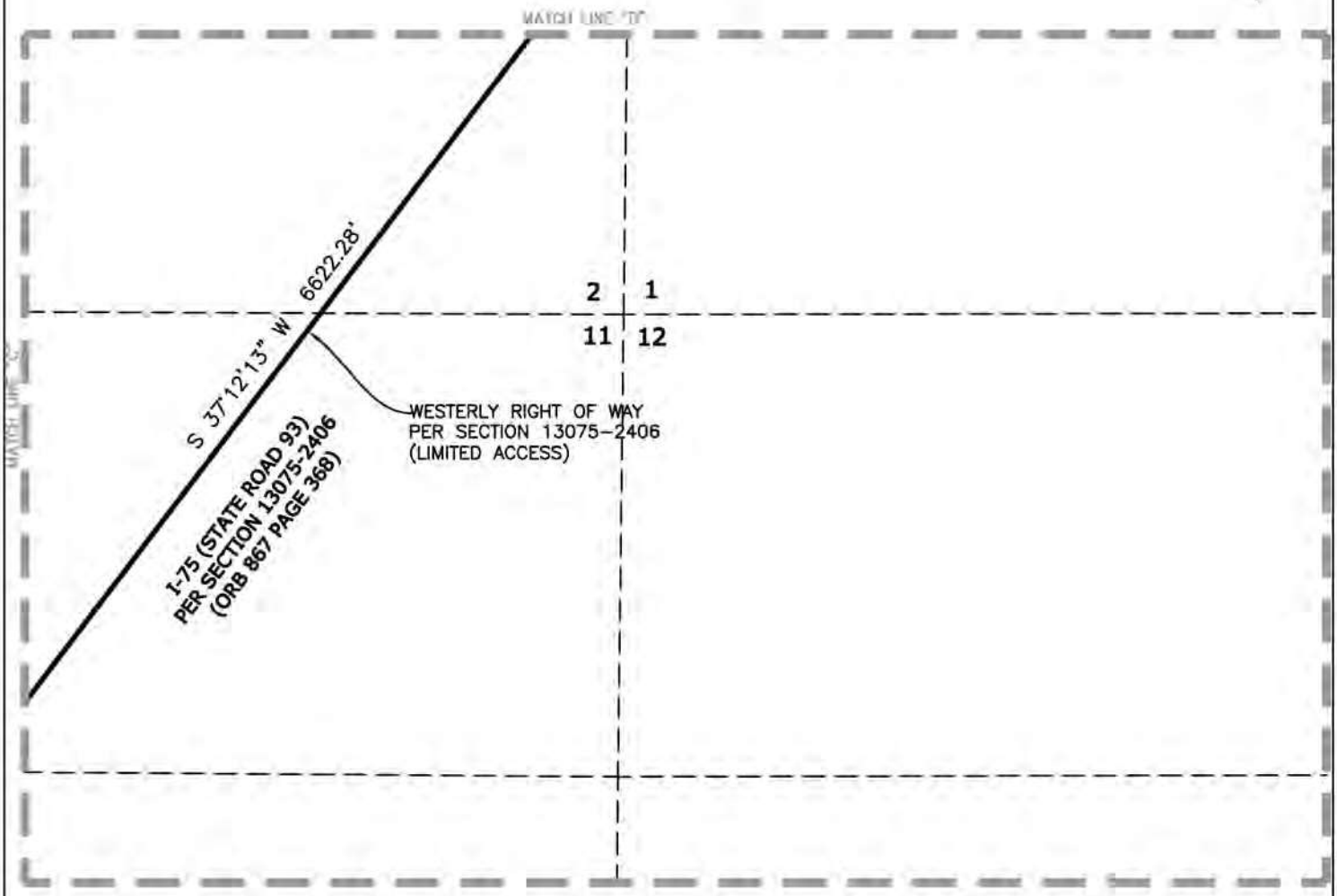

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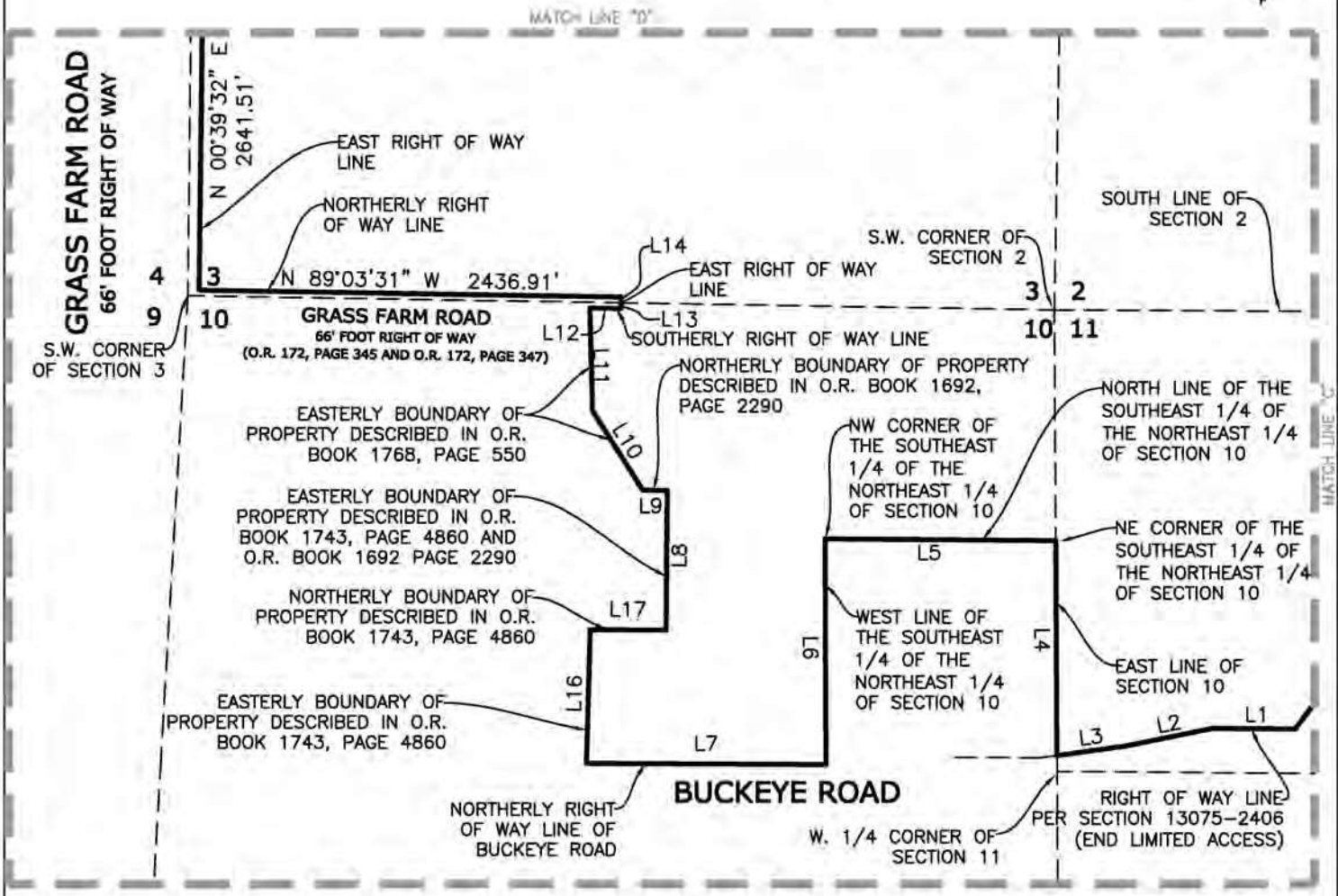

LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

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REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

ROBERT S. FLANARY
REGISTERED SURVEYOR AND MAPPER
STATE OF FLORIDA

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000018C839D49D700128398, O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 1/11/24

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

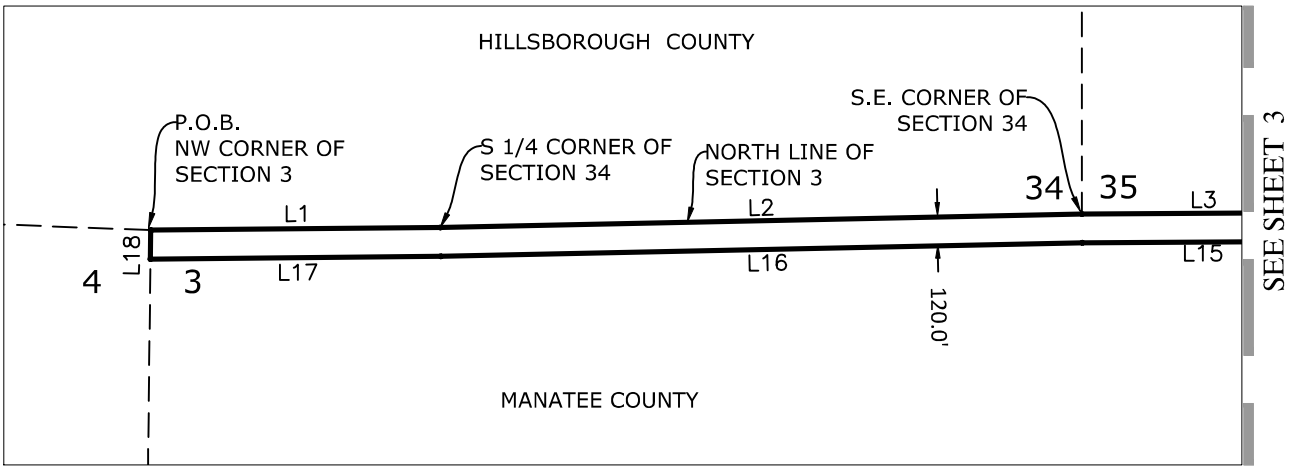
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

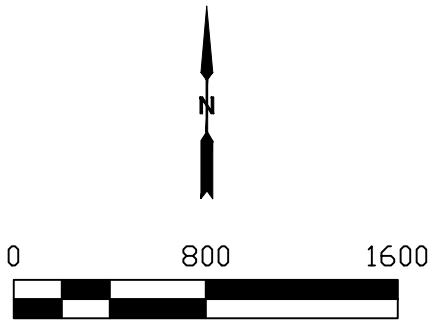
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

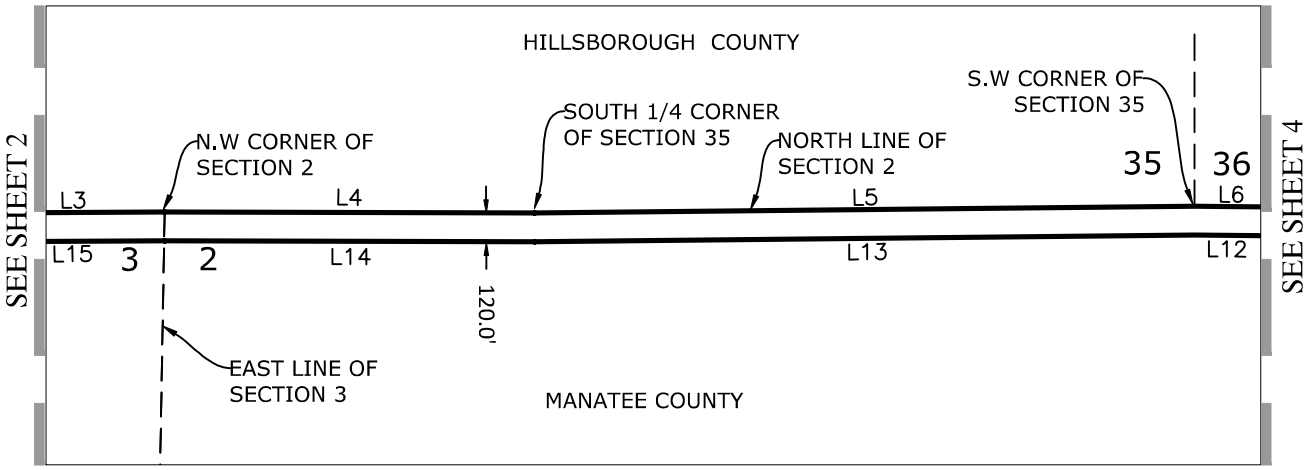
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

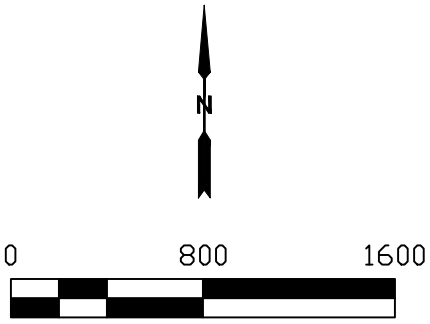
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

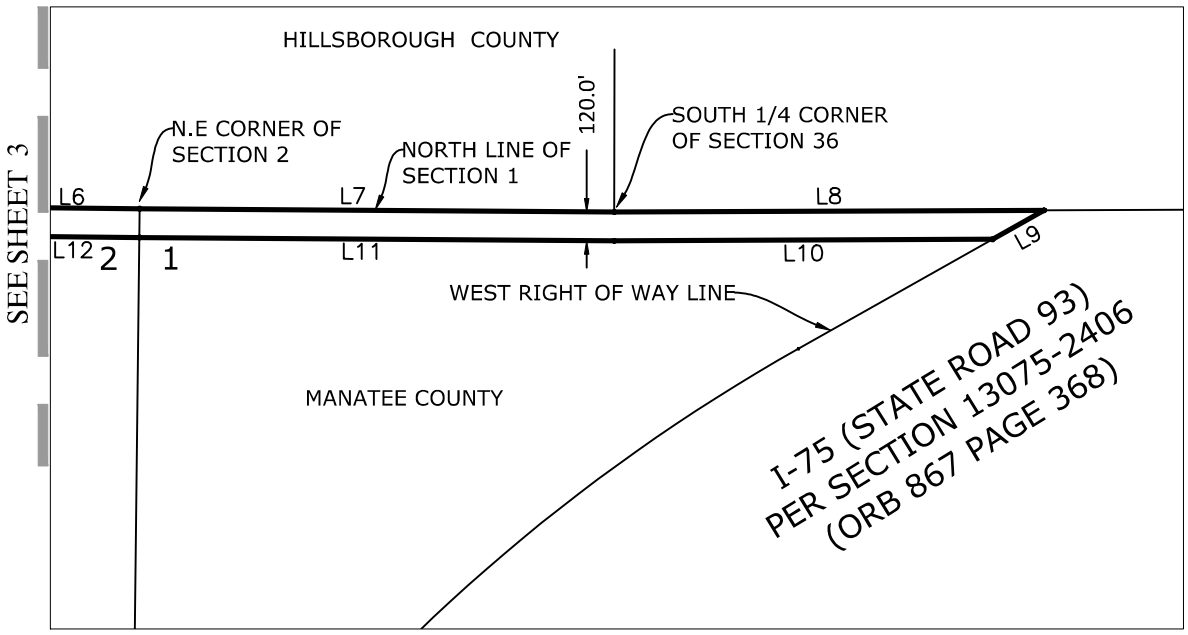
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

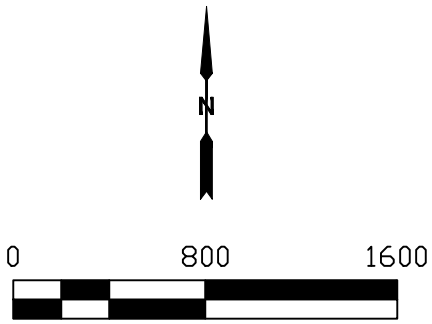
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



LEGEND:

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University Park, Florida 34201
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www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1332.07' TO THE POINT OF BEGINNING; THENCE N 89°37'42" W A DISTANCE OF 72.99'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', WITH A RADIUS OF 606.00', WITH A CHORD BEARING OF S 35°44'18" W, WITH A CHORD LENGTH OF 499.54', WITH A DELTA ANGLE OF 48°40'55",; THENCE S 60°04'46" W A DISTANCE OF 469.99'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 459.95', WITH A RADIUS OF 486.00', WITH A CHORD BEARING OF S 32°58'01" W, WITH A CHORD LENGTH OF 442.98', WITH A DELTA ANGLE OF 54°13'30",; THENCE N 90°00'00" E A DISTANCE OF 269.87'; THENCE S 00°21'29" W A DISTANCE OF 206.06'; THENCE S 89°38'31" E A DISTANCE OF 750.03'; THENCE N 00°15'16" W A DISTANCE OF 1221.84'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 709935.93 SQUARE FEET, 16.298 ACRES

WATER RESOURCE ASSOCIATES, LLC
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www.wraengineering.com LB 8274

ROBERT S. FLANARY
STATE OF FLORIDA
CERTIFICATE NO. 5677
REGISTERED SURVEYOR & MAPPER

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C0060018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2024.08.07 09:25:28-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE

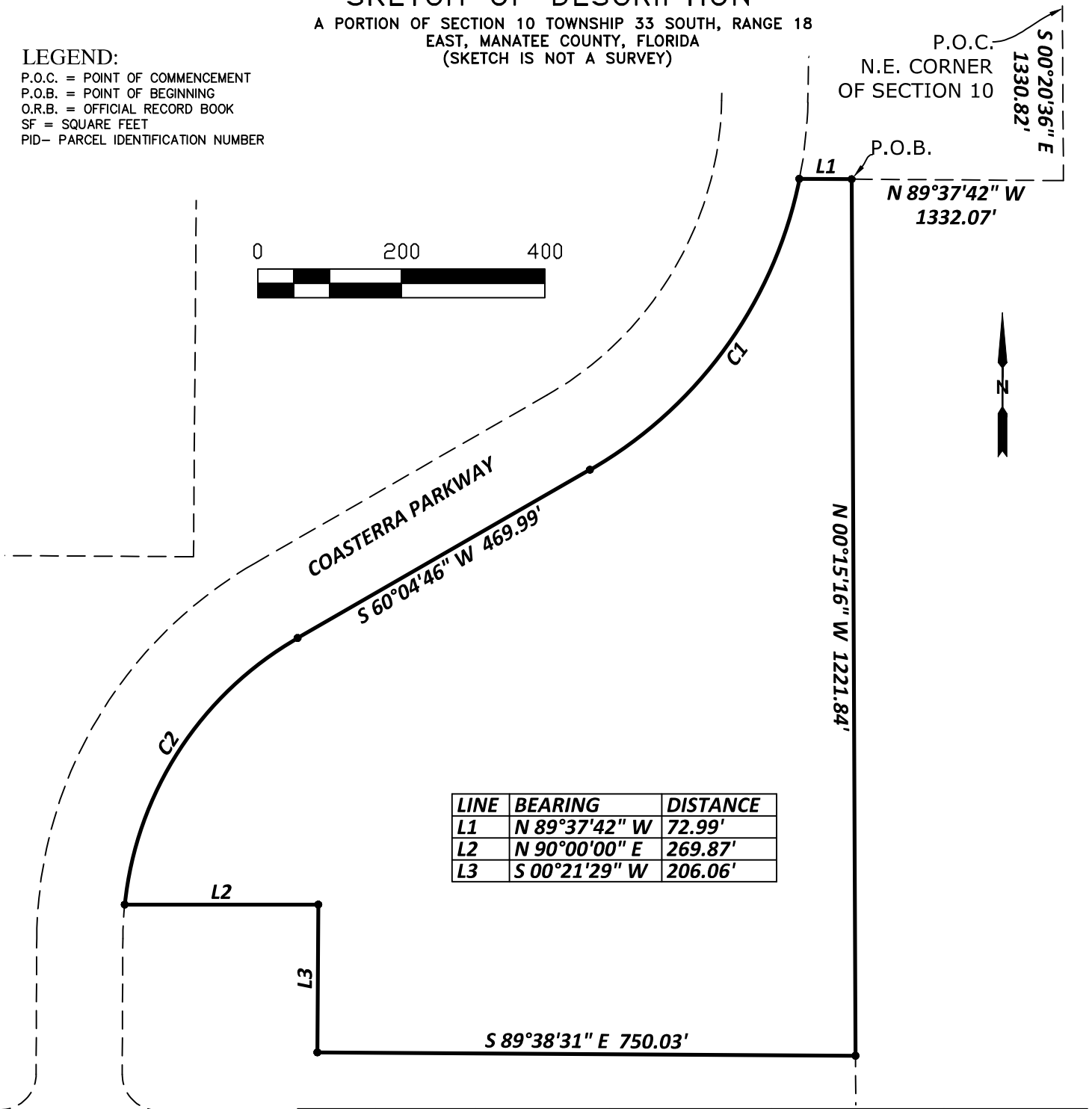
COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	8/7/24	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	8/7/24	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER



LINE	BEARING	DISTANCE
L1	N 89°37'42" W	72.99'
L2	N 90°00'00" E	269.87'
L3	S 00°21'29" W	206.06'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	459.95'	442.98'	S 32°58'01" W	54°13'30"

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SURVEYORS NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	8/7/24	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	8/7/24	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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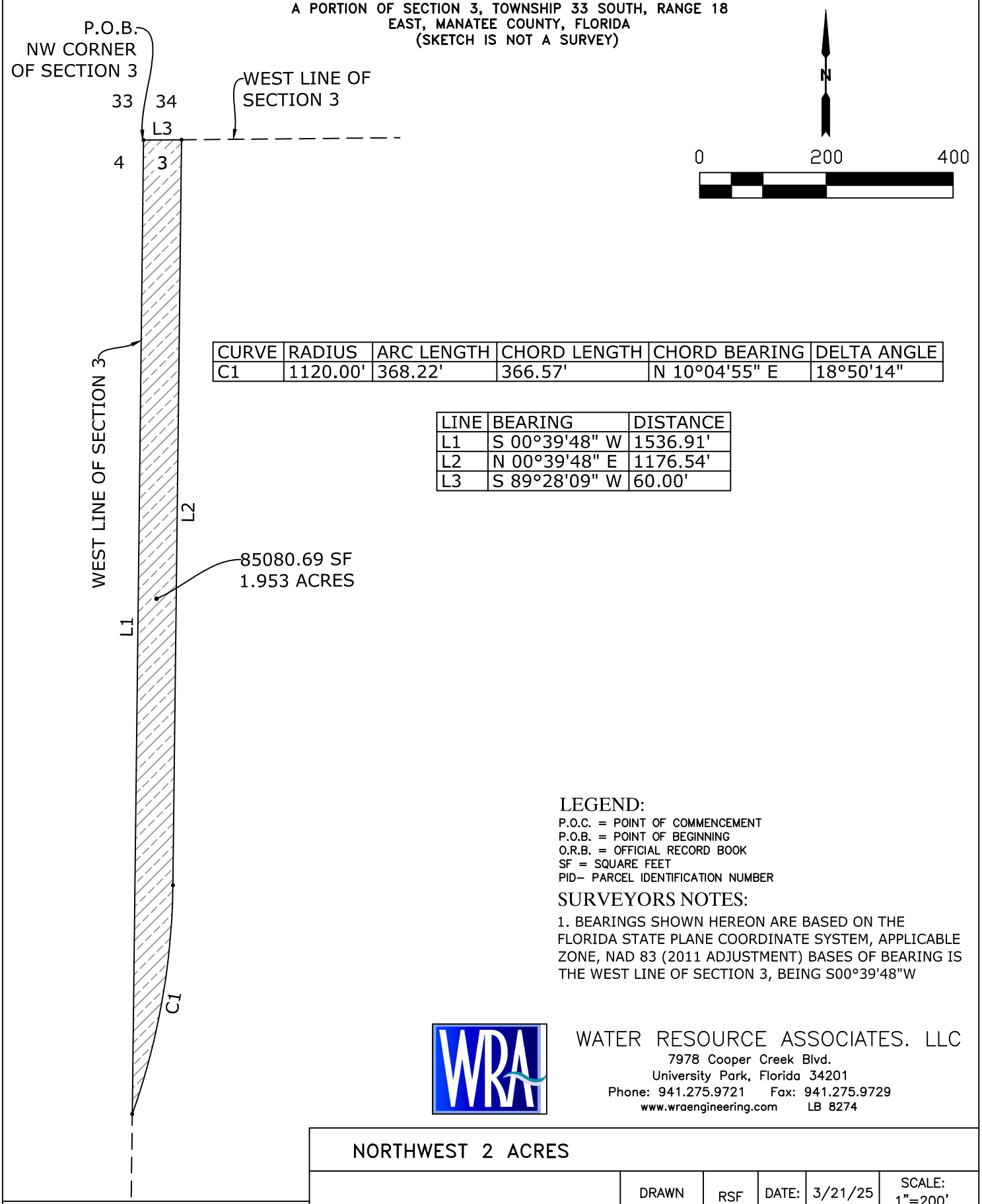
NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

WATER RESOURCE ASSOCIATES. LLC
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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1351.01'; THENCE N 89°39'24" E A DISTANCE OF 1291.99' TO THE POINT OF BEGINNING; THENCE N 20°31'03" E A DISTANCE OF 99.75'; THENCE N 40°47'13" E A DISTANCE OF 54.31'; THENCE N 29°58'21" E A DISTANCE OF 64.86'; THENCE S 73°55'09" E A DISTANCE OF 44.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.04', WITH A RADIUS OF 36.00', WITH A CHORD BEARING OF S 54°46'35" E, WITH A CHORD LENGTH OF 68.02', WITH A DELTA ANGLE OF 141°42'53",; THENCE N 54°21'58" E A DISTANCE OF 103.71'; THENCE N 36°20'40" E A DISTANCE OF 92.36'; THENCE N 32°10'26" W A DISTANCE OF 222.11'; THENCE N 41°54'22" W A DISTANCE OF 161.51'; THENCE N 47°44'39" E A DISTANCE OF 75.23'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 297.05', WITH A RADIUS OF 1015.00', WITH A CHORD BEARING OF N 39°21'36" E, WITH A CHORD LENGTH OF 296.00', WITH A DELTA ANGLE OF 16°46'06",; THENCE S 59°01'27" E A DISTANCE OF 146.44'; THENCE S 43°23'48" W A DISTANCE OF 49.02'; THENCE S 13°03'23" W A DISTANCE OF 49.98'; THENCE S 05°17'17" E A DISTANCE OF 76.38'; THENCE S 15°48'37" E A DISTANCE OF 85.99'; THENCE S 81°21'36" E A DISTANCE OF 32.25'; THENCE S 23°10'35" W A DISTANCE OF 78.56'; THENCE S 55°27'07" E A DISTANCE OF 24.10'; THENCE S 49°13'15" E A DISTANCE OF 56.51'; THENCE S 65°26'29" E A DISTANCE OF 22.55'; THENCE S 29°06'43" E A DISTANCE OF 73.33'; THENCE S 36°03'40" E A DISTANCE OF 60.27'; THENCE S 10°01'53" E A DISTANCE OF 92.50'; THENCE S 23°06'01" E A DISTANCE OF 63.21'; THENCE S 05°49'47" E A DISTANCE OF 111.39'; THENCE S 03°35'12" E A DISTANCE OF 36.89'; THENCE S 47°20'13" E A DISTANCE OF 34.92'; THENCE S 42°09'07" W A DISTANCE OF 87.78'; THENCE S 43°54'53" W A DISTANCE OF 52.26'; THENCE S 28°53'58" W A DISTANCE OF 95.84'; THENCE S 14°28'34" W A DISTANCE OF 66.27'; THENCE S 49°14'53" W A DISTANCE OF 98.04'; THENCE S 70°47'29" W A DISTANCE OF 71.88'; THENCE N 87°05'15" W A DISTANCE OF 53.69'; THENCE N 62°29'13" W A DISTANCE OF 79.01'; THENCE N 67°46'56" W A DISTANCE OF 71.84'; THENCE N 56°17'45" W A DISTANCE OF 89.17'; THENCE N 05°29'28" E A DISTANCE OF 58.17'; THENCE N 18°18'59" W A DISTANCE OF 43.12'; THENCE N 49°03'29" W A DISTANCE OF 114.76'; THENCE N 79°58'12" W A DISTANCE OF 37.79'; THENCE N 05°50'31" W A DISTANCE OF 69.32'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 450097.73 SQUARE FEET, 10.333 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wrdengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=AD1610C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025.04.16 13:15:56-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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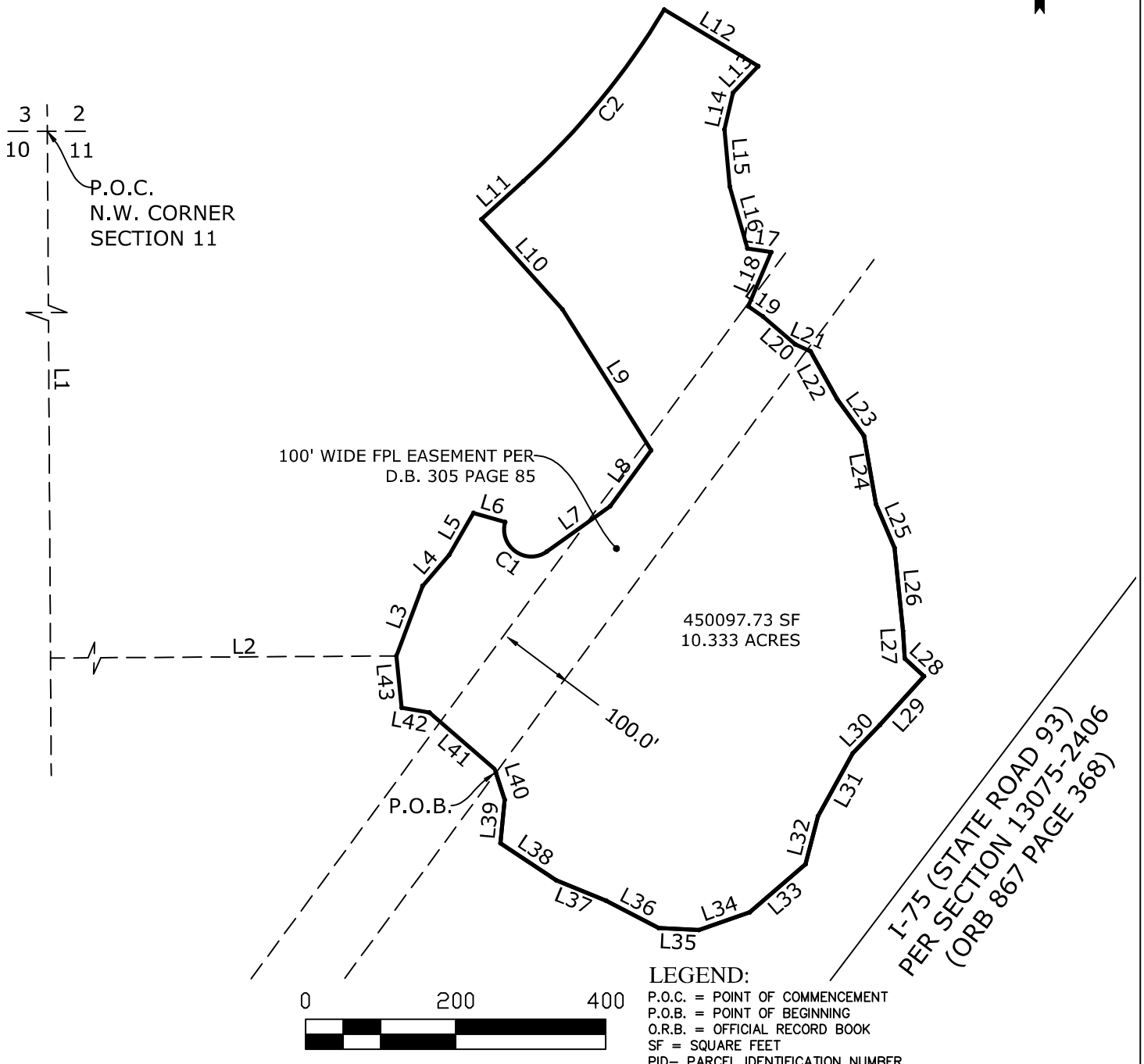
RV STORAGE AREA

	DRAWN	RSF	DATE:	4/9/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	4/9/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

RV STORAGE AREA						
	DRAWN	RSF	DATE:	4/9/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	4/9/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	36.00'	89.04'	68.02'	S 54°46'35" E	141°42'53"
C2	1015.00'	297.05'	296.00'	N 39°21'36" E	16°46'06"

LINE	BEARING	DISTANCE
L1	S 00°20'36" E	1351.01'
L2	N 89°39'24" E	1291.99'
L3	N 20°31'03" E	99.75'
L4	N 40°47'13" E	54.31'
L5	N 29°58'21" E	64.86'
L6	S 73°55'09" E	44.00'
L7	N 54°21'58" E	103.71'
L8	N 36°20'40" E	92.36'
L9	N 32°10'26" W	222.11'
L10	N 41°54'22" W	161.51'
L11	N 47°44'39" E	75.23'
L12	S 59°01'27" E	146.44'
L13	S 43°23'48" W	49.02'
L14	S 13°03'23" W	49.98'
L15	S 05°17'17" E	76.38'
L16	S 15°48'37" E	85.99'
L17	S 81°21'36" E	32.25'
L18	S 23°10'35" W	78.56'
L19	S 55°27'07" E	24.10'
L20	S 49°13'15" E	56.51'
L21	S 65°26'29" E	22.55'
L22	S 29°06'43" E	73.33'
L23	S 36°03'40" E	60.27'
L24	S 10°01'53" E	92.50'
L25	S 23°06'01" E	63.21'
L26	S 05°49'47" E	111.39'
L27	S 03°35'12" E	36.89'
L28	S 47°20'13" E	34.92'
L29	S 42°09'07" W	87.78'
L30	S 43°54'53" W	52.26'
L31	S 28°53'58" W	95.84'
L32	S 14°28'34" W	66.27'
L33	S 49°14'53" W	98.04'
L34	S 70°47'29" W	71.88'
L35	N 87°05'15" W	53.69'
L36	N 62°29'13" W	79.01'
L37	N 67°46'56" W	71.84'
L38	N 56°17'45" W	89.17'
L39	N 05°29'28" E	58.17'
L40	N 18°18'59" W	43.12'
L41	N 49°03'29" W	114.76'
L42	N 79°58'12" W	37.79'
L43	N 05°50'31" W	69.32'

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RV STORAGE AREA

	DRAWN	RSF	DATE:	4/9/25	SCALE: 1"=200'
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REVISION DATE

Composite Exhibit B

UPDATED

PETITION TO AMEND THE BOUNDARIES OF NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Submitted by: Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

UPDATED

PETITION TO AMEND THE BOUNDARIES OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

July 2nd, 2025

TABLE OF CONTENTS

Manatee County Application

Certification of Attorney

Certification of Petitioner

Petition to Amend the Boundaries of the Newport Isles Community Development District

Exhibit 1 – General Location Map
Exhibit 2 – Original Legal Description
Exhibit 3 – Contraction Parel Legal Description
Exhibit 4 – Amended Legal Description
Exhibit 5 – Landowner Consent
Exhibit 6 – Boundary Amendment Resolution
Exhibit 7 – Future Land Use Map
Exhibit 8 – Existing and Proposed Utilities
Exhibit 9 – Proposed Facilities & Estimated Costs of Construction and Timetable
Exhibit 10 – Statement of Estimated Regulatory Costs
Exhibit 11 – Authorization of Agent

Submitted by: Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

MANATEE COUNTY GOVERNMENT
PLANNING DEPARTMENT
LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

Date: _____ **File Number:** _____

File Name: _____

This application shall be used for all land development rezone or comprehensive plan amendment request. Please attach appropriate standards or supplementary information, as applicable.

NAME OF THE PROJECT: NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

TYPE OF APPROVAL DESIRED: AMENDMENT OF A COMMUNITY DEVELOPMENT DISTRICT

LIST CASE NUMBERS OF PREVIOUS APPROVALS: N/A

A. Property Information

1. Legal Description: **See attached Exhibit A**
2. D. P. Number(s): **See attached Exhibit B**
3. Section: _____ Township: _____ Range: _____
   Section: Township: _____ Range: _____
4. Subdivision Name (if Platted): **N/A**
5. Lot: **N/A** 6. Block: **N/A**
7. Address or Location of Property (See Address Coordinator, if physical address is needed): **The site is generally located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41.**
8. Present Zoning Classification: **PDMU**
9. (If Rezone) Proposed Zoning Classification: **N/A**
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: **N/A**
11. Future Land Use Category: **UF-3**
12. Flood Zone Category: **A, X** Map/Panel Numbers: **12081C0038E, 12081C0039E**
13. Property Size (to the nearest tenth of acre or sq. ft.: **1,555.47 (Original Boundaries)**
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): **Vacant, Agricultural**
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
    a. North: **Agricultural** c. East: **Vacant**
    b. South: **Vacant** d. West: **Agricultural, Vacant**
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):

Amendment of the boundaries of a community development district per Chapter 190, Florida Statutes.

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: **CC Manatee Land Investments, LLC**
   Address: **1901 Ulmerton Road, Suite 475, Clearwater, Florida**
   Zip: **33762** Telephone _____ Fax: _____
   Email Address: tom@cornerstonelandcompany.com

2. Name of Agent: **Jere Earlywine, Kutak Rock, LLP**
   Address: **107 West College Avenue, Tallahassee, Florida**
   Zip: **32301** Telephone: **(850) 528-6152** Fax: _____
   Email Address: **jere.earlywine@kutakrock.com**

3. Name of Engineer: **Clint Cuffle, P.E., WRA Engineering**
   Address: **7978 Cooper Creek Boulevard, Suite 102, University Park, Florida**
   Zip: **34201** Telephone: **(941) 358-3824** Fax: _____
   Email Address: **ccuffle@wraengineering.com**

4. Name of Architect: **N/A**
   Address: _____
   Zip: _____ Telephone: _____ Fax: _____
   Email Address: _____

5. Name of Landscape Architect: **N/A**
   Address: _____
   Zip: _____ Telephone: _____ Fax: _____
   Email Address: _____

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE SENT TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.

(Signature of Petitioner)

Additional Information

CONTACT:

Planning Department
1112 Manatee Avenue West, Fourth Floor 34205
P. O. Box 1000, Bradenton, FL 34206

Telephone: (941) 748-4501, Extension 6871
Fax Number: (941) 708-6152
http://www.mymanatee.org

EXHIBIT A

Legal Description of District Boundary, As Amended

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
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Robert S Flanary

Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

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CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

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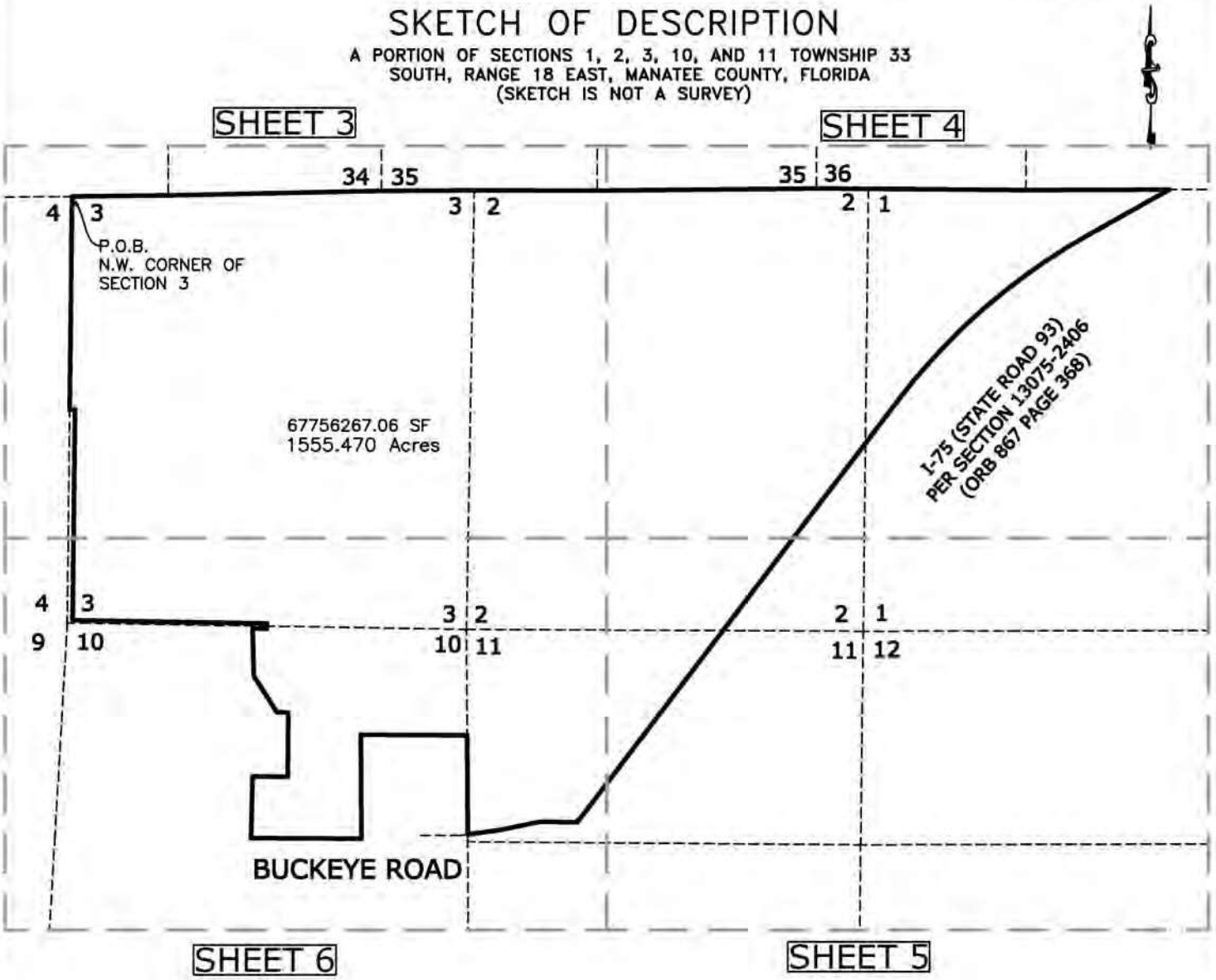

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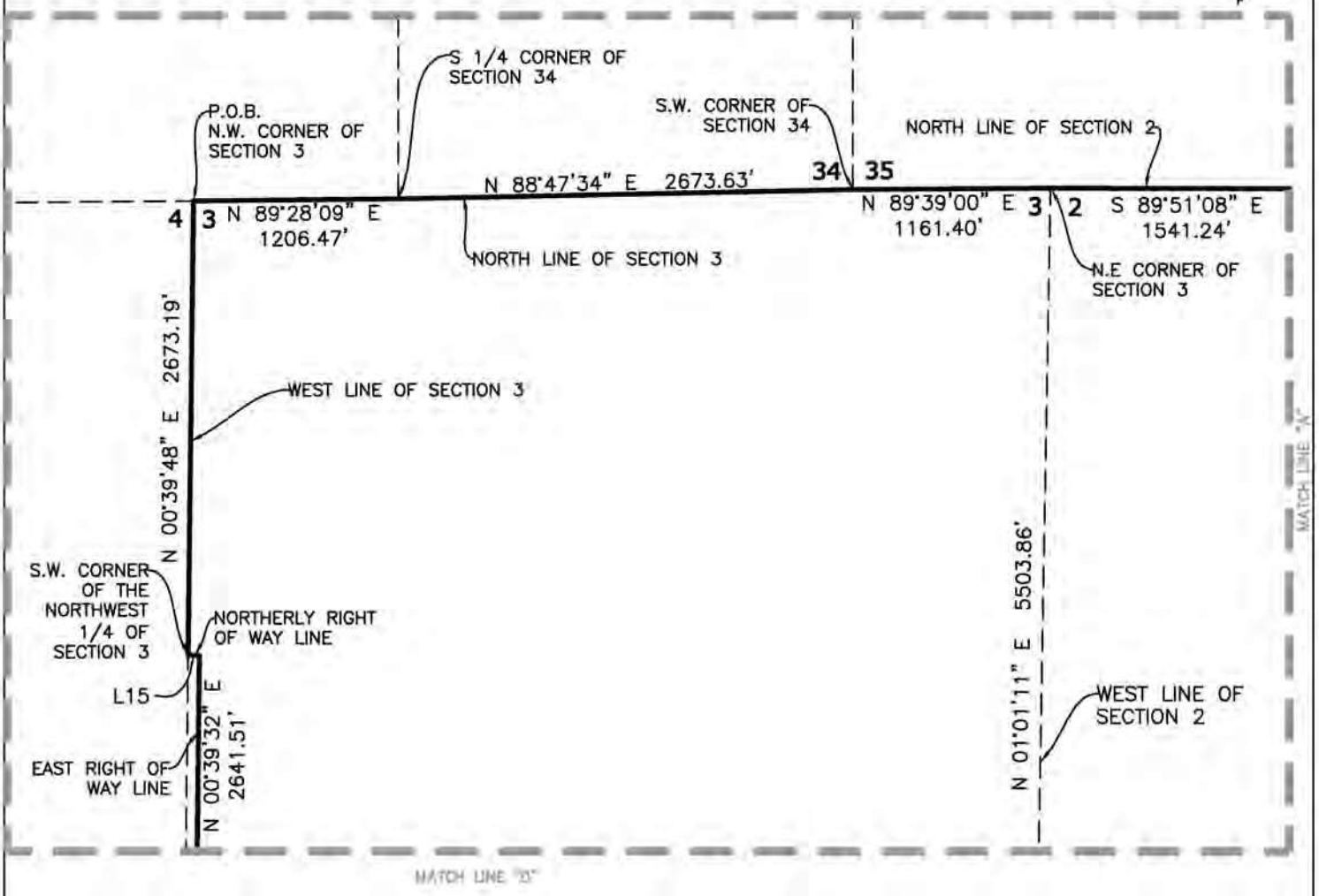

LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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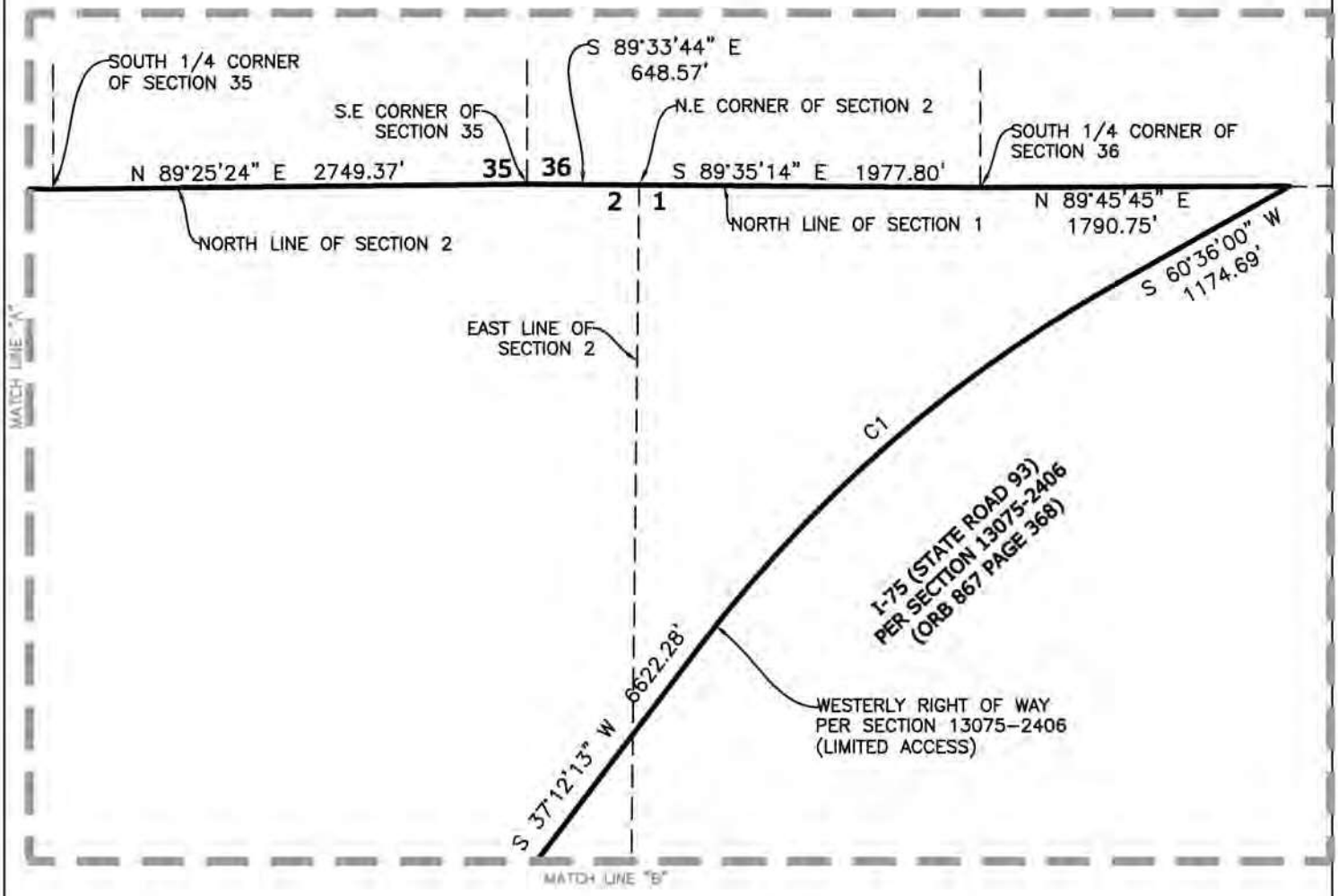

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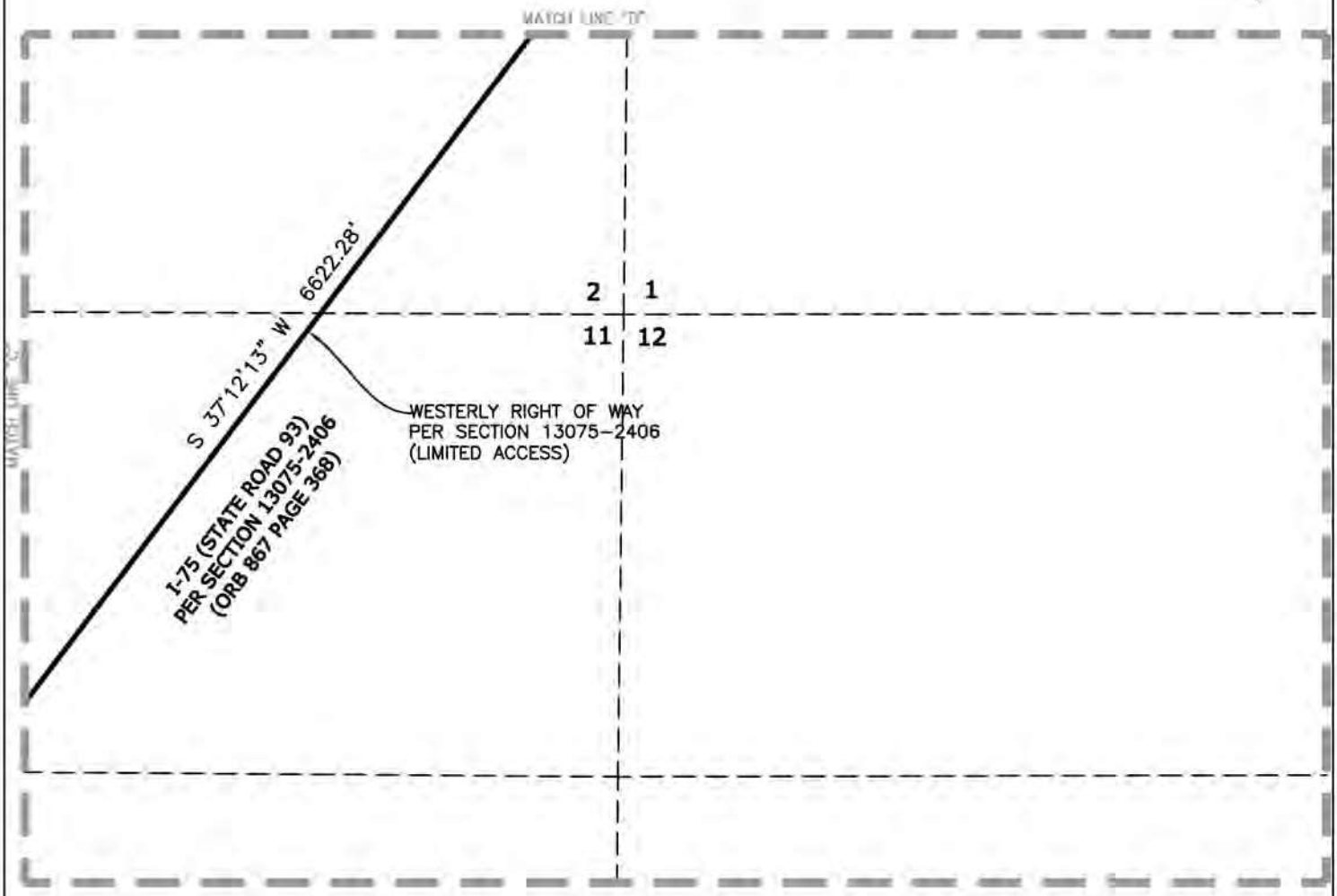

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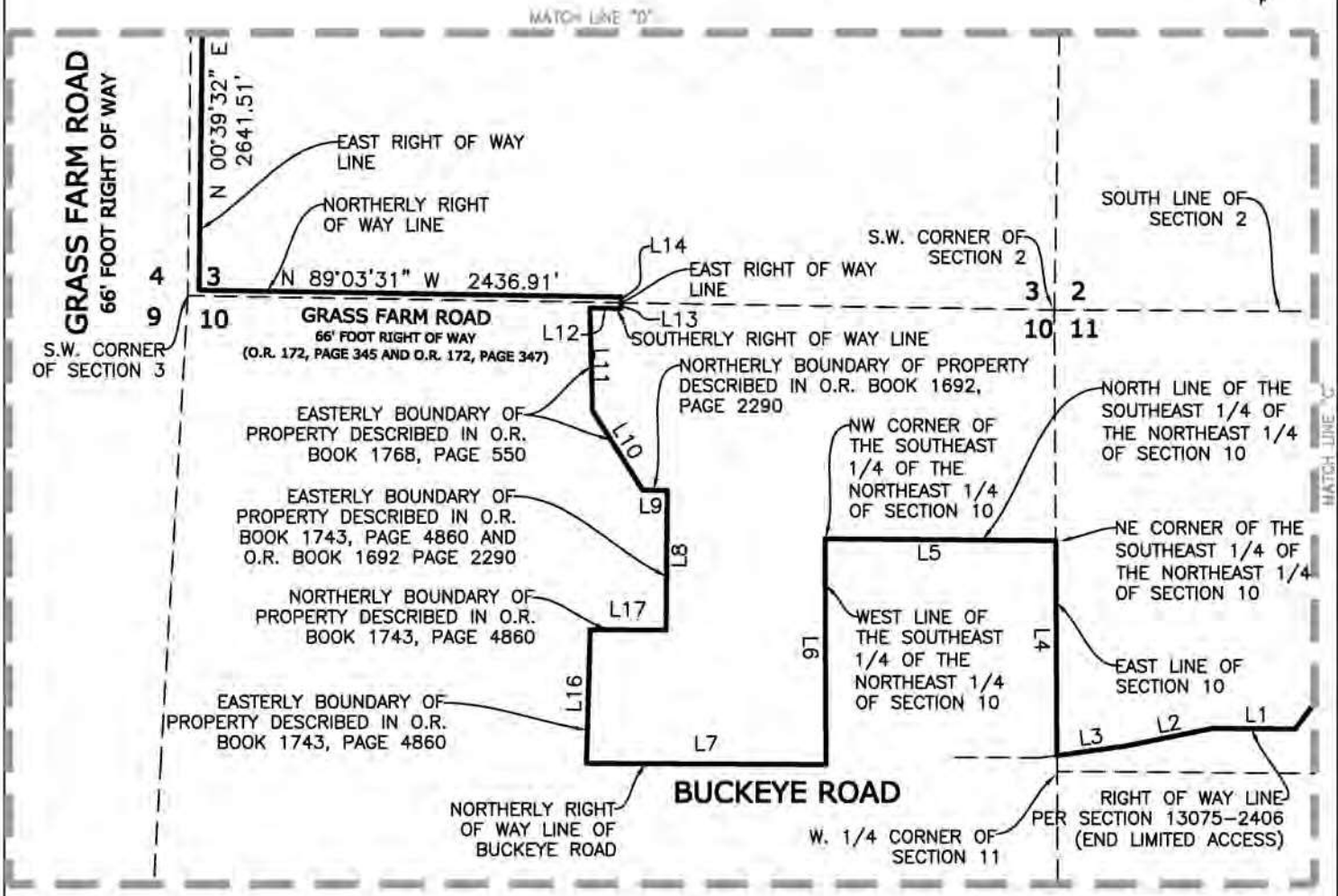
A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

ROBERT S. FLANARY
REGISTERED SURVEYOR AND MAPPER
STATE OF FLORIDA

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000018C839D49D700128398, O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE 1/11/24

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

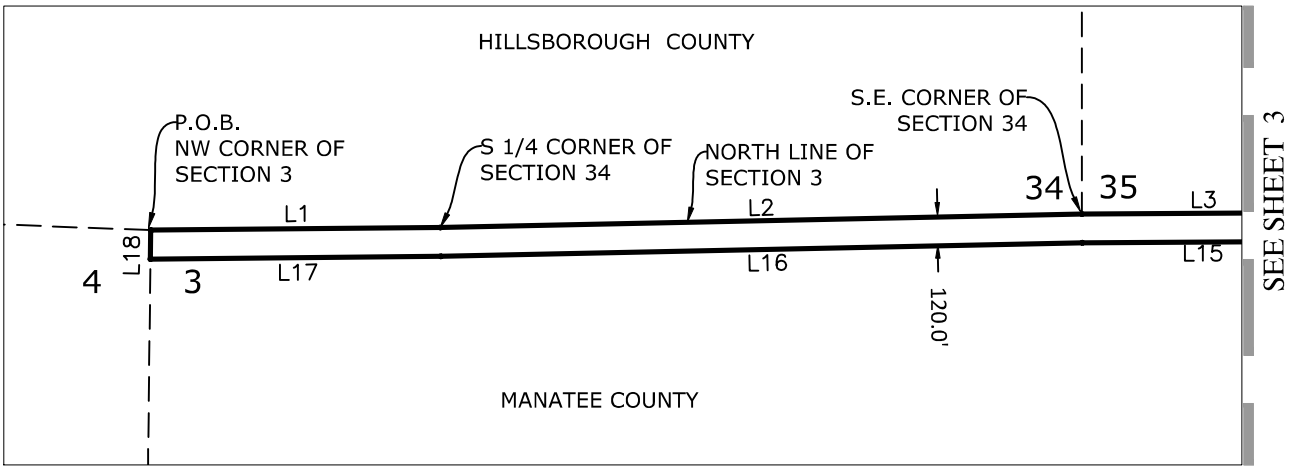
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

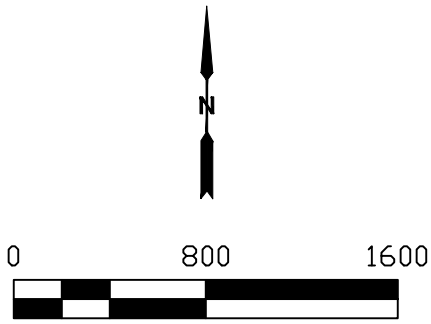
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

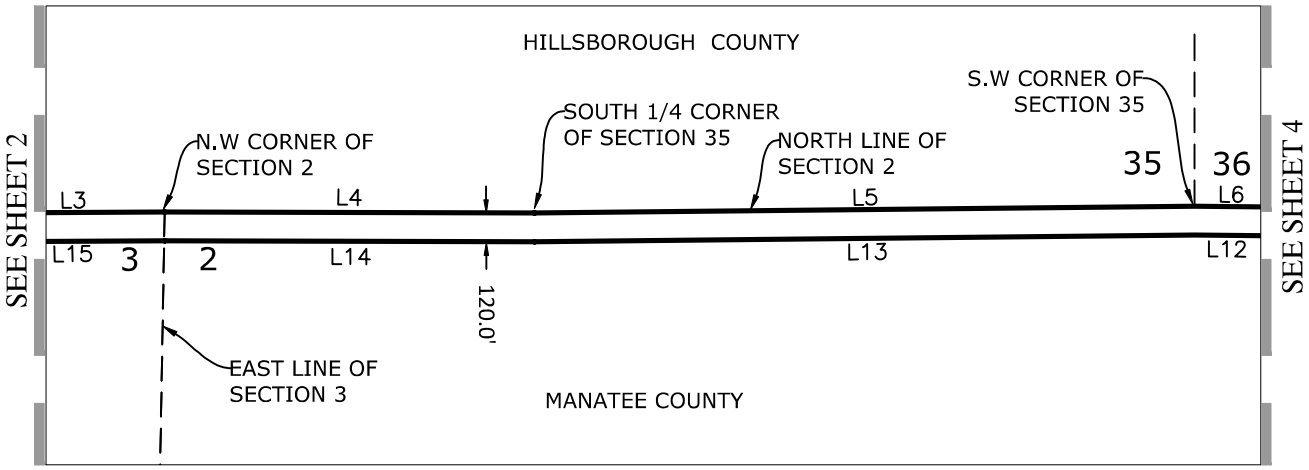
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

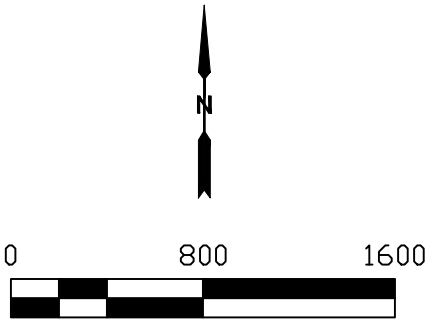
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

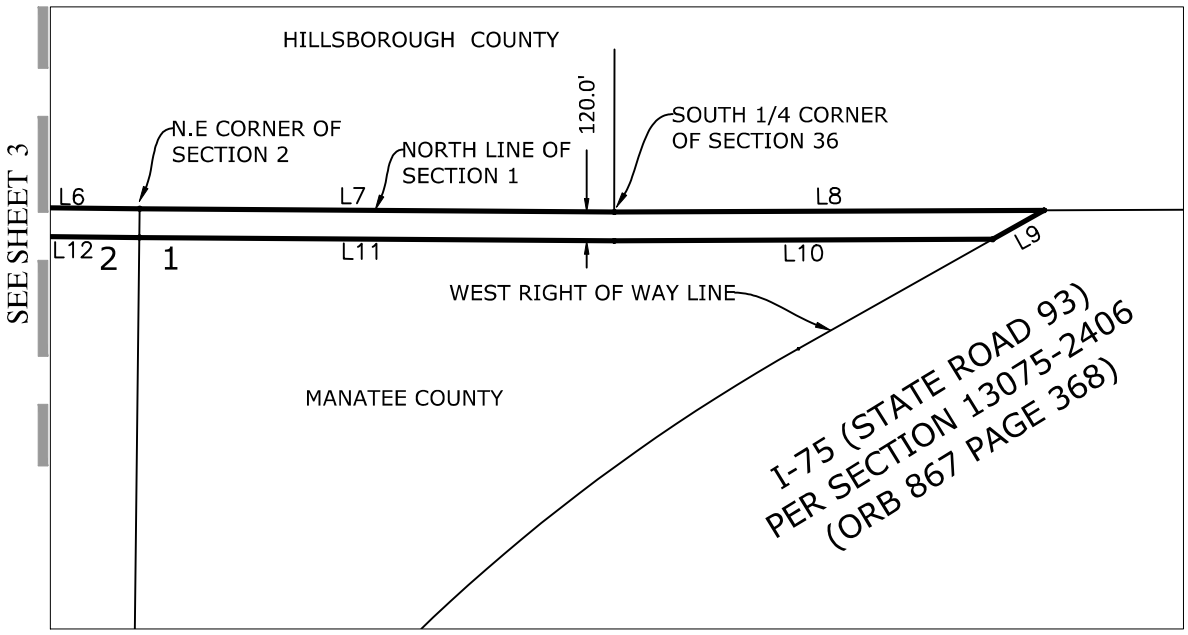
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

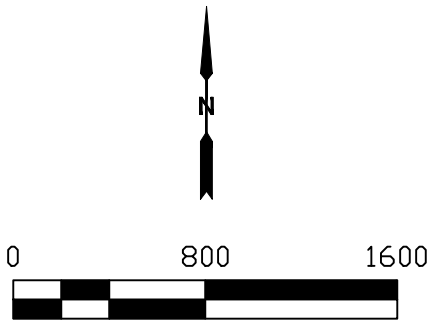
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
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ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=EA0E410C000001979C90FDCB00122177, OU=Unaffiliated, C=US
Date: 2026.02.23 06:02:50-05'00'

DATE

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REVISION DATE

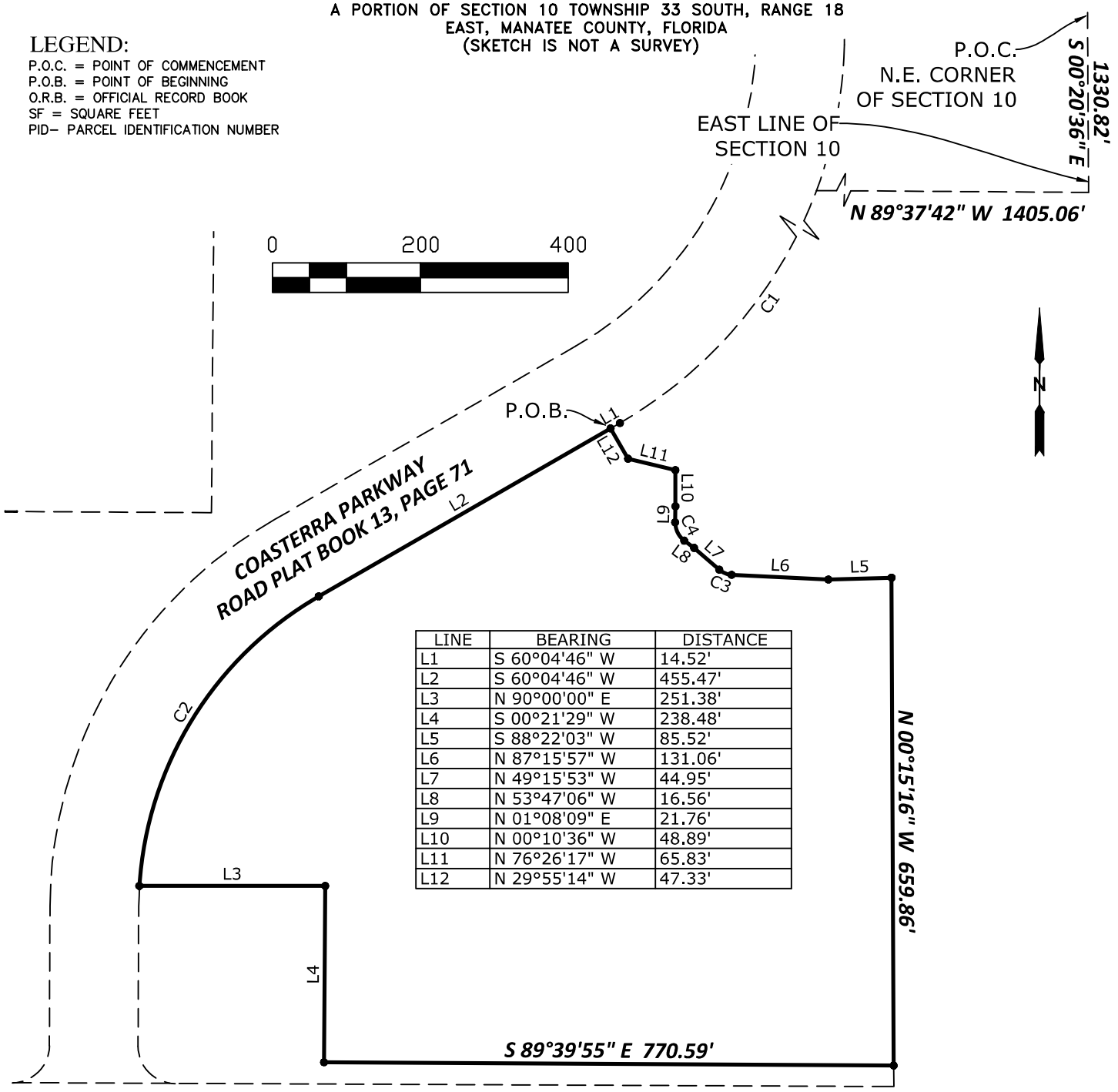
COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER



LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

WATER RESOURCE ASSOCIATES. LLC
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www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

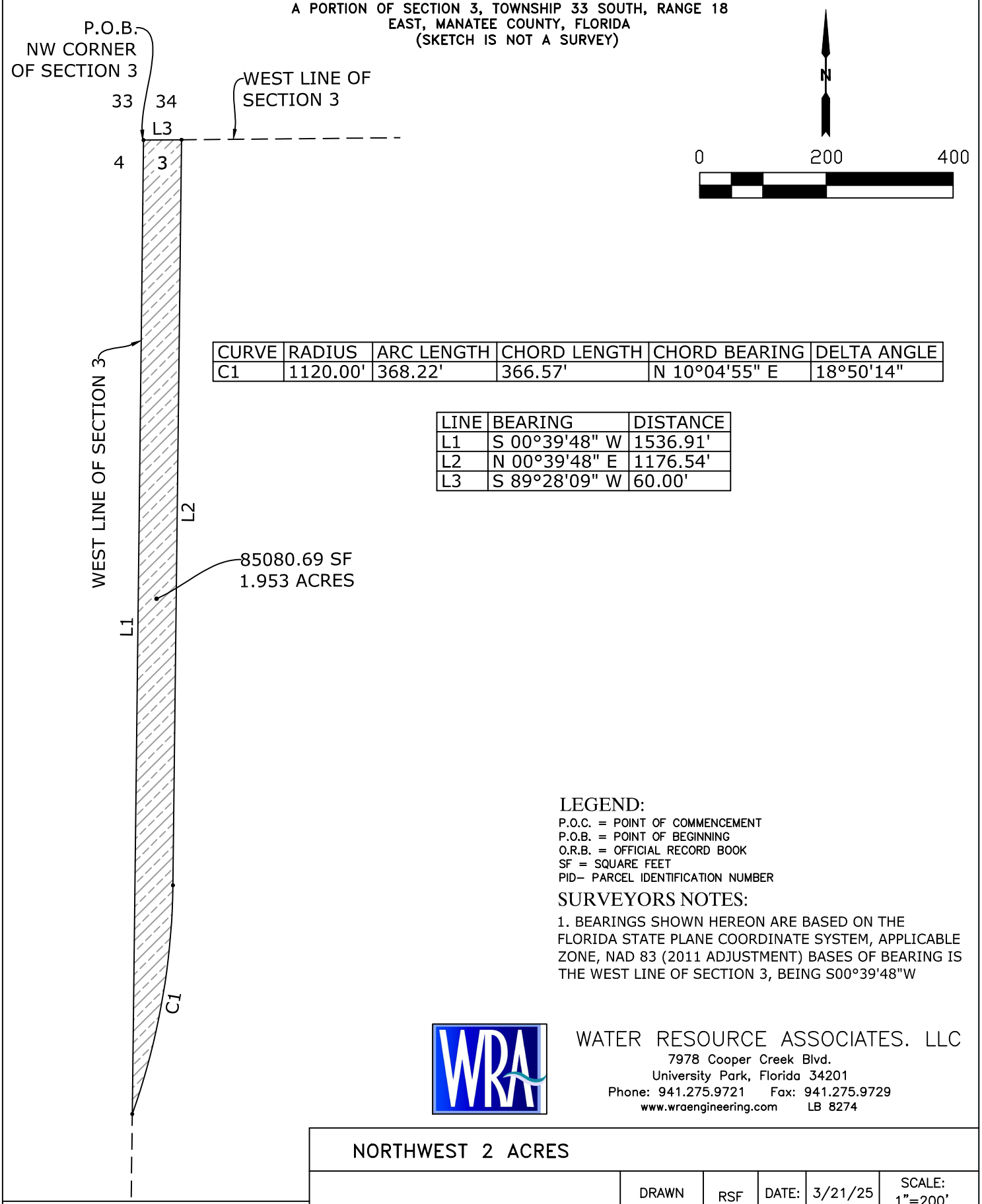
Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

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P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, oid.0.9.2342.19200300.100.1.1=A01410C000001979C90FDCB00122177, OU=Unaffiliated, C=US
Date: 2025.09.15 08:06:41-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

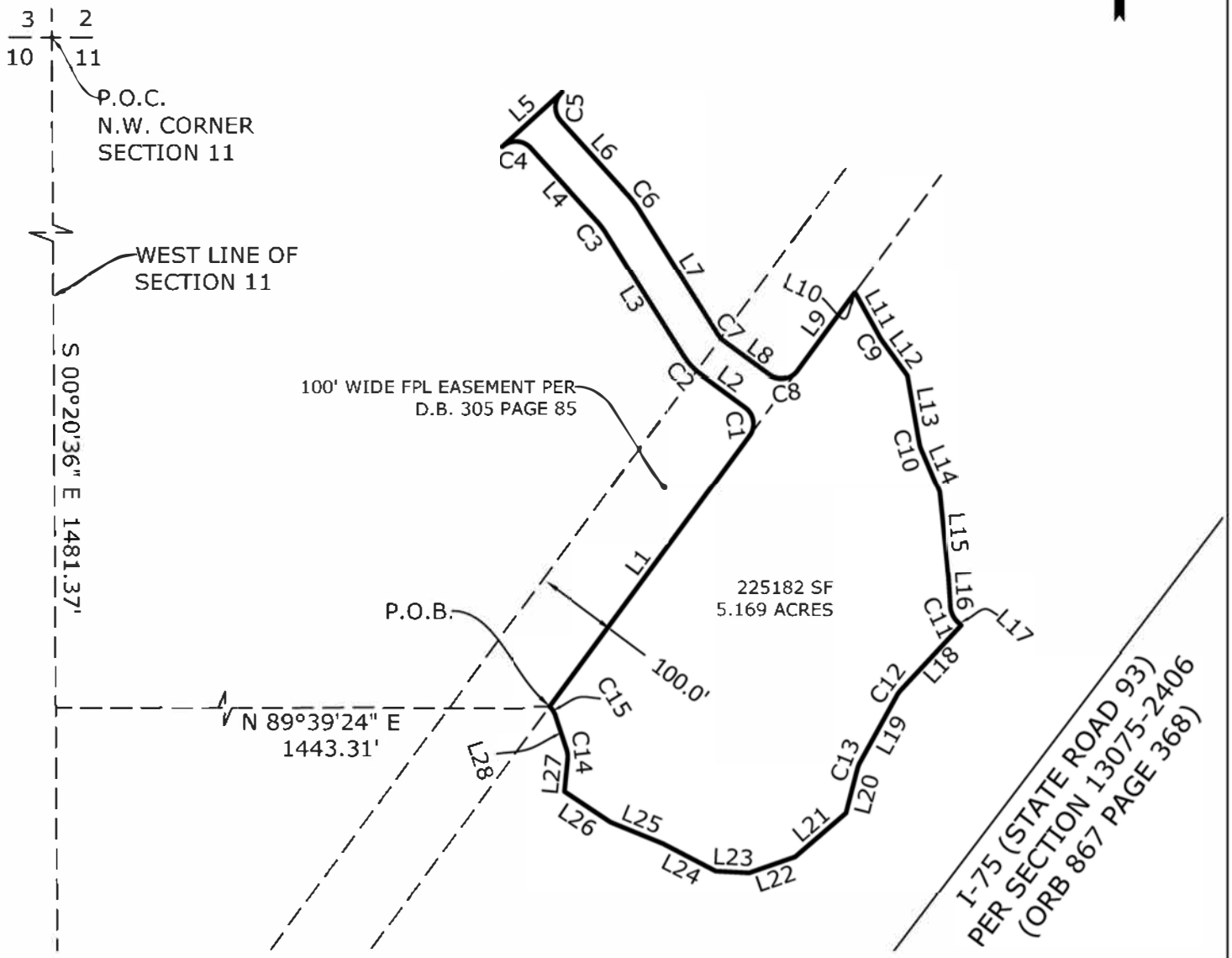
DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

WATER RESOURCE ASSOCIATES, LLC
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	DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
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PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

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REVISION DATE						
		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

EXHIBIT B

Property ID Nos.

PARCEL ID	OWNER
589900159	CC Manatee Land Investments LLC
589900239	CC Manatee Land Investments LLC
605600069	CC Manatee Land Investments LLC

COASTERRA AKA NEWPORT ISLES (FKA NEWPORT ISLES & SWEETWATER PRESERVE) - PDMU-21-20/PSP-21-163 - CLOS 23-032 (EXP 7/7/2033)							
PHASE	**DEVELOPMENT TYPE/NAME**	**APPROVED USES/ TOTALS**	**SUBMITTED FSP UNITS**	**APPROVED FSP UNITS**	**PLATTED UNITS**	**CO's CUMULATIVE THROUGH 8/5/2025**	**REMAINING UNITS**
	SINGLE FAMILY DETACHED						
IA	Edgewater at Coasterra Ph IA (fka Newport Isles Ph IA) / FSP-23-81 / PLN2304-0529			91	91		
IB	Edgewater at Coasterra Ph IB / FSP-25-90 / PLN2505-0109		89				
IIA	Palms at Coasterra Ph IIA (fka Newport Isles Phase IIA) / FSP-23-89 / PLN2306-0027			134			
IIB	Palms at Coasterra Ph IIB / FSP-25-98 / PLN2506-0136		168				
IIC	Palms at Coasterra Ph IIC / FSP-25-98 / PLN2506-0136		133				
IIIA	Cove at Coasterra - Ph IIIA / FSP-25-109 / PLN2506-0139		130				
IIIB	The Cove at Coasterra Ph IIIB, IVA, IVB, & V (fka Newport Isles Ph IIIB, IVA, IVB, & V) / FSP-23-114 / PLN2306-0511			85			
IVA	The Cove at Coasterra Ph IIIB, IVA, IVB, & V (fka Newport Isles Ph IIIB, IVA, IVB, & V) / FSP-23-114 / PLN2306-0511			65			
IVB	The Cove at Coasterra Ph IIIB, IVA, IVB, & V (fka Newport Isles Ph IIIB, IVA, IVB, & V) / FSP-23-114 / PLN2306-0511			62			
V	The Cove at Coasterra Ph IIIB, IVA, IVB, & V (fka Newport Isles Ph IIIB, IVA, IVB, & V) / FSP-23-114 / PLN2306-0511[1]			114			
VIIA	The Cay at Coasterra Ph VIIA (fka Newport Isles Ph VII-A) / FSP-23-144 / PLN2308-0002			158			
VIIB - VIIC	Cay at Coasterra Ph VIIB and VIIC / FSP-25-114 / PLN2506-0137		236				
VIII - I	Esplanade at Newport Ph I / PLN2307-0190 / FSP-23-117			254			
VIII - II & III	Esp Coasterra Phases II & III / PLN2412-0109 / FSP-24-193		358				
	TOTALS	2,879	1,114	963			802
	SINGLE FAMILY ATTACHED						
	TBD						
	TOTALS	295	0	0			295
	MULTI-FAMILY						
	TBD						
	TOTALS	208	0	0			208

[1]FSP-23-114(R), PLN2306-0511.MOD01 reduced lots from 116 to 114

ATTORNEY CERTIFICATION

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE FACTS CONTAINED IN THE PETITION TO AMEND THE BOUNDARIES OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT ARE TRUE AND CORRECT, AND THAT SUCH PETITION COMPLIES WITH STATE LAW.

Jere Earlywine, Esq
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

Attorney for Petitioner

PETITIONER CERTIFICATION

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE FACTS CONTAINED IN THE PETITION TO AMEND THE BOUNDARIES OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT ARE TRUE AND CORRECT.

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

By: SUSAN COLLINS

Its: Chair

Date: May 28, 2025

BEFORE THE COUNTY COMMISSION OF MANATEE COUNTY, FLORIDA

PETITION TO AMEND THE BOUNDARIES OF NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Newport Isles Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance No. 22-13, and located entirely within the boundaries of Manatee County, Florida ("District"), hereby petitions the Board of County Commissioners of Manatee County, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, and specifically Sections 190.046 and 190.005, Florida Statutes, to adopt an amendment to Ordinance No. 22-13 to remove approximately 59.062 acres from the District. In support of this petition, the District states:

1. Location and Size. The District is located entirely within Manatee County, Florida ("County"). **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 1,555.470 acres of land and is located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41. The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 2**. The metes and bounds of the lands to be removed from the District ("Contraction Parcels") which comprise approximately 59.062 acres are set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 1,496.408 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended ("Amended District").

2. Excluded Parcels. There are no parcels within the external boundary of the Amended District which are to be excluded.

3. Landowner Consent. Petitioner has obtained written consent to amend the boundary of the District from the owners of one hundred percent of property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 5.** The favorable action by the Board of Supervisors of the District, as reflected in Resolution 2024-12 at **Exhibit 6,** constitutes consent for all other lands pursuant to Section 190.046(1)(f), Florida Statutes.

4. Board Members. The five persons designated by the Ordinance as the original Board of Supervisors met and scheduled an election of the landowners as required by Section 190.006, Florida Statutes. The current members of the Board of Supervisors of the District are Susan Collins, Richard James, Karen James and Charlie Peterson, with one seat currently vacant.

5. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 7**. Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

6. Major Water and Wastewater Facilities. **Exhibit 8** shows existing and proposed major water, sewer, and drainage infrastructure within the District, as amended.

7. District Facilities and Services. **Exhibit 9** describes the type of facilities District presently expects to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. The estimated costs of constructing the infrastructure serving lands within the Amended District are also identified in **Exhibit 9**. Currently, these improvements are estimated to be made, acquired, constructed, and/or in four (4) phases from 2022 to 2030. Actual construction timetables and expenditures will likely vary, due in part to the

effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions. The Contraction Parcels will receive limited benefit from District stormwater and roadway improvements and will fund an applicable portion of the District's operations and maintenance expenses related thereto, pursuant to a funding agreement."

8. Statement of Estimated Regulatory Costs. **Exhibit 10** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

9. Agent Authorization. **Exhibit 11** is an authorization of agent authorizing Jere Earlywine to act as the District's agents in all matters related to the Petition. Copies of all correspondence should be sent to:

Jere Earlywine, Esq.
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

10. Chapter 190, Florida Statutes Requirements Are Met. This petition to amend the boundary of the District should be granted for the following reasons:

a. Amendment of the District's boundary and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the Amended District is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Existence of the Amended District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The Amended District is the best alternative for delivering community development services and facilities to the Amended District without imposing an additional burden on the general population of the County. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the Amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

e. The area to be served by the Amended District is amenable to separate special-district government.

WHEREFORE, the District respectfully requests that the Board of County Commissioners of Manatee County:

a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(f), Florida Statutes; and

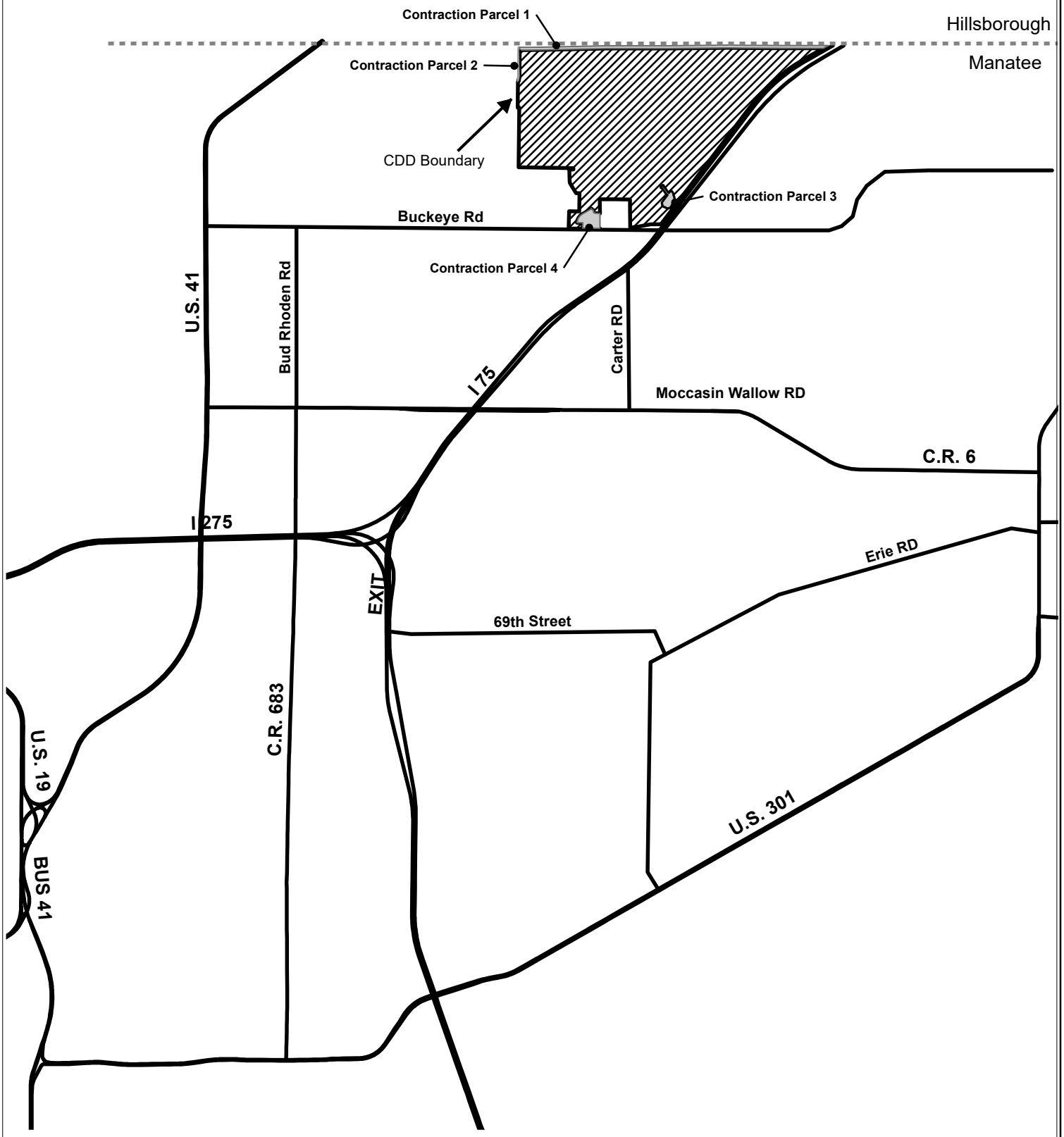
b. Grant the petition and amend Ordinance No. 22-13 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 2nd day of July, 2025, and refiled this 9th day of March, 2026..

KUTAK ROCK LLP

Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

EXHIBIT 1



Water Resource Associates, LLC
Engineering ~ Environmental Science~
Water Resource~Survey
12363 Hampton Park Blvd.
Phone: 813-265-3130
www.wraengineering.com

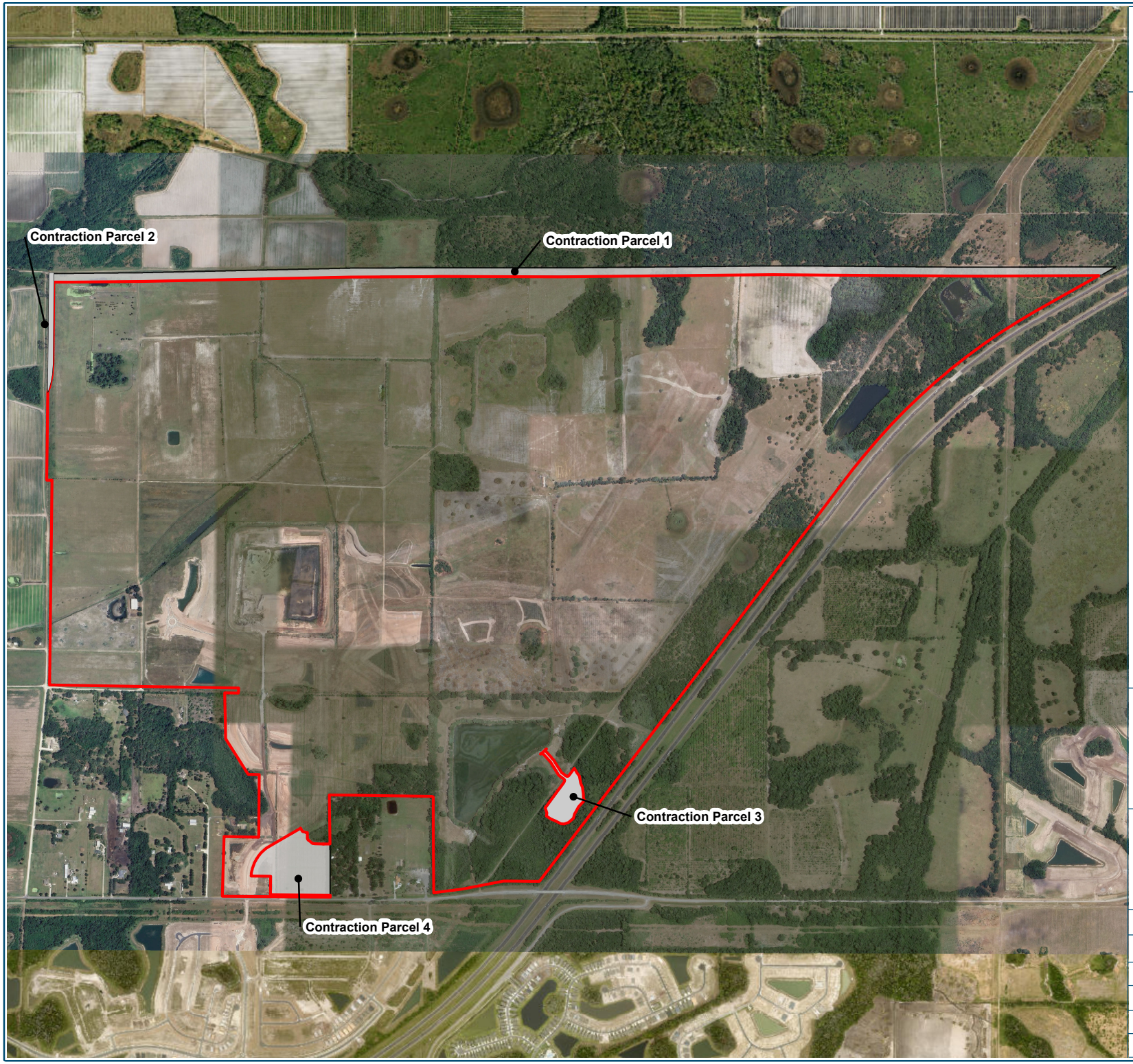
PROJECT: Newport Isles CDD

Newport Isles CDD
Manatee County, FL
Location Map

ORIGINAL DATE: 2/24/2026
REVISION DATE:
JOB NUMBER: 2180
FILE NAME: Location Map
GIS OPERATOR: RJ

N W E S

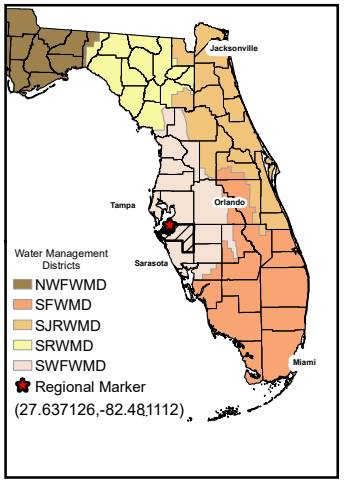
1 inch = 6,000 feet



12363 Hampton Park Blvd.
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

- CDD Project Boundary (1,496.408 ac.)
- Contraction Parcel 1 (37.583 ac)
- Contraction Parcel 2 (1.953 ac.)
- Contraction Parcel 3 (5.169 ac.)
- Contraction Parcel 4 (14.357 ac)

County Map



S: 01,02,03,10,&11 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2024 aerials obtained from Google Earth.

N
W E
S

1 inch = 1,700 feet

0 425 850 1,700 2,550 Feet

Client:

Project Name: Newport Isles

Manatee County, FL

File Name: Aerial Map

Original Date: 2/24/2026

GIS Operator: RJ	Job Number: 2180	Revision Date:

Document Path: S:\~PROJECT FILES\2180 - Newport Isles CDD\ENVIRONMENTAL\GIS\MXD\Aug 2024 CDD\AerialMap.mxd

EXHIBIT 2

EXHIBIT "A"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary
Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 8/26/21

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

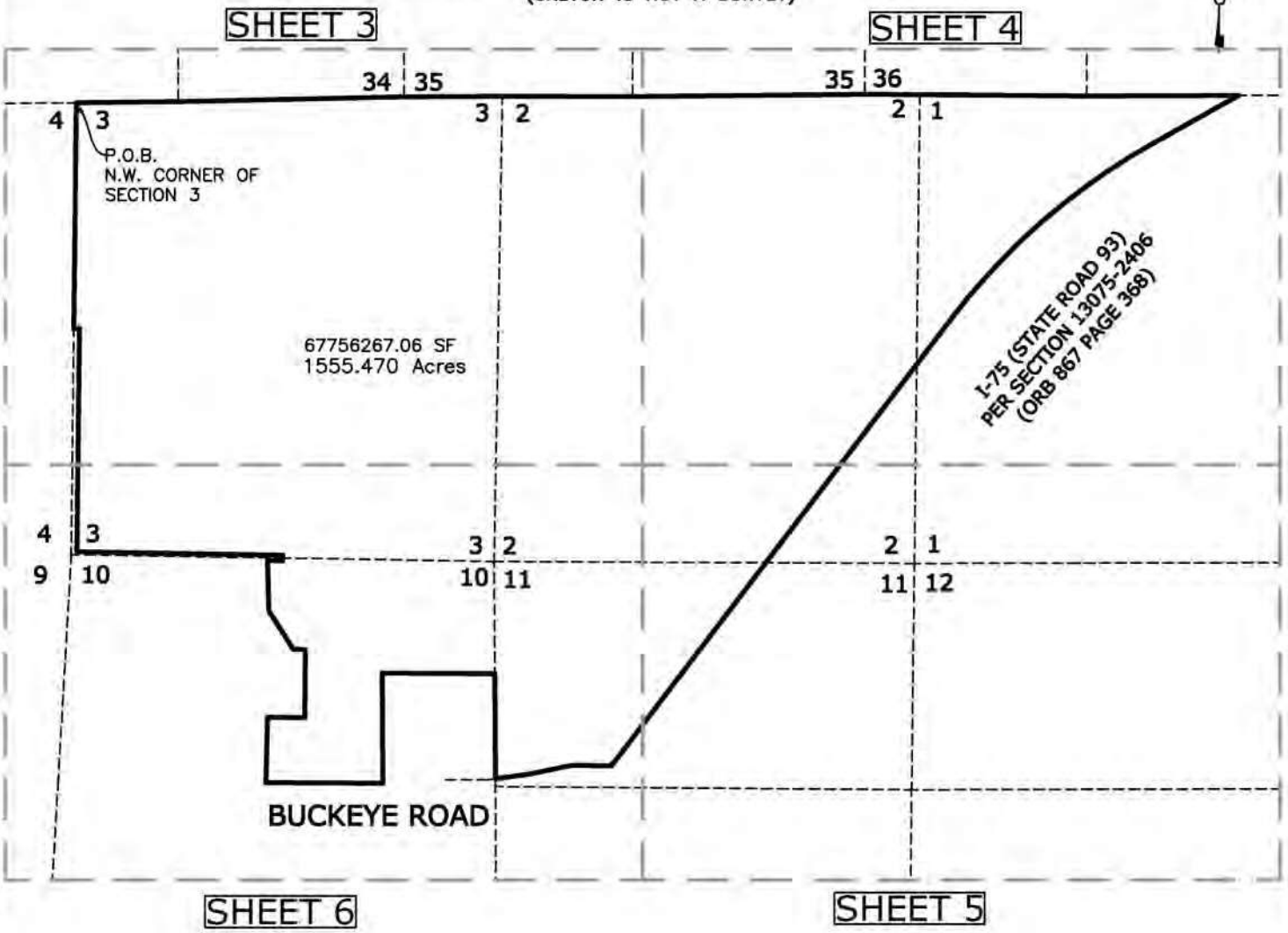
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

EXHIBIT "A"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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REVISION DATE 8/26/21

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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

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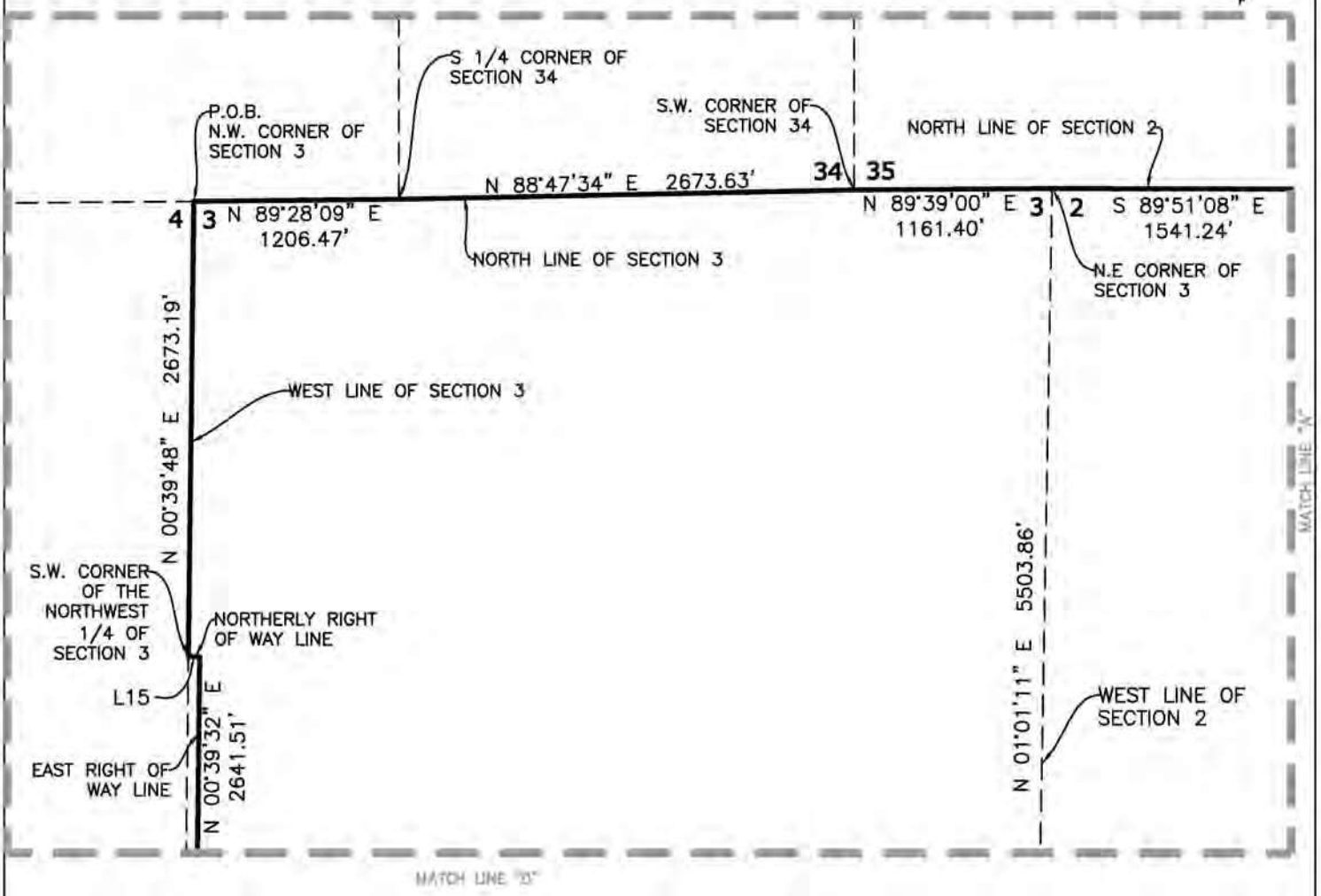
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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EXHIBIT "A"
SKETCH OF DESCRIPTION

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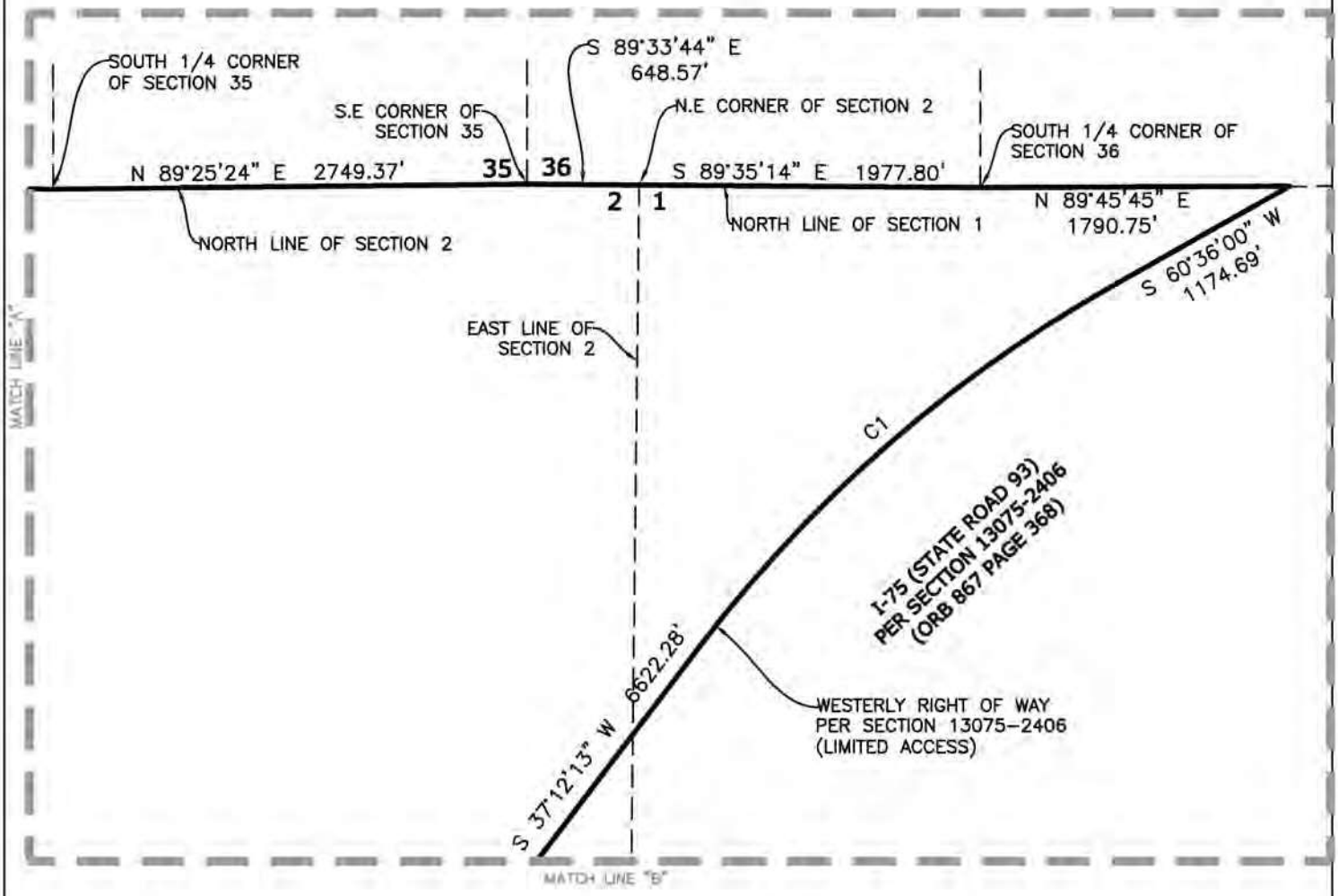
(SKETCH IS NOT A SURVEY)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

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REVISION DATE 8/26/21

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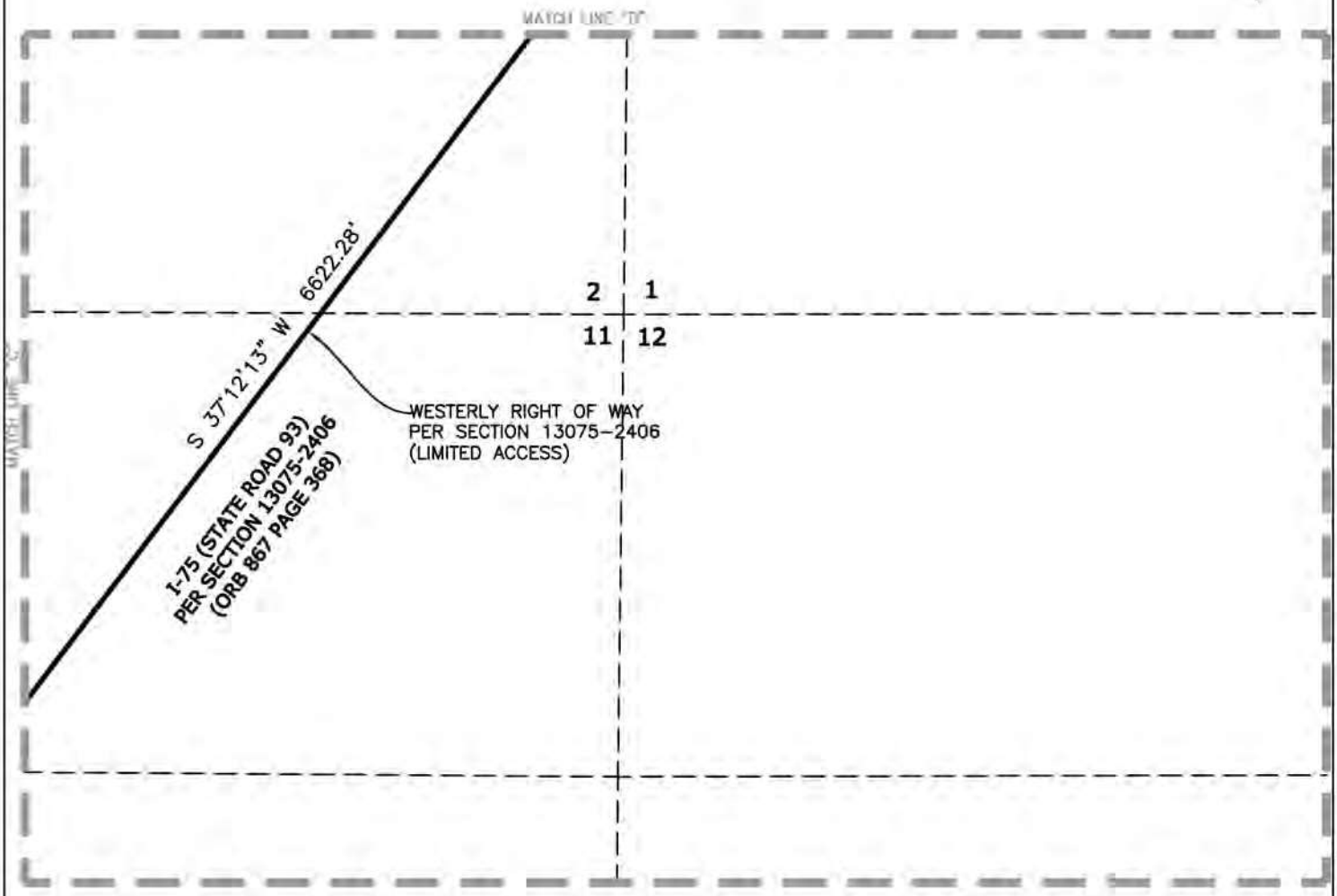
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

EXHIBIT "A"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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REVISION DATE 8/26/21

CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

EXHIBIT "A"
SKETCH OF DESCRIPTION

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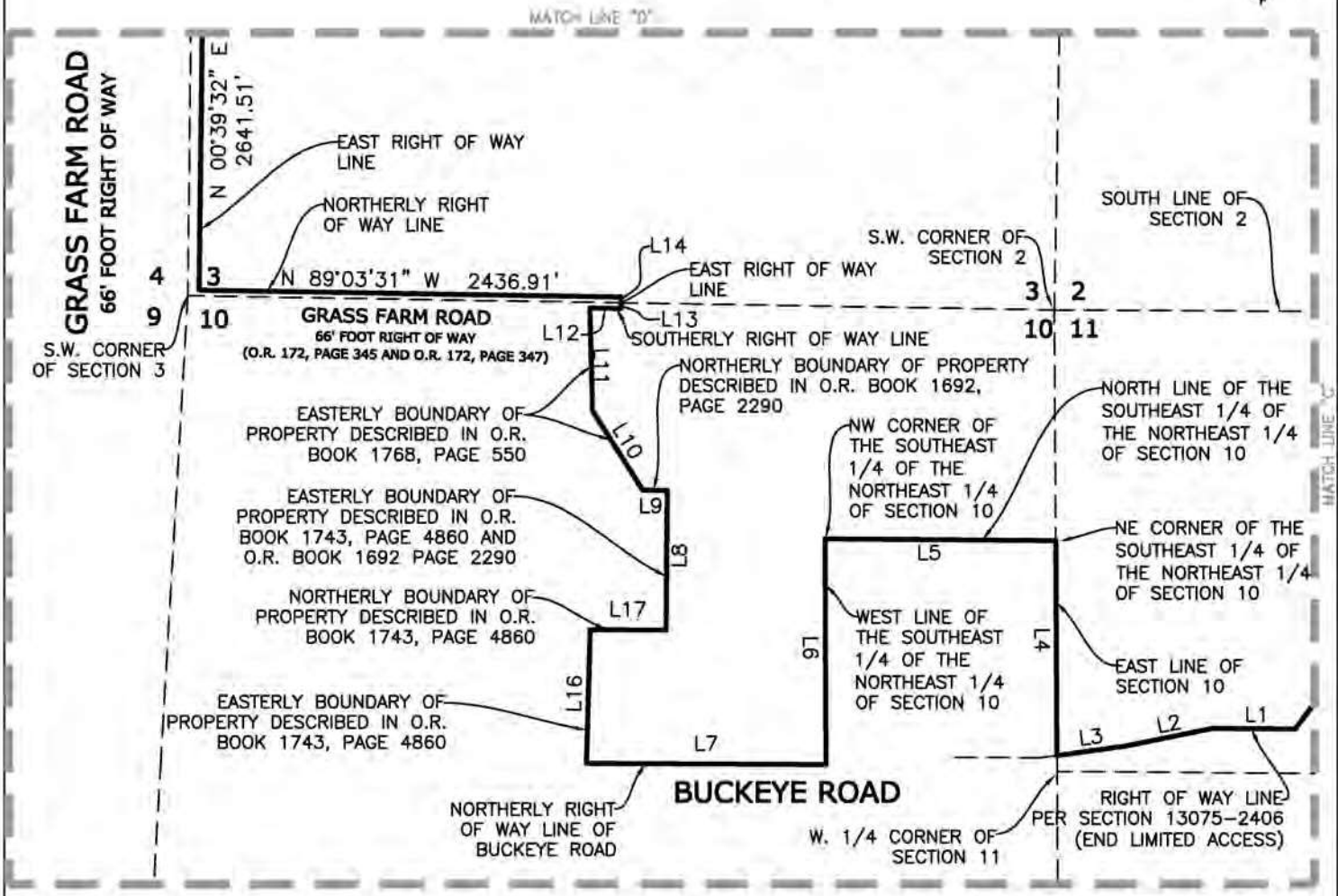

LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

LEGEND:

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REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

EXHIBIT 3

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000018C839D49D700128398, O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 1/11/24

LEGEND:

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SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

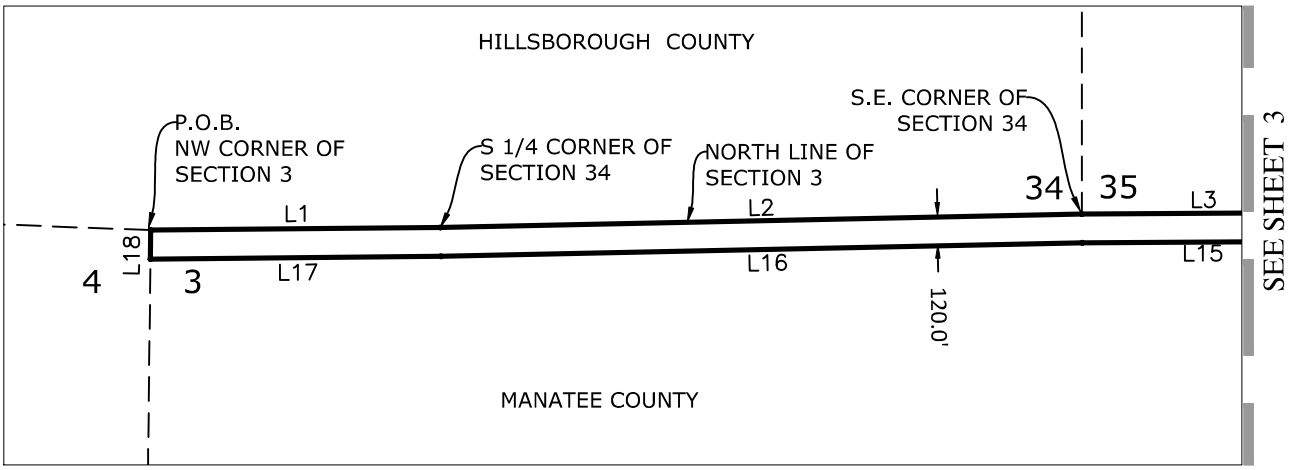
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

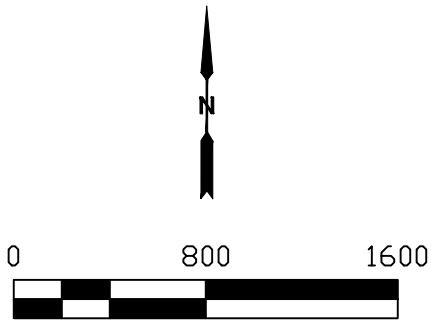
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



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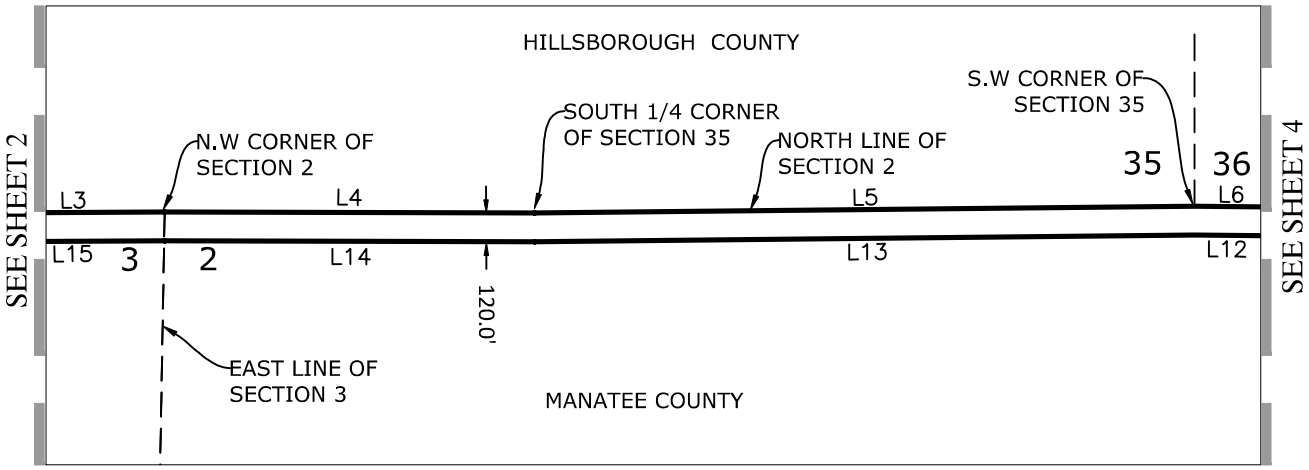
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

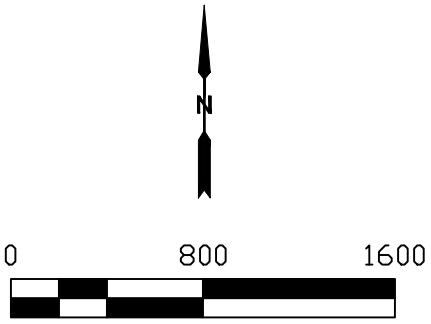
REVISION DATE

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

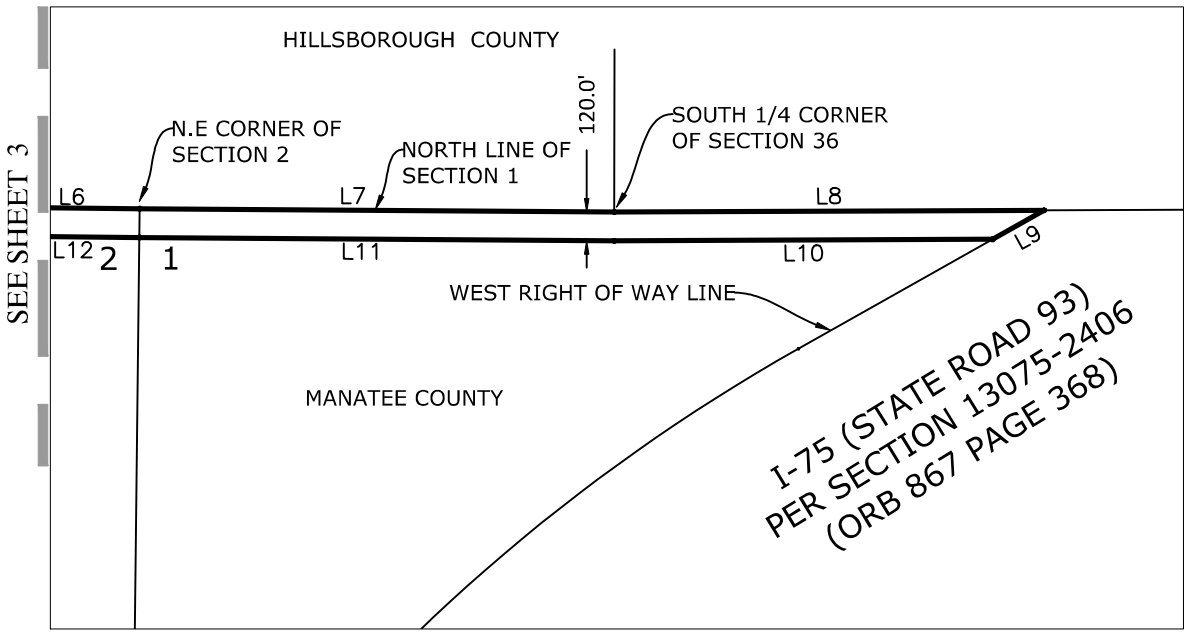
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

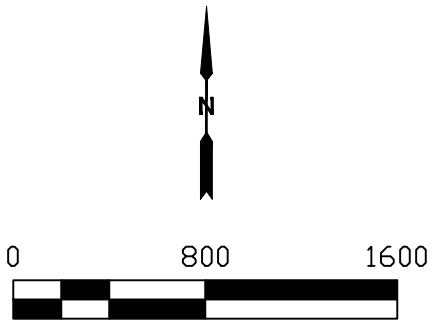
REVISION DATE

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

WATER RESOURCE ASSOCIATES, LLC
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University Park, Florida 34201
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ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=EA0E410C000001979C90FDCB00122177, O=Unaffiliated, C=US
Date: 2026.02.23 06:02:50-05'00'

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

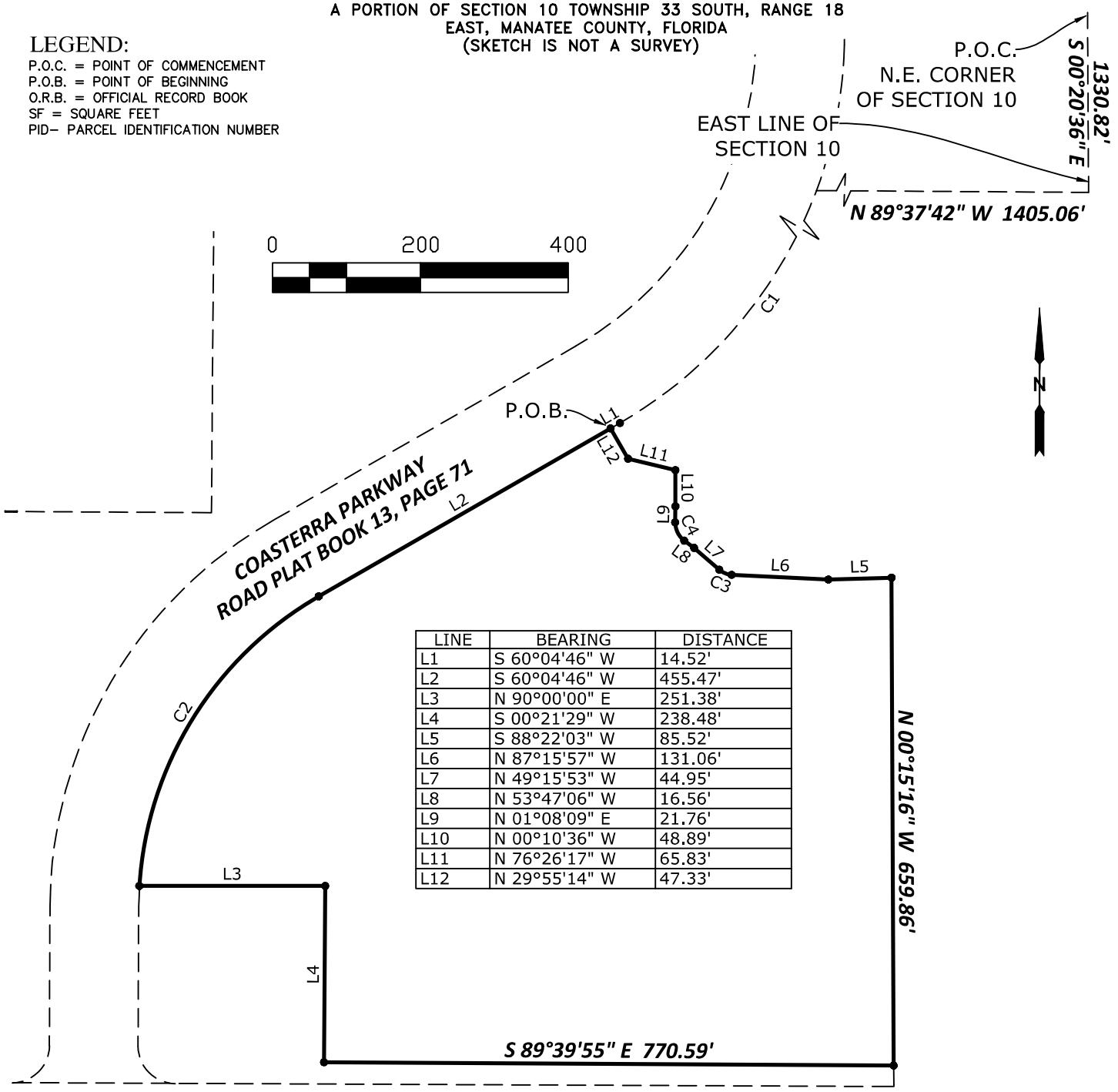
COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER



LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

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www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

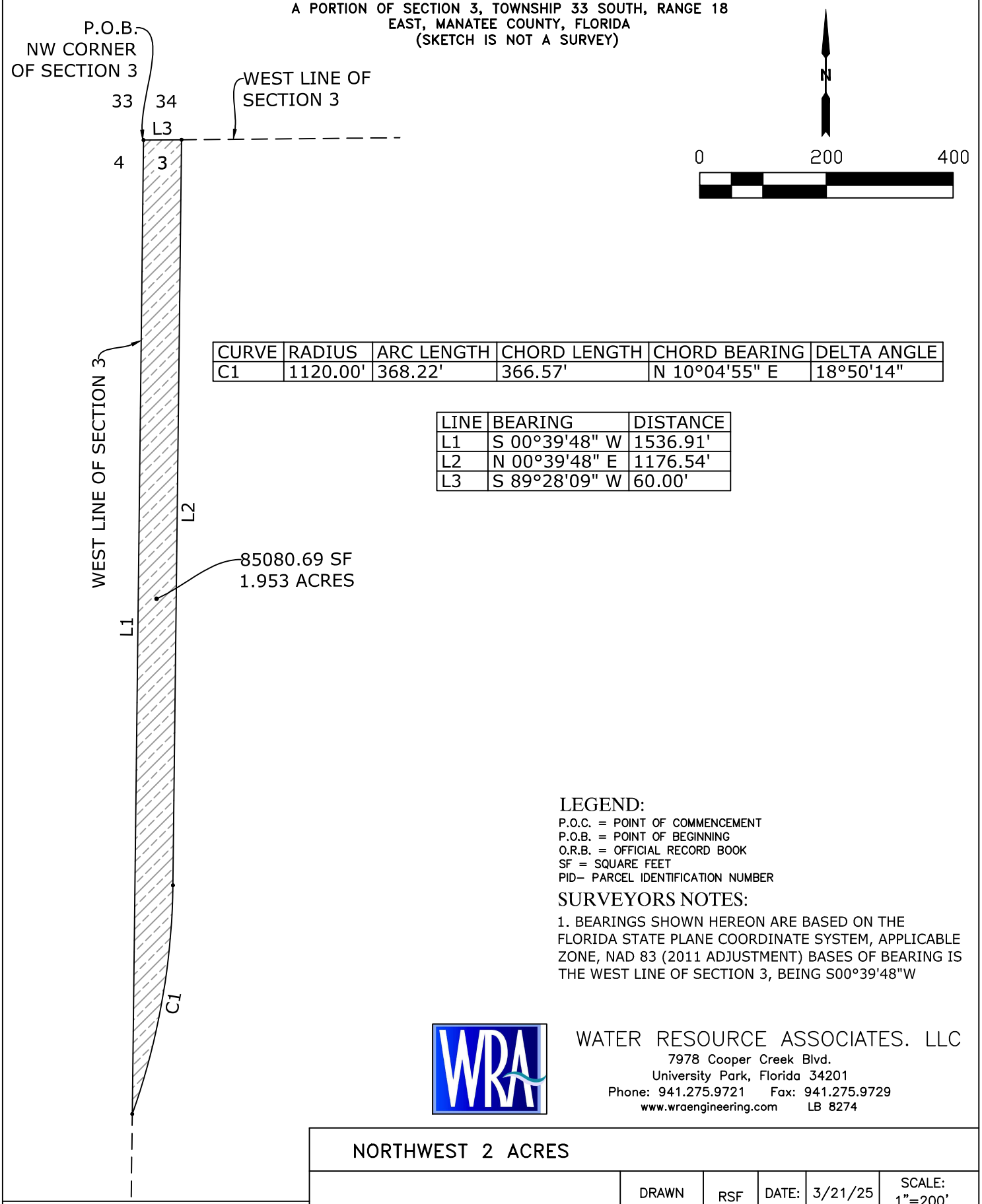
DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

NORTHWEST 2 ACRES					
	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

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P.O.B. = POINT OF BEGINNING
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PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, oid.0.9.2342.19200300.100.1.1=A01410C000001979C90FDCB00122177, OU=Unaffiliated, C=US
Date: 2025.09.15 08:06:41-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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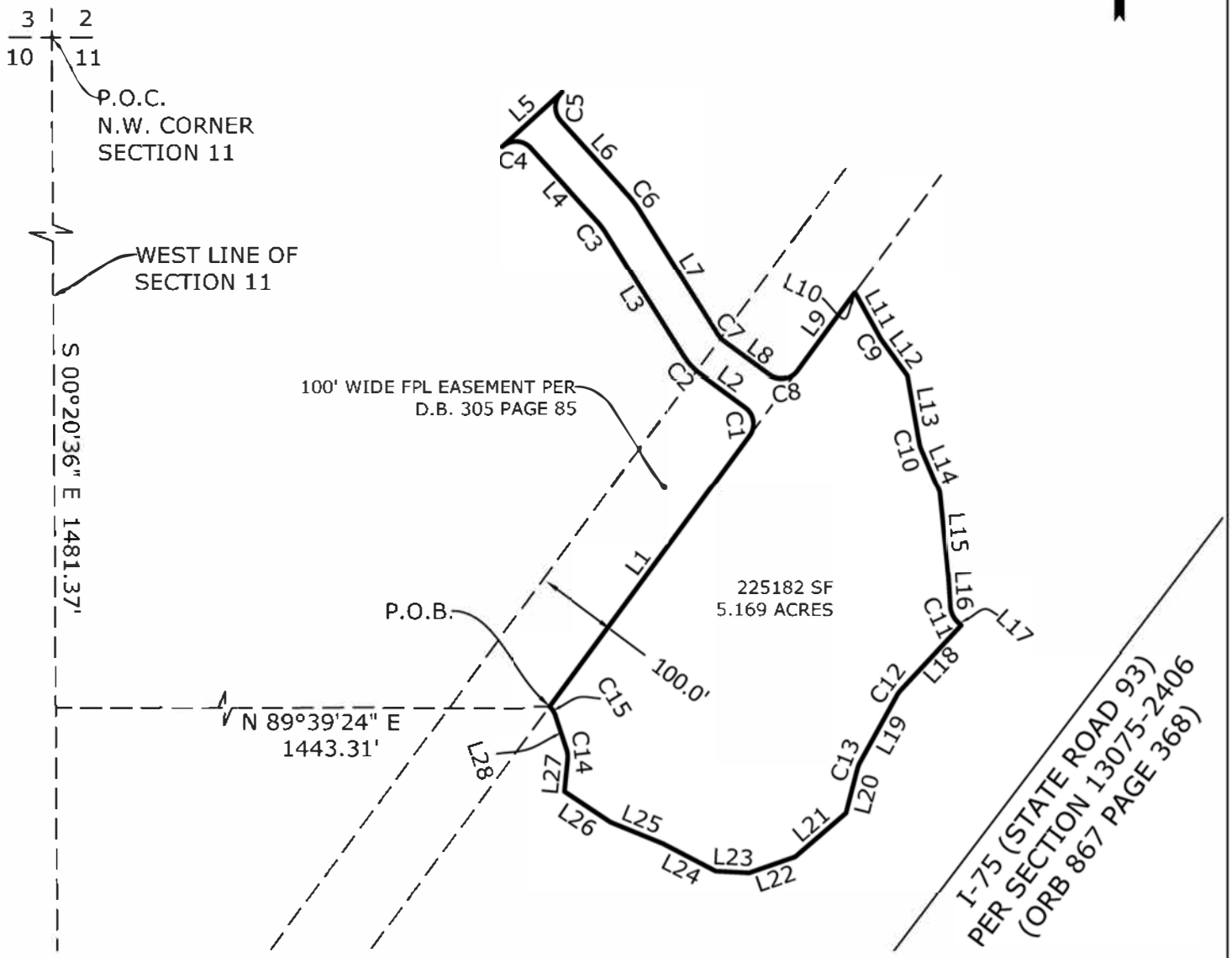
	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

REVISION DATE						
		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

EXHIBIT 4

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
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Robert S Flanary

Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

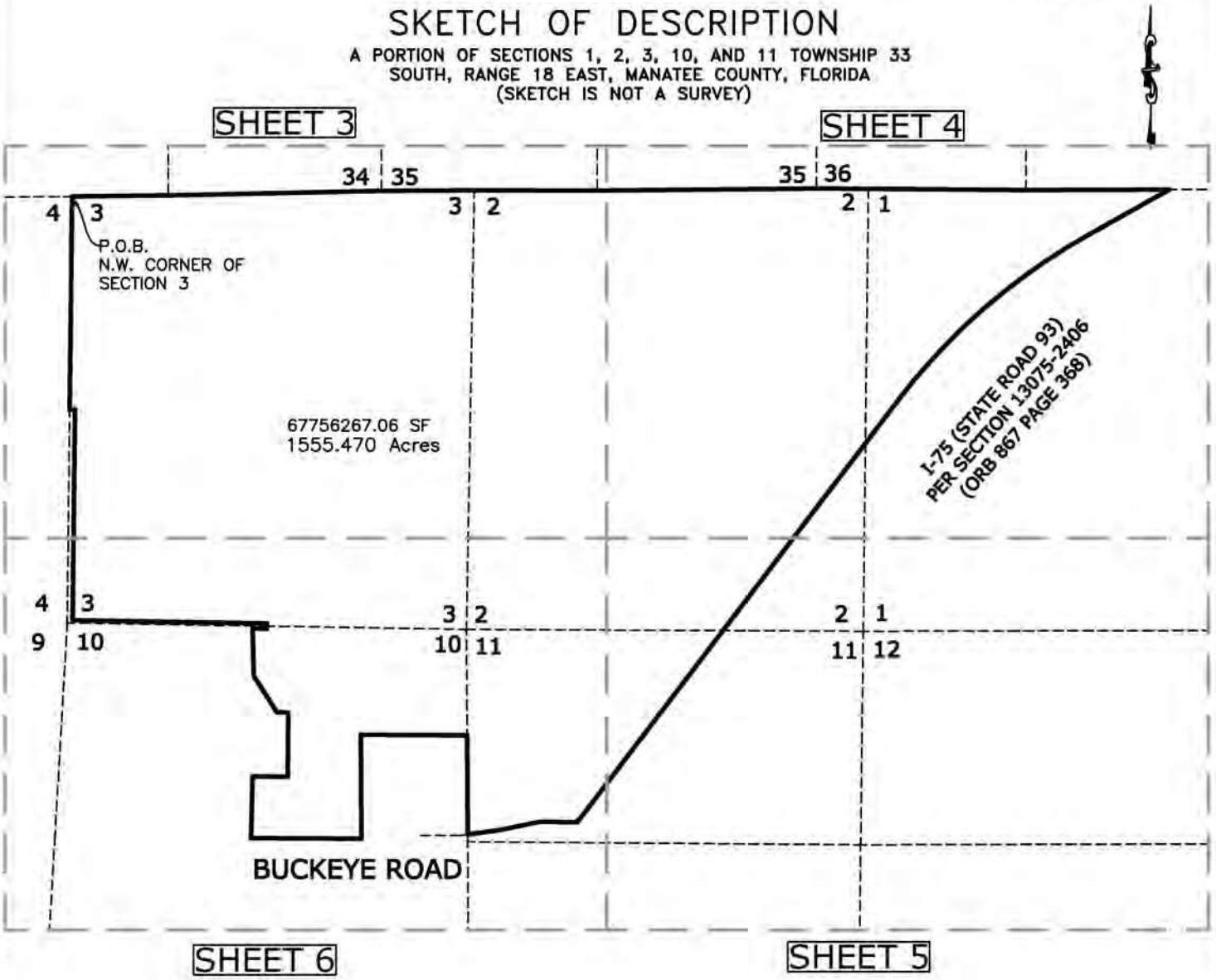
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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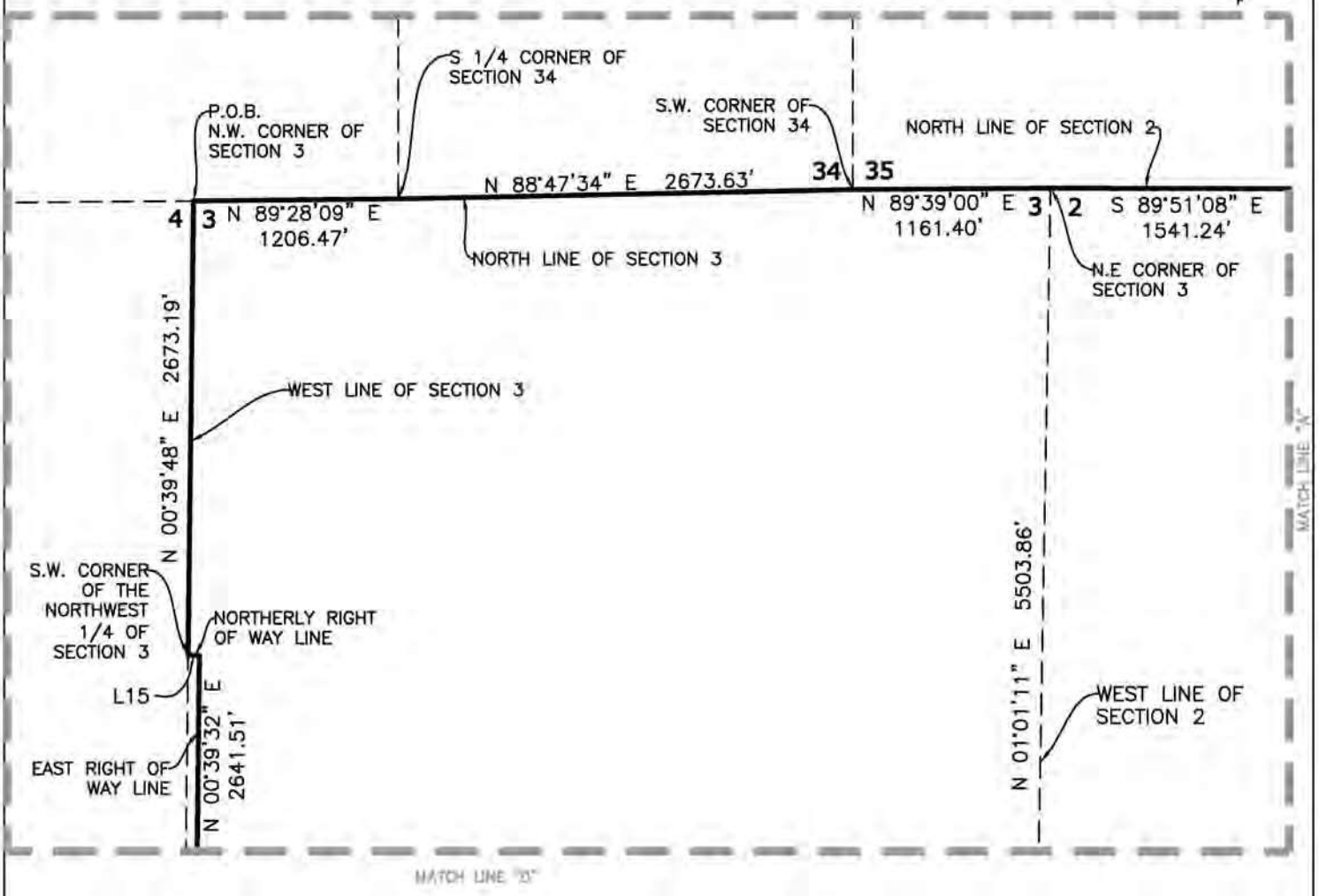
REVISION DATE 8/26/21

CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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REVISION DATE 8/26/21

CDD PARCEL

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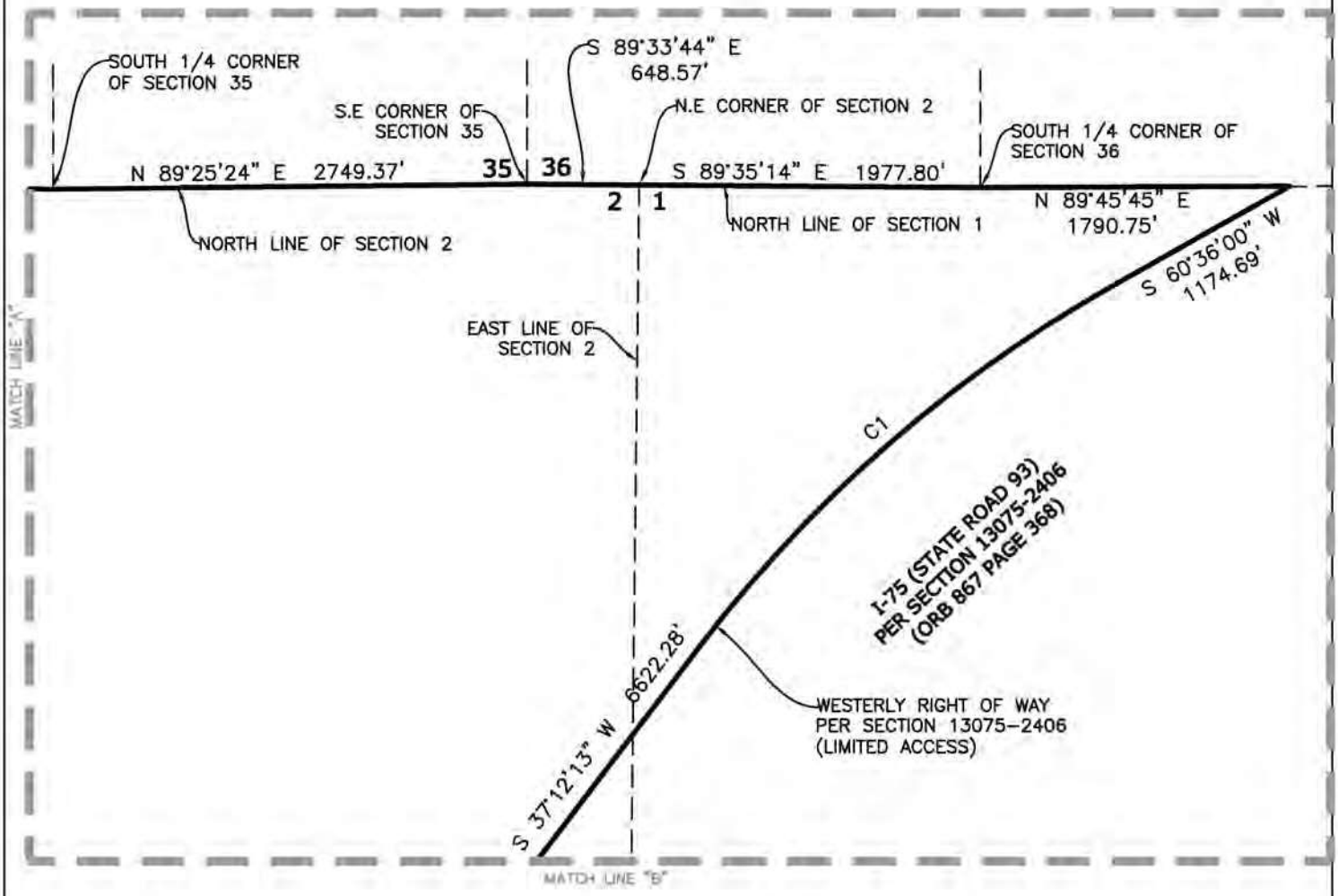
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

LEGEND:

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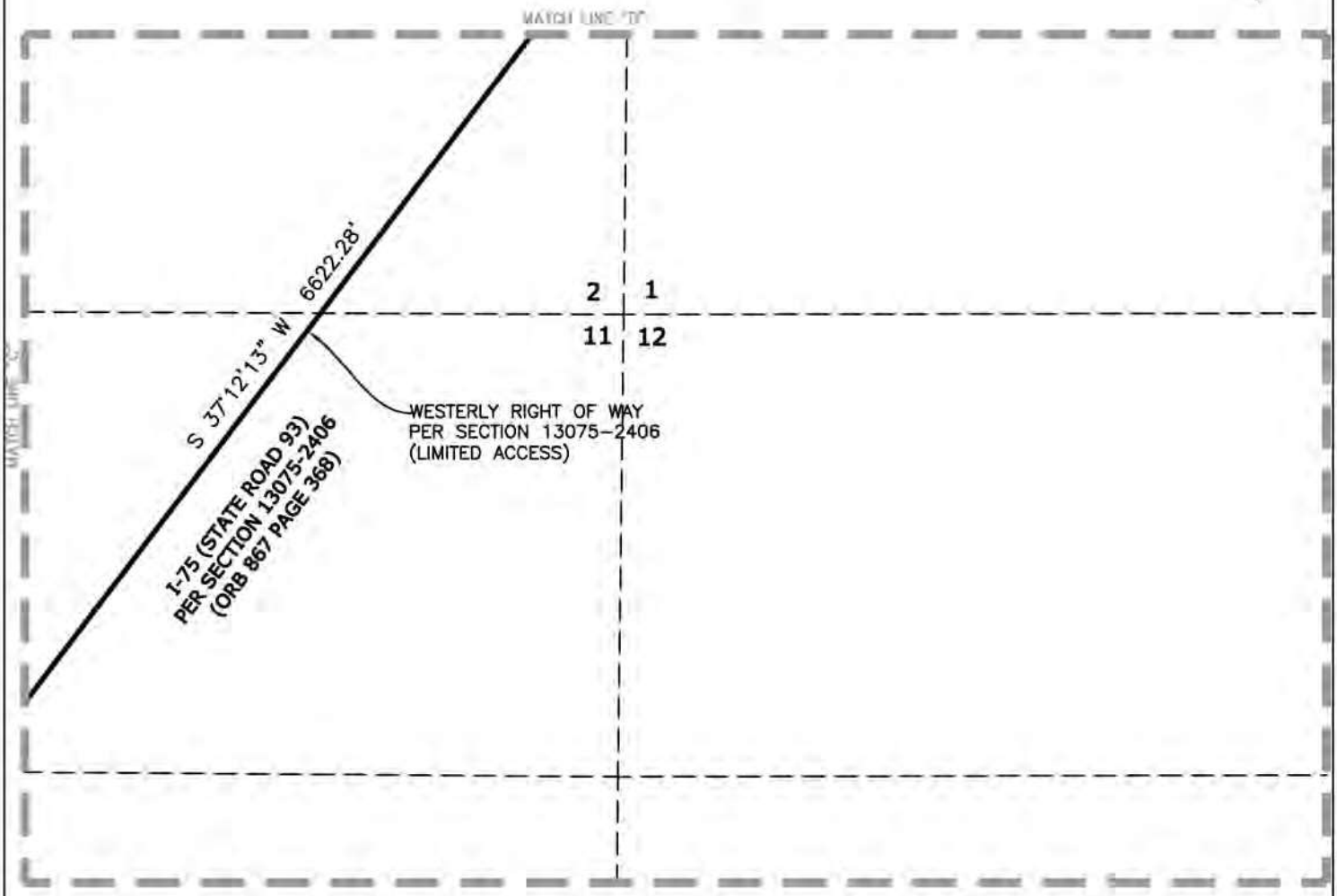
REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LEGEND:

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SURVEYORS NOTES:

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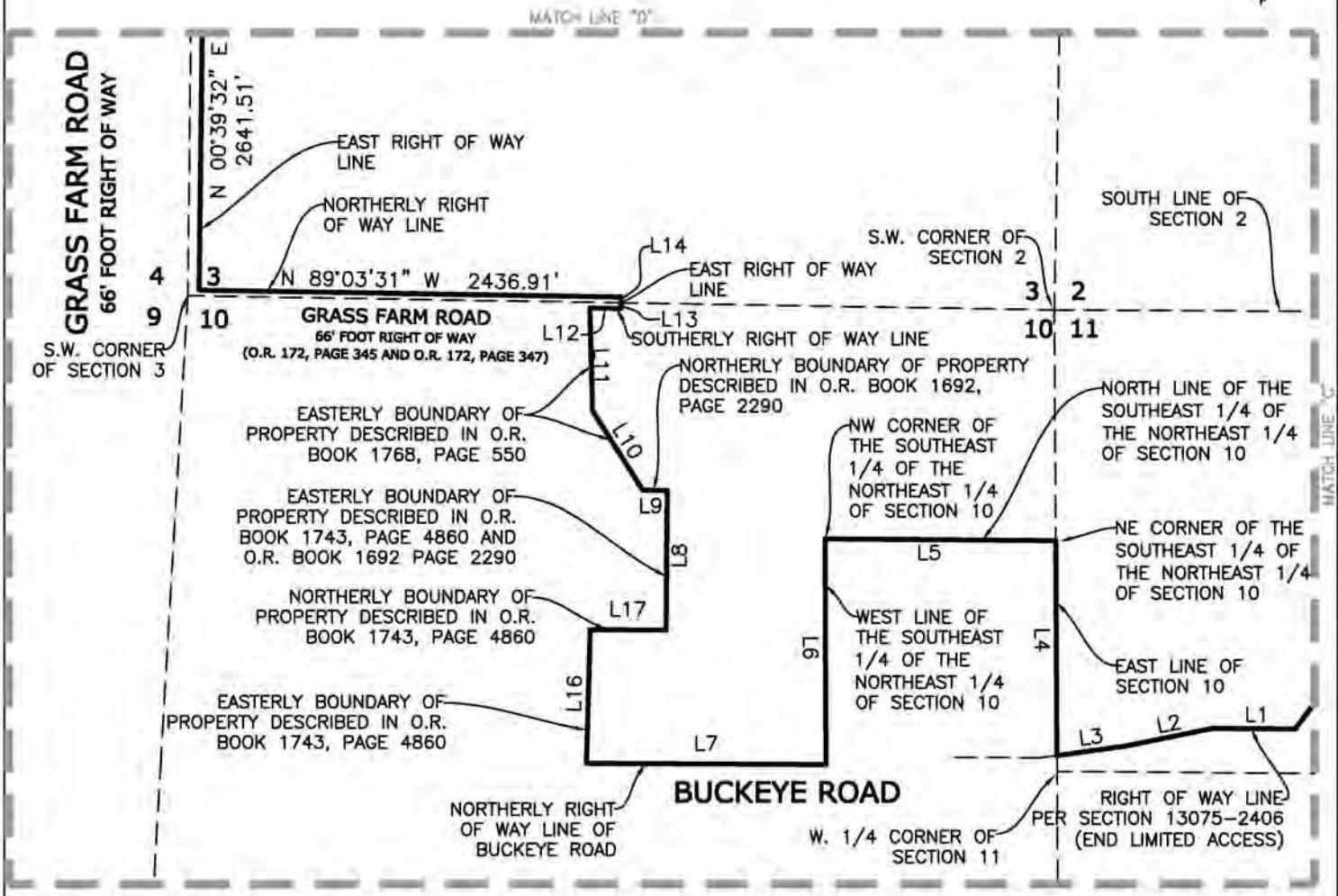
REVISION DATE 8/26/21

CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

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REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

ROBERT S. FLANARY
REGISTERED SURVEYOR AND MAPPER
STATE OF FLORIDA

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000018C839D49D700128398, O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 1/11/24

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

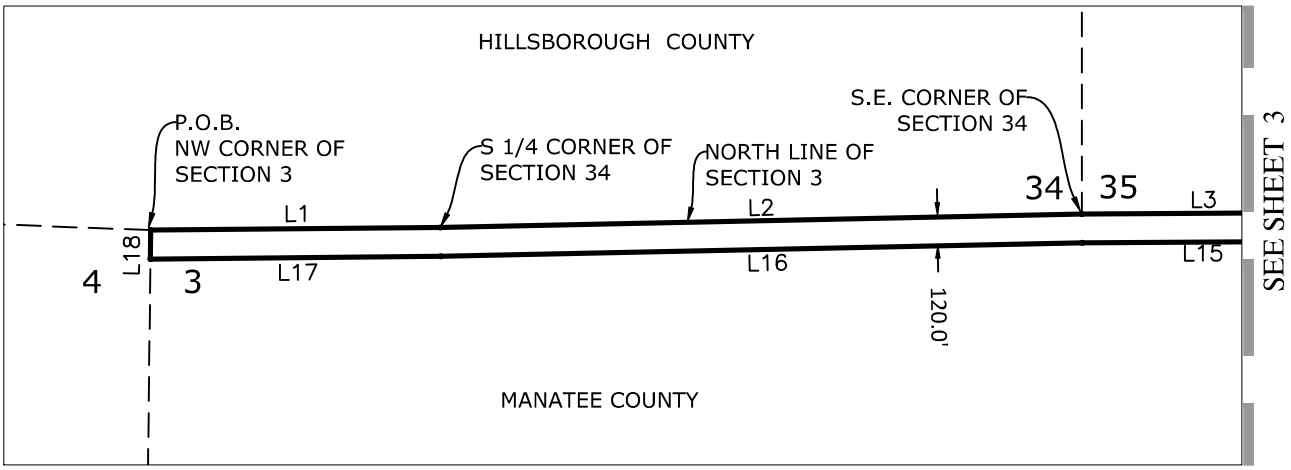
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

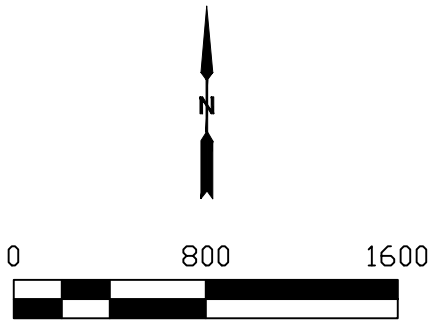
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



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SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

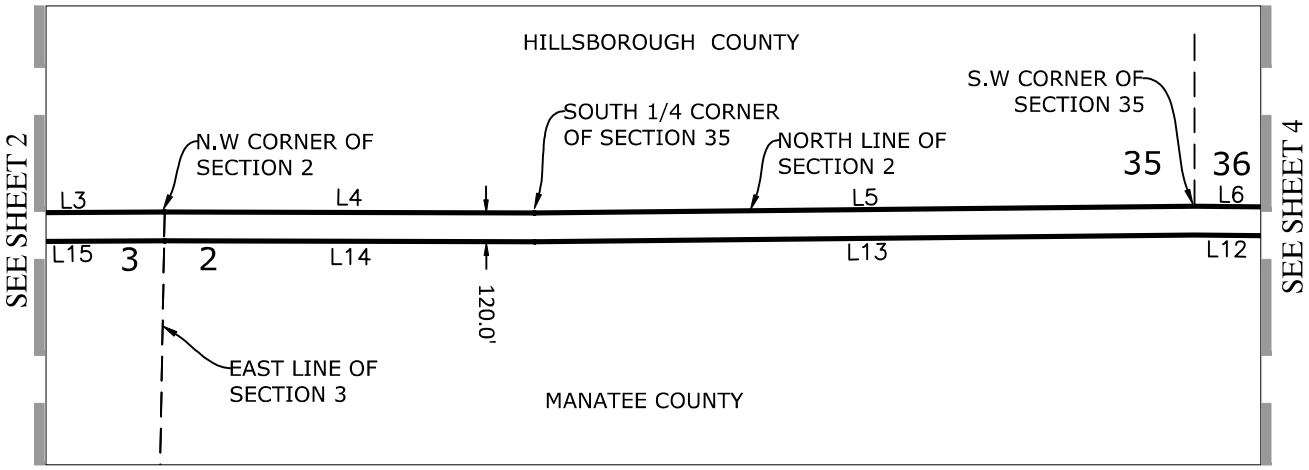
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

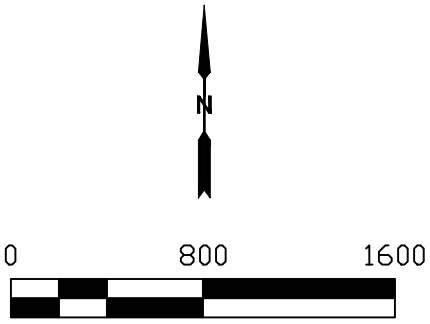
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

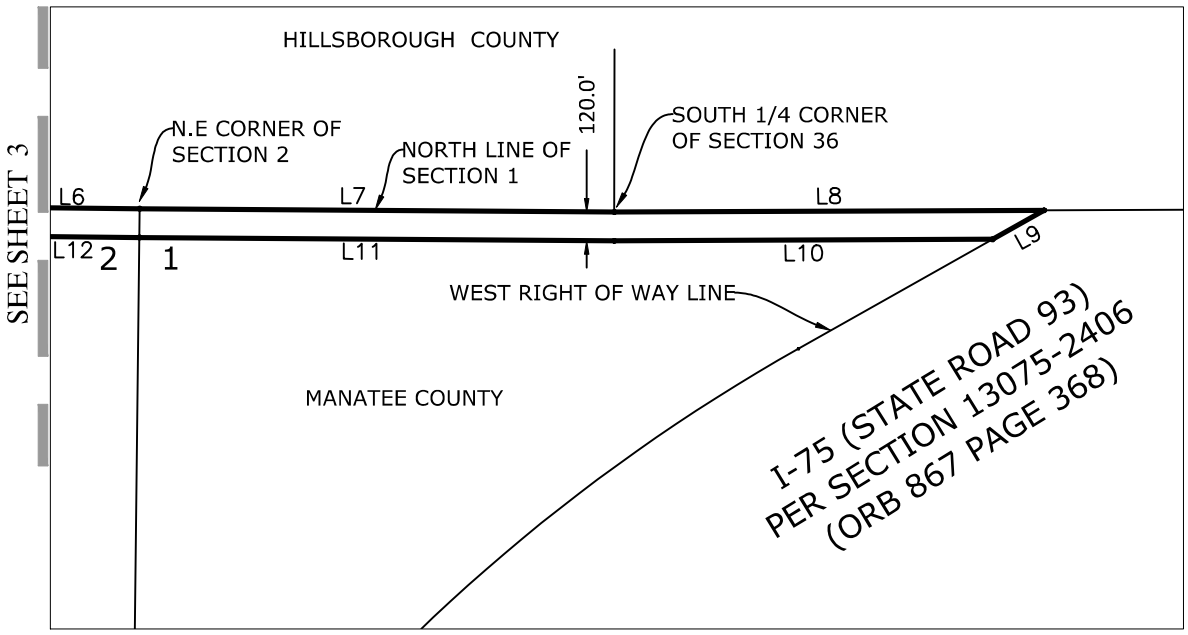
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

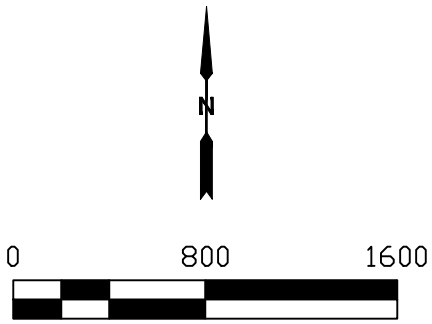
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

WATER RESOURCE ASSOCIATES, LLC
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ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=EA0E410C000001979C90FDCB00122177, O=Unaffiliated, C=US
Date: 2026.02.23 06:02:50-05'00'

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

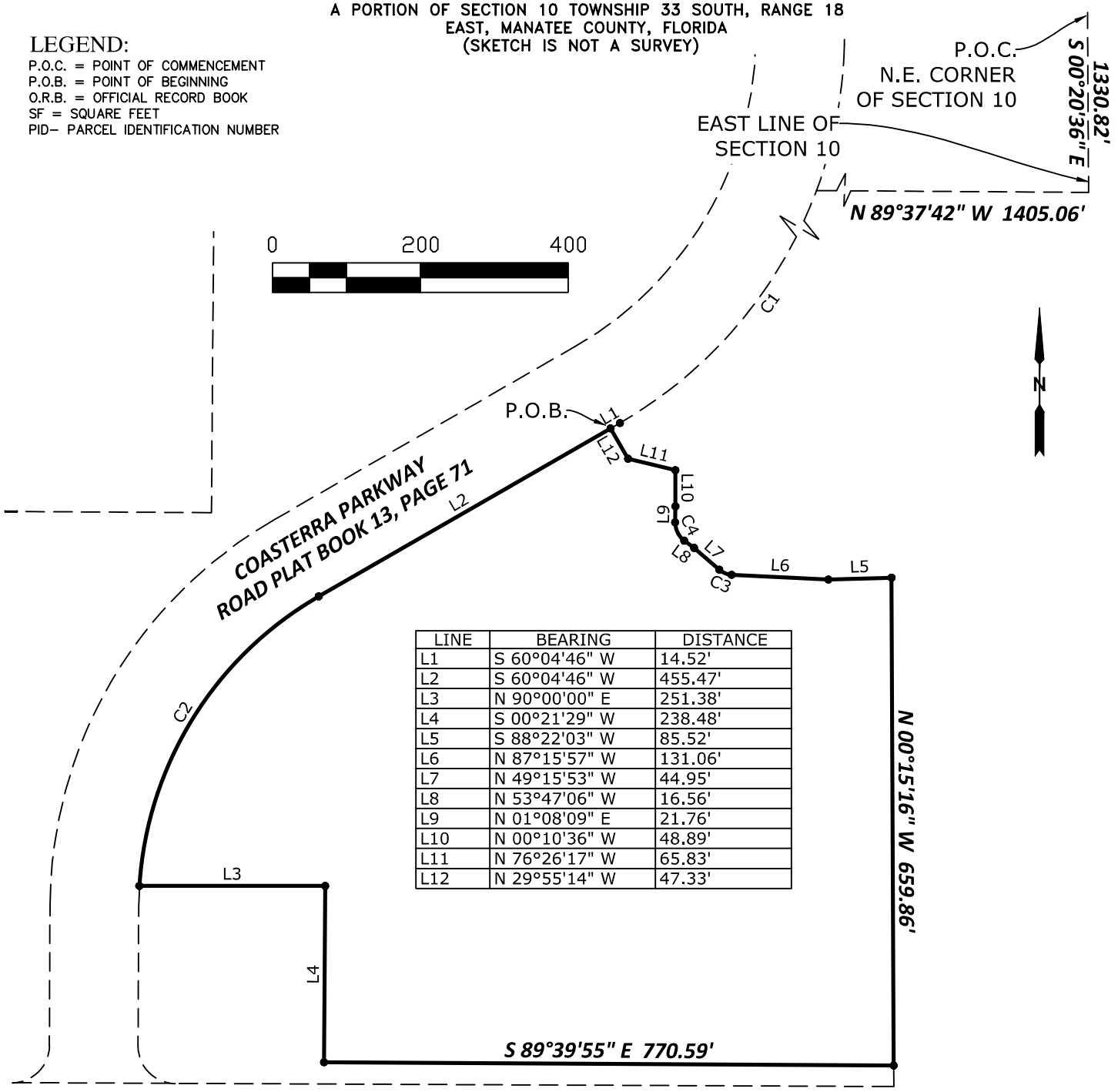
COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER



LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

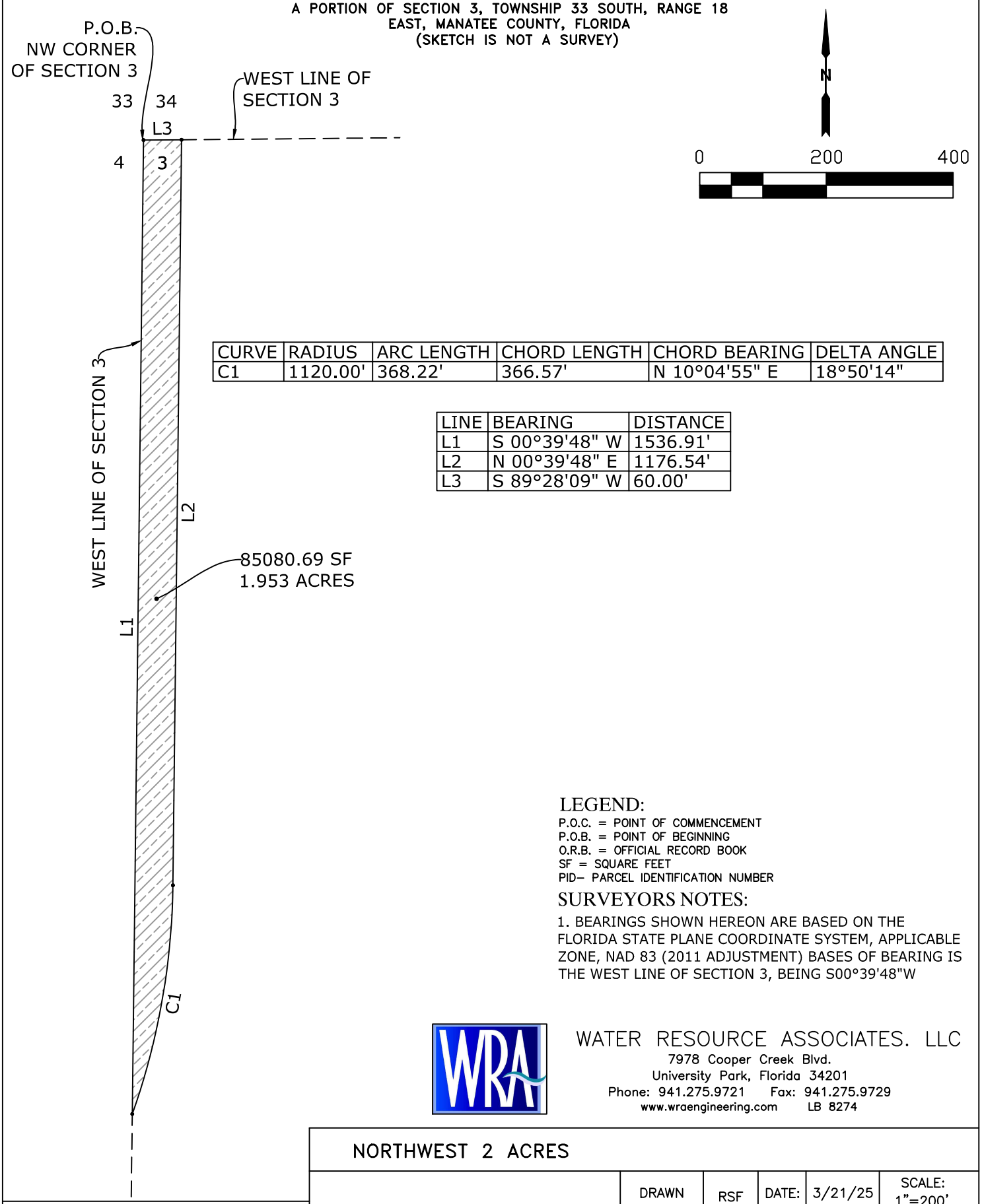
Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

WATER RESOURCE ASSOCIATES, LLC
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, oid.0.9.2342.19200300.100.1.1=A01410C000001979C90FDCB00122177, OU=Unaffiliated, C=US
Date: 2025.09.15 08:06:41-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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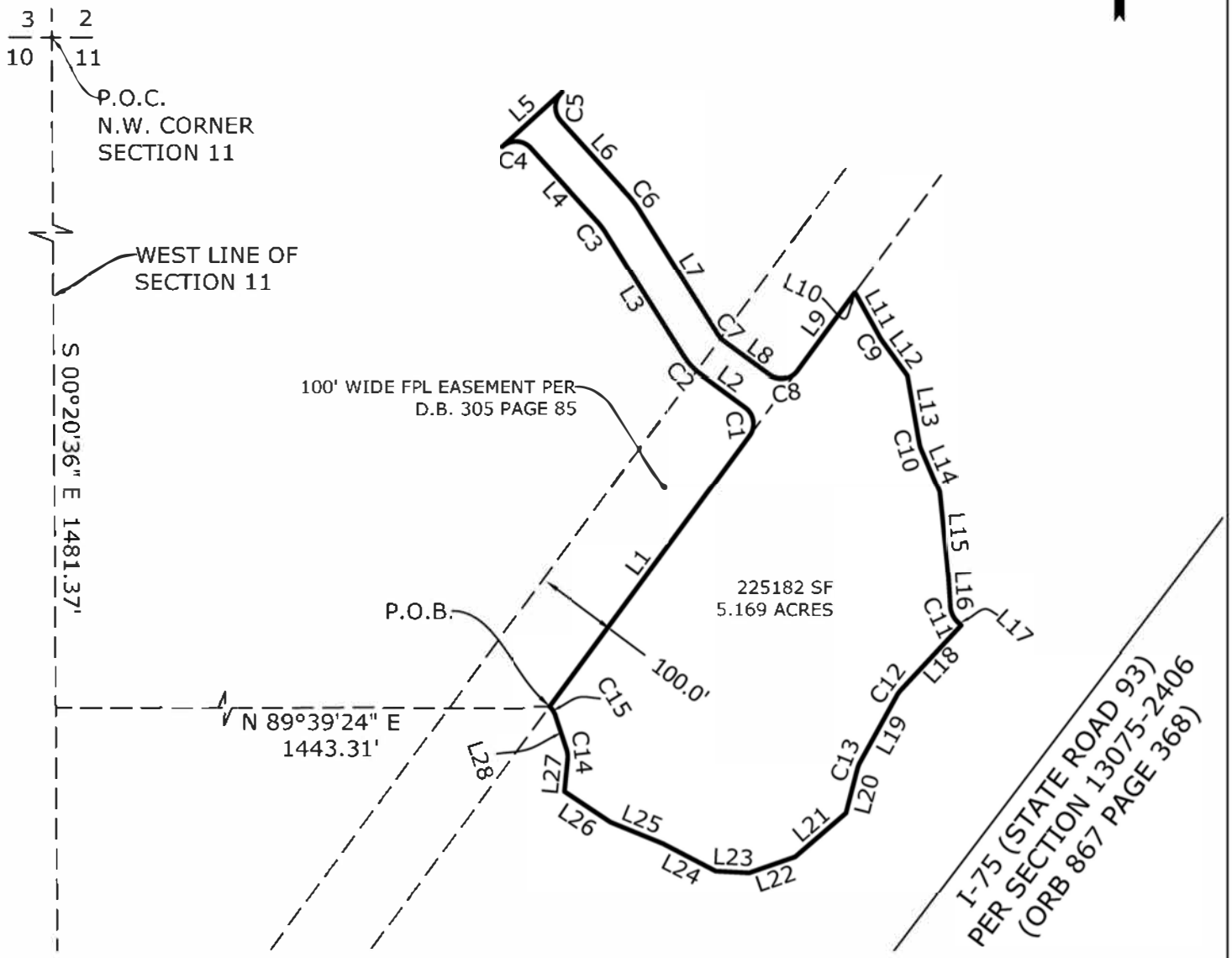
	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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	DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

REVISION DATE						
		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

EXHIBIT 5

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D1 - Affidavit of Ownership/Agent Authorization Form

Property Owner (Company or Individual): CC MANATEE LAND INVESTMENT, LLC

Mailing Address: 1901 Ulmerton Road, Suite 475, Clearwater, Florida 33762

Officer's Name and Title: R. Tom Chapman, Managing Member

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: _SEE EXHIBIT A
2. That this property constitutes the property for which a request for (*Type of Application Approval Requested*): Petition to Amend the Boundaries of the Newport Isles Community Development District is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Jere Earlywine, Esq., of Kutak Rock, LLP, as agent(s) to execute any petitions or other documents necessary to affect such petition, including development review time extension requests; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct (Click on the plus (+) sign to add more owner names).

R. Tom Chapman / Managing Member
Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ PINELLAS NYD

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14th day of August (month), 2025 (year), by R. Tom Chapman (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

NINA L. DUREN
MY COMMISSION # HH 532898
EXPIRES: June 22, 2028

Nina L Duren
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

This instrument was prepared by:

KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

CONSENT AND JOINDER OF LANDOWNER FOR THE AMENDMENT OF THE BOUNDARIES OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT [CONTRACTION PARCEL]

The undersigned is the owner of certain lands which are more fully described as the "Contraction Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Newport Isles Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be removed from the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be removed from the District.

The undersigned hereby requests and consents to removal of the Property from the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[*signatures on following page*]

Executed this 6th day of February, 2024.

WITNESS

CC Manatee Land Investment, LLC

By: Ryan C Doherty
Name: Ryan Doherty
Address: 8000 Thoroughbred Loop
Largo, FL 33773

By: B Aguino
Name: Isabela Souza
Address: 11562 8th St. N
St. Petersburg, FL 33716

By: R. Tom Chapman
Name: R. Tom Chapman

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 6th day of February, 2024, by R. Tom Chapman, as owner of CC Manatee Land Inv. LLC on its behalf. He [✓] is personally known to me or [___] produced _____ as identification.

NINA L. DUREN
MY COMMISSION # GG 962023
EXPIRES: June 22, 2024
Bonded Thru Notary Public Underwriters

Nina L Duren
Notary Public, State of Florida

EXHIBIT A: Legal Description

EXHIBIT A:
Legal Description

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000018C839D49D700128398, O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE 1/11/24

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

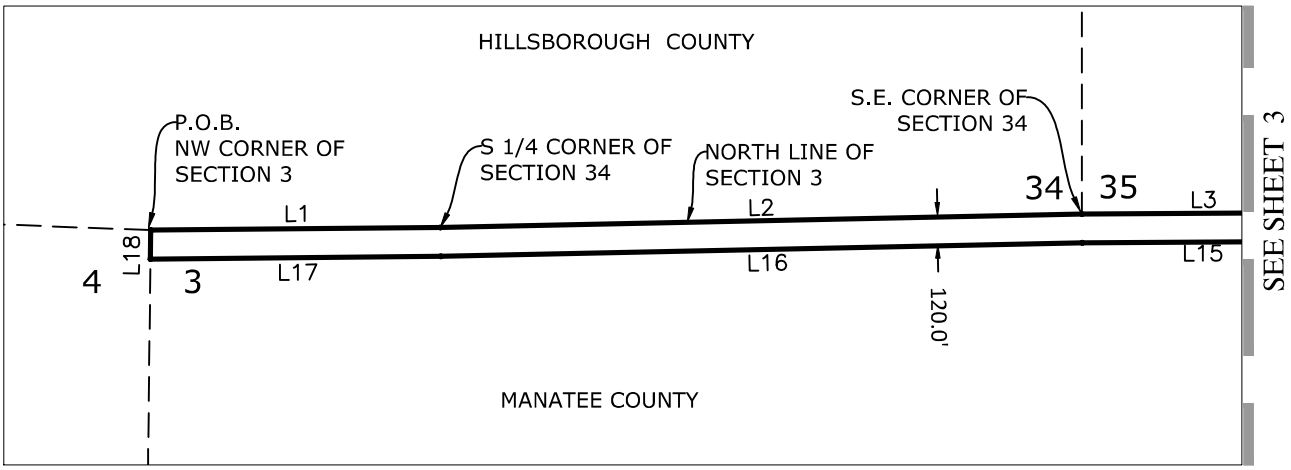
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

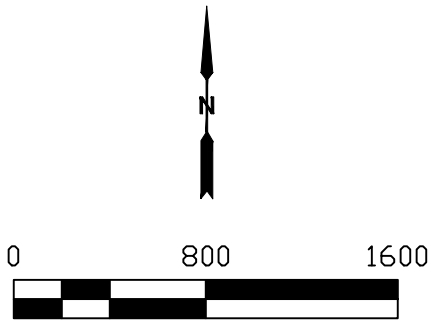
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

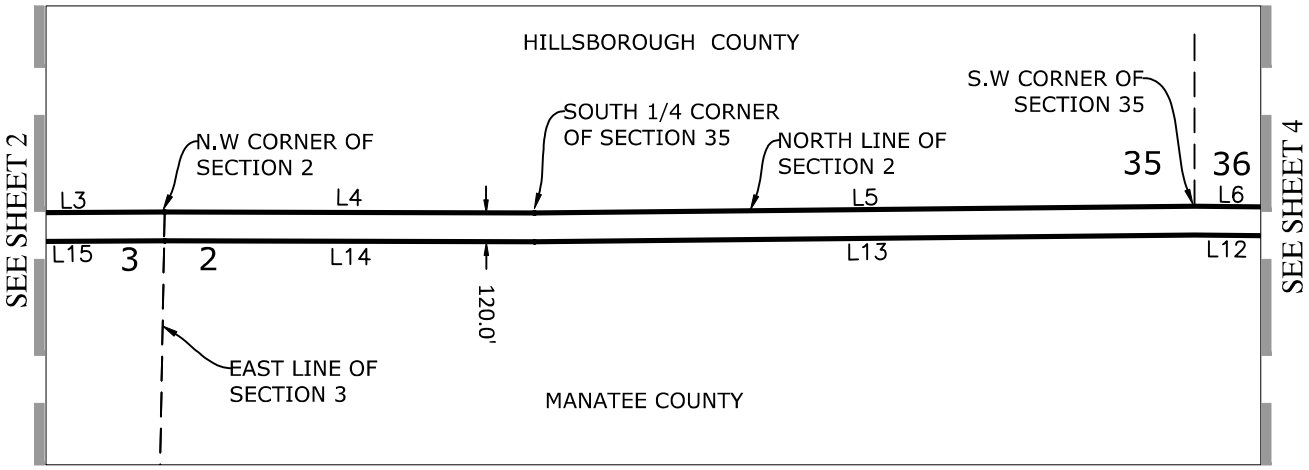
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

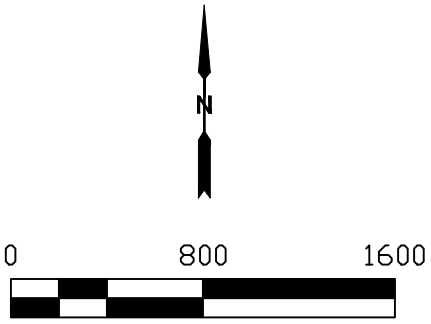
REVISION DATE

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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PID– PARCEL IDENTIFICATION NUMBER

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

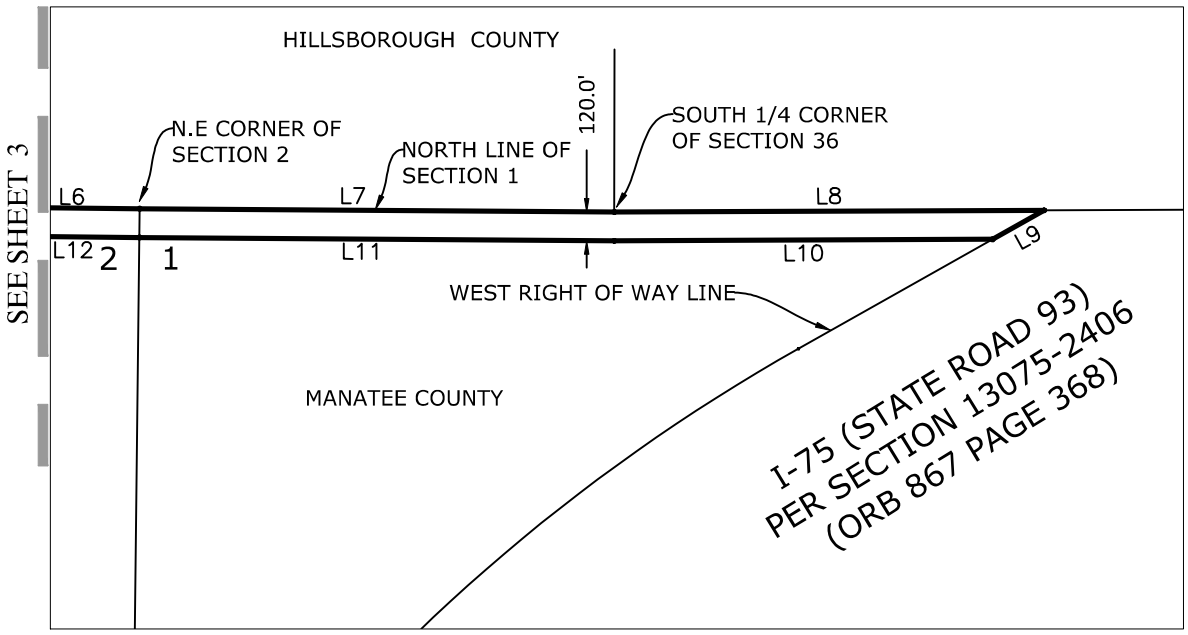
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

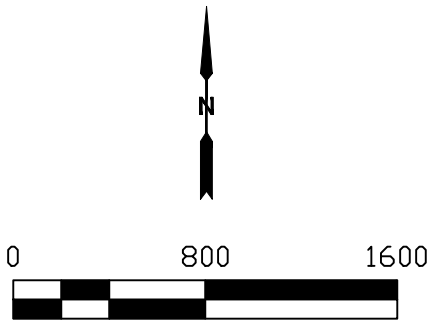
REVISION DATE

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

WATER RESOURCE ASSOCIATES, LLC
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Phone: 941.275.9721 Fax: 941.275.9729
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ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=EA0E410C000001979C90FDCB00122177, O=Unaffiliated, C=US
Date: 2026.02.23 06:02:50-05'00'

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

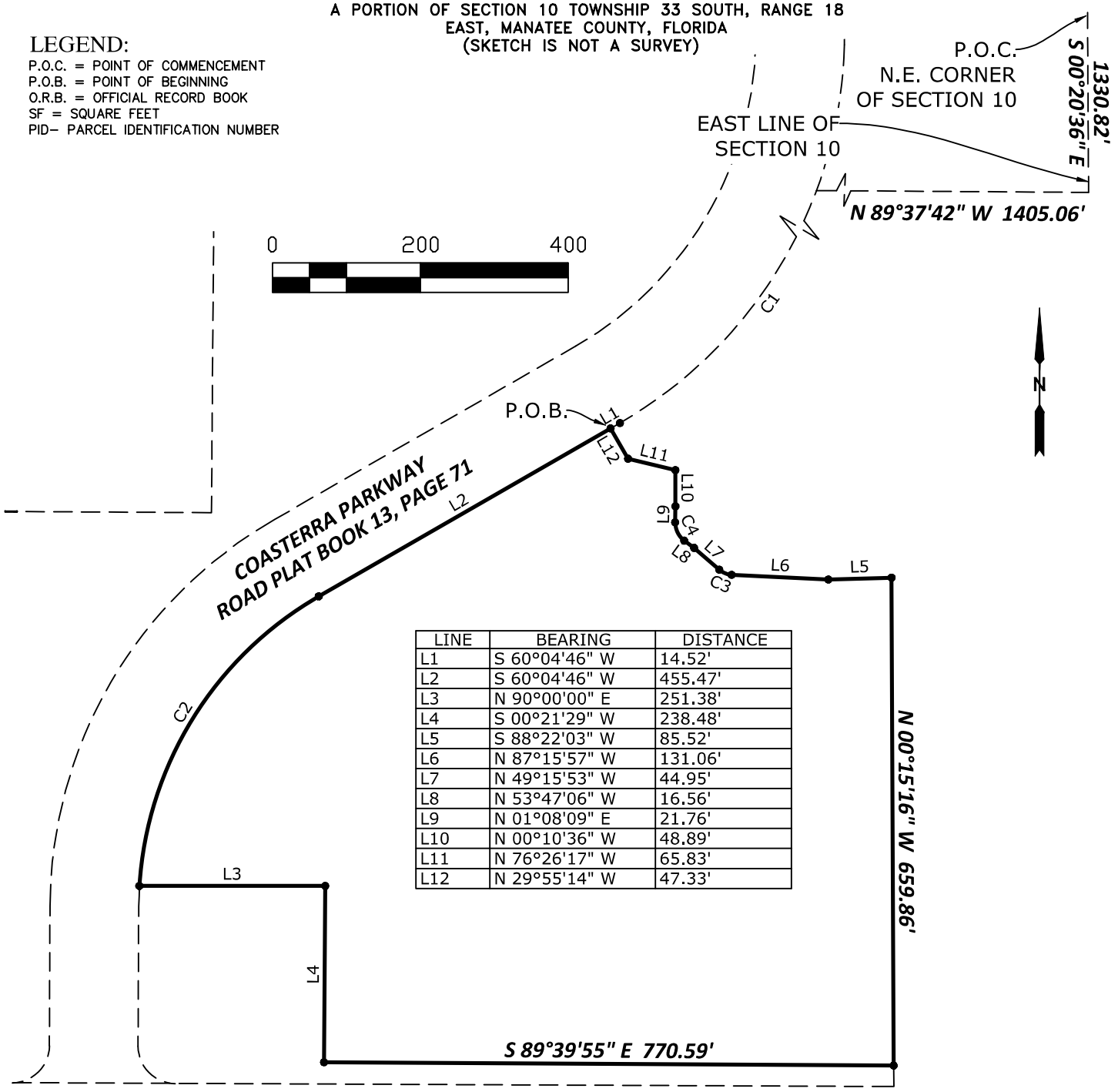
COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER



LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

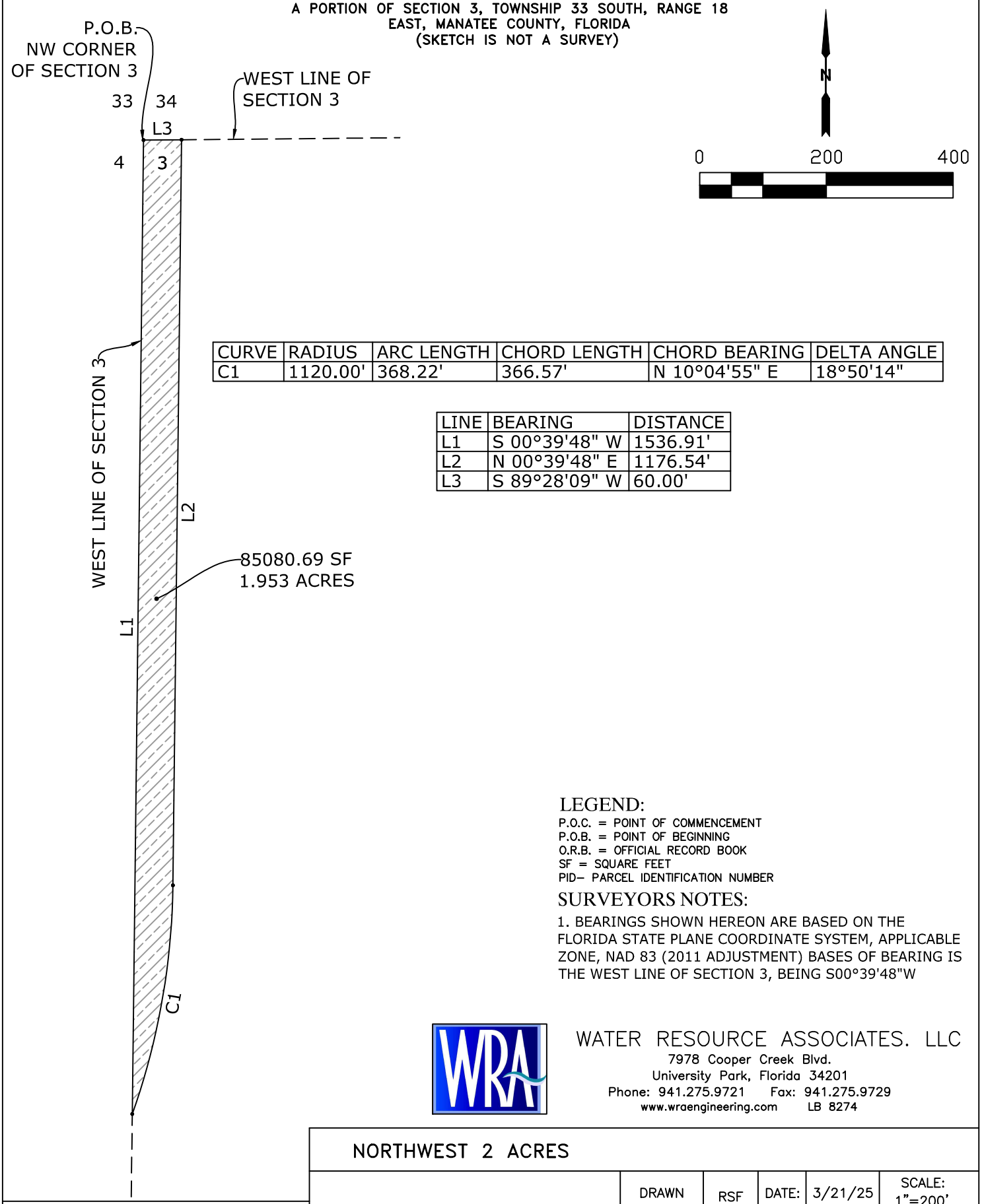
DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

NORTHWEST 2 ACRES					
	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, oid.0.9.2342.19200300.100.1.1=A01410C000001979C90FDCB00122177, OU=Unaffiliated, C=US
Date: 2025.09.15 08:06:41-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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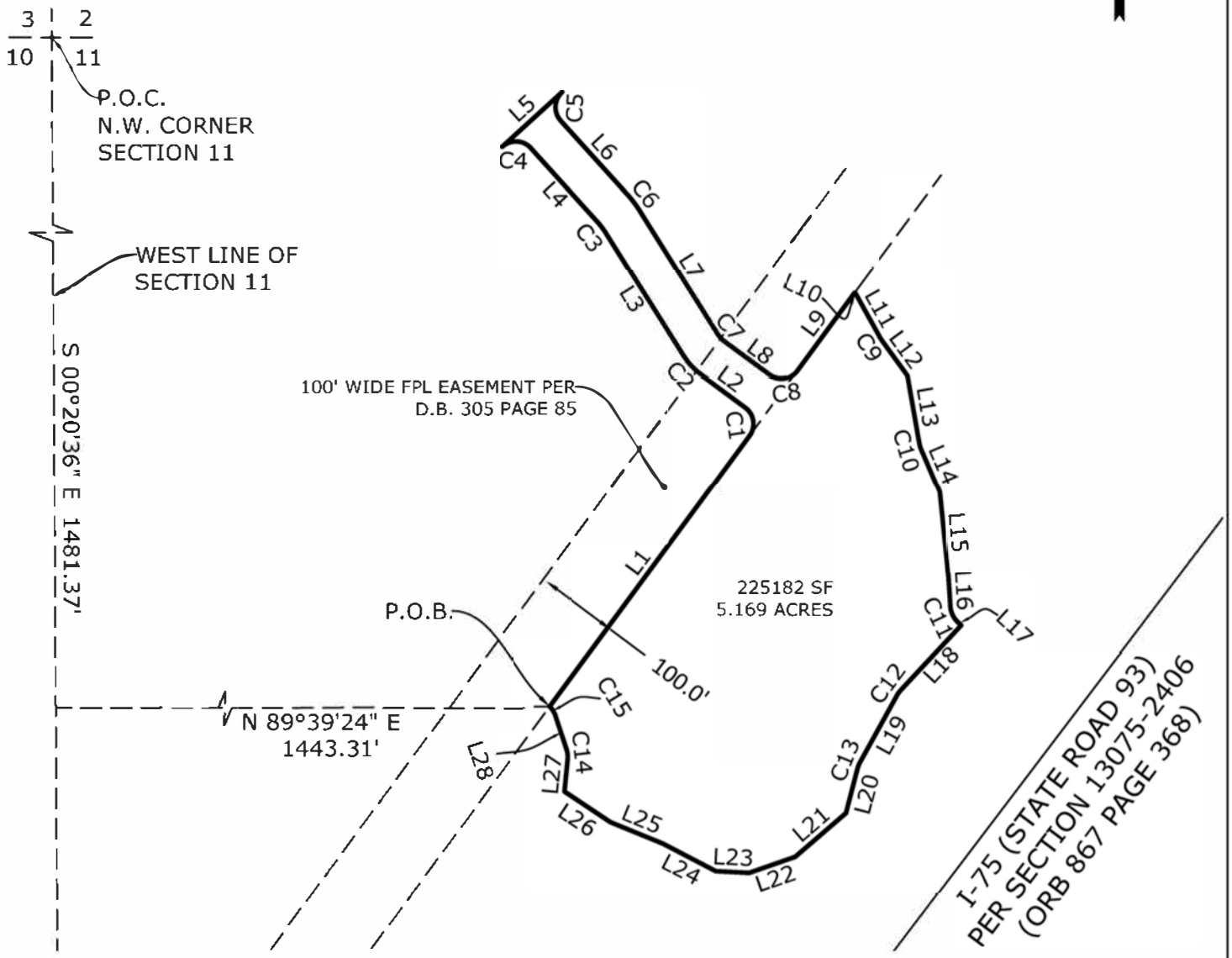
	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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O.R.B. = OFFICIAL RECORD BOOK
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PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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REVISION DATE						
		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

EXHIBIT 6

RESOLUTION 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Newport Isles Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT:

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes,* the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District's boundaries as described in **Exhibit A.** The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 19th day of August, 2024.

ATTEST:

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

Exhibit A:

Legal Description of District Boundaries, as Amended

.

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 8/26/21

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

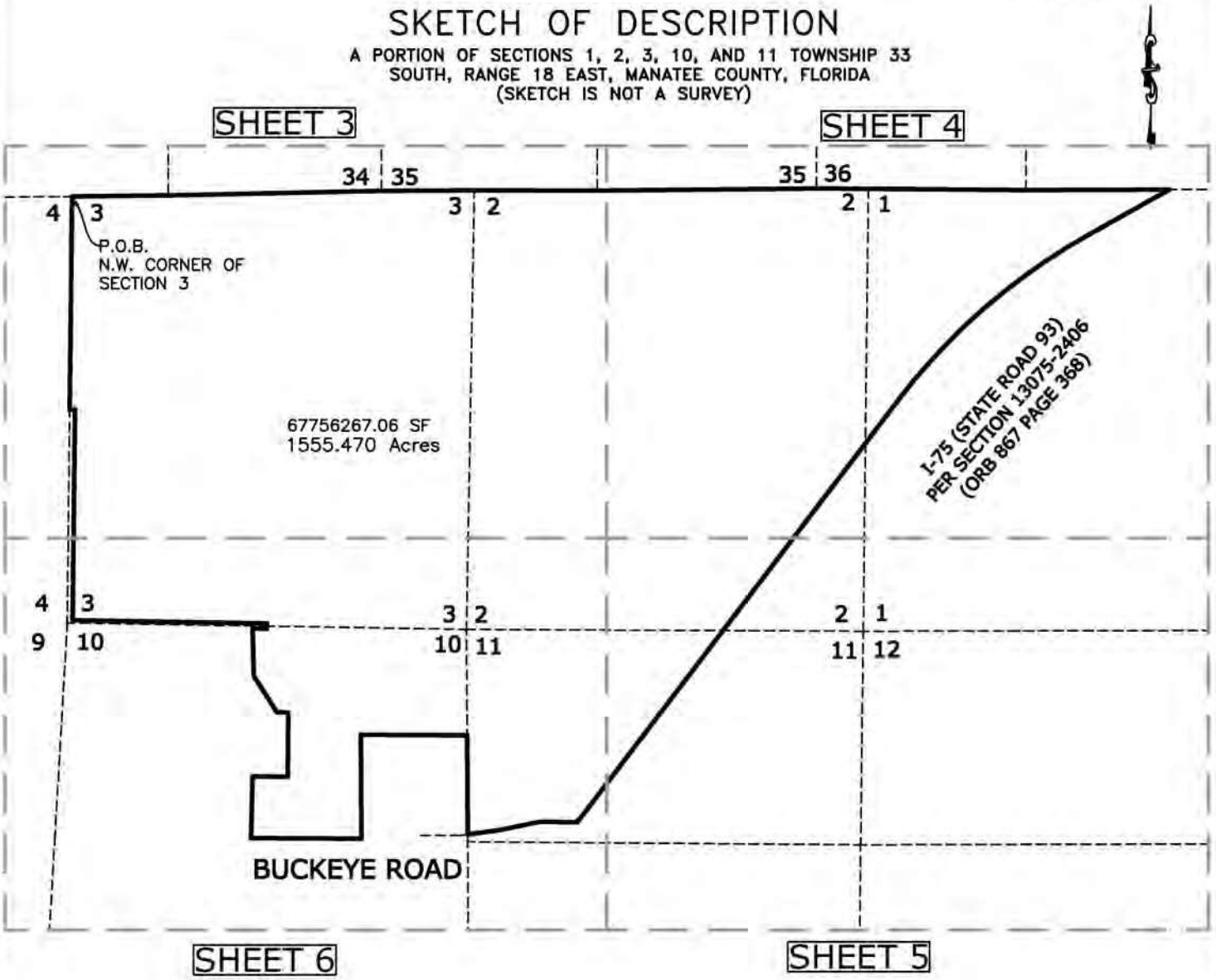
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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REVISION DATE 8/26/21

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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

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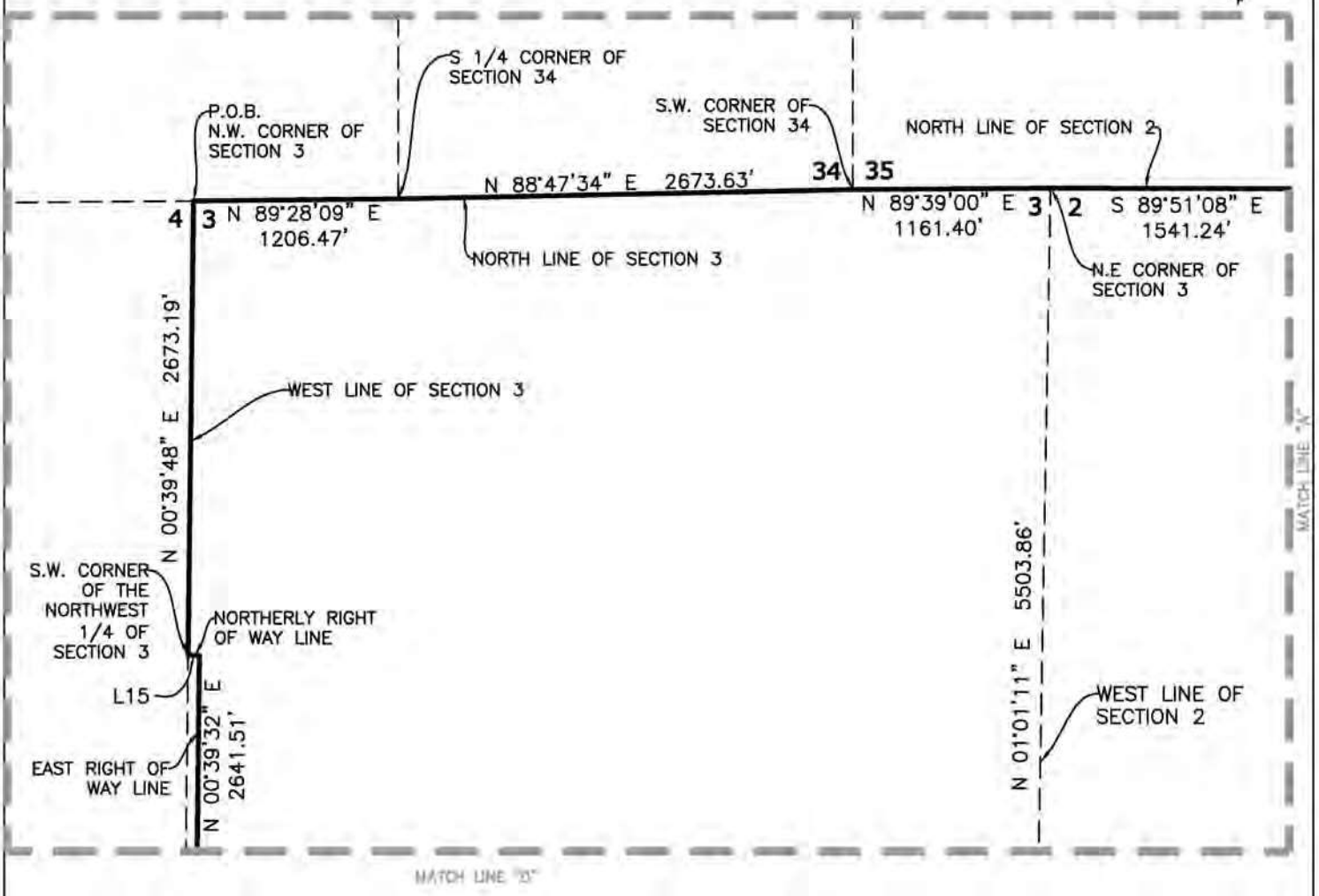

LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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SKETCH OF DESCRIPTION

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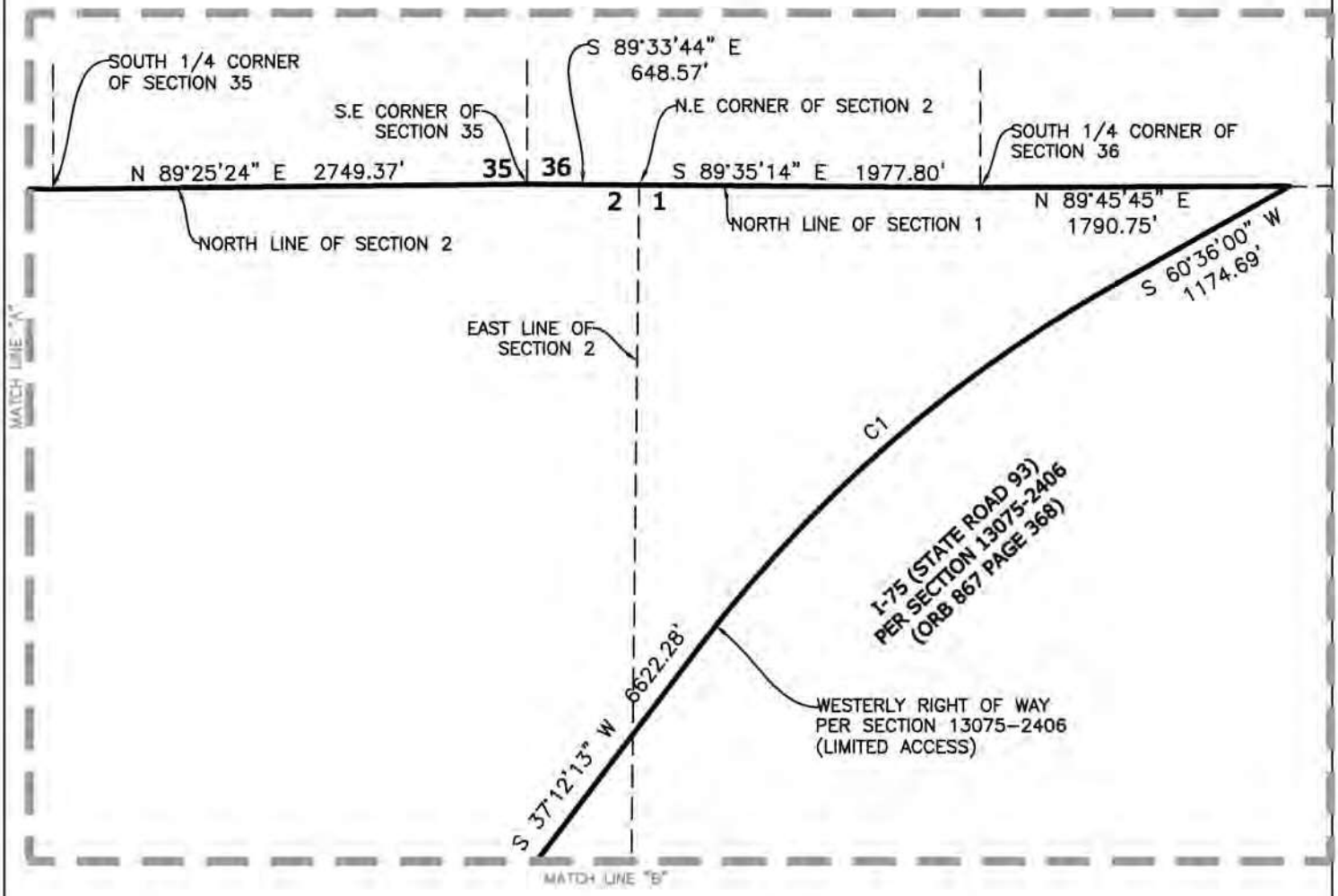
(SKETCH IS NOT A SURVEY)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

LEGEND:

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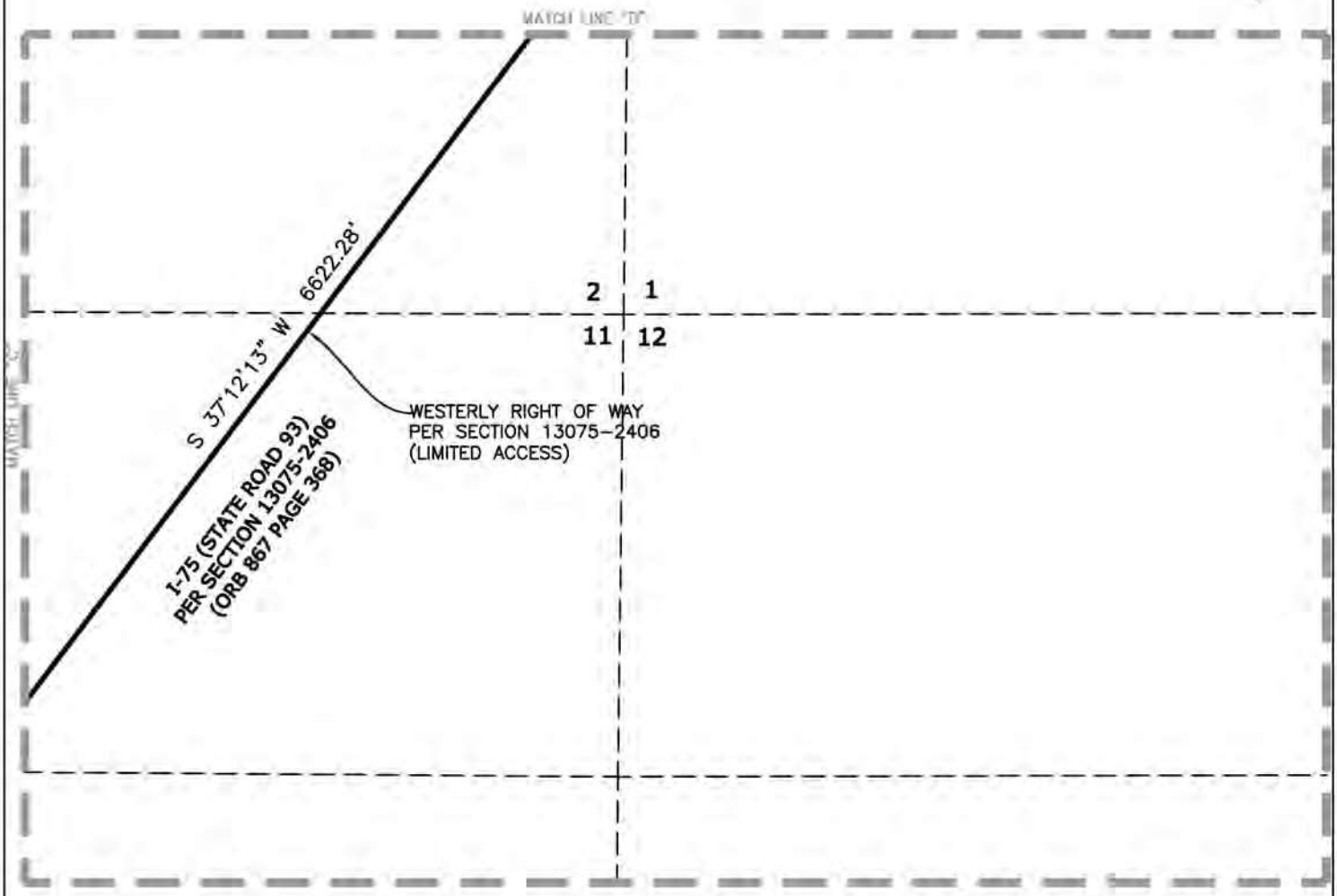
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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SKETCH OF DESCRIPTION

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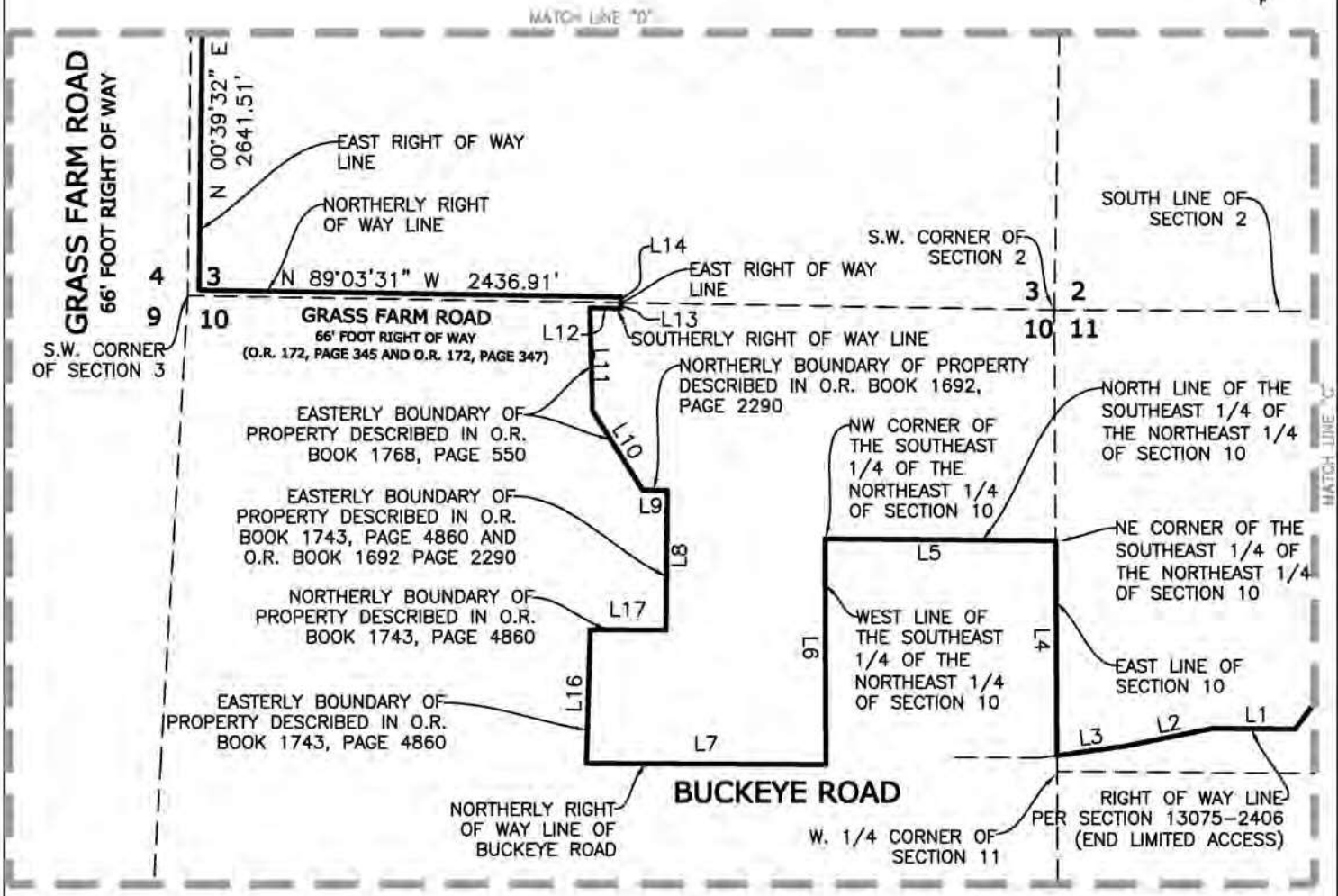

LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

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REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

ROBERT S. FLANARY
REGISTERED SURVEYOR AND MAPPER
STATE OF FLORIDA

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000018C839D49D700128398, O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 1/11/24

LEGEND:

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SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

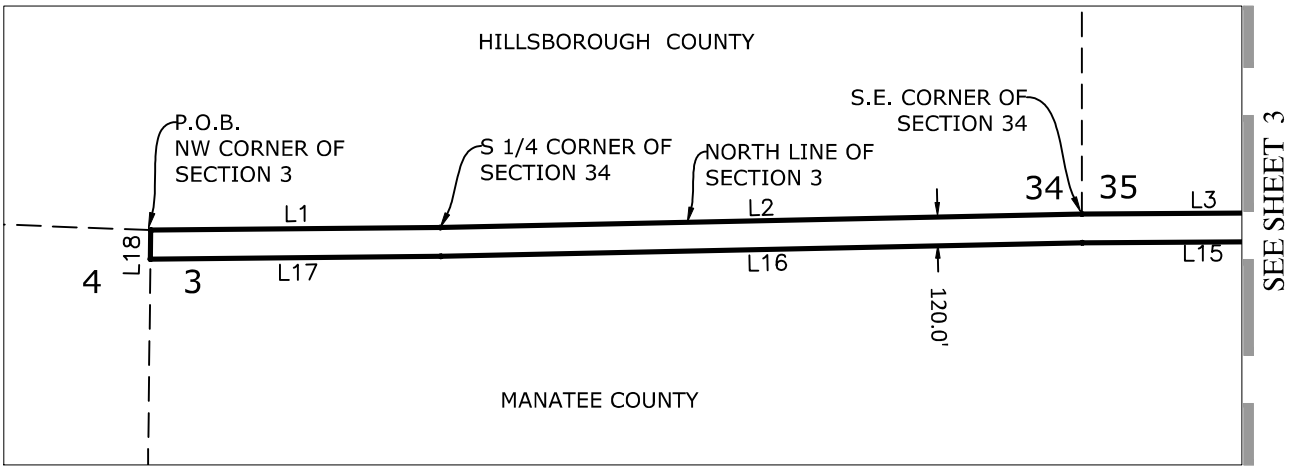
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

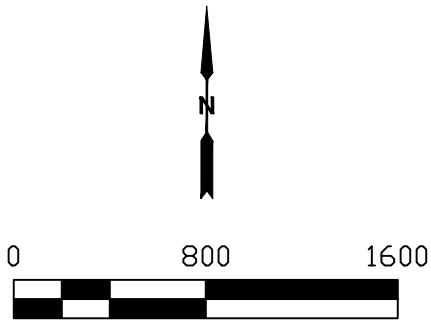
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



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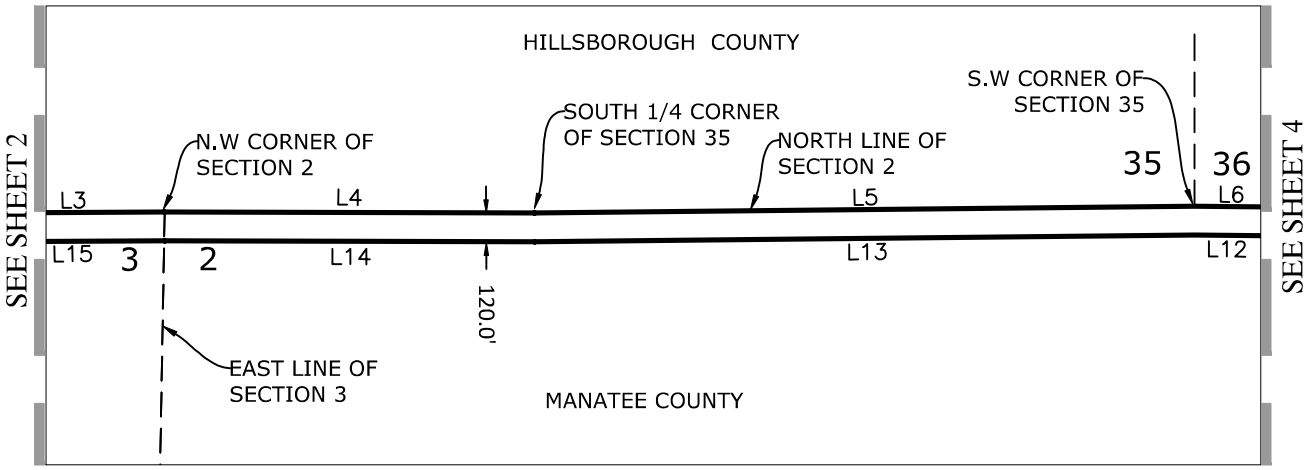
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

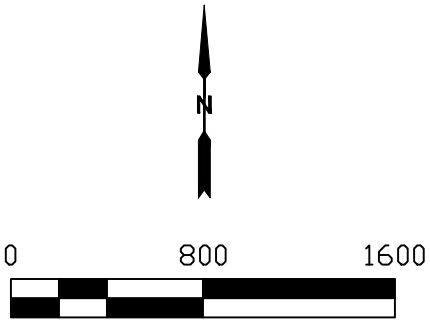
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

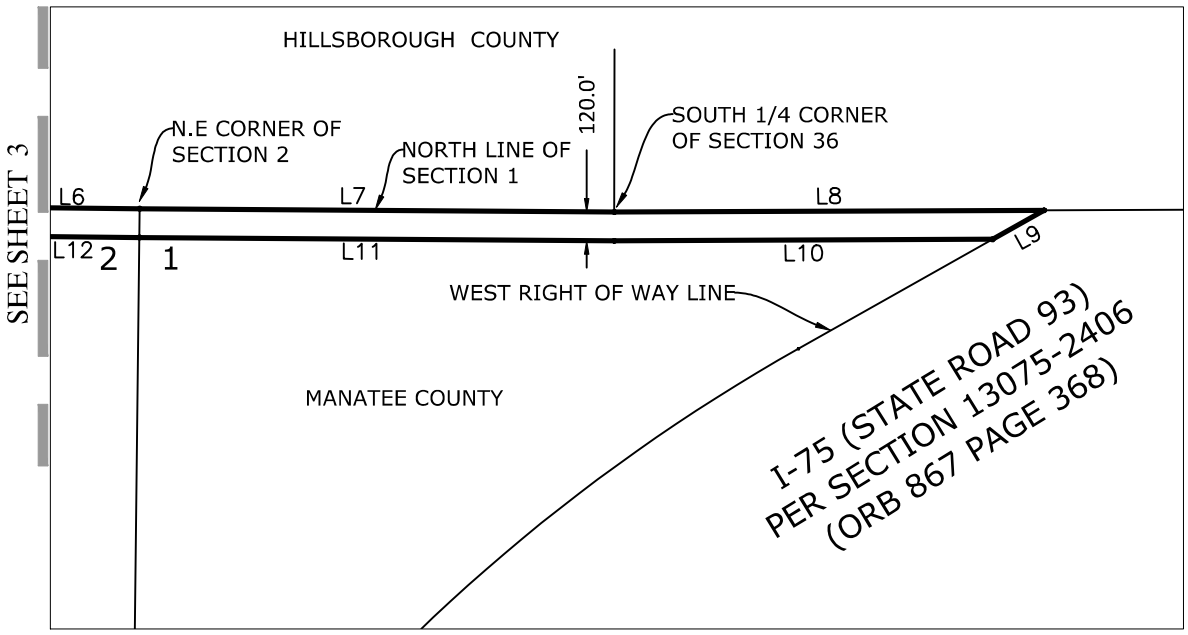
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

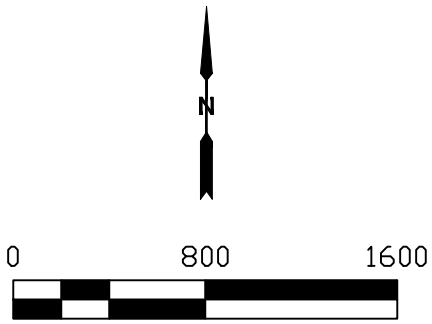
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

WATER RESOURCE ASSOCIATES, LLC
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ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=EA0E410C000001979C90FDCB00122177, O=Unaffiliated, C=US
Date: 2026.02.23 06:02:50-05'00'

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

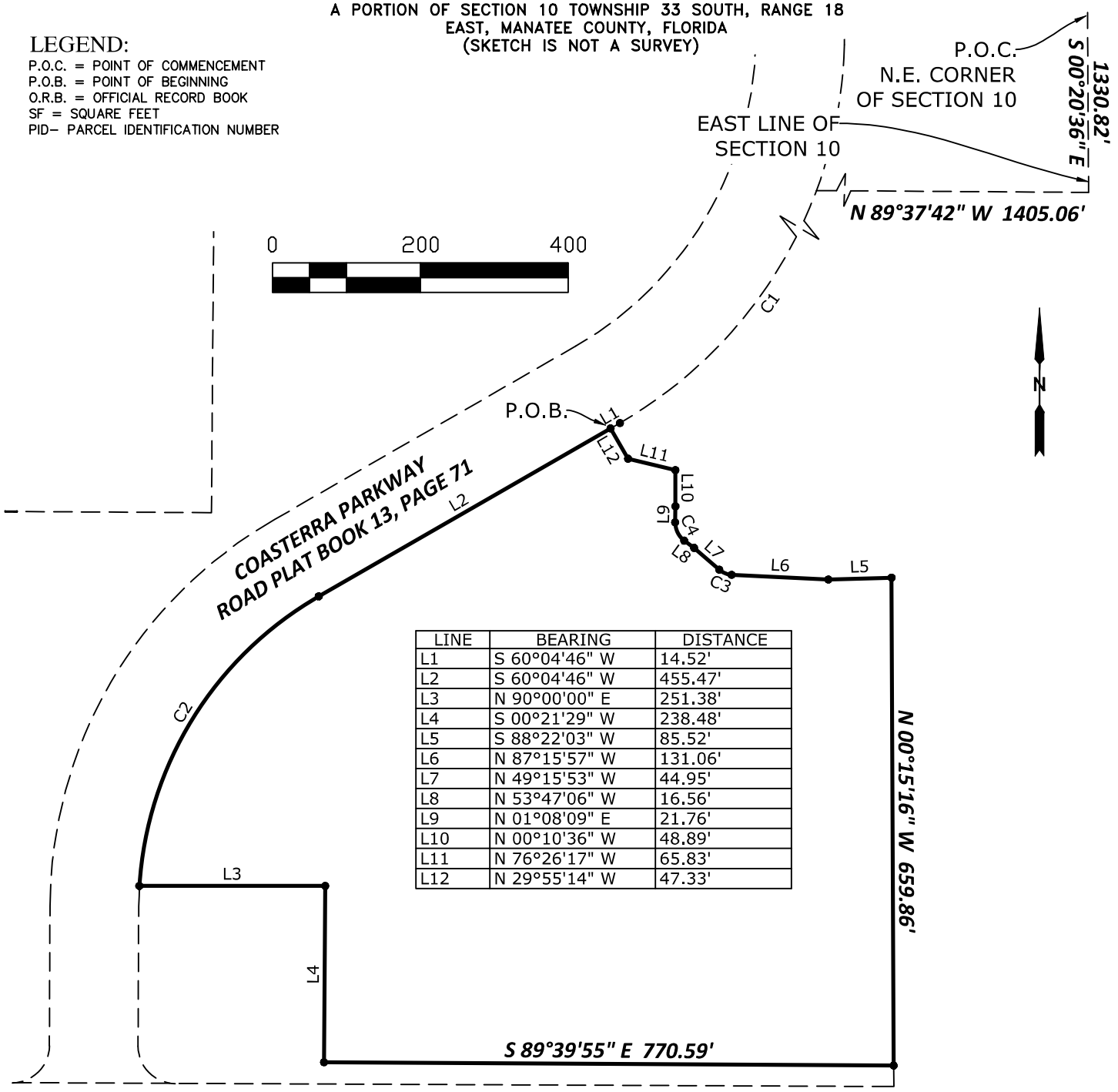
COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER



LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

WATER RESOURCE ASSOCIATES. LLC
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

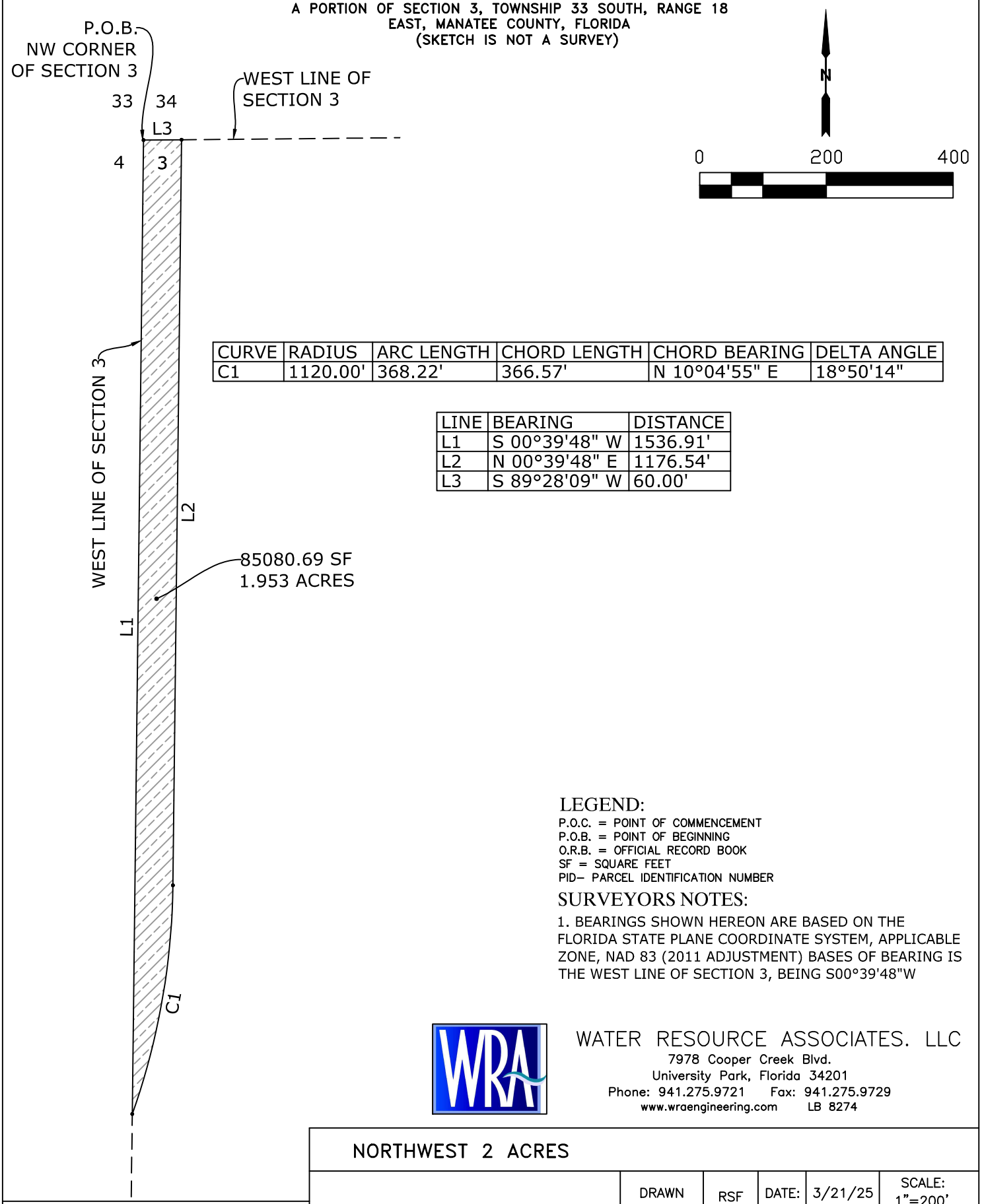
Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

LESS AND EXCEPT:

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

WATER RESOURCE ASSOCIATES. LLC
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, oid.0.9.2342.19200300.100.1.1=A01410C000001979C90FDCB00122177, OU=Unaffiliated, C=US
Date: 2025.09.15 08:06:41-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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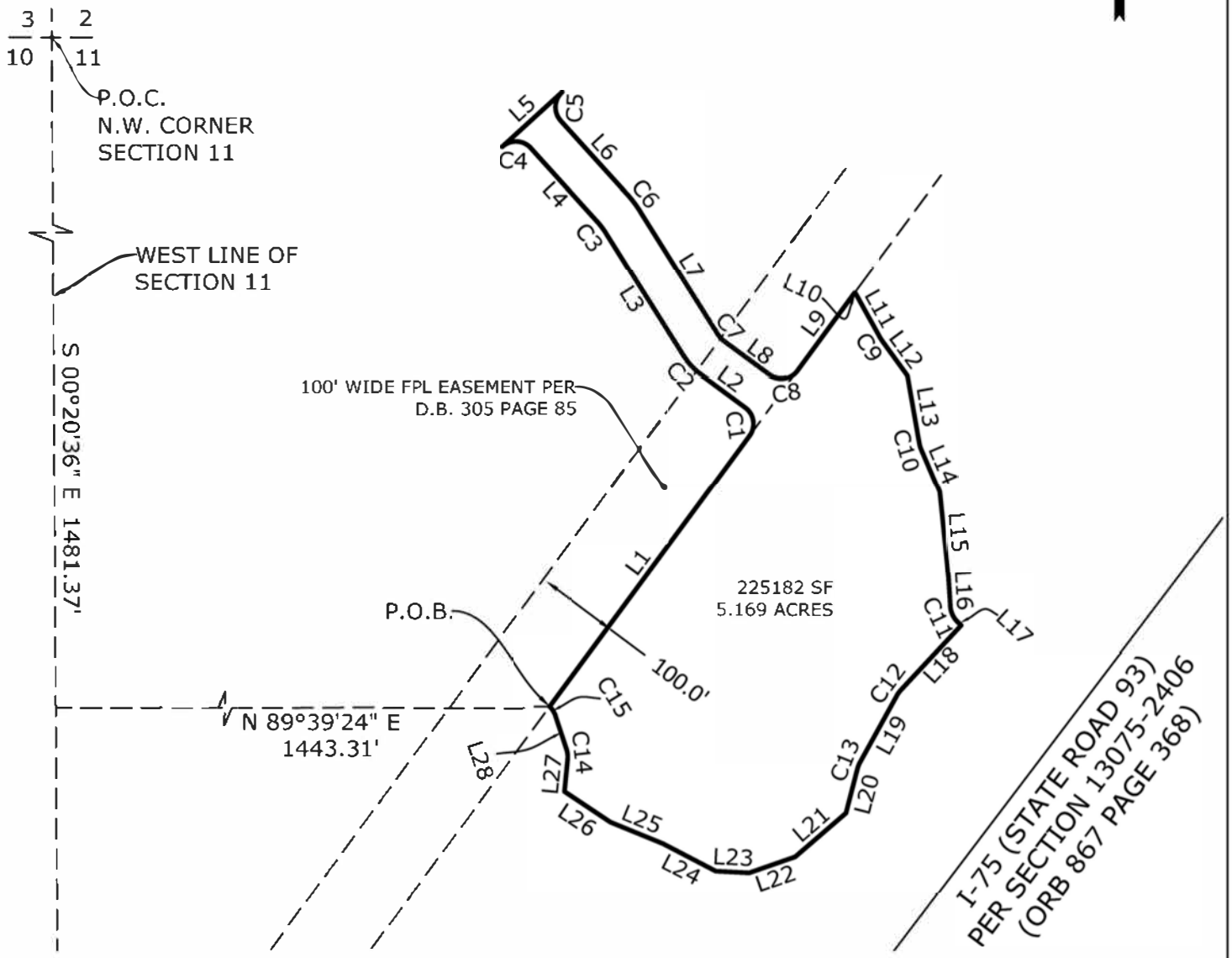
	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

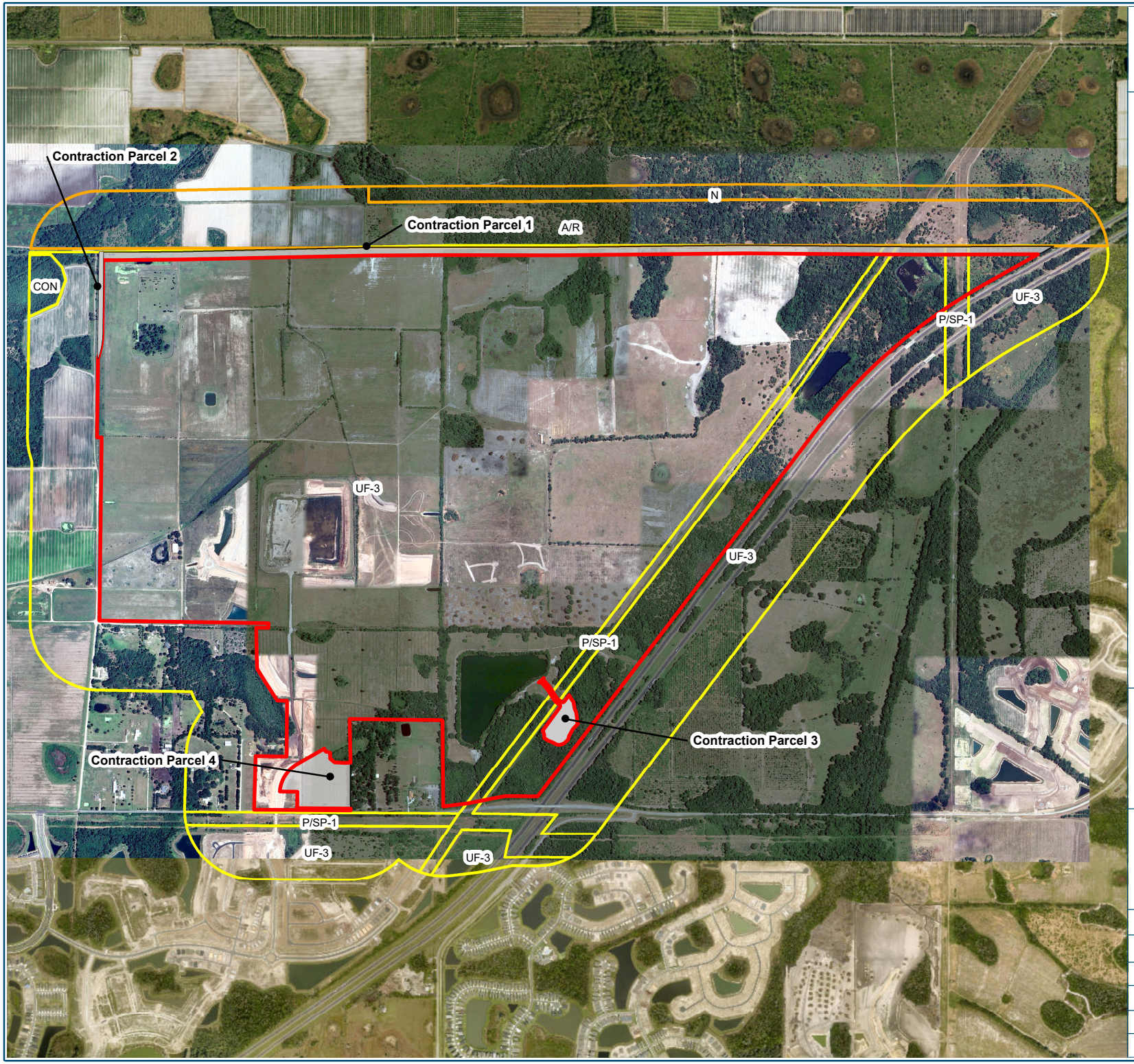
SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

REVISION DATE						
		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

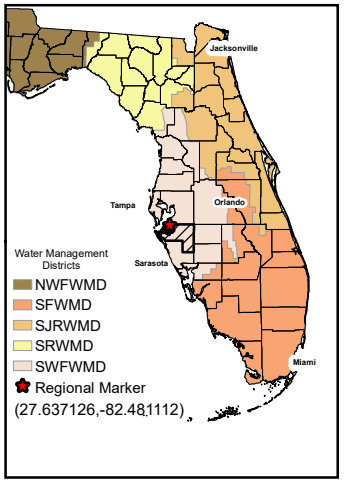
EXHIBIT 7



12363 Hampton Park Blvd
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

- CDD Project Boundary (1,496.408 ac.)
- Contraction Parcel 1 (37.583 ac)
- Contraction Parcel 2 (1.953 ac.)
- Contraction Parcel 3 (5.169 ac.)
- Contraction Parcel 4 (14.357 ac)
- Hillsborough County Future Land Use
- Manatee County Future Land Use

County Map



S: 01,02,03,10,&11 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2024 aerial obtained from Google Earth.
Future land use obtained from Manatee county and Hillsborough County.

N
W E
S

1 inch = 1,900 feet

0 470 940 1,880 2,820 Feet

Client:

Project Name: Newport Isles CDD

Manatee County, FL

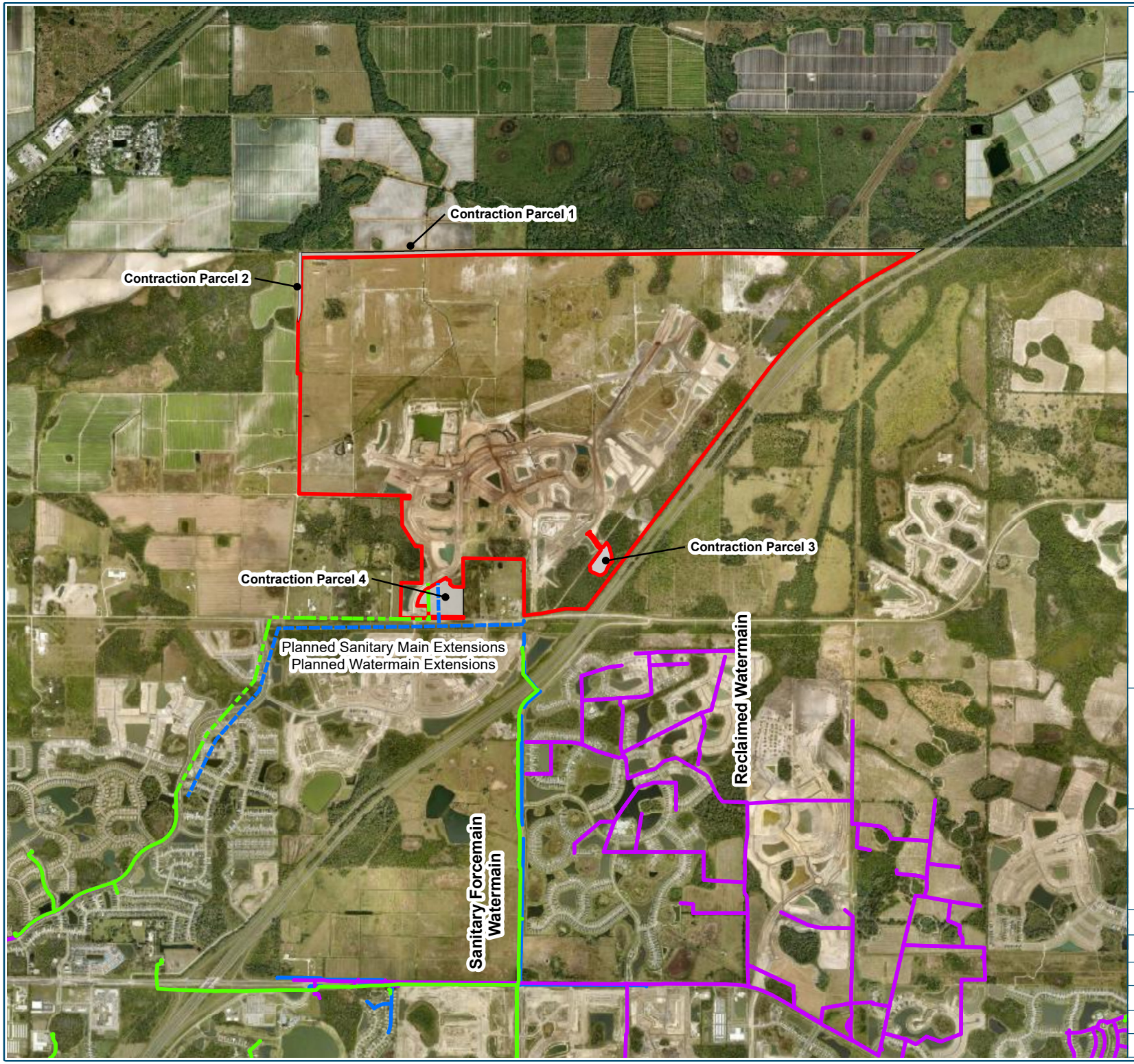
File Name: Future Land Use Map

Original Date: 2/24/2026

GIS Operator: RJ	Job Number: 2180	Revision Date:

Document Path: S:\~PROJECT FILES\2180 - Newport Isles CDD\ENVIRONMENTAL\GIS\MXD\Aug 2024 CDD\FutureLandUse.mxd

EXHIBIT 8



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- CDD Project Boundary (1,496.408 ac.)
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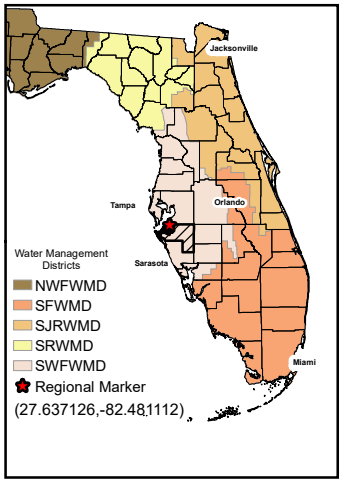
- Contraction Parcel 2 (1.953 ac.)
- Contraction Parcel 3 (5.169 ac.)
- Contraction Parcel 4 (14.357 ac)
- Proposed Watermain Extension
- Proposed Sewer Extension
- Sewer (Existing)
- Reclaimed Water (Existing)
- Potable Water (Existing)

County Map



S: 01,02,03,10,&11 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2022 aerials obtained from FDOT APLUS
Utilities obtained from Manatee County.

N W E S

1 inch = 2,900 feet

0 700 1,400 2,800 4,200 Feet

Client:

Project Name: Newport Isles CDD

Manatee County, FL

File Name: Proposed Utilities Extensions Map

Original Date: 2/24/2026

GIS Operator: RL	Job Number: 2180	Revision Date:

Document Path: S:\~PROJECT FILES\2180 - Newport Isles CDD\ENVIRONMENTAL\GIS\MXD\Aug 2024 CDD\ProposedUtilities.mxd

EXHIBIT 9

NEWPORT ISLES COST ESTIMATE SUMMARY			
MASTER IMPROVEMENTS			
CATEGORY	**CIP COST ESTIMATE**	**IMPACT FEE CREDITABLE**	**O&M ENTITY**
Master Spine Road			
Roadway/Curbing	$ 11,825,275.00	$ 6,500,000.00	County
Utilities (Water, Sewer, Reclaim)	$ 5,676,885.00	$ 946,775.00	County
Hardscape, Landscape, & Irrigation	$ 2,890,000.00	$ -	CDD
Street Lighting	$ 1,750,000.00	$ -	CDD
Environmental Mitigation / Conservation	$ 250,000.00	$ -	CDD
Clubhouses and Associated Amenities	$ 12,000,000.00	$ -	CDD
Passive Recreational	$ 1,000,000.00	$ -	CDD
Offsite Improvements (1)	$ 3,200,000.00	$ -	County
Professional Services	$ 1,157,764.80	$ -	NA
NEIGHBORHOOD IMPROVEMENTS			
Roadway/Curbing (ungated pods only)	$ 67,640,000.00	NA	CDD
Stormwater Management	$ 54,112,000.00	NA	CDD
Utilities (Water, Sewer, Reclaim)	$ 47,348,000.00	NA	County
Street Lighting (6)	$ -	NA	CDD
Hardscape, Landscape, & Irrigation	$ 4,750,000.00	NA	CDD
Environmental Mitigation / Conservation	$ 1,400,000.00	NA	CDD
Professional Services	$ 5,257,500.00	NA	NA
SUB-TOTAL	**$ 220,257,424.80**		
CONTIGENCY (2) - 20%	**$ 44,051,484.96**		
SITE TOTAL	**$ 264,308,909.76**		

NOTES:

1. Offsite improvements include left and right turn lanes at both access locations to Buckeye Road. Also includes offsite utility extensions.
2. Contingency is not included on engineering and survey costs.
3. This Opinion of Probable Cost ("OPC") shall be used for budgeting purposes only.
4. This OPC is based on engineer's understanding of the current rules, regulations, ordinances and construction costs in effect on the date of this document. Interpretation of these construction costs may affect this OPC and may require adjustments.
5. All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. Unit prices are subject to change due to unpredictable and uncontrollable increases in the cost of concrete or petroleum or the availability of materials and labor.
6. Street lighting will be leased from a private third-party provider, and will be paid for from annual operations and maintenance expenses of the District. As such, the street lights will not be paid for from any bond debt, but are part of the CIP.
7. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
8. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

EXHIBIT 10

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

Boundary Amendment

Statement
of
Estimated Regulatory Costs

May 27, 2025

Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Newport Isles Community Development District ("District"). The District was established by Ordinance No. 22-13, passed by the Board of County Commissioners of Manatee County, Florida on February 8, 2022. The current size of the District is approximately 1,555.470 +/- acres and the District is located entirely within the Manatee County, Florida (the "County"). The petition to amend the boundaries of the District seeks to subtract approximately 59.062 +/- acres from the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 1,496.408 +/- acres and is planned to be developed with a total of 3,382 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

> "*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant* (emphasis added)."

1.2 Overview of the Newport Isles Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 3,382 residential dwelling units following the amendment of the District's boundaries.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Newport Isles.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Manatee County, according to the Census 2020, has a population of 399,710; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. This boundary amendment is also not likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The development of the smaller, 1,496.408+/- acre area will still promote local economic activity, create l ocal value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree similar to that of a larger, pre-amendment, 1,555.470 +/- acre area contained within the existing District boundaries.

Amending the boundaries of the District will still allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and smaller District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and smaller District. The private developer of the land in the amended and smaller District will use its private funds to conduct the private land development and construction of anticipated approximately 3,382 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and smaller District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in

the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and smaller District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a larger District. The amended and smaller District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The amendment of the District's boundaries will not increase any regulatory costs of the State or the County by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the County and approval of such petition by the County. As described in more detail in Section 4, the District will pay a one-time filing fee to the County to offset any expenses that the County may incur in the processing of this petition to amend the District's boundaries.

Amending the District's boundaries will not materially increase regulatory costs to the landowners within the Amended District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amended District. While the 59.062 acres being removed from the District will not pay assessments to the Amended District, the Amended District will also not incur costs for the construction on, and maintenance of, this 59.062 acres. Property ownership in the District is completely voluntary and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated not to exceed $5,000,000.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The proposed amended District will serve land that comprises an approximately 1,496.408 +/- acre master planned residential development currently anticipated to contain a total of approximately 3,382 residential

dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 11,837 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter. The owner of the 59.062 acres that is being removed from the District will also be affected by the boundary amendment ordinance, but that landowner has consented to the boundary amendment and will need to develop and maintain its property without the assistance of the District.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District's boundaries on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the amendment of the boundaries of an existing independent local special purpose government, there will be no additional enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and smaller District.

Manatee County, Florida

The existing District as well as the Amendment Area are both located within unincorporated Manatee County, Florida. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, the County recently approved the ordinance establishing the District in 2022 and that petition possessed much information about the District and County staff should be generally familiar with the District. Second, review of the petition to amend the boundaries of the District does not include analysis of the project itself. Third, the petition itself provides much of the information needed for a staff review. Fourth, the County already possesses the staff needed to conduct the review without the need for new staff. Fifth, there is no capital required to review the petition. Sixth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to amend the boundaries of a community development district.

Further, there will be no increase in the very small annual costs to County, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the County faces, which will not change with the amendment of the District's boundaries, are the minimal

costs of receiving and reviewing the various reports that the District is required to provide to the County.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

The landowner and future residents of the small parcel being removed from the CDD will not be required to comply with the proposed ordinance, and therefore will not incur transaction costs for continuing compliance with the ordinance.

The landowner and future residents of the amended CDD will be required to comply with the ordinance, but due to the small nature of the area being contracted, these transaction costs are not significantly different than if the boundaries were not amended and the ordinance was not adopted.

The County will be required to comply with the ordinance, but will not incur any additional transaction costs not funded through the required filing fee. The County's review of annual reporting information will take the same effort and incur the same transaction costs because the CDD will still exist.

The State of Florida will be required to comply with the ordinance, but will not incur any additional transaction costs. Review of annual reporting information will take the same effort and incur the same transaction costs because the CDD will still exist.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the amendment of the District's boundaries. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Manatee County has a population of 399,710 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" County according to Section 120.52, F.S.

7.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and

a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to amend the boundaries of the Newport Isles Community DevelopmentDistrict.

EXHIBIT 11

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D1 - Affidavit of Ownership/Agent Authorization Form

Property Owner (Company or Individual): CC MANATEE LAND INVESTMENT, LLC

Mailing Address: 1901 Ulmerton Road, Suite 475, Clearwater, Florida 33762

Officer's Name and Title: R. Tom Chapman, Managing Member

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: _SEE EXHIBIT A
2. That this property constitutes the property for which a request for (*Type of Application Approval Requested*): Petition to Amend the Boundaries of the Newport Isles Community Development District is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Jere Earlywine, Esq., of Kutak Rock, LLP, as agent(s) to execute any petitions or other documents necessary to affect such petition, including development review time extension requests; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct (Click on the plus (+) sign to add more owner names).

R. Tom Chapman / Managing Member
Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ PINELLAS NYD

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14th day of August (month), 2025 (year), by R. Tom Chapman (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

NINA L. DUREN
MY COMMISSION # HH 532898
EXPIRES: June 22, 2028

Nina L Duren
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, Newport Isles Community Development District, with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of Manatee County, Florida, to Amend the Boundaries of the Newport Isles Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1*), Florida Statutes*. This authorization shall remain in effect until revoked in writing.

WITNESSES:

Name: NINA DUREN

Name: R. TOM CHAPMAN

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

By: SUSAN K COLLINS
Chairman, Board of Supervisors

Date: 1/16/2024

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16 day of JANUARY, 2024, by SUSAN COLLINS, as CHAIRMAN of NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NINA L. DUREN
MY COMMISSION # GG 962023
EXPIRES: June 22, 2024
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC, STATE OF FLORIDA

Name: NINA DUREN
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Board of County Commissioners 0 5 / 2 1 / 2 0 2 6

Ordinance No. 26-06
Amendment of
Newport Isles Community Development District

Request:

Adoption of Ordinance No. 26-06

ORDINANCE NO. 26-06

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; AMENDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 59.062 ACRES OF LAND; AMENDING SECTION 2-8-77 OF THE MANATEE COUNTY CODE OF ORDINANCES TO DESCRIBE THE AMENDED BOUNDARIES OF THE DISTRICT AS MODIFIED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ALTERNATIVE MOTION

APPROVAL

Based on the record of the public hearing, public testimony provided therein, and having evaluated the criteria for the Amendment of a Community Development District in Chapter 190, Florida Statutes, I move to APPROVE the petition amending the Newport Isles Community Development District; to ADOPT Ordinance No. 26-06.

DENIAL

Based on the record of the public hearing, public testimony provided therein, and having evaluated the criteria for the Amendment of a Community Development District in Chapter 190, Florida Statutes, I move to DENY the petition amending the Newport Isles Community Development District; to DENY adoption of Ordinance No. 26-06.

Amending
Newport Isles Community Development District

Staff Review Report

1. Request

The Board of Supervisors of Newport Isles Community Development District (Petitioner) has submitted the attached petition requesting that the Board of County Commissioners amend the boundaries of the existing Newport Isles Community Development District (District) with the proposal to delete approximately 59.062 acres. The current acreage of the District is approximately of 1,555.5 acres and with the amendment it will total 1,496.44 acres.

2. Background

On February 8th 2022, the Board of County Commissioners adopted Manatee County Ordinance No. 22-13 establishing the boundaries of the District. The ordinance described the District's boundaries and named the initial members of the Board of Supervisors.

Chapter 190, Florida Statutes, authorized the establishment and the current boundary amendment of the District and continues to control changes to the District's boundaries.

The existing Newport Isles Community Development District is generally located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41 in Palmetto (Manatee County). The approximate location of the District is shown on the Location Map, Exhibit "1".

3. Discussion

The process specified in Chapter 190, Florida Statutes, for amending, terminating, contracting, or expanding a Community Development District (CDD) addresses only factors material to managing and financing the facilities and service delivery functions of the District. The statute treats matters concerning permitting or planning of the development as not material and not relevant to this process. Regardless of the powers and duties of the District, all land development projects within the District must comply with the County's local government Comprehensive plan and local Land Development Code regulations.

The Manatee County Comprehensive Plan assigns the UF-3 Future Land Use

Category to the 59.062 acres to be removed from the district. The remaining district is assigned the UF-3 and P/SP(1) Future Land Use Categories.

The District is presently characterized by vacant land and ongoing infrastructure construction associated with approved single-family residential development.

Landowners in the District will pay assessments levied by the District. The District will use the assessments to pay District debts, e.g., any bonds that financed infrastructure construction, and District expenses, e.g., operation and maintenance of its facilities and services. The lands being removed from the District are not subject to assessments that secure any outstanding bonds.

Pursuant to Section 190.046(1)(d)(4), Florida Statutes, the Board of held a public hearing on August 19th, 2024 and approved Resolution 2024-12 to amend the District in accordance with the Petition.

Pursuant to Section 190.046(1), Florida Statutes, the Petitioner submitted the petition to amend the District boundaries. Section 190.046(1)(g), Florida Statutes, provides that the filing of a petition for amendment by the District Board of Supervisors shall constitute consent of the landowners within the existing District. The petition further contains written consents of the owners of the amended parcel as required by Section 190.046(1)(g).

Section 190.046(1)(g), Florida Statutes, provides the petition describe what services and facilities are currently provided by the district to the area being removed, and the designation of the future general distribution, location, and extent of public and private uses of land proposed for the area by the future land element of the adopted local government comprehensive plan.

The District Chairperson and Legal Counsel affirm and certify that the facts contained in the petition are accurate.

Any action on the petition does not set a precedent for future requests in the District. All petitions submitted to Manatee County dealing with Community Development Districts are reviewed on a case-by-case basis in accordance with the criteria specified in Section 190.005(1)(e), Florida Statutes.

4. Review Factors

According to Florida law (Section 190.046(1)(d)(3), Florida Statutes), each county shall have the option of holding a public hearing as provided by Section 190.005(1)(c). However, the public hearing shall be limited to consideration of the contents of the petition and whether the petition for amendment should be supported by the county.

1. "Whether all statements contained within the petition have been found to be true and correct."

   Analysis

   The petition states true and correct references to Chapter 190, Florida Statutes.

   The petition states the true and correct date of approval, approval authority, ordinance number, and size of the existing District.

   The contents of the petition correspond correctly to the subject requirements of Sections 190.046(1)(a) and 190.005(1)(a), Florida Statutes.

   The petition includes true and correct legal descriptions of the District and the parcels. The boundary descriptions follow courses and distances that return to their points of beginning, i.e., they close during calculations. The sizes of the parcels appear the same as sizes calculated using the metes and bounds descriptions. The description bears the signature of a professional surveyor and mapper with a Florida Registration.

   The Manatee County Property Appraiser has information on the proposed parcel that confirms the ownership indicated in the petition. The consent of property owners of the Amended Parcels shows signatures of the owners of the parcels. The official signature and notary acknowledgement prove the consents true and correct.

   The District's Board of Supervisors approved and submitted the resolution and petition requesting amendment. The Board's assistant secretary and chairman signed the resolution. These signatures prove the resolution true and correct. The agent's attorney submitted the petition on behalf of the District's Board of Supervisors. As an attorney licensed to practice law in the State of Florida, he bears the responsibility to have found all statements in the petition true and correct.

2. "Whether the amendment of the District is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan."

   Analysis

Amendment of the District and all land uses and services planned within the District as amended are consistent with applicable elements or portions of the adopted Manatee County Comprehensive Plan.

3. "Whether the area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community."

   Analysis

   The land within the District as amended is part of a planned community. The District as amended will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

4. "Whether the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District."

   Analysis

   The amended District can best receive services from this CDD as originally determined during establishment.

5. "Whether the community development services and facilities of the District will be incompatible with the capacity and uses of existing local and regional community development services and facilities."

   Analysis

   The community development services and facilities of the District as amended will be compatible with the capacity and use of existing local and regional community development services and facilities.

6. "Whether the area that will be served by the District is amenable to separate special-district government."

   Analysis

   The area to be served by the District, as amended, continues to be appropriate for separate special-district governance.

5. Estimated Regulatory Costs

The petition includes a Statement of Estimated Regulatory Costs (SERC) as

required by Section 190.005(1)(a)8 and Section 120.541, Florida Statutes.

The current property owners and future owners in the amended District will pay taxes to the District for the facilities and services within the District. The statement provided with the petition includes an adequate analysis as required by state law.

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the amendment and ongoing administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is amended, these residents will not be affected by the adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

6. Exercise of Special Powers

The amendment of the District shall result in no change to the general and special powers relating to public improvements and community facilities. Pursuant to Sections 190.012(1), 190.012(2)(a) and 190.012(2)(d) Florida Statutes, all the special powers were granted by the Board of County Commissioners upon the adoption of Ordinance No. 22-13.

These special powers will continue to allow the District to plan, amend, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural, and educational uses; security including but not limited to guardhouses, fences and gates, electronic intrusion systems, and patrol cars, when authorized by the Manatee County Sheriff's Department or other proper governmental agencies; except that the District may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

7. Compliance With Review Standards

Staff finds that the proposed application and the attached Ordinance No. 26-06 amending the Newport Isles Community Development District appear to be in compliance with the applicable standards of review as detailed in Florida Statutes.

Attachments:

- Petition to Amend Newport Isles CDD with Exhibits

- Ordinance 26-06
- Notice of Public Hearing
- Original Newport Isles CDD approval - Ordinance No. 22-13
- Affidavit of Publication

UPDATED

PETITION TO AMEND THE BOUNDARIES OF NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Submitted by: Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

UPDATED

PETITION TO AMEND THE BOUNDARIES OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

July 2nd, 2025

TABLE OF CONTENTS

Manatee County Application

Certification of Attorney

Certification of Petitioner

Petition to Amend the Boundaries of the Newport Isles Community Development District

Exhibit 1 – General Location Map
Exhibit 2 – Original Legal Description
Exhibit 3 – Contraction Parel Legal Description
Exhibit 4 – Amended Legal Description
Exhibit 5 – Landowner Consent
Exhibit 6 – Boundary Amendment Resolution
Exhibit 7 – Future Land Use Map
Exhibit 8 – Existing and Proposed Utilities
Exhibit 9 – Proposed Facilities & Estimated Costs of Construction and Timetable
Exhibit 10 – Statement of Estimated Regulatory Costs
Exhibit 11 – Authorization of Agent

Submitted by: Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

MANATEE COUNTY GOVERNMENT
PLANNING DEPARTMENT
LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

Date: _____ **File Number:** _____

File Name: _____

This application shall be used for all land development rezone or comprehensive plan amendment request. Please attach appropriate standards or supplementary information, as applicable.

NAME OF THE PROJECT: NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

TYPE OF APPROVAL DESIRED: AMENDMENT OF A COMMUNITY DEVELOPMENT DISTRICT

LIST CASE NUMBERS OF PREVIOUS APPROVALS: N/A

A. Property Information

1. Legal Description: **See attached Exhibit A**
2. D. P. Number(s): **See attached Exhibit B**
3. Section: _____ Township: _____ Range: _____
   Section: Township: _____ Range: _____
4. Subdivision Name (if Platted): **N/A**
5. Lot: **N/A** 6. Block: **N/A**
7. Address or Location of Property (See Address Coordinator, if physical address is needed): **The site is generally located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41.**
8. Present Zoning Classification: **PDMU**
9. (If Rezone) Proposed Zoning Classification: **N/A**
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: **N/A**
11. Future Land Use Category: **UF-3**
12. Flood Zone Category: **A, X** Map/Panel Numbers: **12081C0038E, 12081C0039E**
13. Property Size (to the nearest tenth of acre or sq. ft.: **1,555.47 (Original Boundaries)**
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): **Vacant, Agricultural**
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
    a. North: **Agricultural** c. East: **Vacant**
    b. South: **Vacant** d. West: **Agricultural, Vacant**
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):

Amendment of the boundaries of a community development district per Chapter 190, Florida Statutes.

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: **CC Manatee Land Investments, LLC**
   Address: **1901 Ulmerton Road, Suite 475, Clearwater, Florida**
   Zip: **33762** Telephone _____ Fax: _____
   Email Address: tom@cornerstonelandcompany.com

2. Name of Agent: **Jere Earlywine, Kutak Rock, LLP**
   Address: **107 West College Avenue, Tallahassee, Florida**
   Zip: **32301** Telephone: **(850) 528-6152** Fax: _____
   Email Address: **jere.earlywine@kutakrock.com**

3. Name of Engineer: **Clint Cuffle, P.E., WRA Engineering**
   Address: **7978 Cooper Creek Boulevard, Suite 102, University Park, Florida**
   Zip: **34201** Telephone: **(941) 358-3824** Fax: _____
   Email Address: **ccuffle@wraengineering.com**

4. Name of Architect: **N/A**
   Address: _____
   Zip: _____ Telephone: _____ Fax: _____
   Email Address: _____

5. Name of Landscape Architect: **N/A**
   Address: _____
   Zip: _____ Telephone: _____ Fax: _____
   Email Address: _____

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE SENT TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.

C. Signature

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedures.

(Signature of Petitioner)

Additional Information

CONTACT:

Planning Department
1112 Manatee Avenue West, Fourth Floor 34205
P. O. Box 1000, Bradenton, FL 34206

Telephone: (941) 748-4501, Extension 6871
Fax Number: (941) 708-6152
http://www.mymanatee.org

EXHIBIT A

Legal Description of District Boundary, As Amended

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

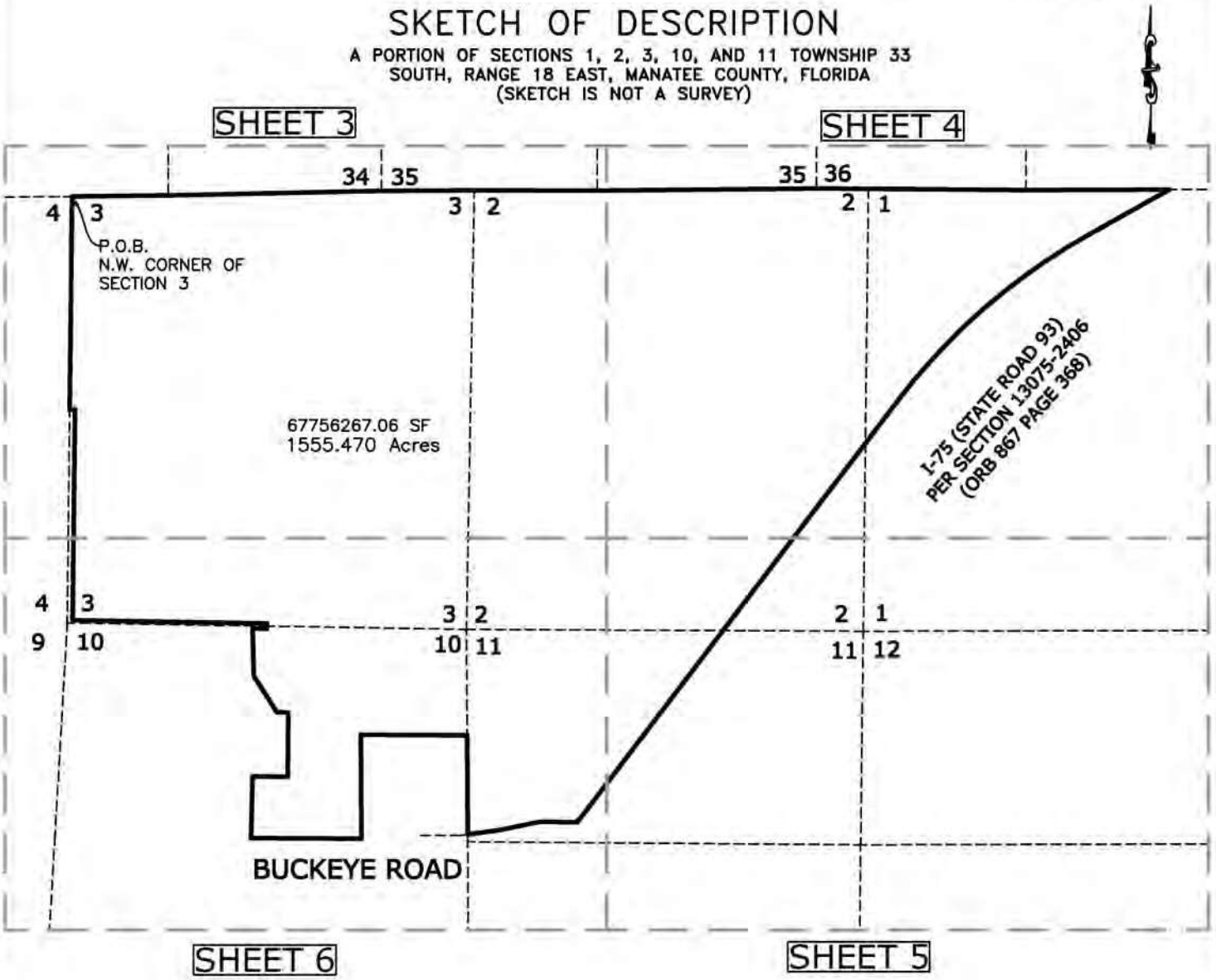
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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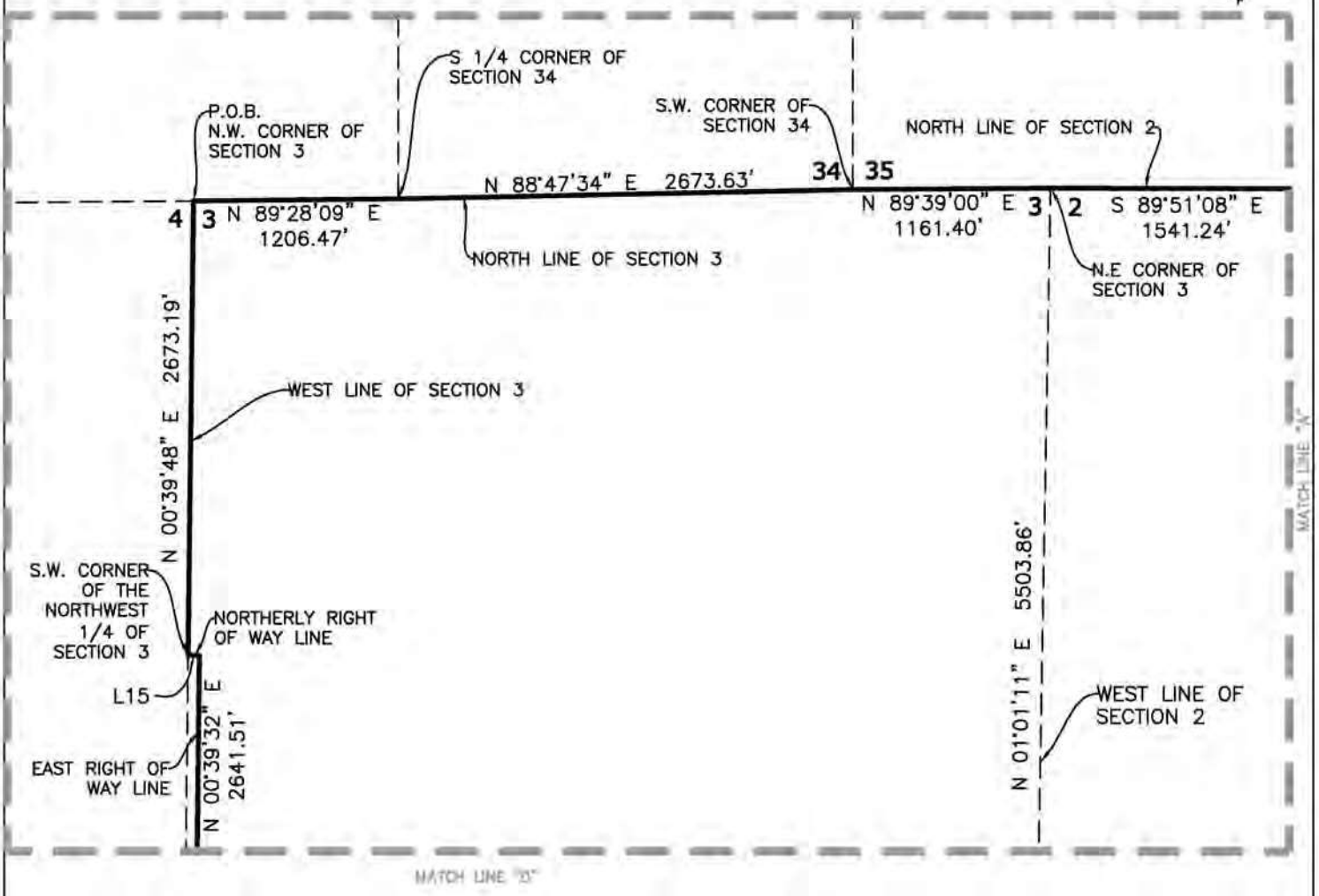

LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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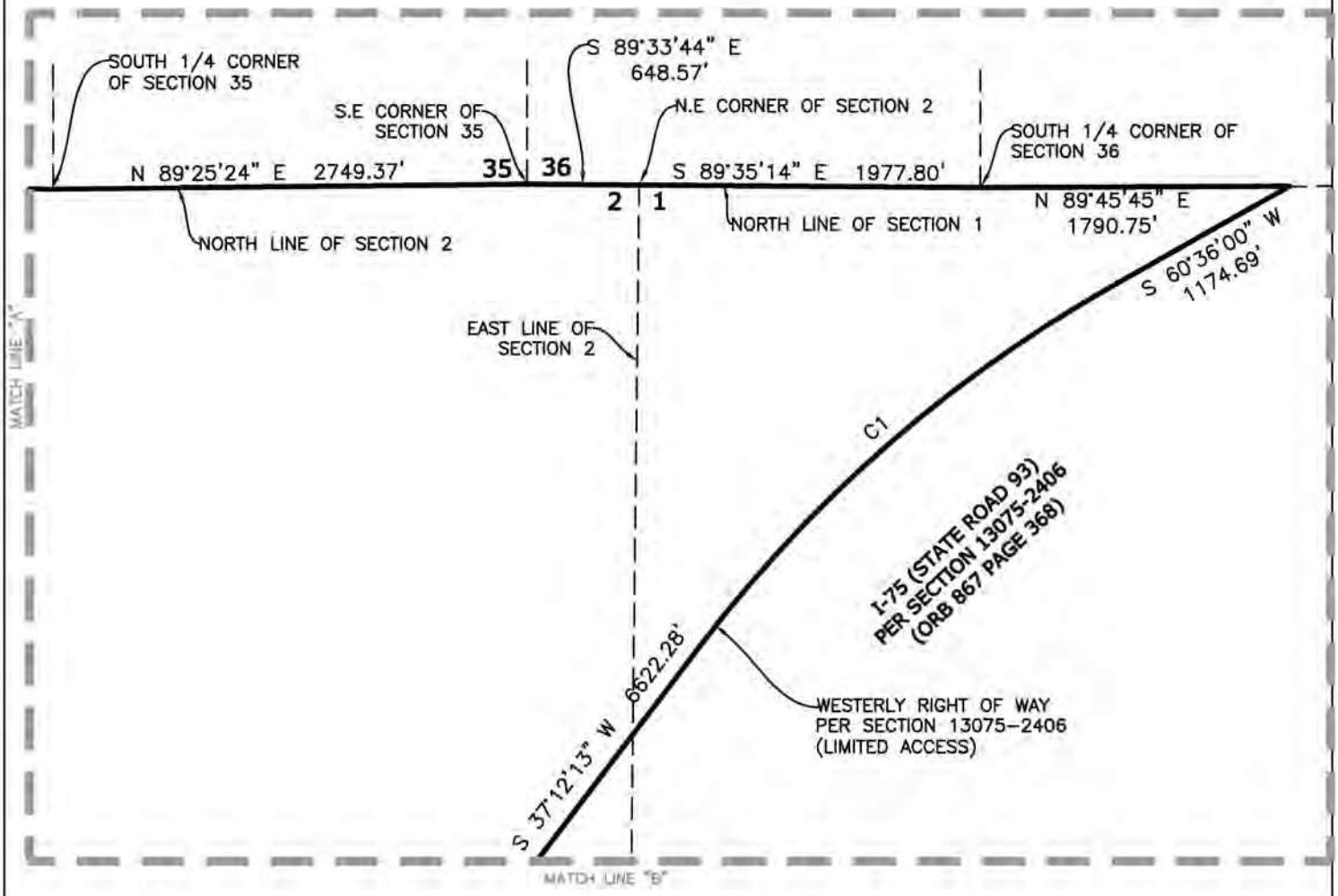

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

LEGEND:

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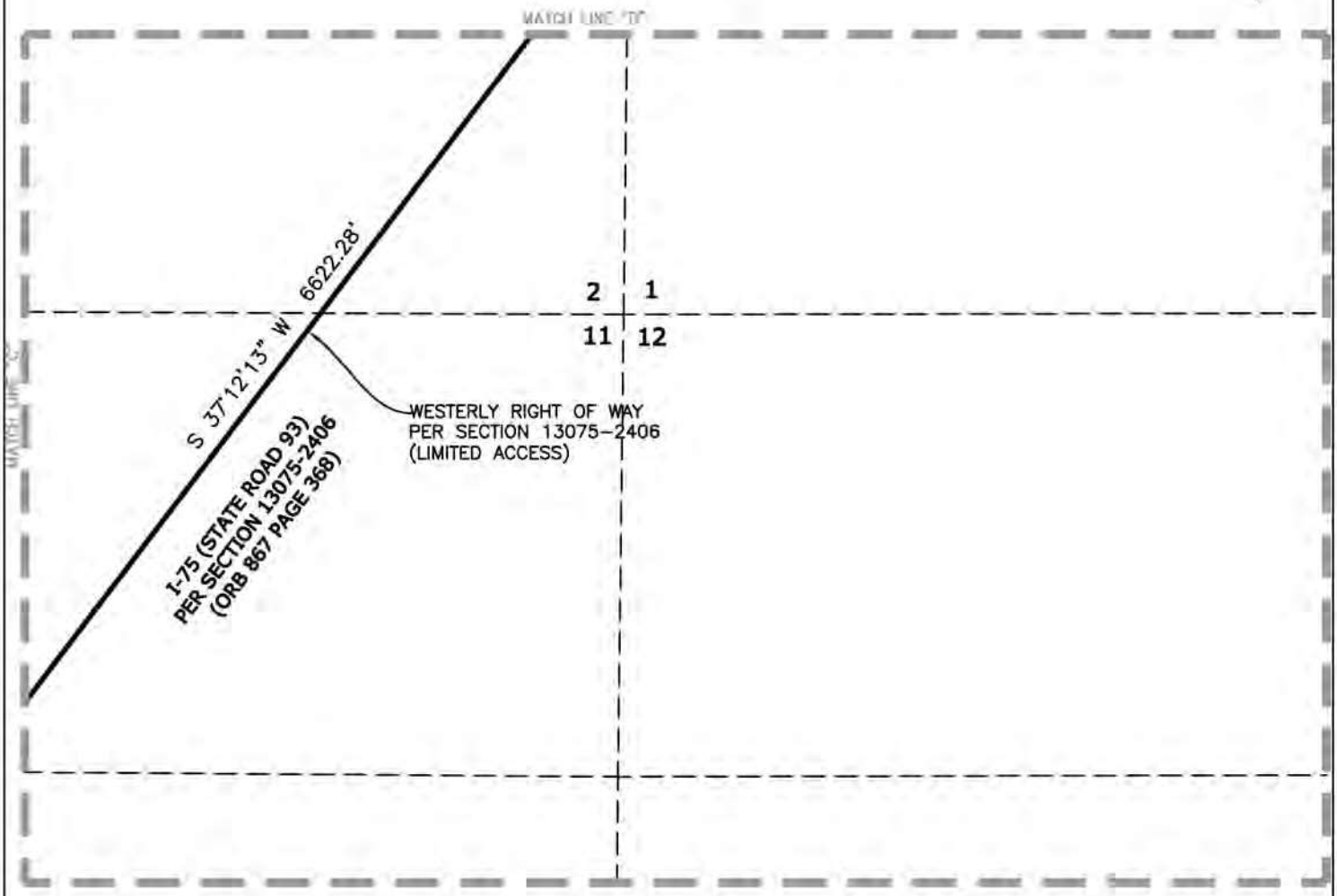

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
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Phone: 941.275.9721 Fax: 941.275.9729
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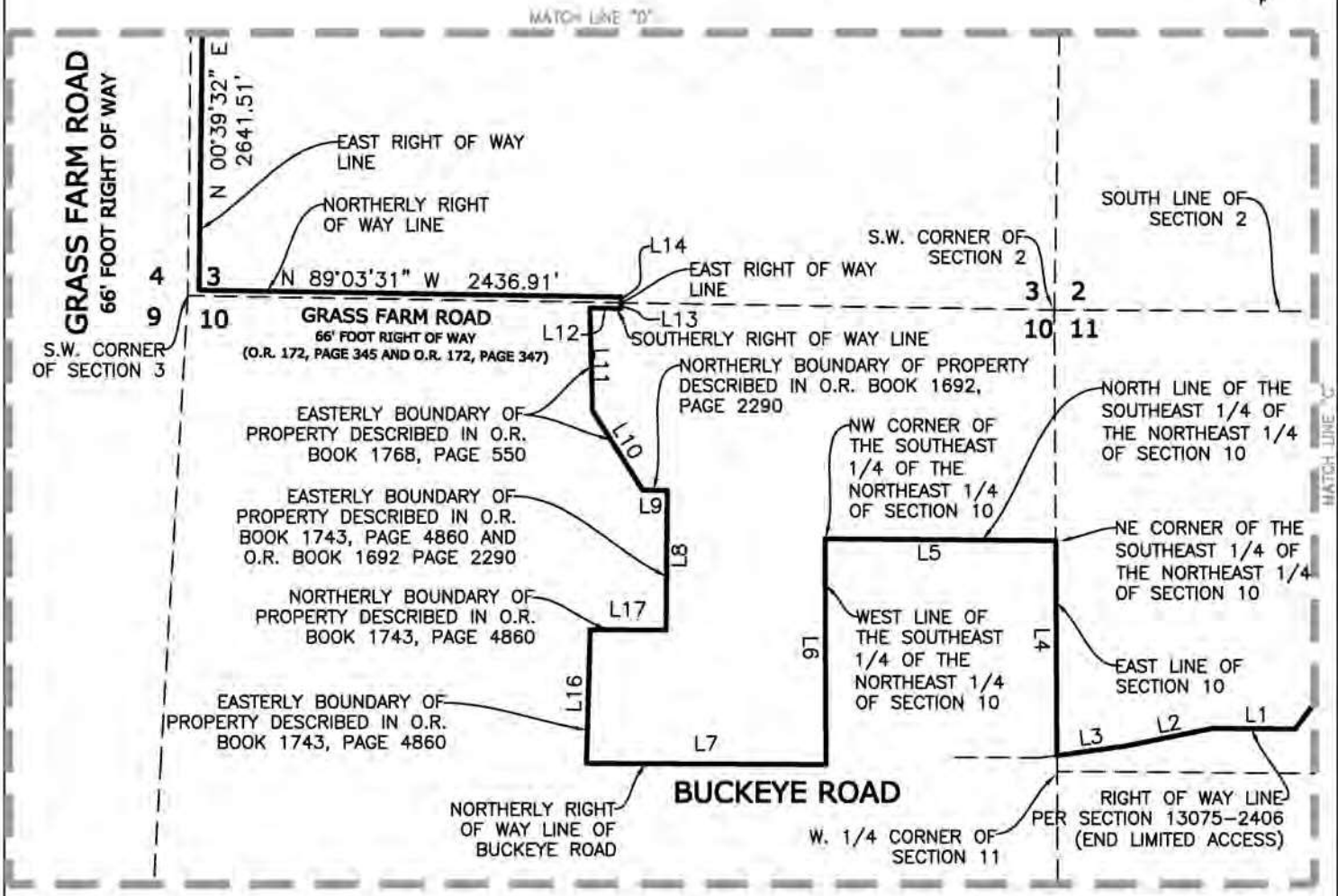
REVISION DATE 8/26/21

CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

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REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

ROBERT S. FLANARY
REGISTERED SURVEYOR AND MAPPER
STATE OF FLORIDA

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000018C839D49D700128398, O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 1/11/24

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

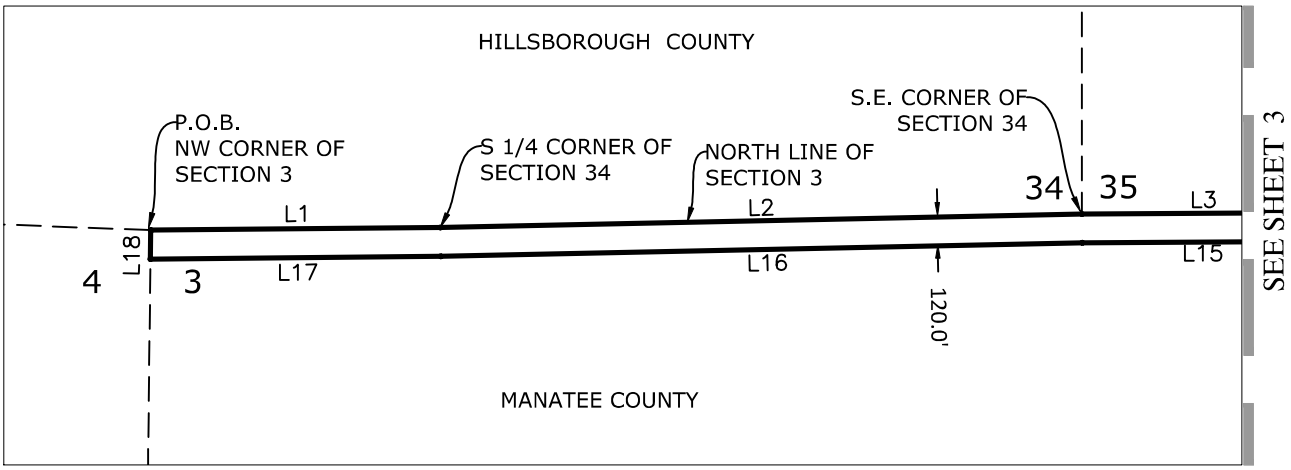
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

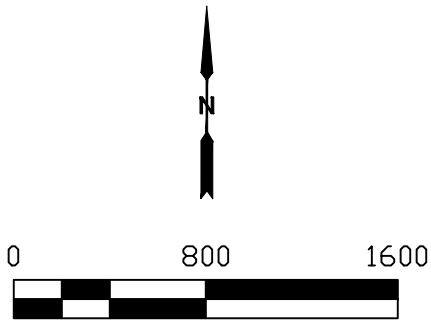
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



LEGEND:

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University Park, Florida 34201
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www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

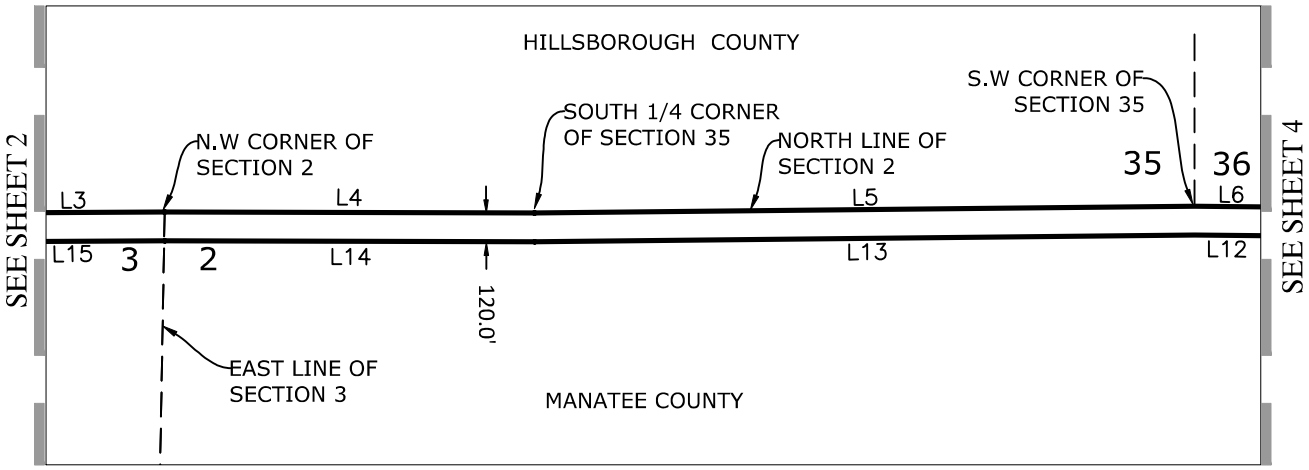
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

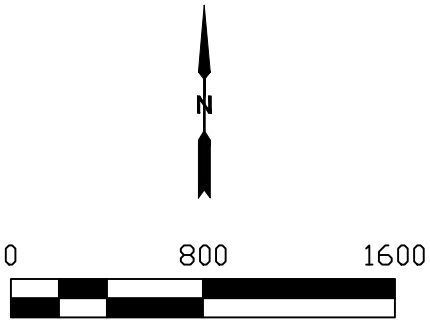
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

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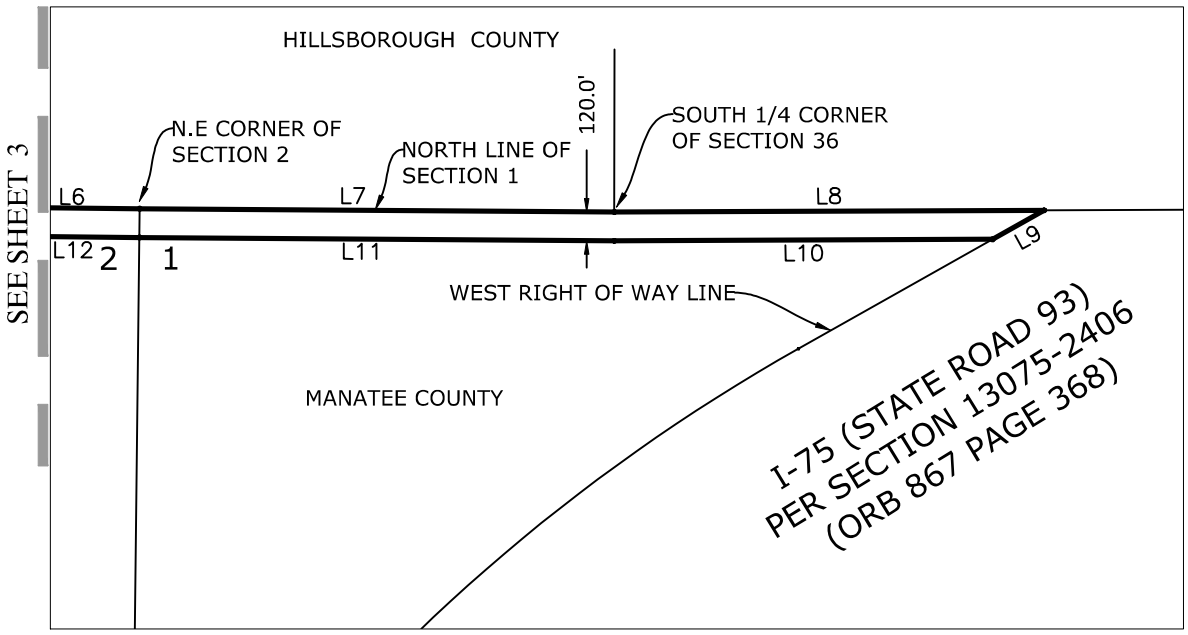
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

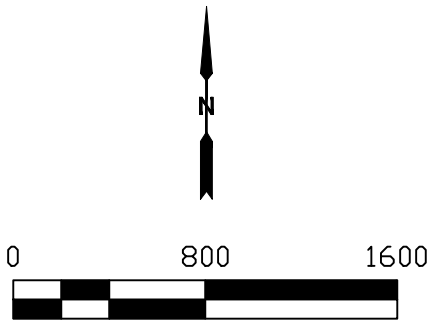
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



LEGEND:

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SURVEYORS NOTES:

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REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

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ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=EA0E410C000001979C90FDCB00122177, OU=Unaffiliated, C=US
Date: 2026.02.23 06:02:50-05'00'

DATE

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REVISION DATE

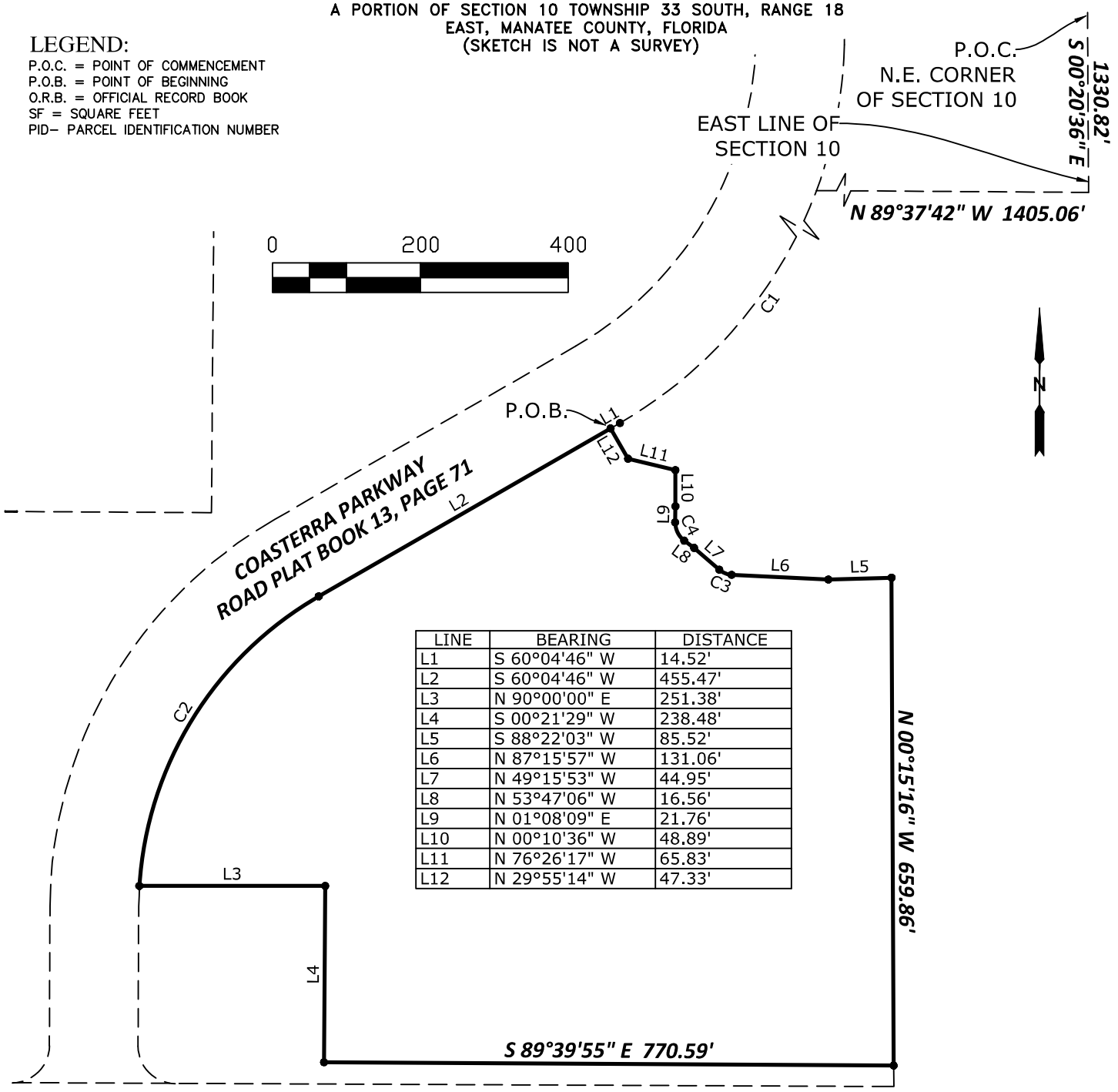
COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER



LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

WATER RESOURCE ASSOCIATES. LLC
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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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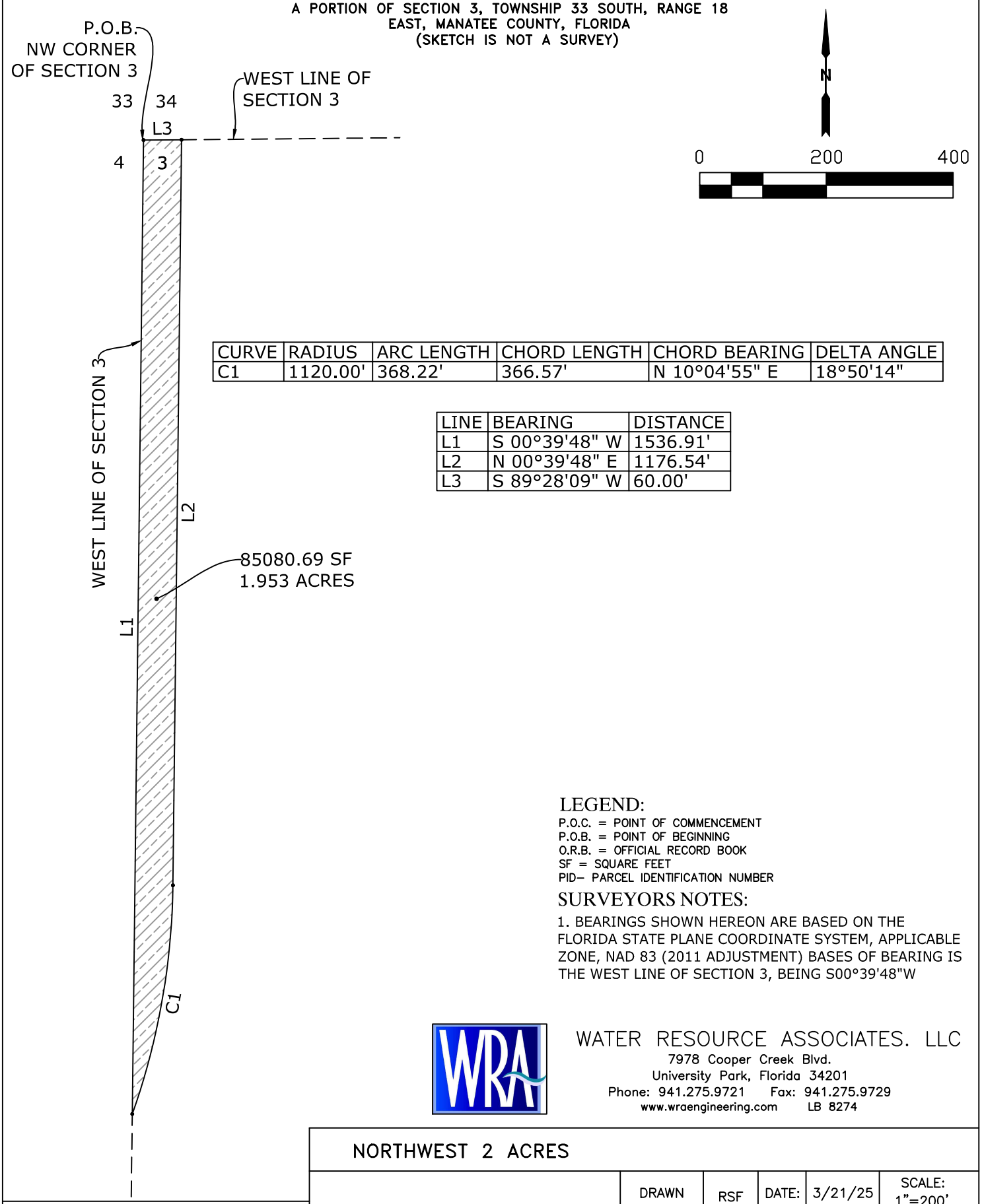
NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

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SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, oid.0.9.2342.19200300.100.1.1=A01410C000001979C90FDCB00122177, OU=Unaffiliated, C=US
Date: 2025.09.15 08:06:41-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

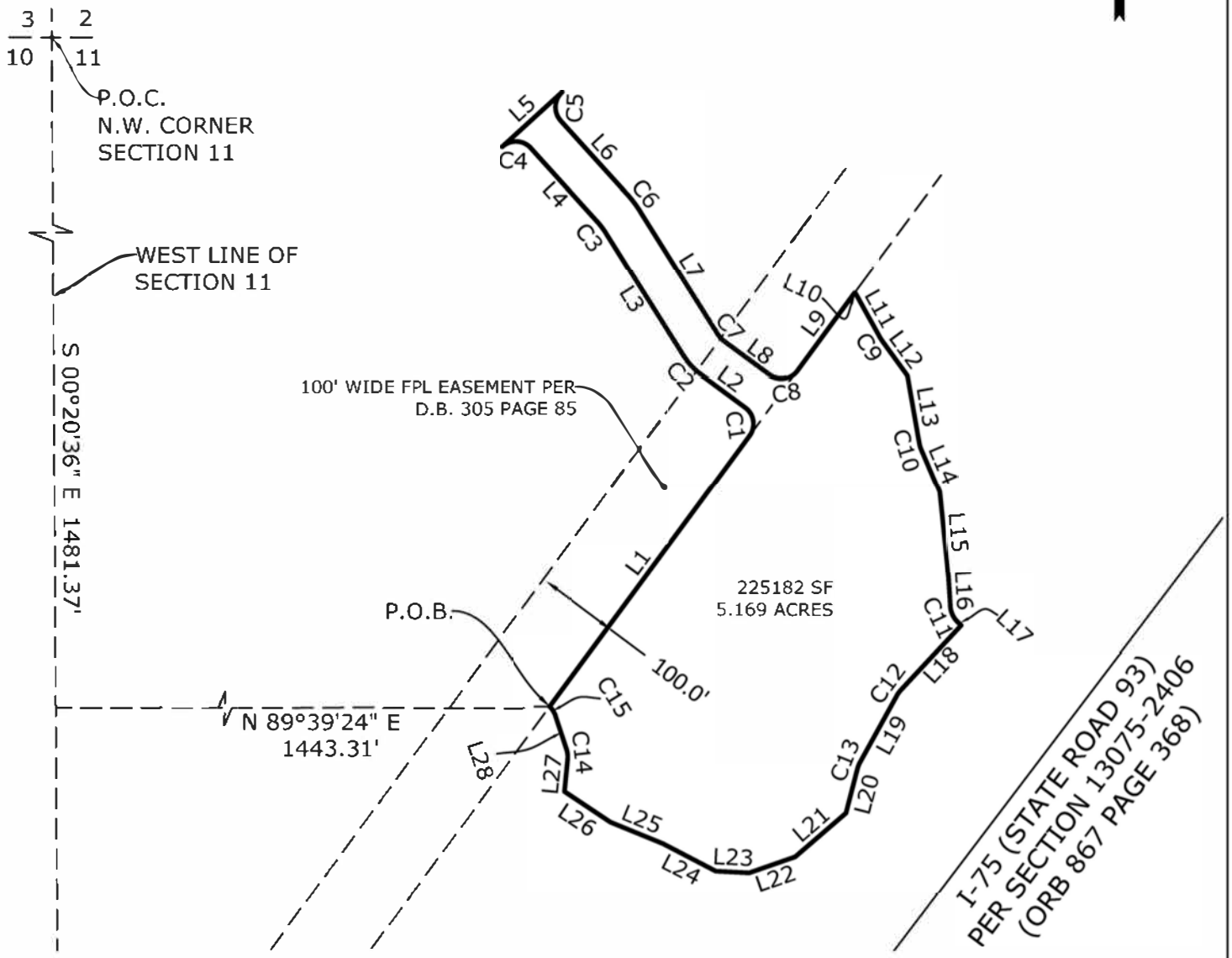
DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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	DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
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REVISION DATE						
		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

EXHIBIT B

Property ID Nos.

PARCEL ID	OWNER
589900159	CC Manatee Land Investments LLC
589900239	CC Manatee Land Investments LLC
605600069	CC Manatee Land Investments LLC

COASTERRA AKA NEWPORT ISLES (FKA NEWPORT ISLES & SWEETWATER PRESERVE) - PDMU-21-20/PSP-21-163 - CLOS 23-032 (EXP 7/7/2033)							
PHASE	**DEVELOPMENT TYPE/NAME**	**APPROVED USES/ TOTALS**	**SUBMITTED FSP UNITS**	**APPROVED FSP UNITS**	**PLATTED UNITS**	**CO's CUMULATIVE THROUGH 8/5/2025**	**REMAINING UNITS**
	SINGLE FAMILY DETACHED						
IA	Edgewater at Coasterra Ph IA (fka Newport Isles Ph IA) / FSP-23-81 / PLN2304-0529			91	91		
IB	Edgewater at Coasterra Ph IB / FSP-25-90 / PLN2505-0109		89				
IIA	Palms at Coasterra Ph IIA (fka Newport Isles Phase IIA) / FSP-23-89 / PLN2306-0027			134			
IIB	Palms at Coasterra Ph IIB / FSP-25-98 / PLN2506-0136		168				
IIC	Palms at Coasterra Ph IIC / FSP-25-98 / PLN2506-0136		133				
IIIA	Cove at Coasterra - Ph IIIA / FSP-25-109 / PLN2506-0139		130				
IIIB	The Cove at Coasterra Ph IIIB, IVA, IVB, & V (fka Newport Isles Ph IIIB, IVA, IVB, & V) / FSP-23-114 / PLN2306-0511			85			
IVA	The Cove at Coasterra Ph IIIB, IVA, IVB, & V (fka Newport Isles Ph IIIB, IVA, IVB, & V) / FSP-23-114 / PLN2306-0511			65			
IVB	The Cove at Coasterra Ph IIIB, IVA, IVB, & V (fka Newport Isles Ph IIIB, IVA, IVB, & V) / FSP-23-114 / PLN2306-0511			62			
V	The Cove at Coasterra Ph IIIB, IVA, IVB, & V (fka Newport Isles Ph IIIB, IVA, IVB, & V) / FSP-23-114 / PLN2306-0511[1]			114			
VIIA	The Cay at Coasterra Ph VIIA (fka Newport Isles Ph VII-A) / FSP-23-144 / PLN2308-0002			158			
VIIB - VIIC	Cay at Coasterra Ph VIIB and VIIC / FSP-25-114 / PLN2506-0137		236				
VIII - I	Esplanade at Newport Ph I / PLN2307-0190 / FSP-23-117			254			
VIII - II & III	Esp Coasterra Phases II & III / PLN2412-0109 / FSP-24-193		358				
	TOTALS	2,879	1,114	963			802
	SINGLE FAMILY ATTACHED						
	TBD						
	TOTALS	295	0	0			295
	MULTI-FAMILY						
	TBD						
	TOTALS	208	0	0			208

[1]FSP-23-114(R), PLN2306-0511.MOD01 reduced lots from 116 to 114

ATTORNEY CERTIFICATION

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE FACTS CONTAINED IN THE PETITION TO AMEND THE BOUNDARIES OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT ARE TRUE AND CORRECT, AND THAT SUCH PETITION COMPLIES WITH STATE LAW.

Jere Earlywine, Esq
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

Attorney for Petitioner

PETITIONER CERTIFICATION

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE FACTS CONTAINED IN THE PETITION TO AMEND THE BOUNDARIES OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT ARE TRUE AND CORRECT.

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

By: SUSAN COLLINS

Its: Chair

Date: May 28, 2025

BEFORE THE COUNTY COMMISSION OF MANATEE COUNTY, FLORIDA

PETITION TO AMEND THE BOUNDARIES OF NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Newport Isles Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance No. 22-13, and located entirely within the boundaries of Manatee County, Florida ("District"), hereby petitions the Board of County Commissioners of Manatee County, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, and specifically Sections 190.046 and 190.005, Florida Statutes, to adopt an amendment to Ordinance No. 22-13 to remove approximately 59.062 acres from the District. In support of this petition, the District states:

1. Location and Size. The District is located entirely within Manatee County, Florida ("County"). **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 1,555.470 acres of land and is located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41. The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 2**. The metes and bounds of the lands to be removed from the District ("Contraction Parcels") which comprise approximately 59.062 acres are set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 1,496.408 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended ("Amended District").

2. Excluded Parcels. There are no parcels within the external boundary of the Amended District which are to be excluded.

3. Landowner Consent. Petitioner has obtained written consent to amend the boundary of the District from the owners of one hundred percent of property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 5.** The favorable action by the Board of Supervisors of the District, as reflected in Resolution 2024-12 at **Exhibit 6,** constitutes consent for all other lands pursuant to Section 190.046(1)(f), Florida Statutes.

4. Board Members. The five persons designated by the Ordinance as the original Board of Supervisors met and scheduled an election of the landowners as required by Section 190.006, Florida Statutes. The current members of the Board of Supervisors of the District are Susan Collins, Richard James, Karen James and Charlie Peterson, with one seat currently vacant.

5. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 7**. Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

6. Major Water and Wastewater Facilities. **Exhibit 8** shows existing and proposed major water, sewer, and drainage infrastructure within the District, as amended.

7. District Facilities and Services. **Exhibit 9** describes the type of facilities District presently expects to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. The estimated costs of constructing the infrastructure serving lands within the Amended District are also identified in **Exhibit 9**. Currently, these improvements are estimated to be made, acquired, constructed, and/or in four (4) phases from 2022 to 2030. Actual construction timetables and expenditures will likely vary, due in part to the

effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions. The Contraction Parcels will receive limited benefit from District stormwater and roadway improvements and will fund an applicable portion of the District's operations and maintenance expenses related thereto, pursuant to a funding agreement."

8. Statement of Estimated Regulatory Costs. **Exhibit 10** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

9. Agent Authorization. **Exhibit 11** is an authorization of agent authorizing Jere Earlywine to act as the District's agents in all matters related to the Petition. Copies of all correspondence should be sent to:

Jere Earlywine, Esq.
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

10. Chapter 190, Florida Statutes Requirements Are Met. This petition to amend the boundary of the District should be granted for the following reasons:

a. Amendment of the District's boundary and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the Amended District is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Existence of the Amended District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The Amended District is the best alternative for delivering community development services and facilities to the Amended District without imposing an additional burden on the general population of the County. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the Amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

e. The area to be served by the Amended District is amenable to separate special-district government.

WHEREFORE, the District respectfully requests that the Board of County Commissioners of Manatee County:

a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(f), Florida Statutes; and

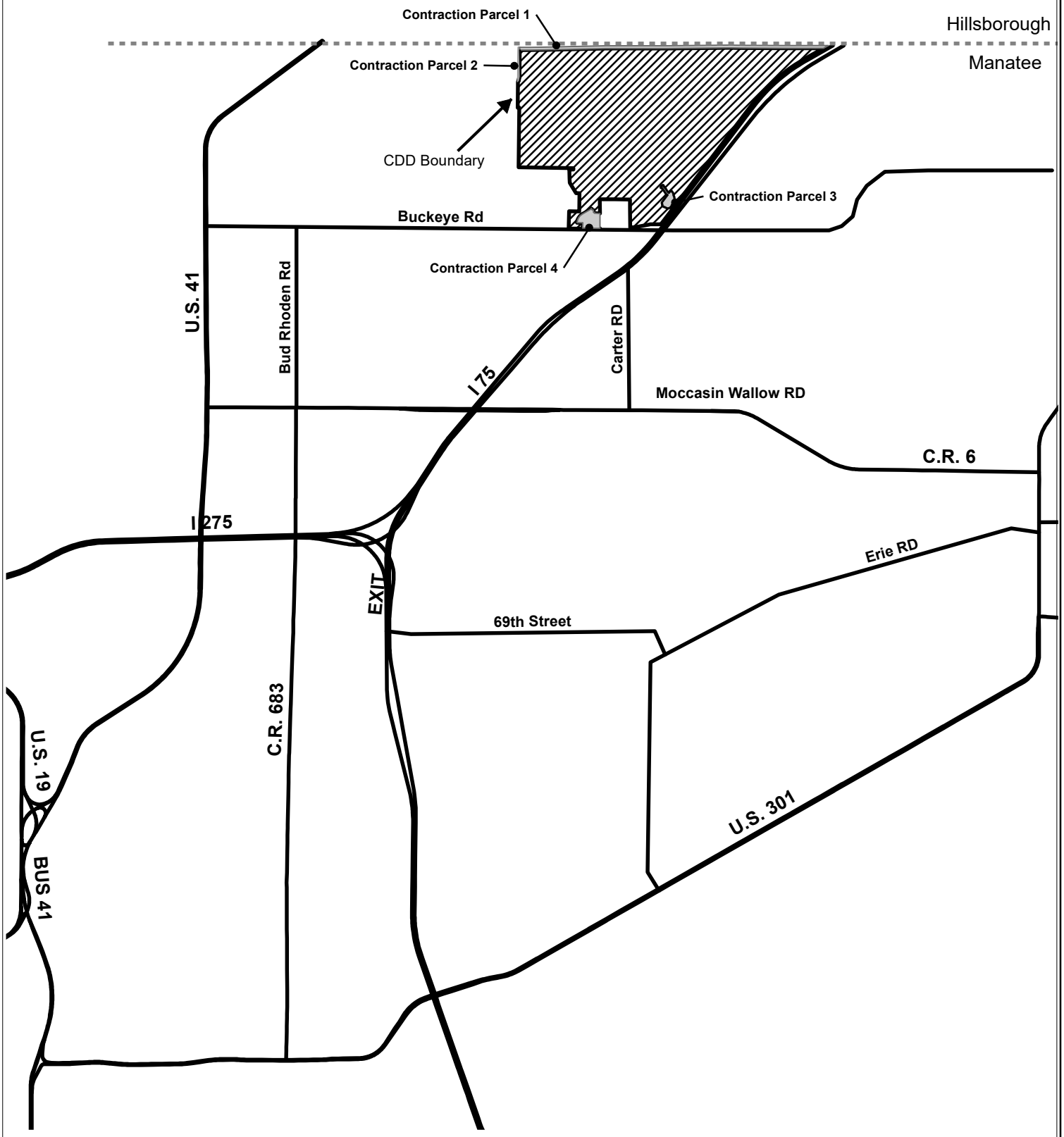
b. Grant the petition and amend Ordinance No. 22-13 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 2nd day of July, 2025, and refiled this 9th day of March, 2026..

KUTAK ROCK LLP

Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

EXHIBIT 1



Water Resource Associates, LLC
Engineering ~ Environmental Science~
Water Resource~Survey
12363 Hampton Park Blvd.
Phone: 813-265-3130
www.wraengineering.com

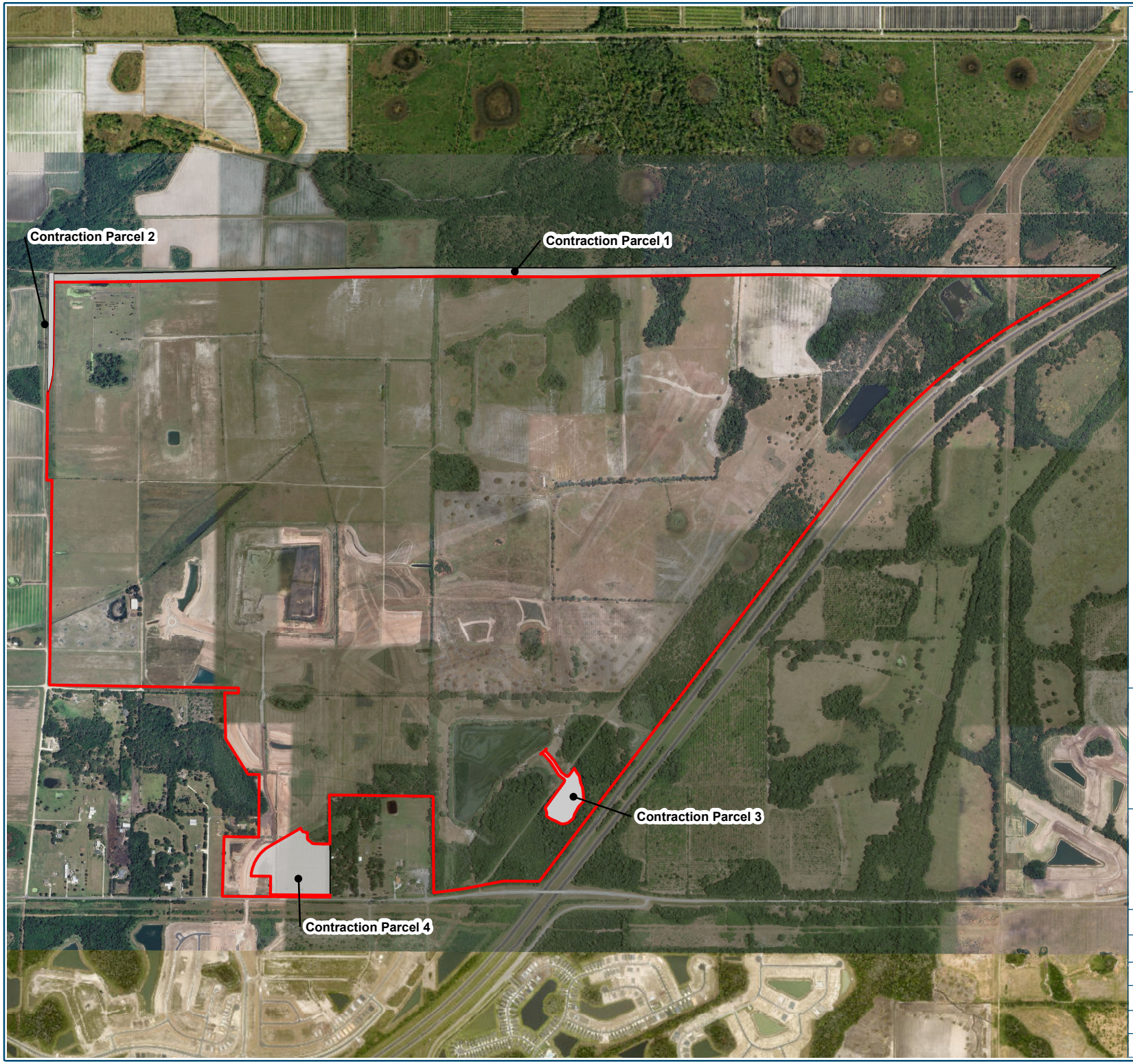
PROJECT: Newport Isles CDD

Newport Isles CDD
Manatee County, FL
Location Map

ORIGINAL DATE: 2/24/2026
REVISION DATE:
JOB NUMBER: 2180
FILE NAME: Location Map
GIS OPERATOR: RJ

N W E S

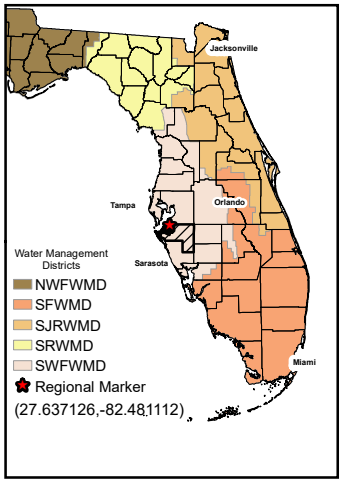
1 inch = 6,000 feet



12363 Hampton Park Blvd.
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

- CDD Project Boundary (1,496.408 ac.)
- Contraction Parcel 1 (37.583 ac)
- Contraction Parcel 2 (1.953 ac.)
- Contraction Parcel 3 (5.169 ac.)
- Contraction Parcel 4 (14.357 ac)

County Map



S: 01,02,03,10,&11 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2024 aerials obtained from Google Earth.

N
W E
S

1 inch = 1,700 feet

0 425 850 1,700 2,550 Feet

Client:

Project Name: Newport Isles

Manatee County, FL

File Name: Aerial Map

Original Date: 2/24/2026

GIS Operator: RJ	Job Number: 2180	Revision Date:

Document Path: S:\~PROJECT FILES\2180 - Newport Isles CDD\ENVIRONMENTAL\GIS\MXD\Aug 2024 CDD\AerialMap.mxd

EXHIBIT 2

EXHIBIT "A"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary
Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 8/26/21

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

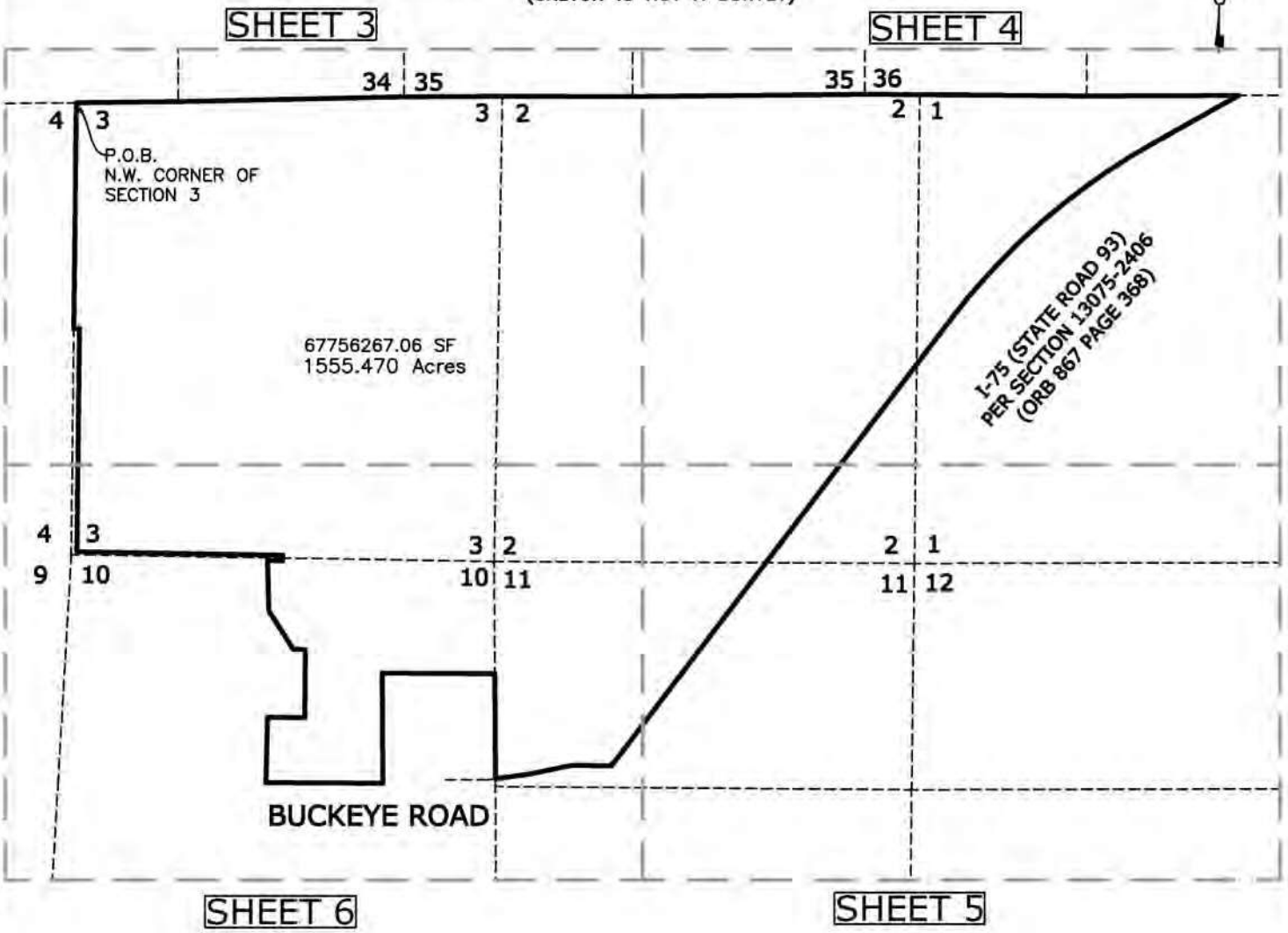
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

EXHIBIT "A"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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REVISION DATE 8/26/21

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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

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SKETCH OF DESCRIPTION

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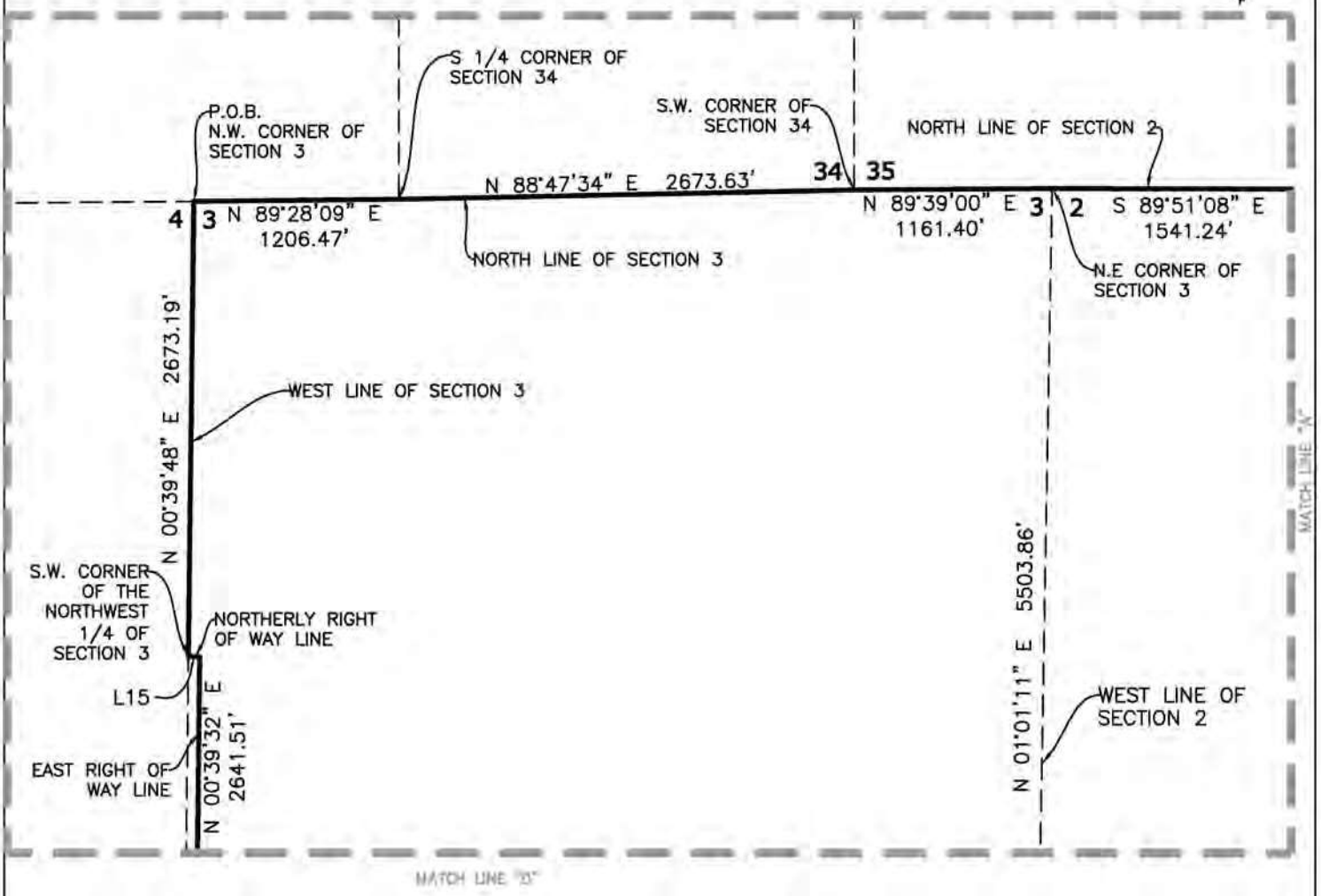

LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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EXHIBIT "A"
SKETCH OF DESCRIPTION

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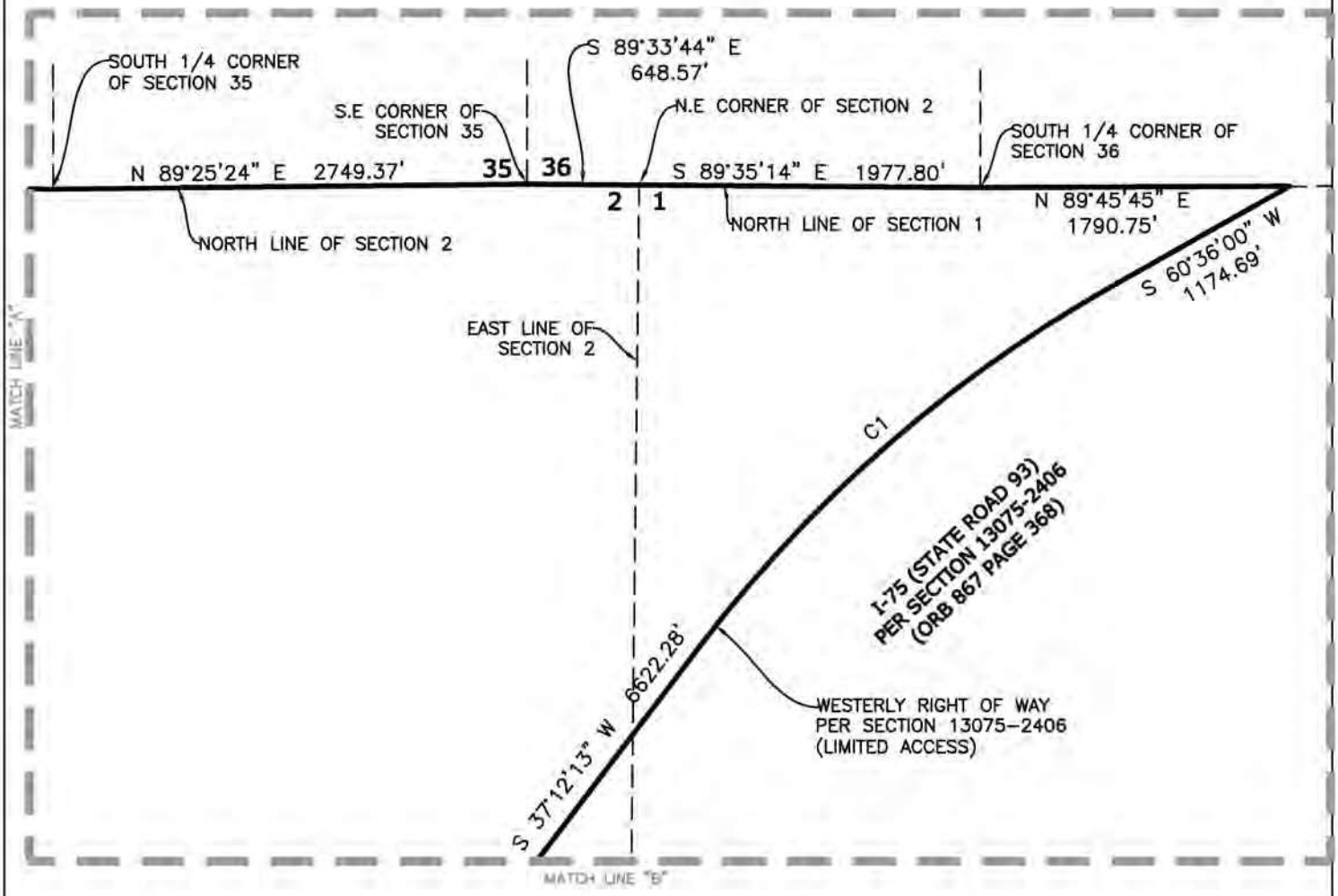
(SKETCH IS NOT A SURVEY)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

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REVISION DATE 8/26/21

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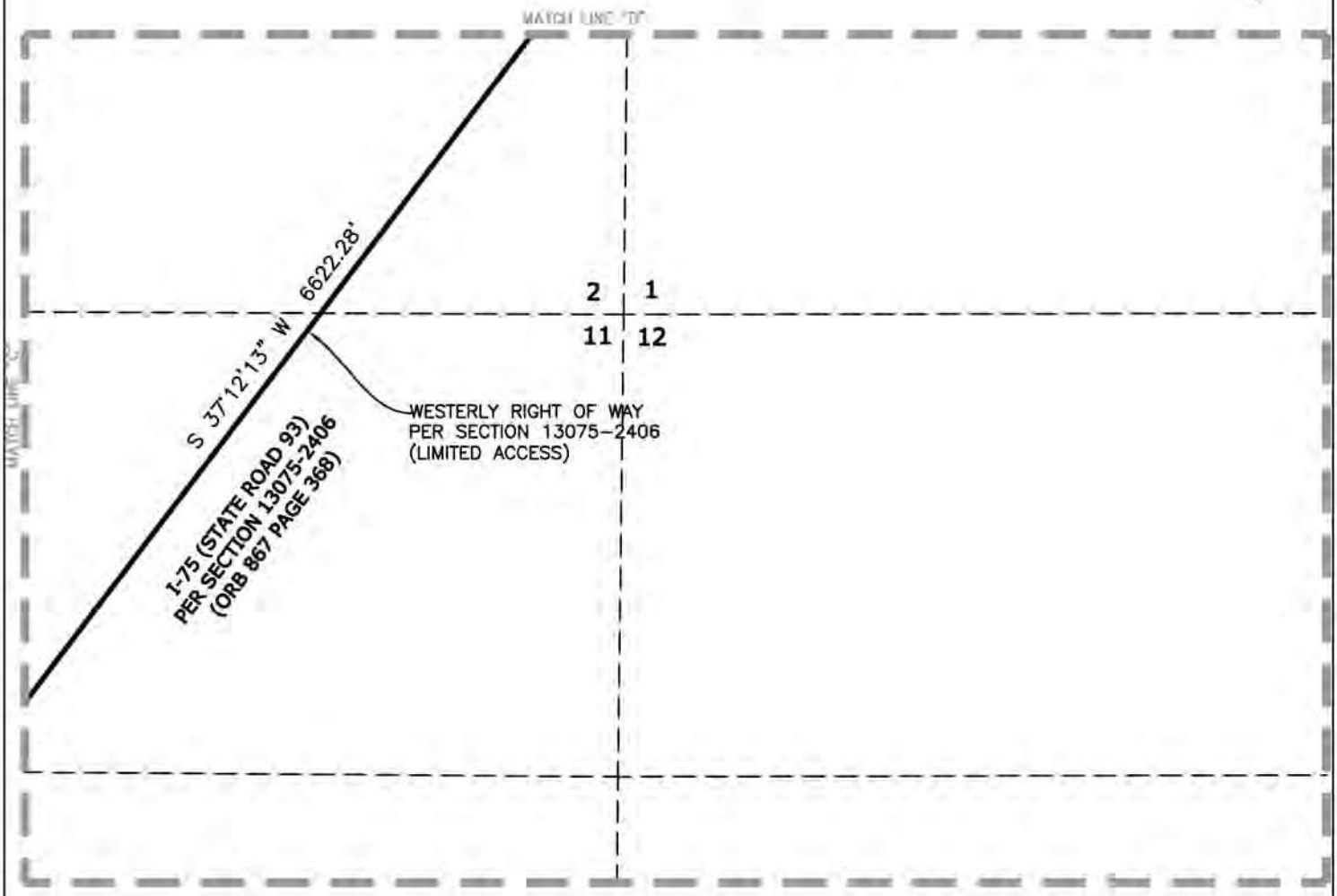
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

EXHIBIT "A"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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REVISION DATE 8/26/21

CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

EXHIBIT "A"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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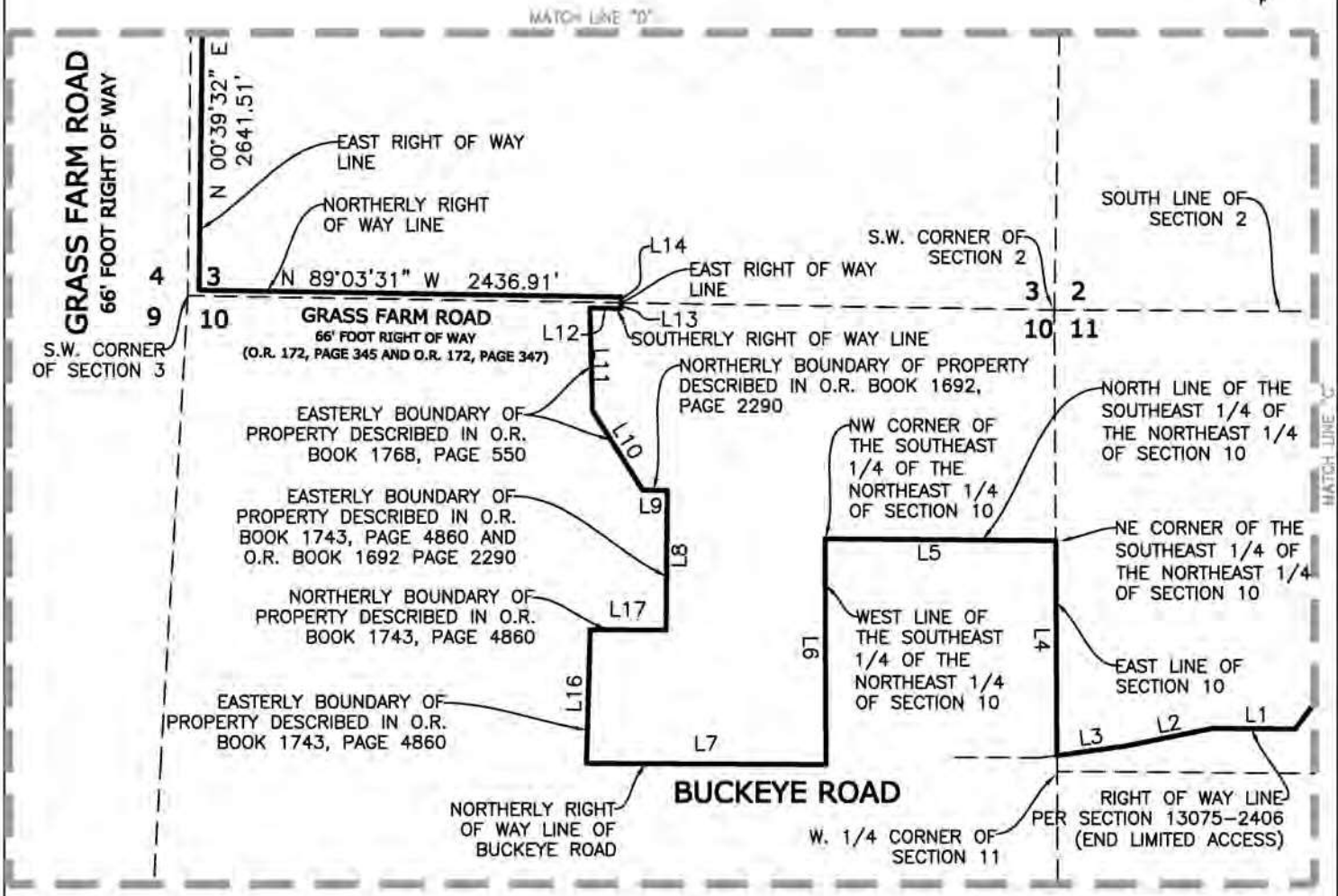

LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

LEGEND:

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SURVEYORS NOTES:

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REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

EXHIBIT 3

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000018C839D49D700128398, O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 1/11/24

LEGEND:

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SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

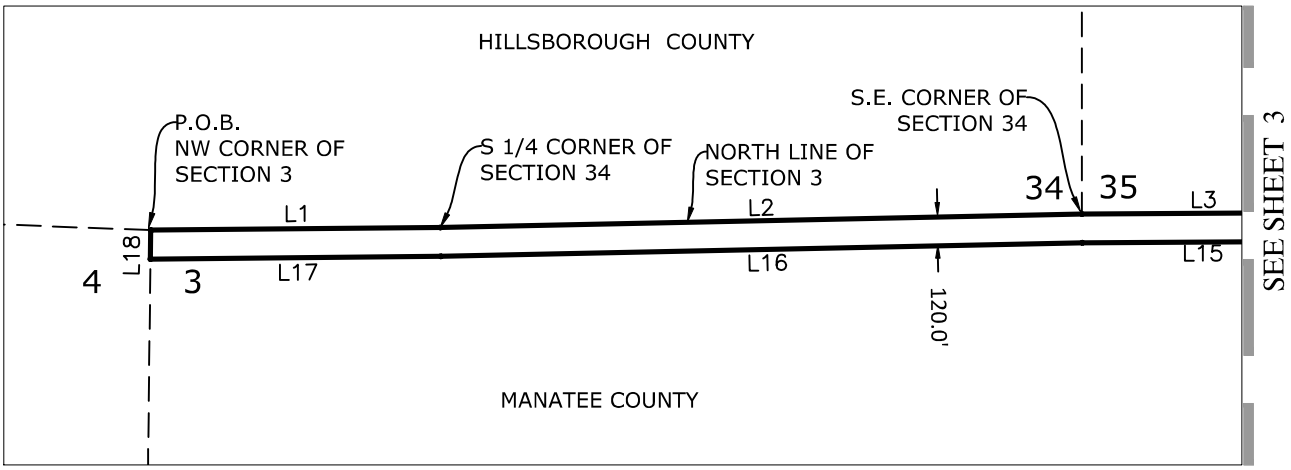
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

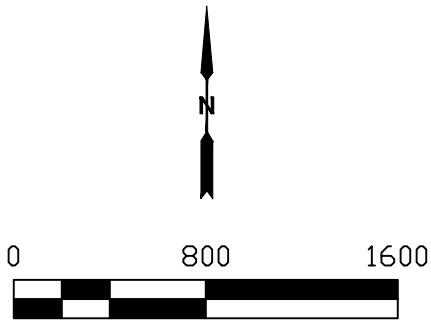
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



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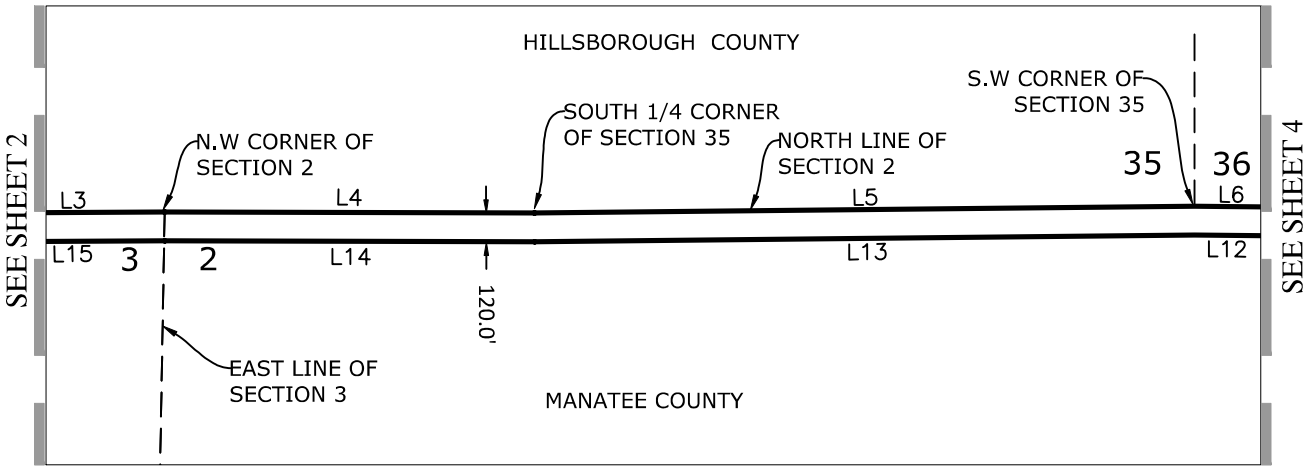
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

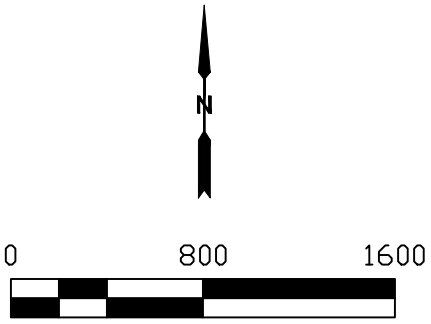
REVISION DATE

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

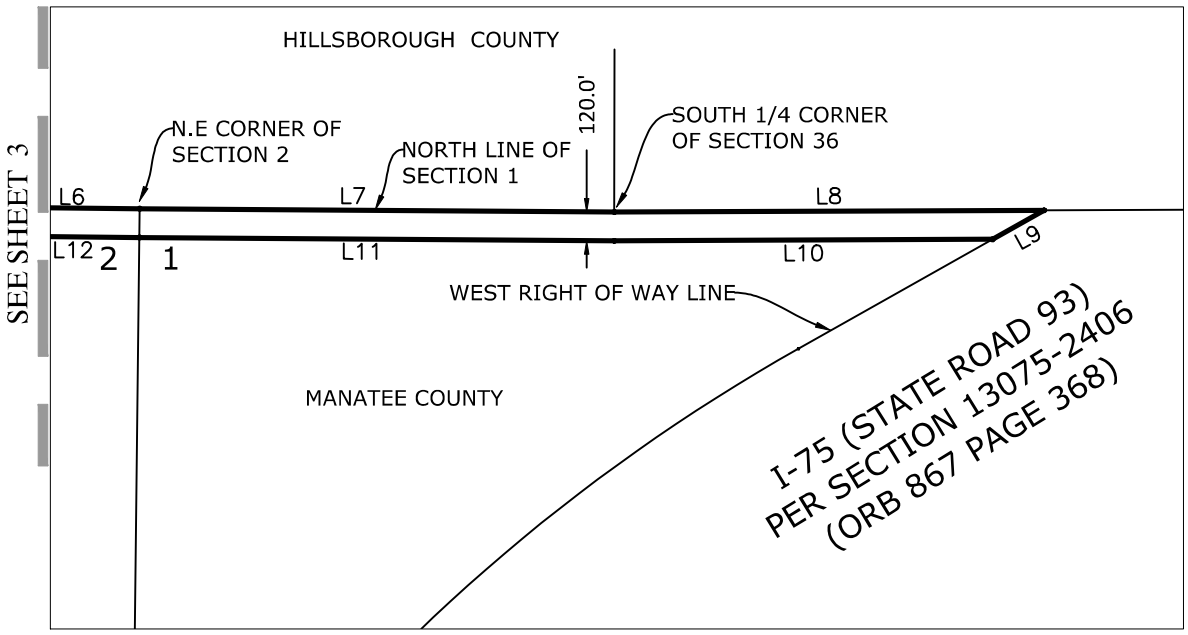
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

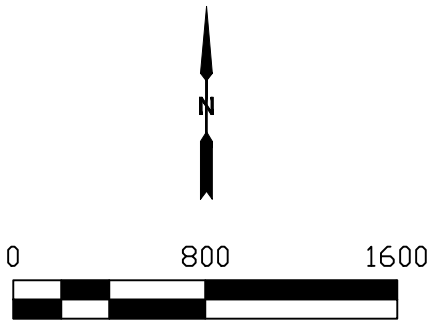
REVISION DATE

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

WATER RESOURCE ASSOCIATES, LLC
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University Park, Florida 34201
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ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=EA0E410C000001979C90FDCB00122177, O=Unaffiliated, C=US
Date: 2026.02.23 06:02:50-05'00'

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

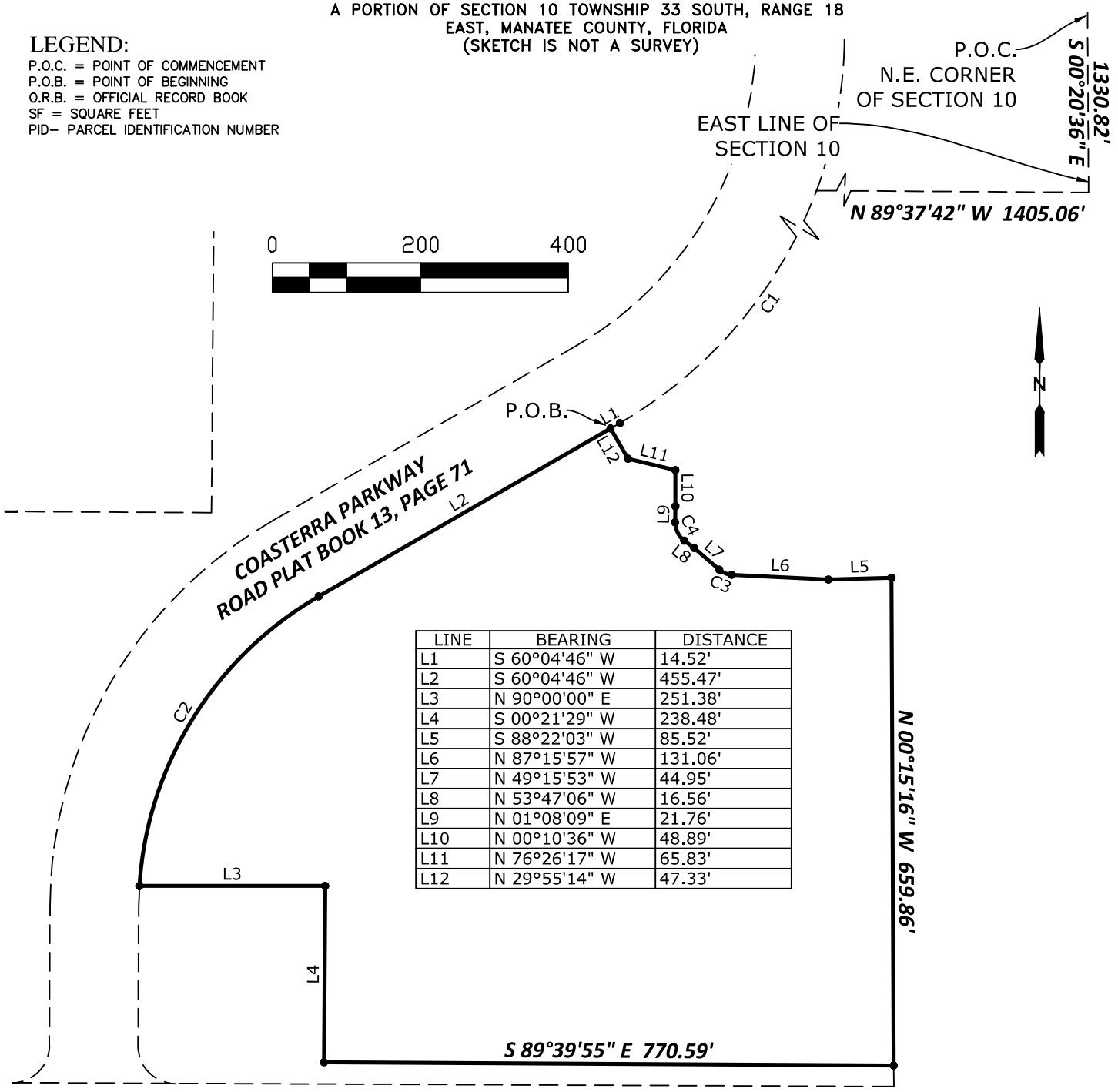
COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER



LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

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www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

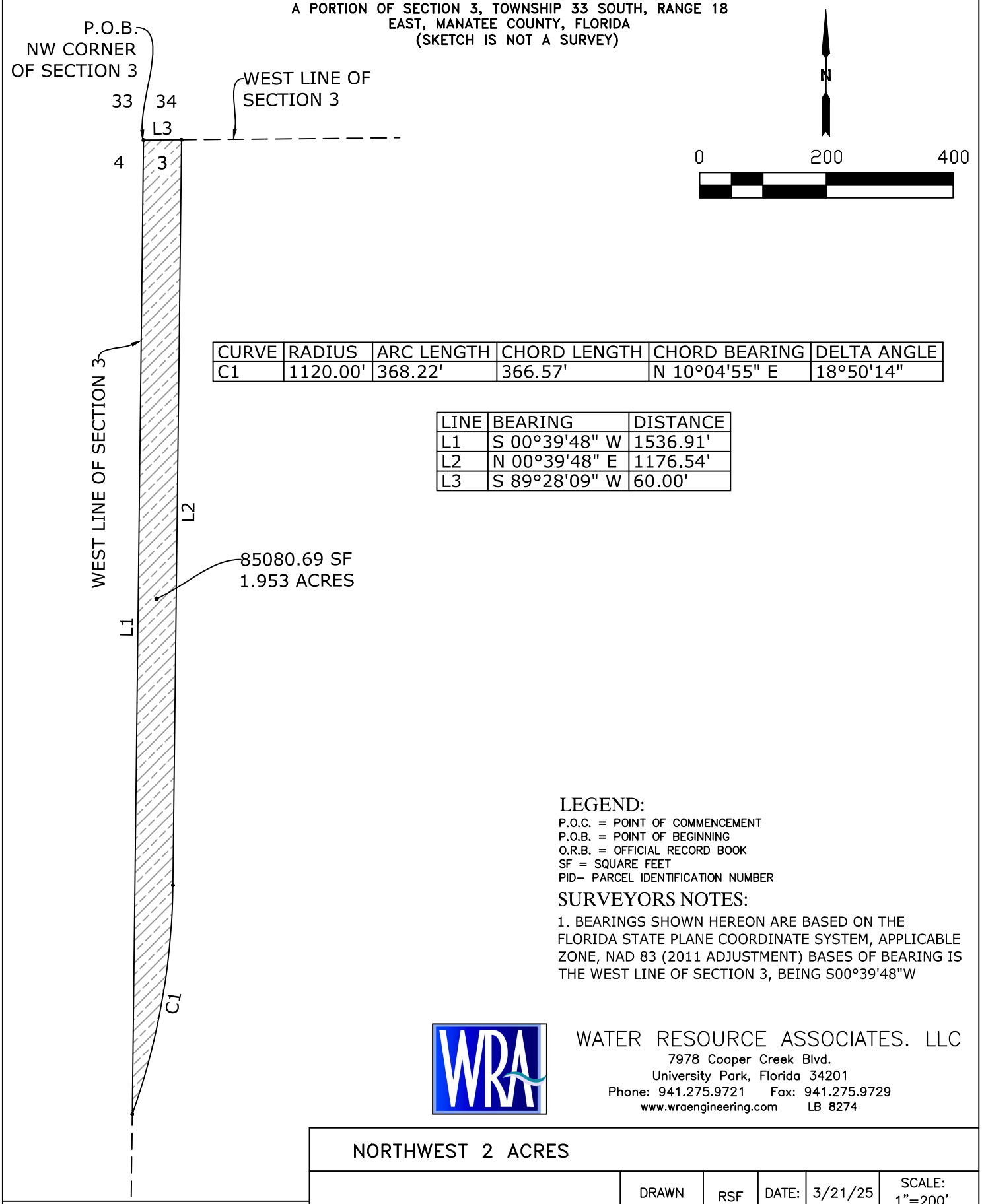
DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

NORTHWEST 2 ACRES					
	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

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SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, oid.0.9.2342.19200300.100.1.1=A01410C000001979C90FDCB00122177, OU=Unaffiliated, C=US
Date: 2025.09.15 08:06:41-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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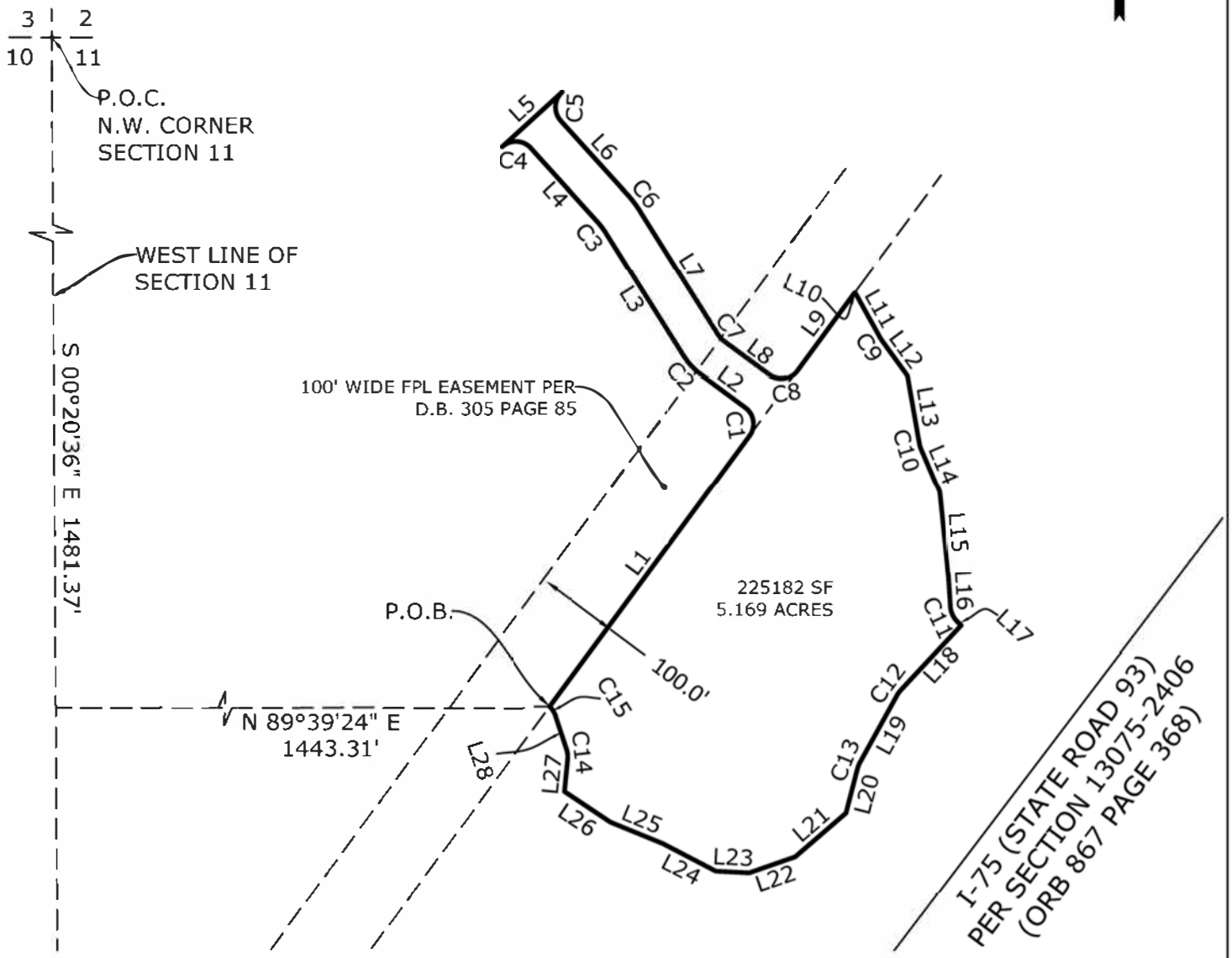
	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
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REVISION DATE						
		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

EXHIBIT 4

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
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Robert S Flanary

Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

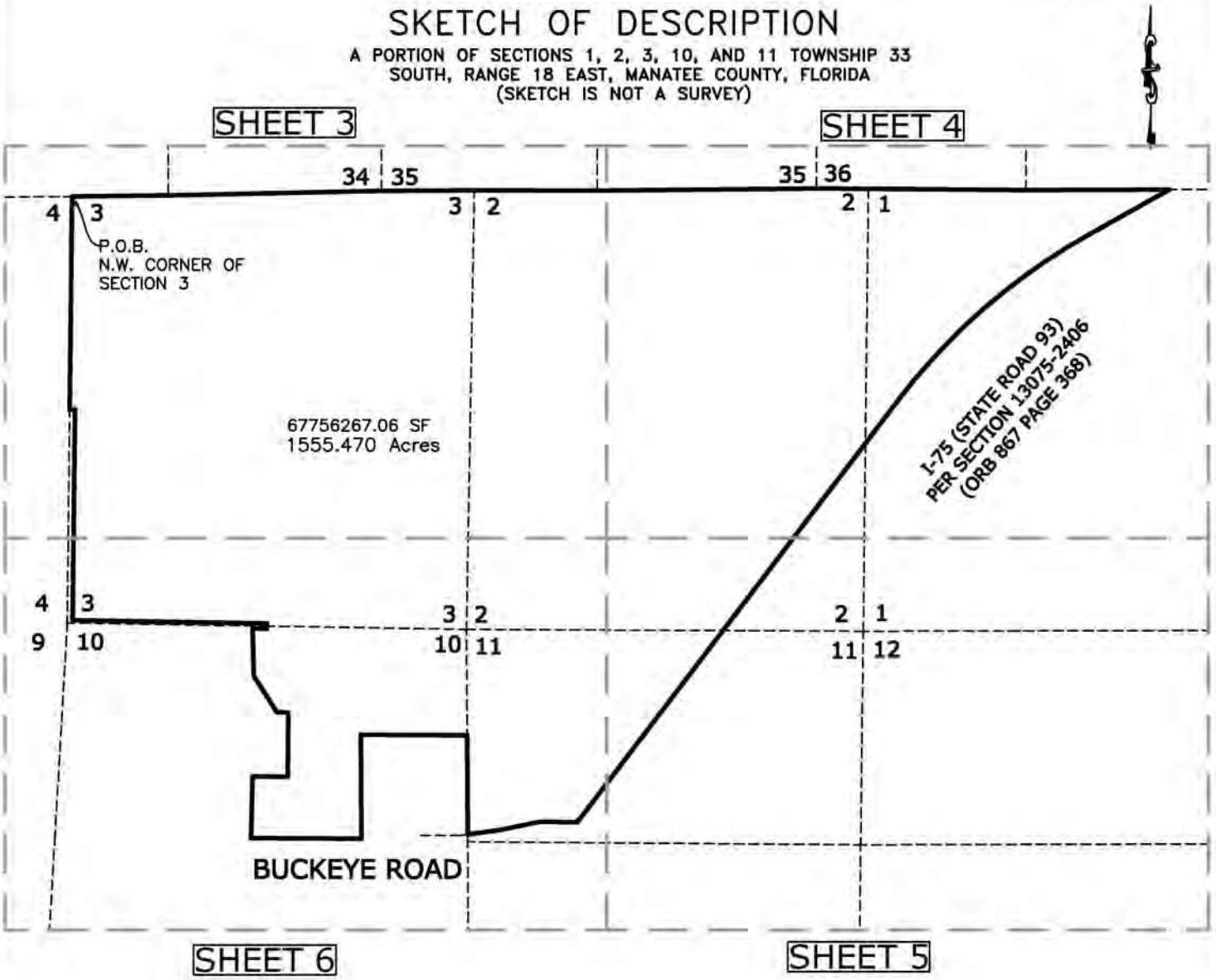
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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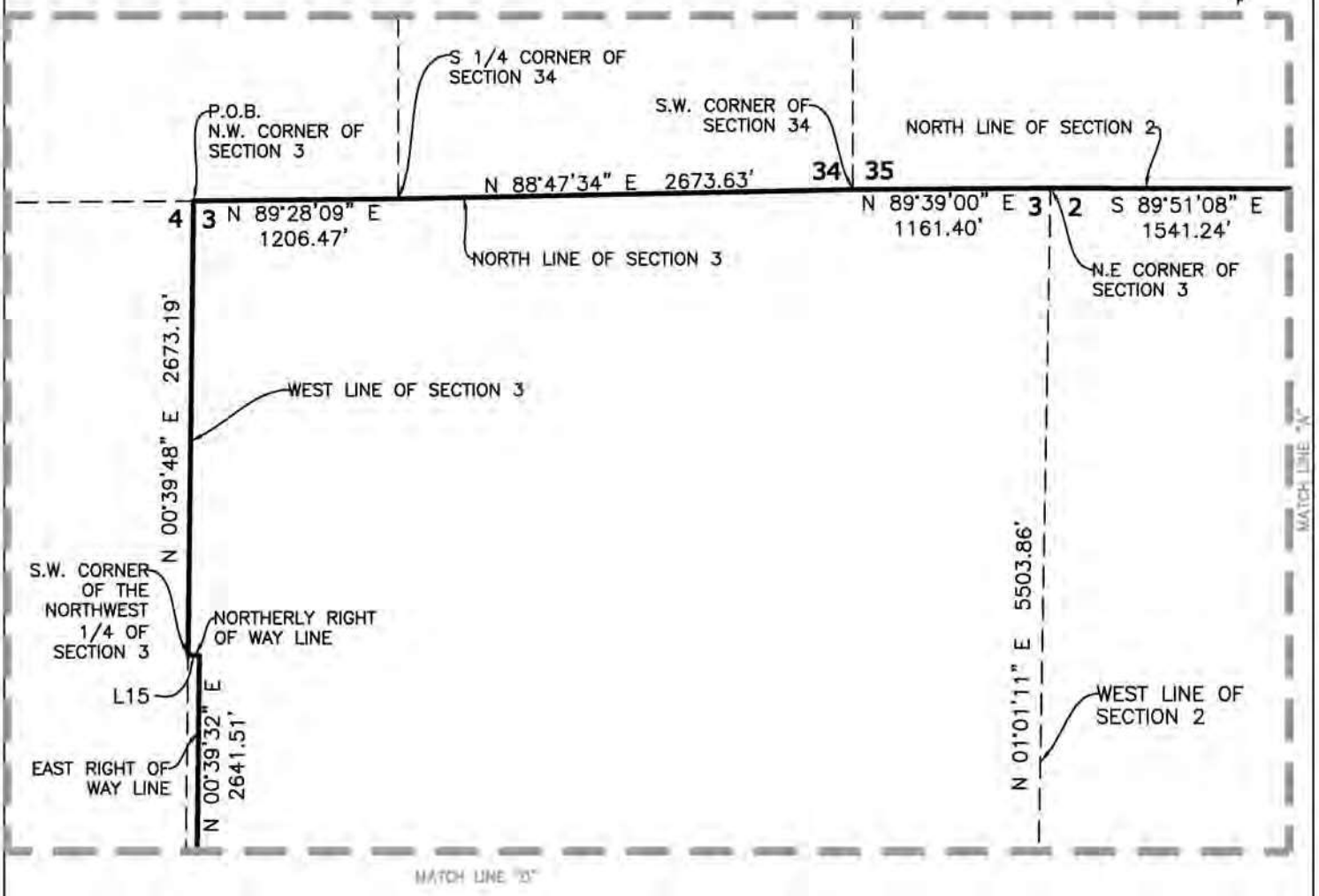
REVISION DATE 8/26/21

CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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REVISION DATE 8/26/21

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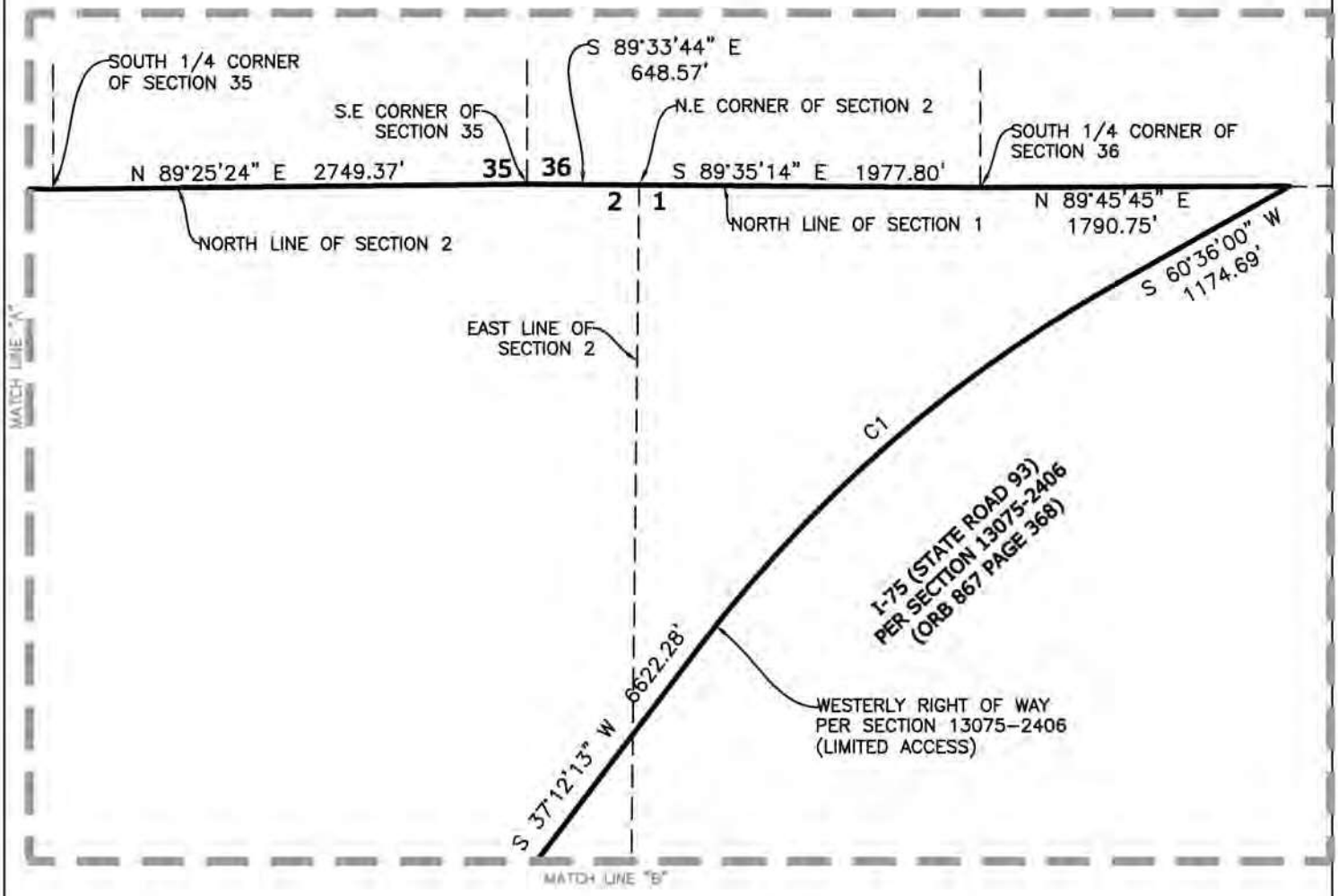
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

LEGEND:

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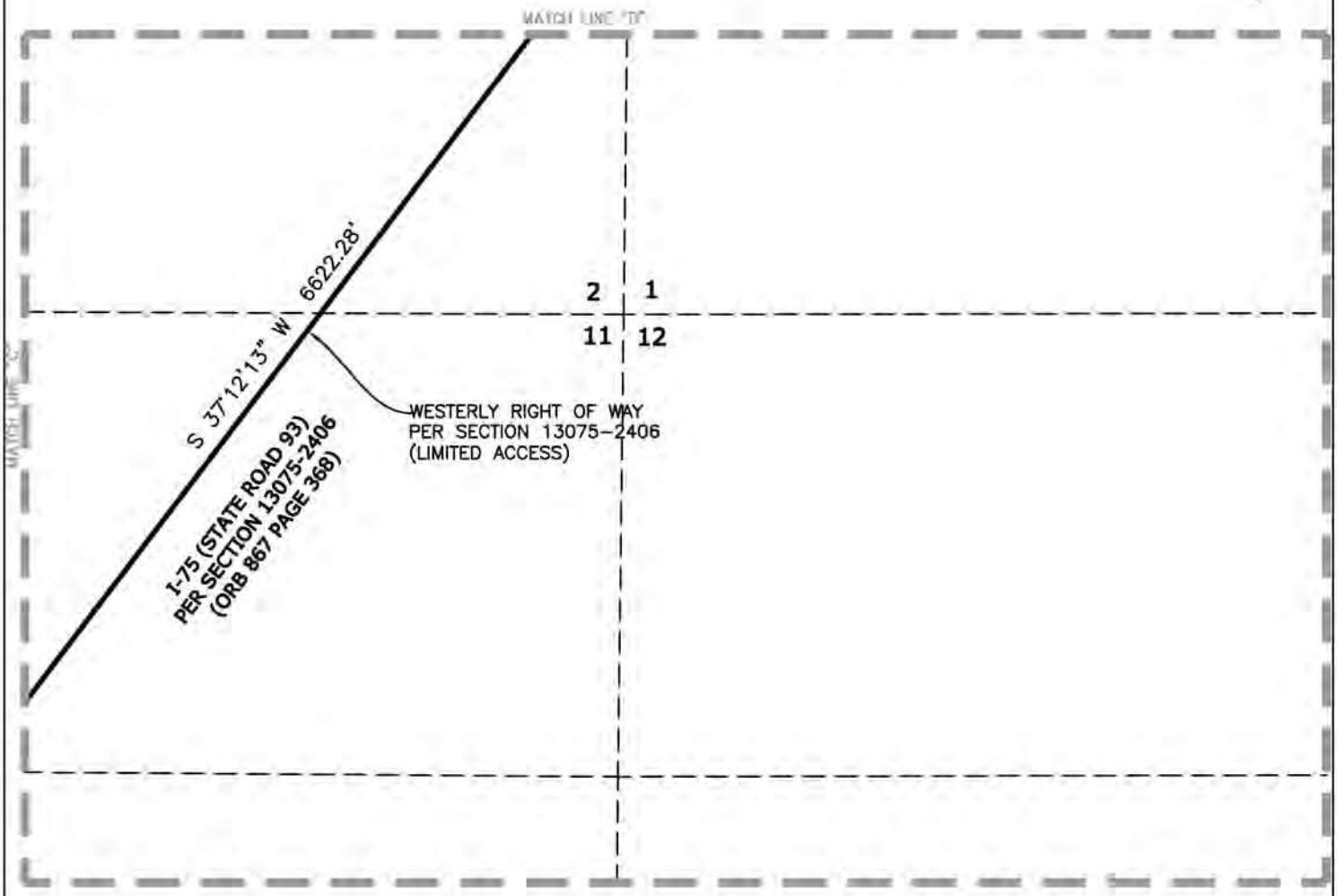
REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LEGEND:

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SURVEYORS NOTES:

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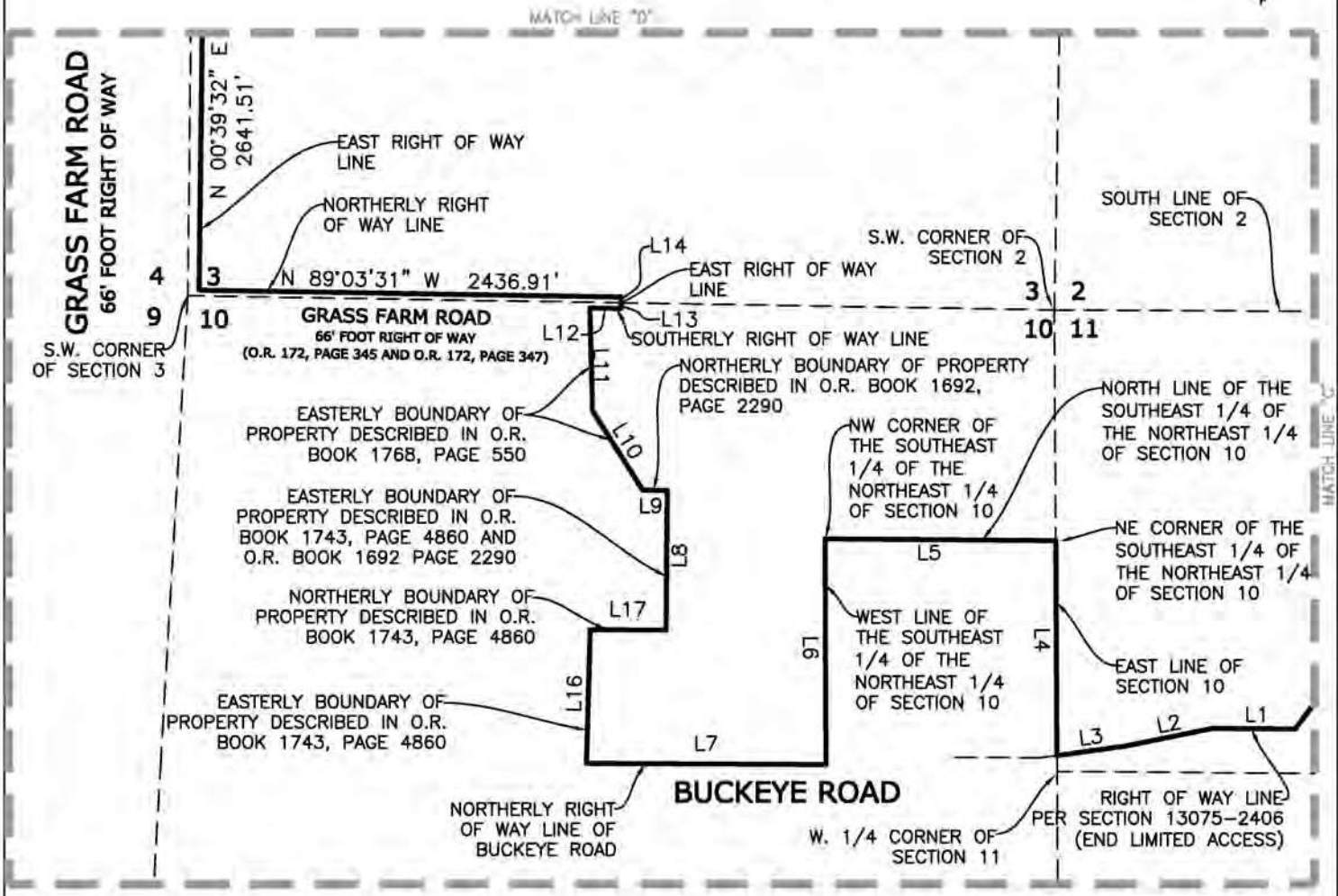
REVISION DATE 8/26/21

CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

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REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

ROBERT S. FLANARY
REGISTERED SURVEYOR AND MAPPER
STATE OF FLORIDA

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000018C839D49D700128398, O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 1/11/24

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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SURVEYORS NOTES:

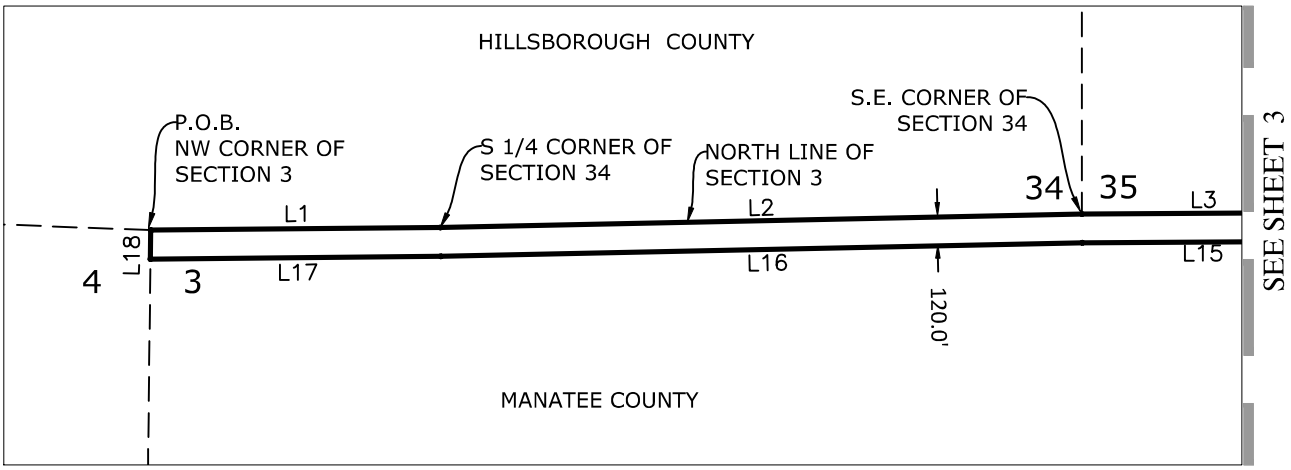
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

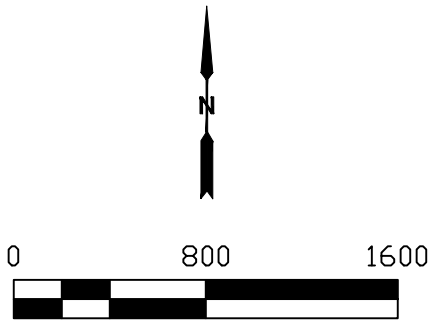
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



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SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

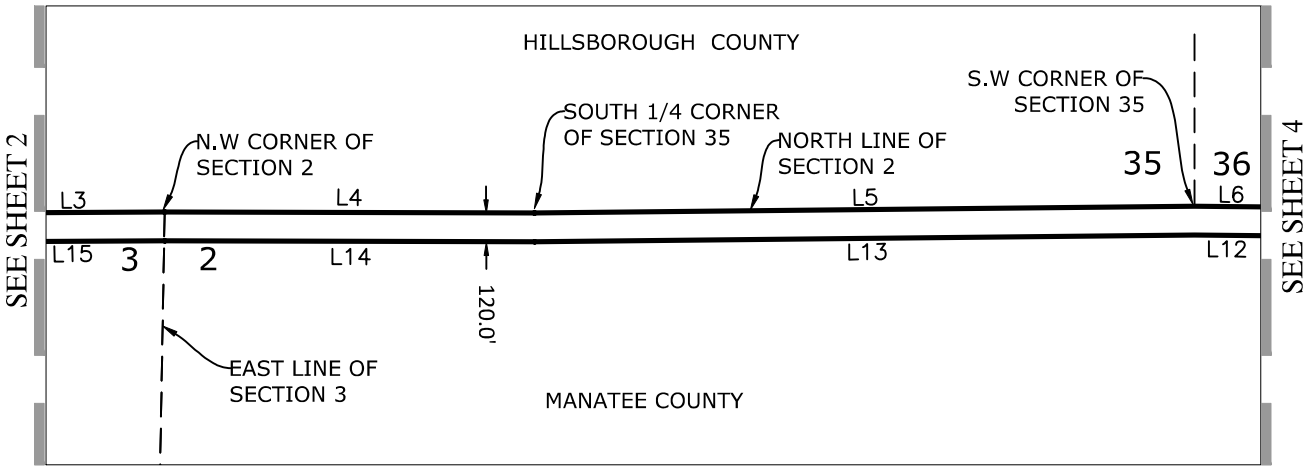
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

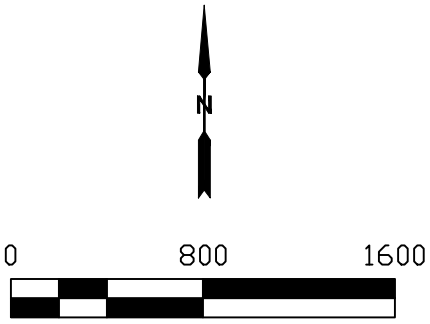
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

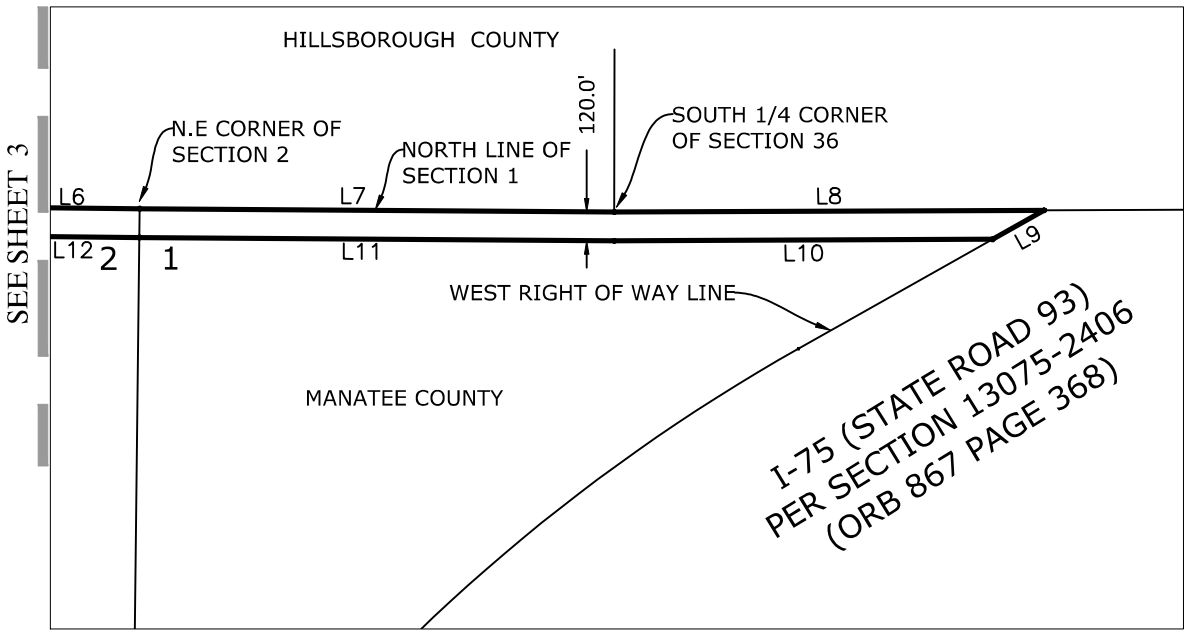
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

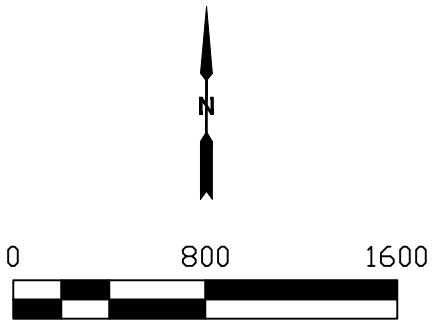
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

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ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=EA0E410C000001979C90FDCB00122177, O=Unaffiliated, C=US
Date: 2026.02.23 06:02:50-05'00'

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

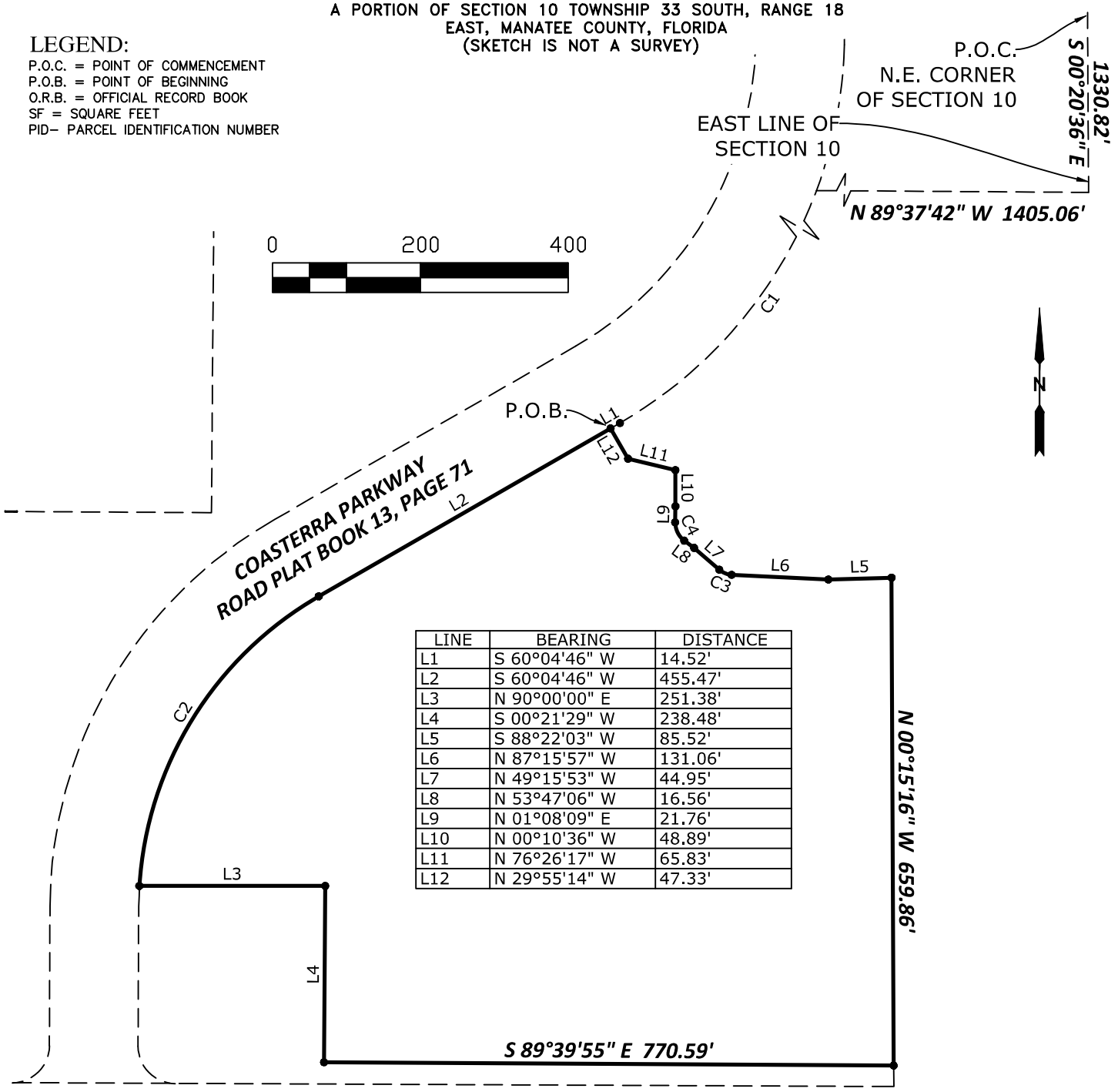
COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER



LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

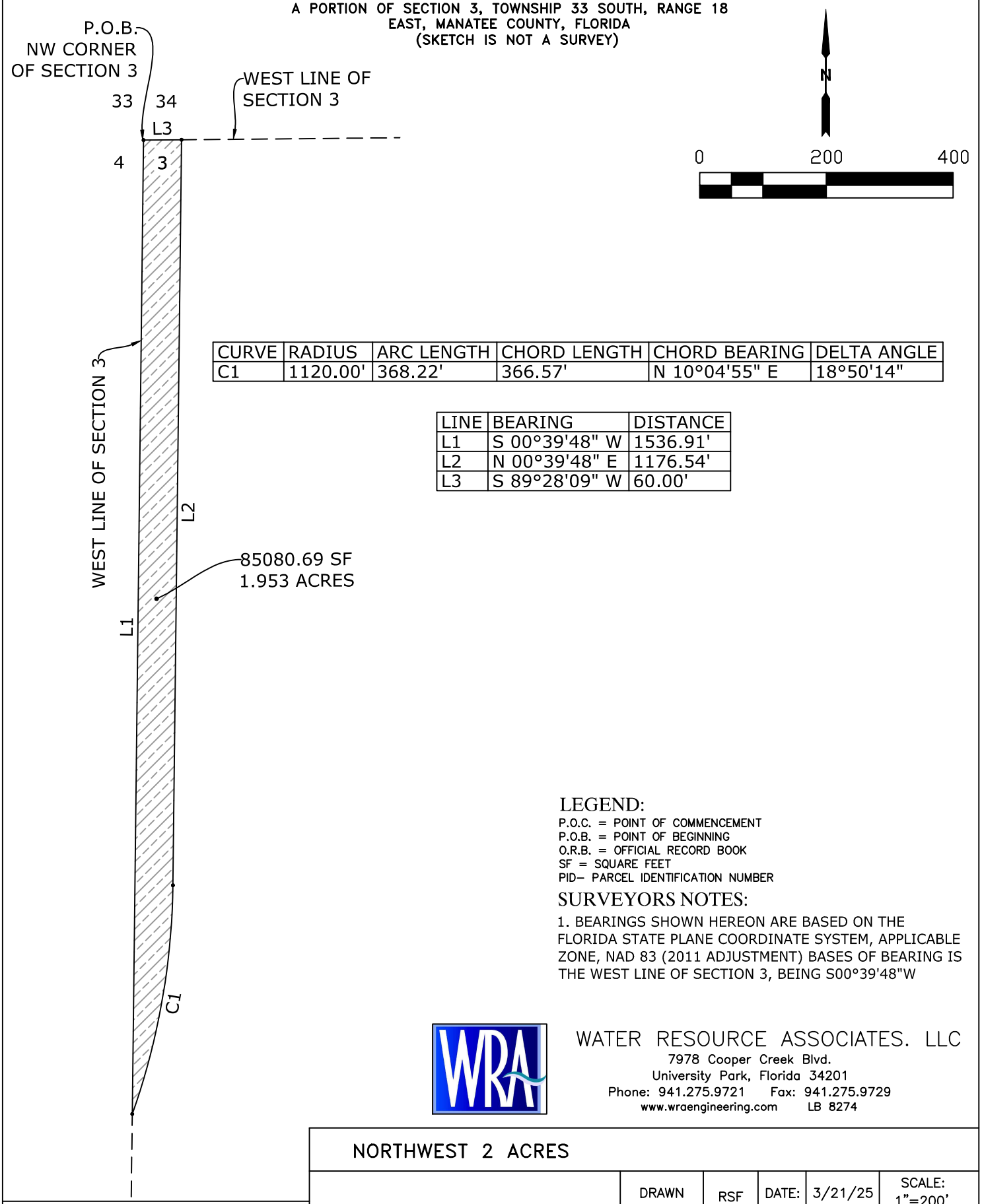
Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

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P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

WATER RESOURCE ASSOCIATES, LLC
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, oid.0.9.2342.19200300.100.1.1=A01410C000001979C90FDCB00122177, OU=Unaffiliated, C=US
Date: 2025.09.15 08:06:41-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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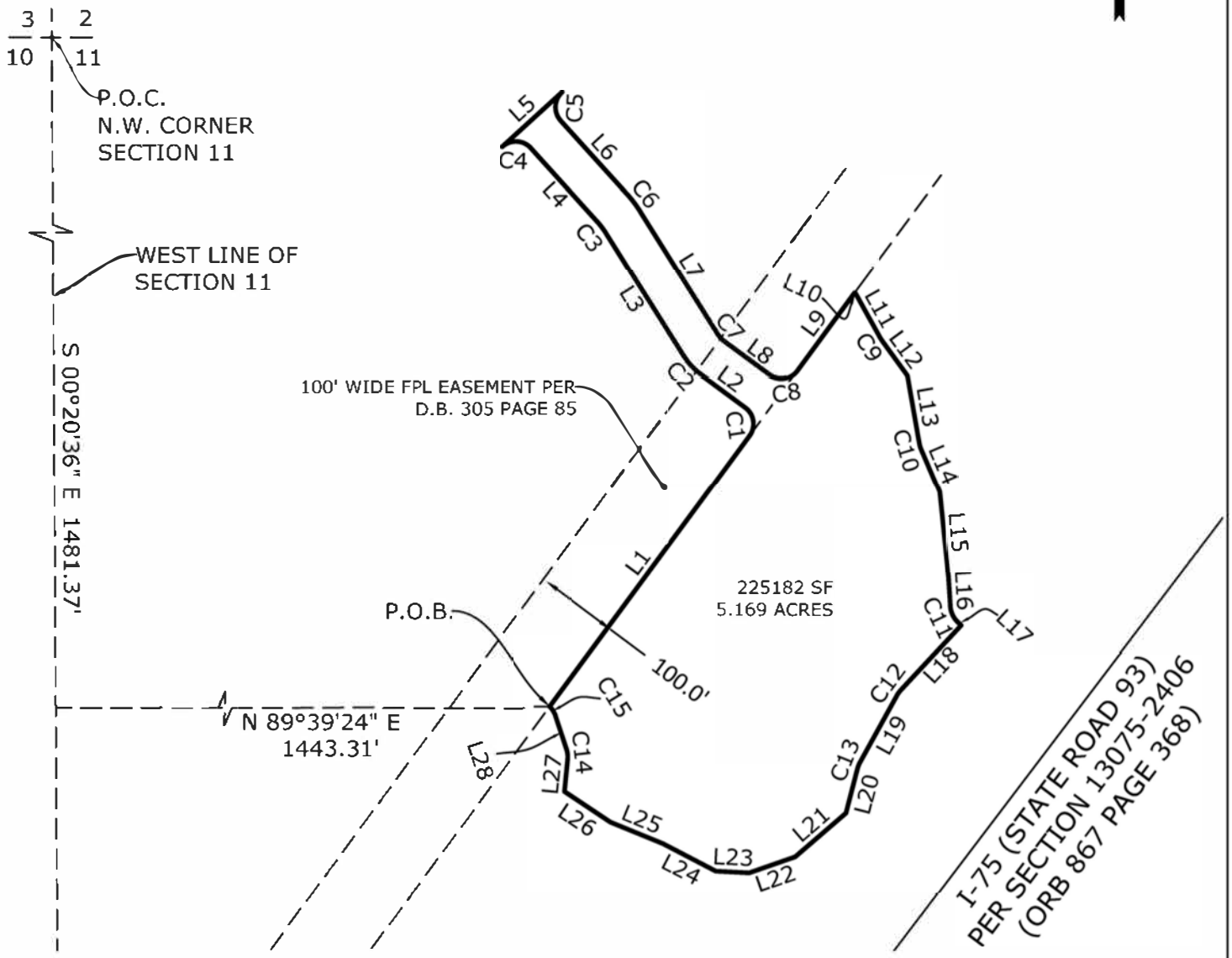
	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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	DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

REVISION DATE						
		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

EXHIBIT 5

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D1 - Affidavit of Ownership/Agent Authorization Form

Property Owner (Company or Individual): CC MANATEE LAND INVESTMENT, LLC

Mailing Address: 1901 Ulmerton Road, Suite 475, Clearwater, Florida 33762

Officer's Name and Title: R. Tom Chapman, Managing Member

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: _SEE EXHIBIT A
2. That this property constitutes the property for which a request for (*Type of Application Approval Requested*): Petition to Amend the Boundaries of the Newport Isles Community Development District is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Jere Earlywine, Esq., of Kutak Rock, LLP, as agent(s) to execute any petitions or other documents necessary to affect such petition, including development review time extension requests; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct (Click on the plus (+) sign to add more owner names).

R. Tom Chapman / Managing Member
Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ PINELLAS NYD

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14th day of August (month), 2025 (year), by R. Tom Chapman (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

NINA L. DUREN
MY COMMISSION # HH 532898
EXPIRES: June 22, 2028

Nina L Duren
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

This instrument was prepared by:

KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

CONSENT AND JOINDER OF LANDOWNER FOR THE AMENDMENT OF THE BOUNDARIES OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT [CONTRACTION PARCEL]

The undersigned is the owner of certain lands which are more fully described as the "Contraction Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Newport Isles Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be removed from the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be removed from the District.

The undersigned hereby requests and consents to removal of the Property from the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[*signatures on following page*]

Executed this 6th day of February, 2024.

WITNESS

CC Manatee Land Investment, LLC

By: Ryan C Doherty
Name: Ryan Doherty
Address: 8000 Thoroughbred Loop
Largo, FL 33773

By: B Aguino
Name: Isabela Souza
Address: 11562 8th St. N
St. Petersburg, FL 33716

By: R. Tom Chapman
Name: R. Tom Chapman

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 6th day of February, 2024, by R. Tom Chapman, as owner of CC Manatee Land Inv. LLC on its behalf. He [✓] is personally known to me or [___] produced _____ as identification.

NINA L. DUREN
MY COMMISSION # GG 962023
EXPIRES: June 22, 2024
Bonded Thru Notary Public Underwriters

Nina L Duren
Notary Public, State of Florida

EXHIBIT A: Legal Description

EXHIBIT A:
Legal Description

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000018C839D49D700128398, O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE 1/11/24

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

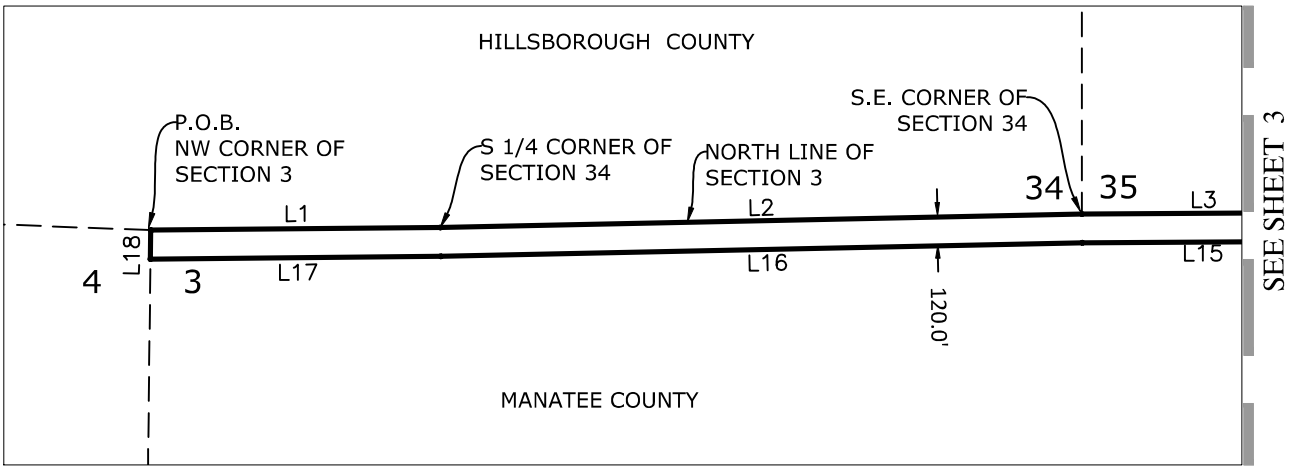
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

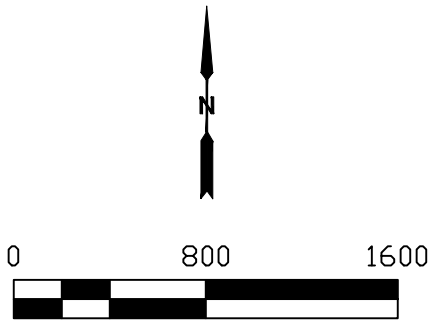
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

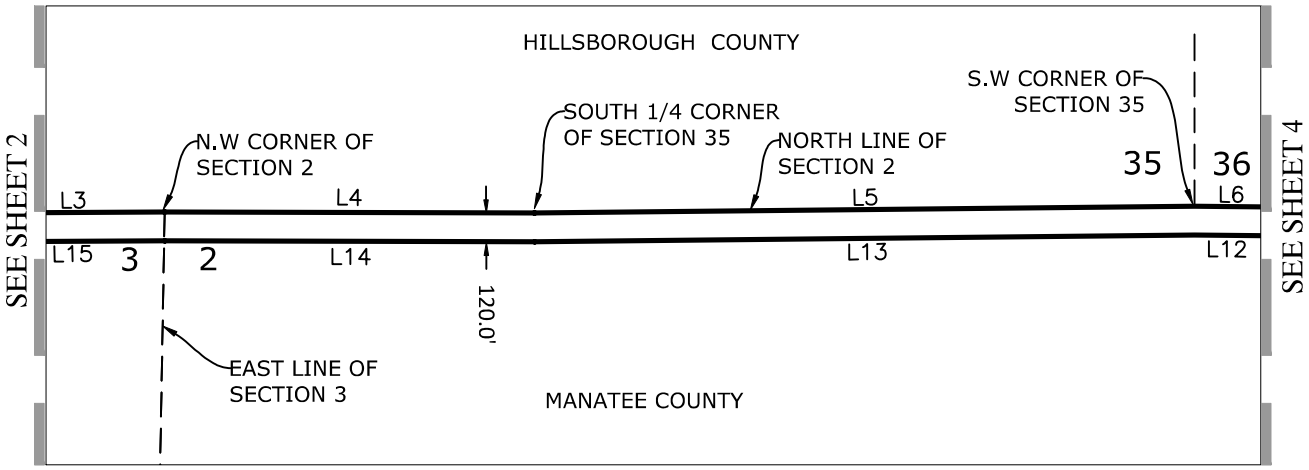
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

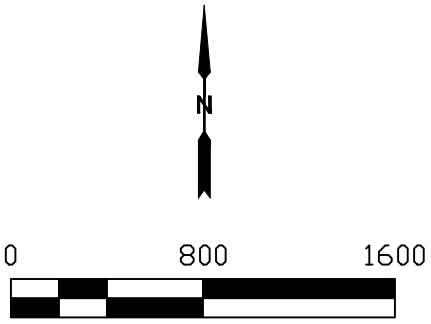
REVISION DATE

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

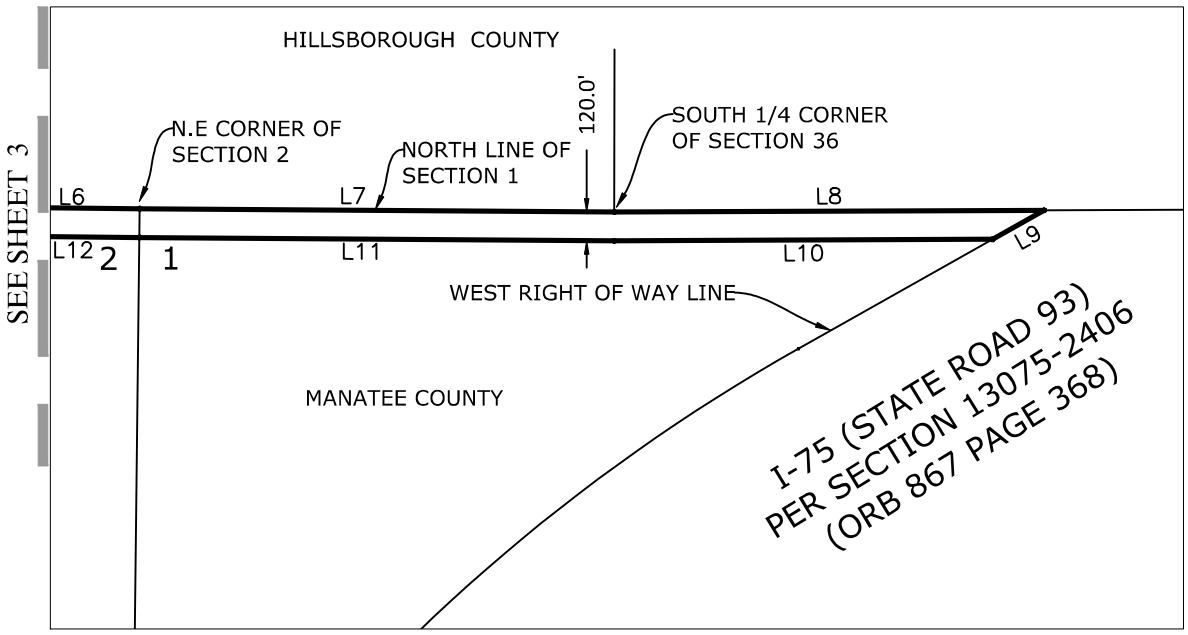
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

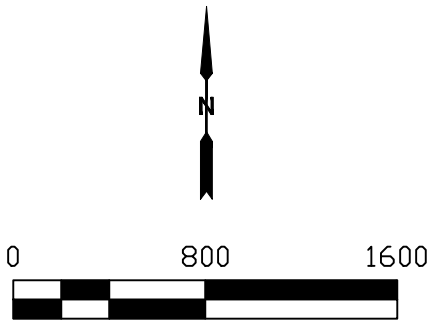
REVISION DATE

EXHIBIT "E"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

WATER RESOURCE ASSOCIATES, LLC
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Phone: 941.275.9721 Fax: 941.275.9729
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ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=EA0E410C000001979C90FDCB00122177, O=Unaffiliated, C=US
Date: 2026.02.23 06:02:50-05'00'

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

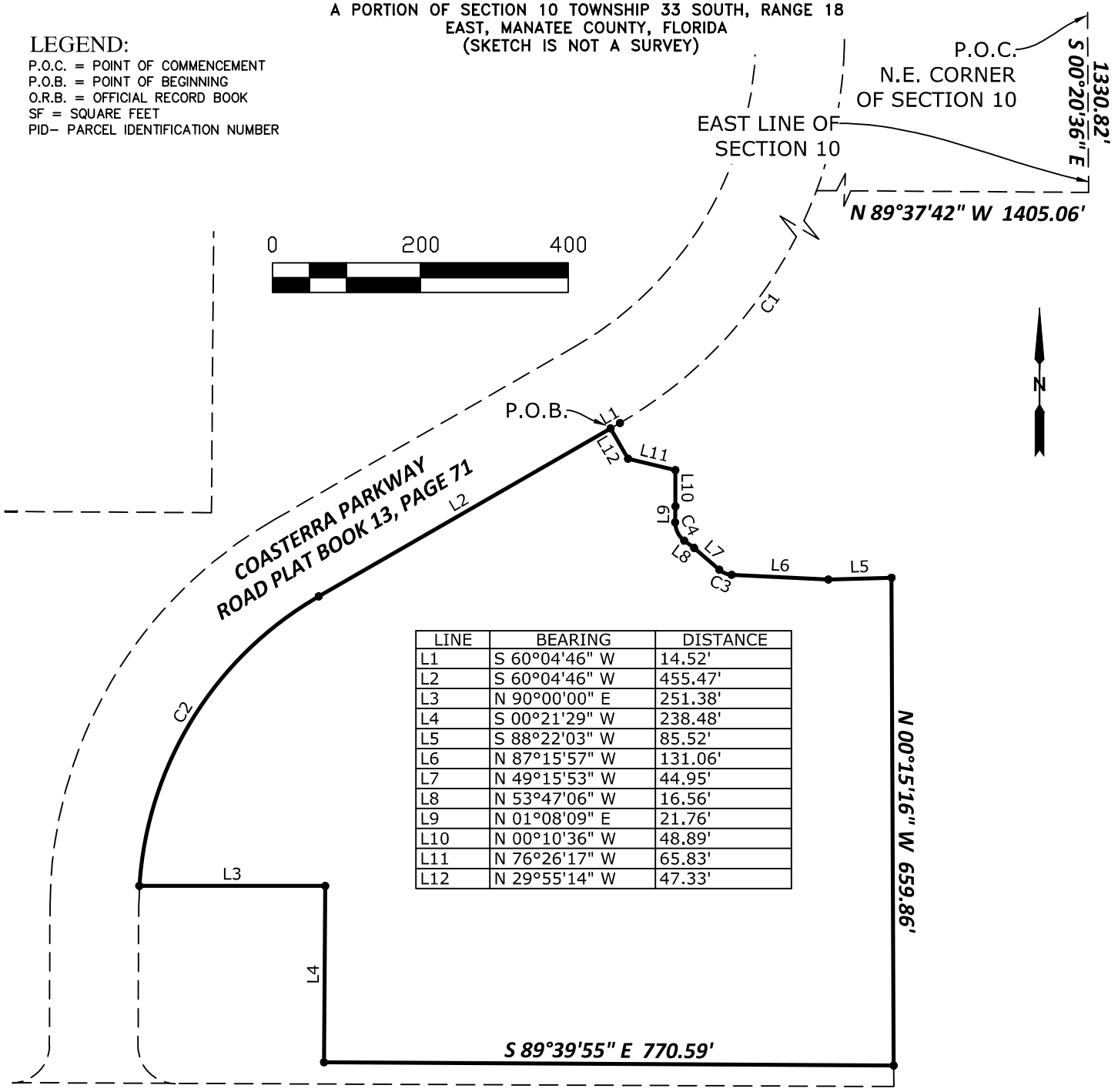
COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER



LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

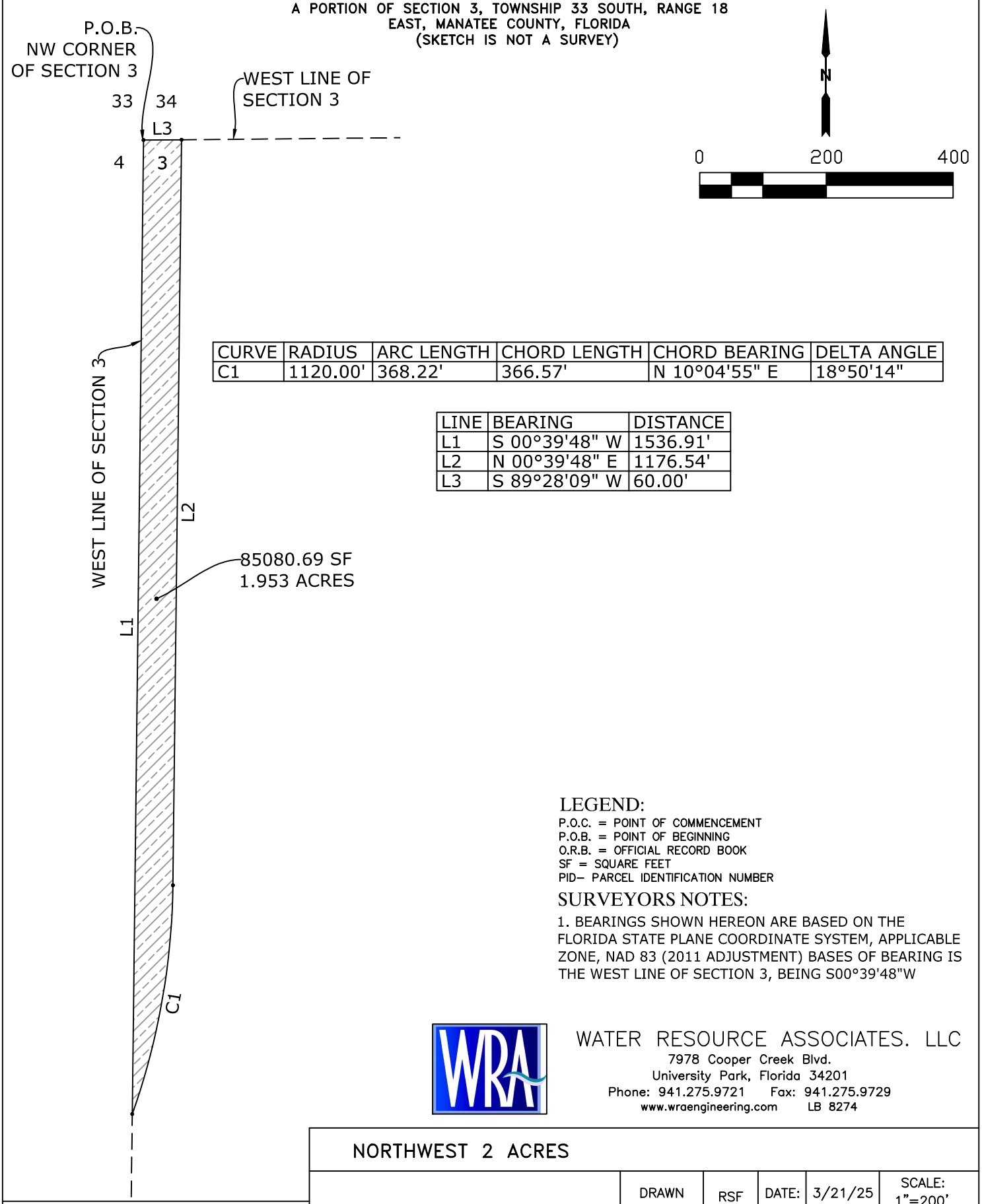
DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

NORTHWEST 2 ACRES					
	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA (SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, oid.0.9.2342.19200300.100.1.1=A01410C000001979C90FDCB00122177, OU=Unaffiliated, C=US
Date: 2025.09.15 08:06:41-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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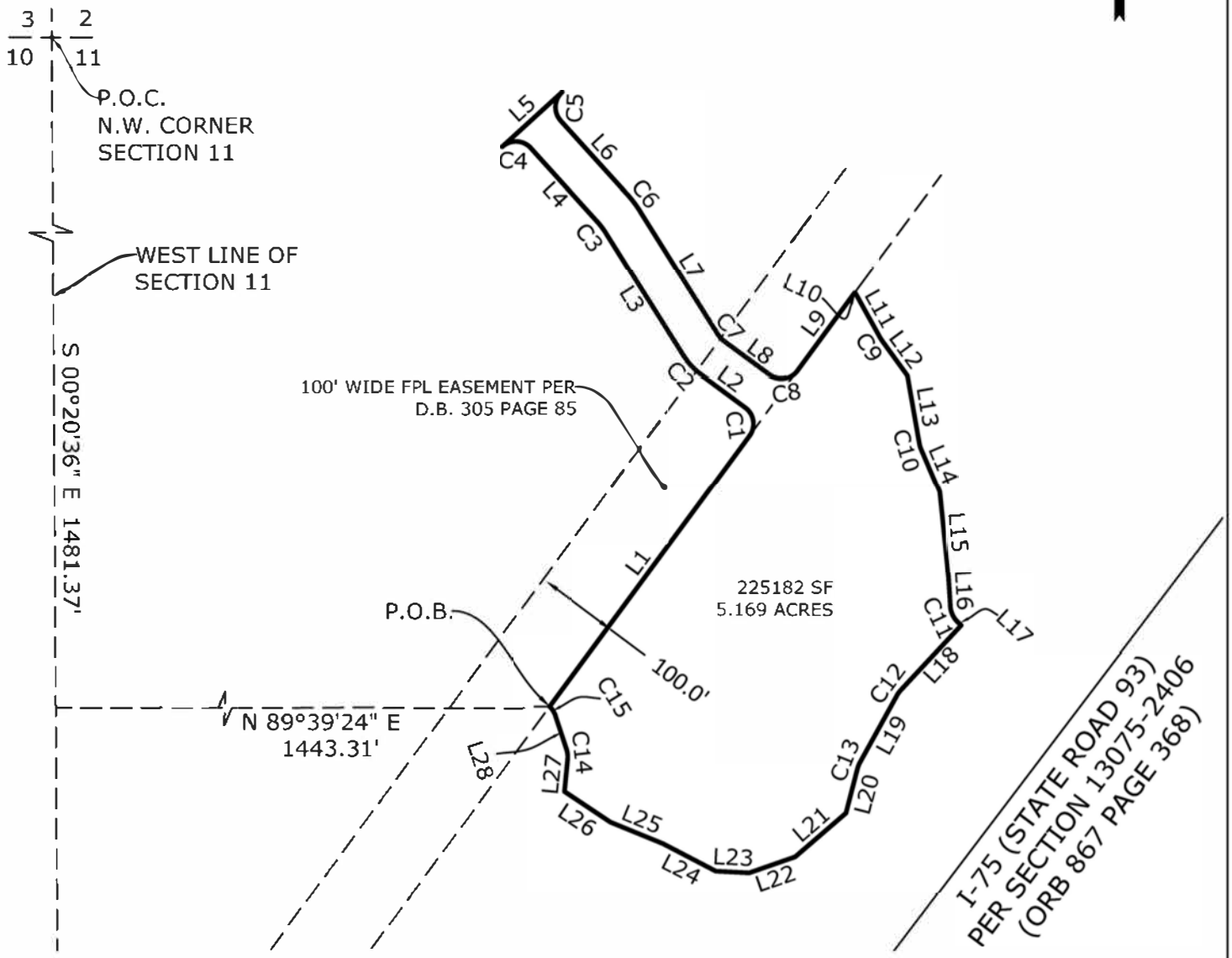
	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
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PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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REVISION DATE						
		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

EXHIBIT 6

RESOLUTION 2024-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Newport Isles Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT:

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes,* the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District's boundaries as described in **Exhibit A.** The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 19th day of August, 2024.

ATTEST:

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

Exhibit A:

Legal Description of District Boundaries, as Amended

.

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 8/26/21

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

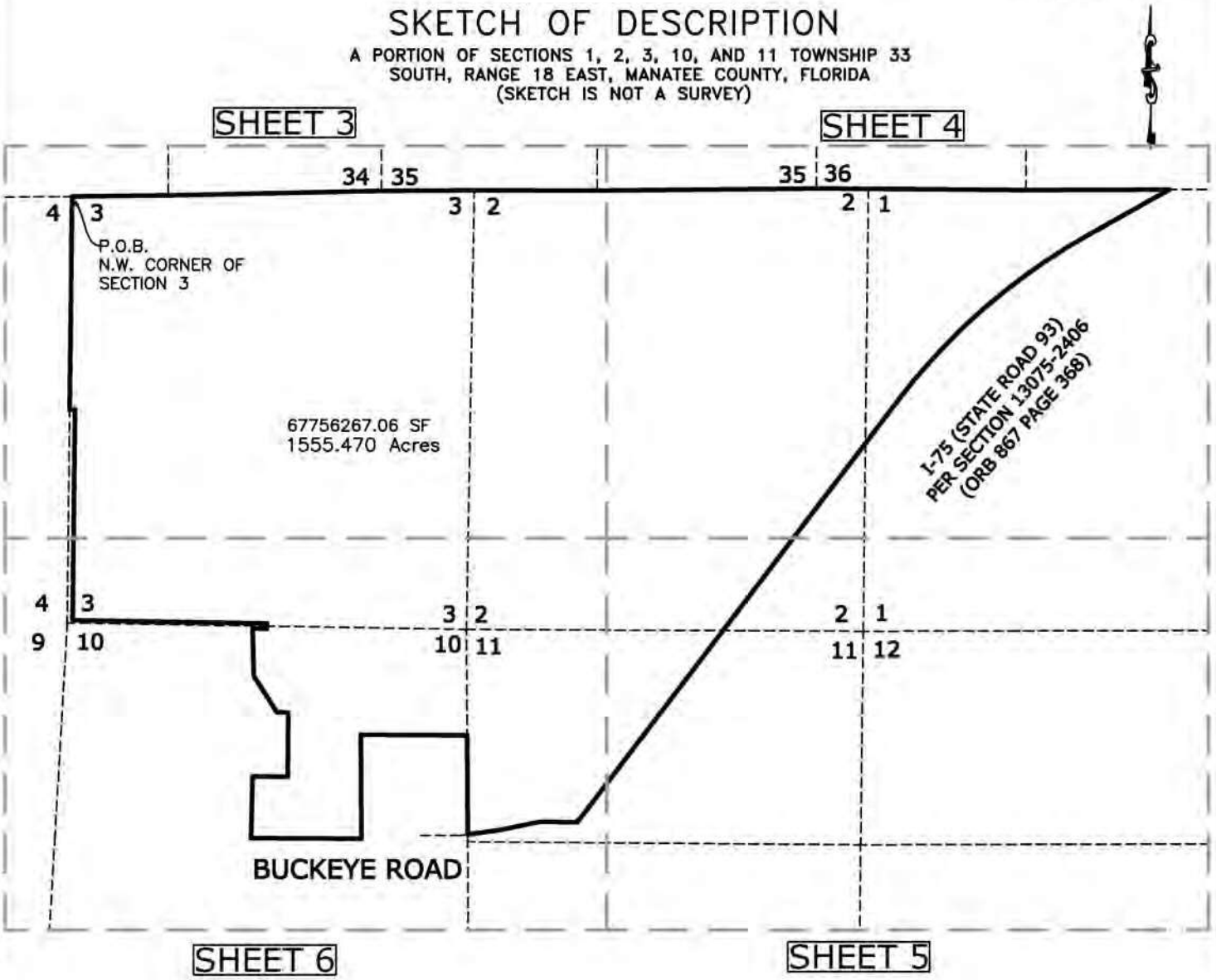
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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REVISION DATE 8/26/21

CDD PARCEL					
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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

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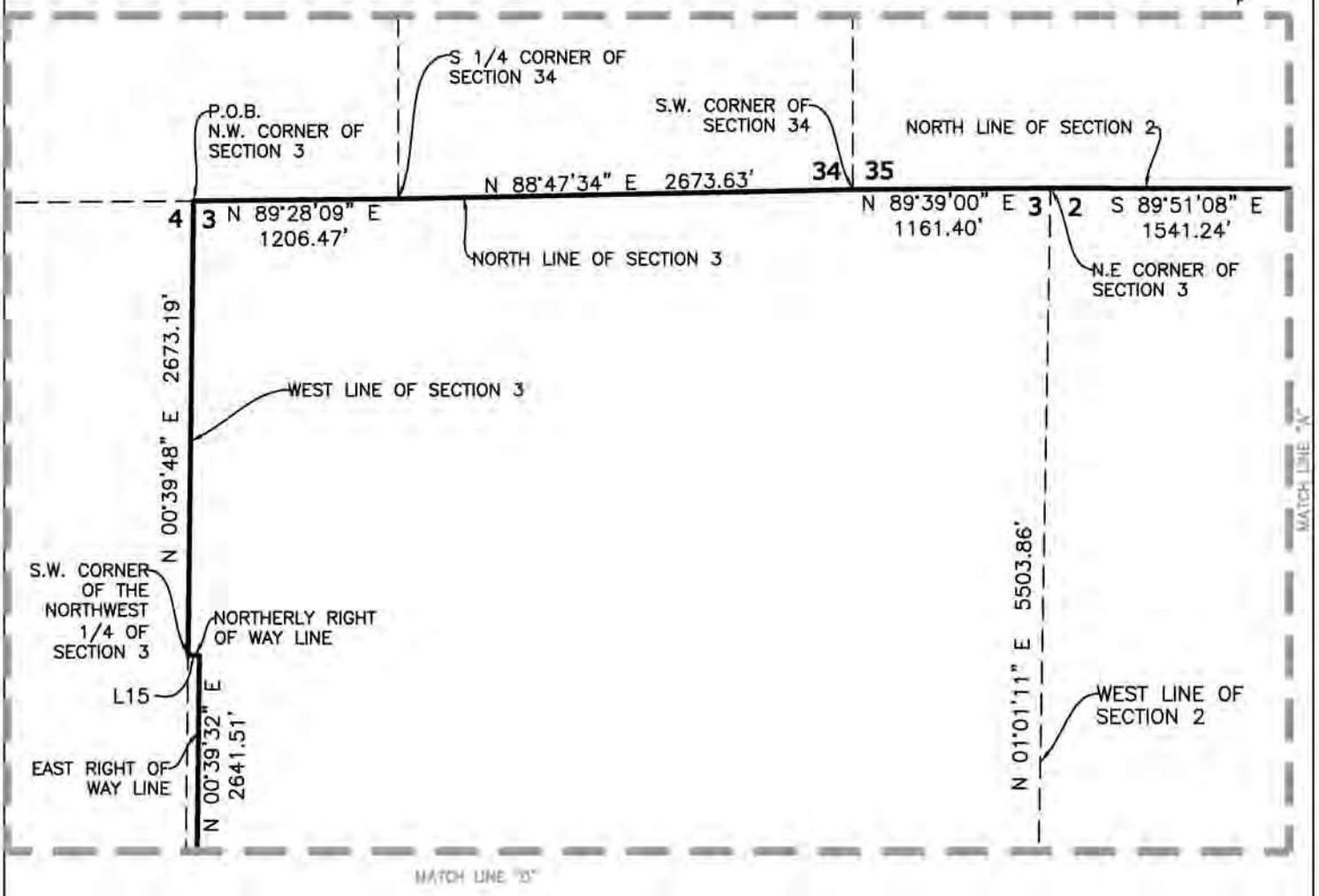
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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SKETCH OF DESCRIPTION

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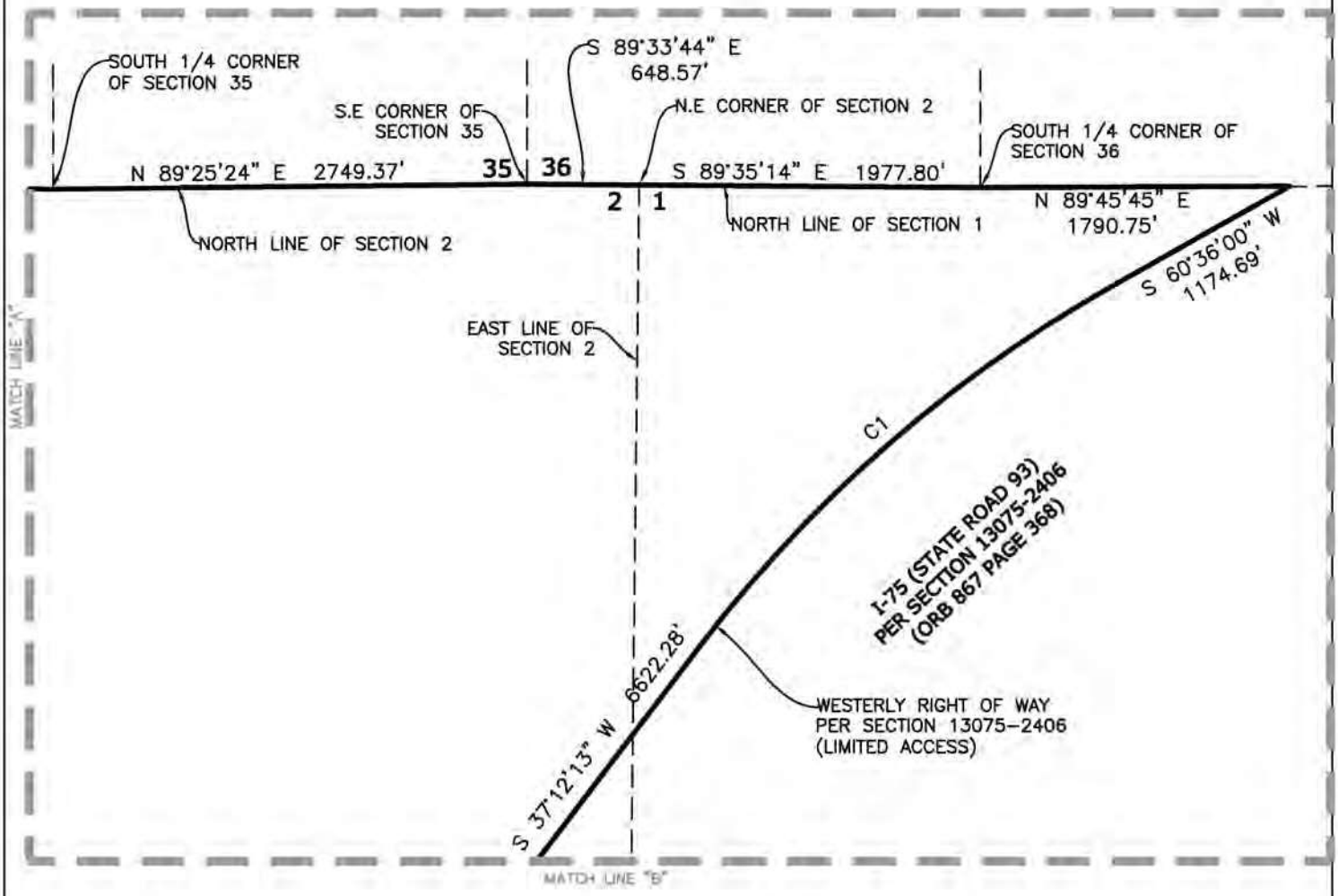
(SKETCH IS NOT A SURVEY)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

LEGEND:

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REVISION DATE 8/26/21

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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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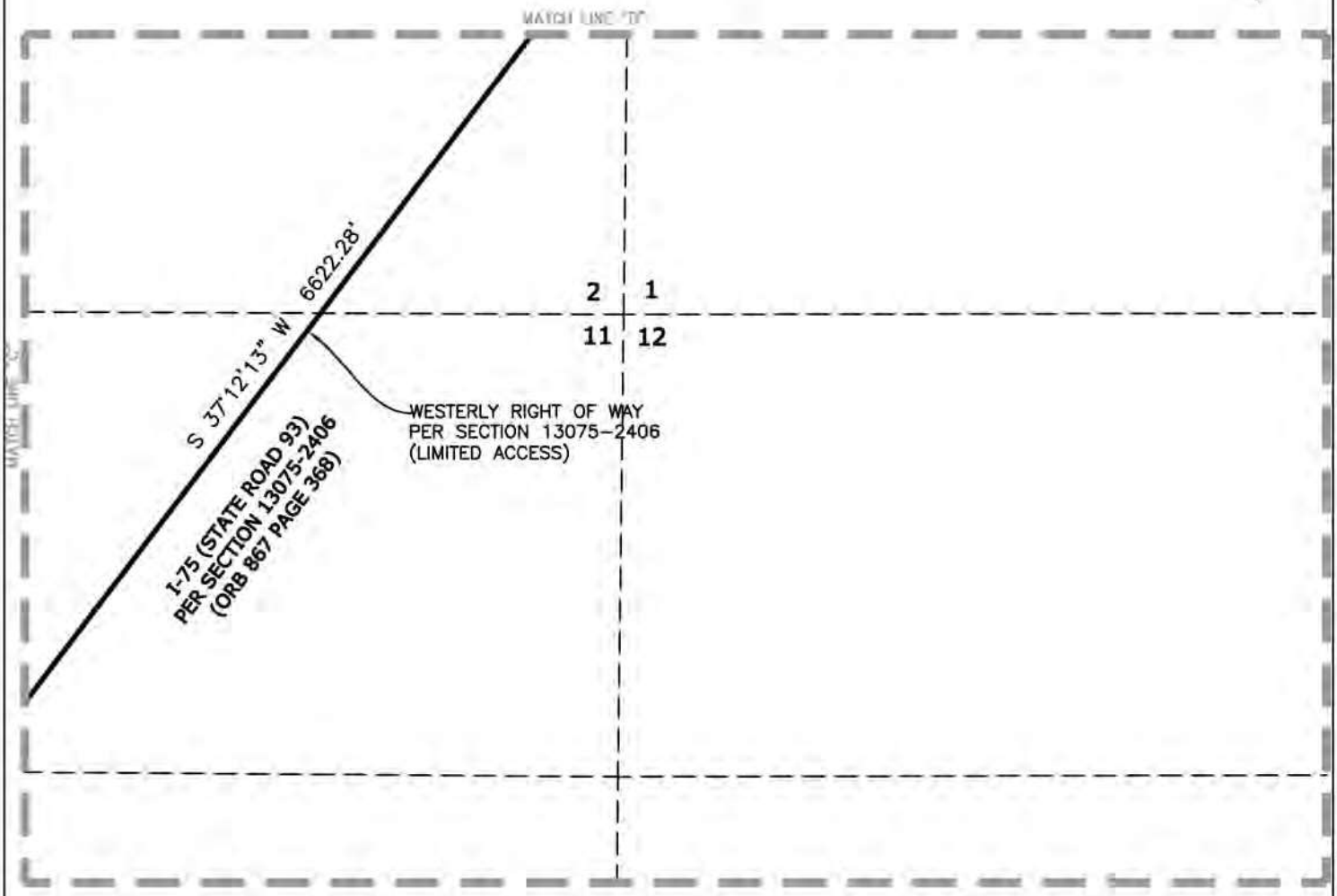

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SKETCH OF DESCRIPTION

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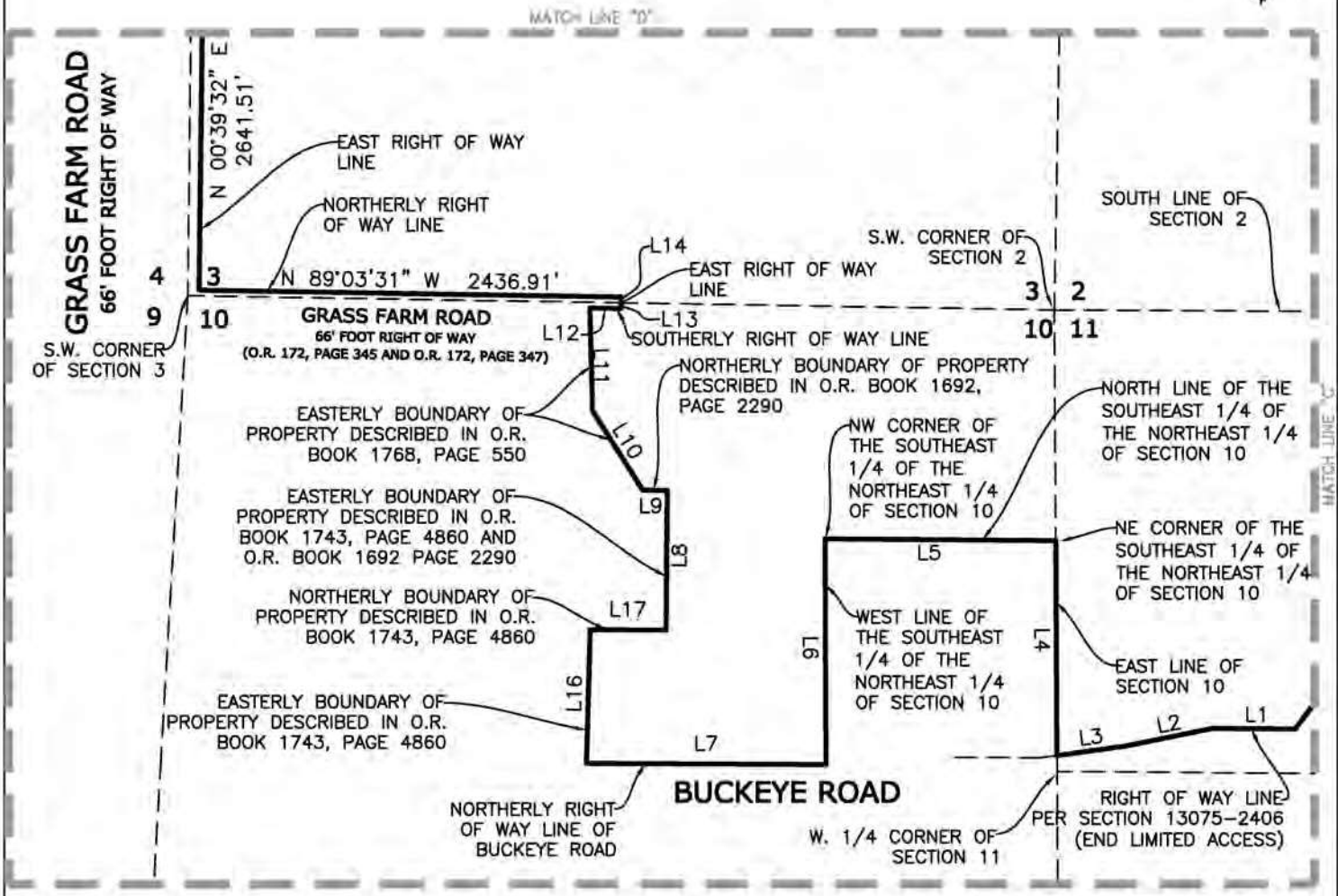

LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

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REVISION DATE 8/26/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

ROBERT S. FLANARY
REGISTERED SURVEYOR AND MAPPER
STATE OF FLORIDA

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000018C839D49D700128398, O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 1/11/24

LEGEND:

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SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

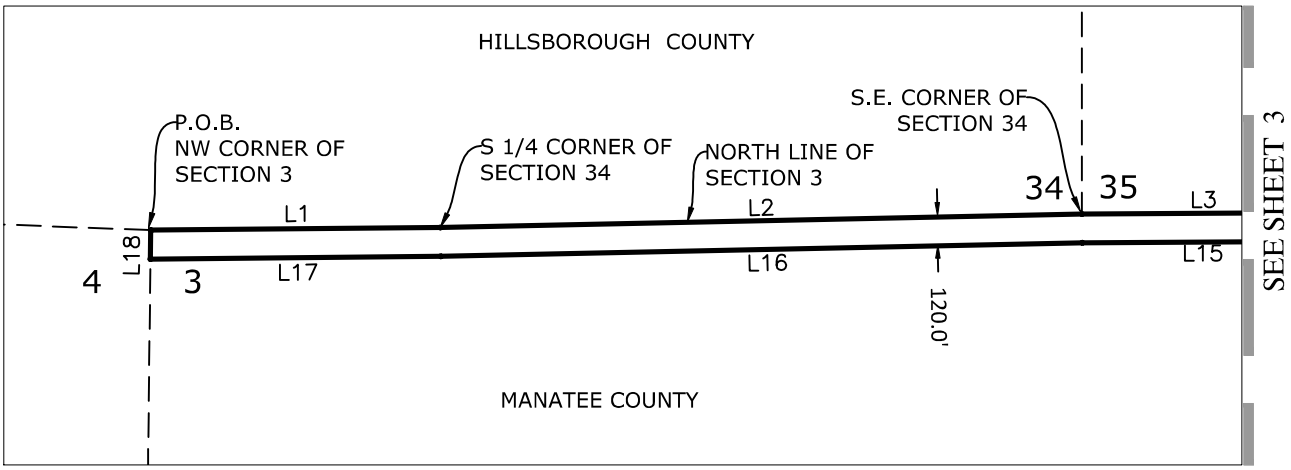
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

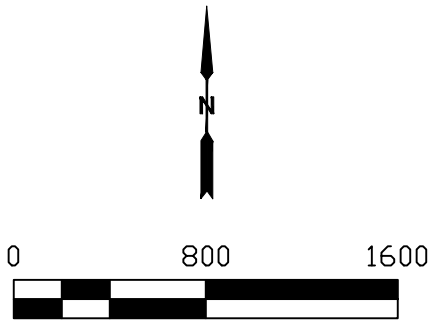
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



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PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

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RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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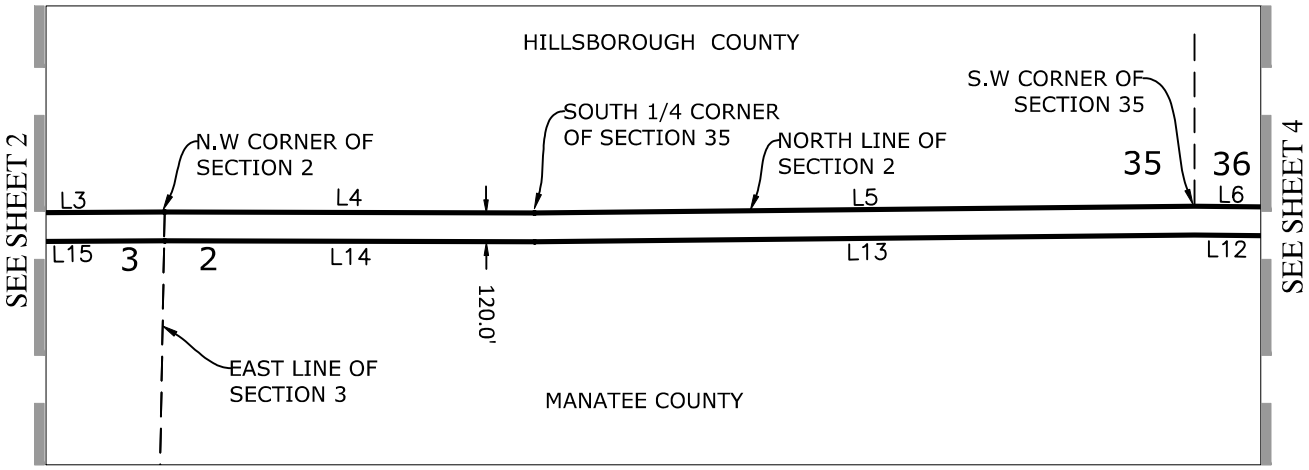
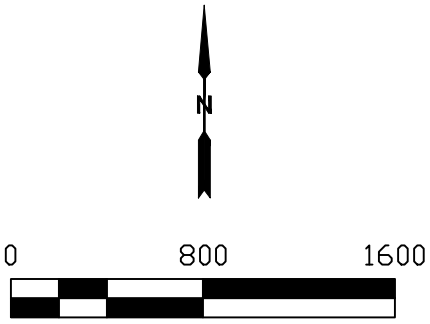


LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

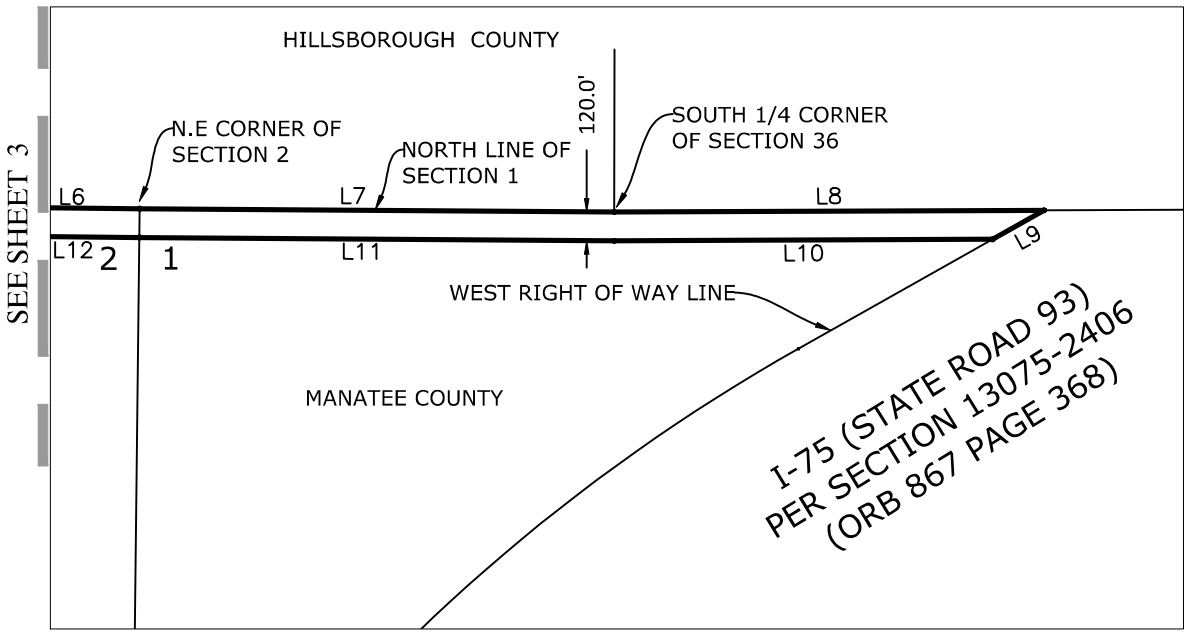
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

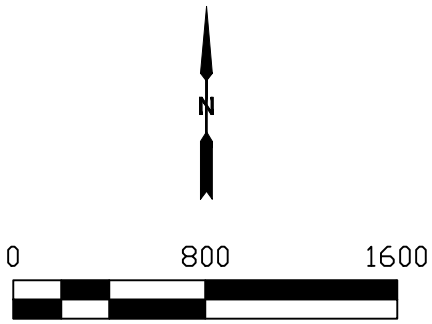
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1405.06' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COASTERRA PARKWAY AS RECORDED IN ROAD PLAT BOOK 13, PAGE 71. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', A RADIUS OF 606.00', A CHORD BEARING OF S.35°44'18"W., A CHORD LENGTH OF 499.54', AND A DELTA ANGLE OF 48°40'55"; (2) THENCE S.60°04'46"W. A DISTANCE OF 14.52' O THE POINT OF BEGINNING; (3)THENCE S.60°04'46"W. A DISTANCE OF 455.47'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 480.02', A RADIUS OF 486.00', A CHORD BEARING OF S.31°47'02"W., A CHORD LENGTH OF 460.75', AND A DELTA ANGLE OF 56°35'27"; THENCE N.90°00'00"E. A DISTANCE OF 251.38'; THENCE S.00°21'29"W. A DISTANCE OF 238.48'; THENCE S.89°39'55"E. A DISTANCE OF 770.59'; THENCE N.00°15'16"W. A DISTANCE OF 659.86'; THENCE S.88°22'03"W. A DISTANCE OF 85.52'; THENCE N.87°15'57"W. A DISTANCE OF 131.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.42', A RADIUS OF 30.00', A CHORD BEARING OF N.66°51'25"W., A CHORD LENGTH OF 18.13', AND A DELTA ANGLE OF 35°11'05"; THENCE N.49°15'53"W. A DISTANCE OF 44.95'; THENCE N.53°47'06"W. A DISTANCE OF 16.56'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.76', A RADIUS OF 30.00', A CHORD BEARING OF N.26°19'29"W., A CHORD LENGTH OF 27.67', AND A DELTA ANGLE OF 54°55'15"; THENCE N.01°08'09"E. A DISTANCE OF 21.76'; THENCE N.00°10'36"W. A DISTANCE OF 48.89'; THENCE N.76°26'17"W. A DISTANCE OF 65.83'; THENCE N.29°55'14"W. A DISTANCE OF 47.33'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 625400.87 SQUARE FEET, 14.357 ACRES

WATER RESOURCE ASSOCIATES, LLC
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ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=EA0E410C000001979C90FDCB00122177, O=Unaffiliated, C=US
Date: 2026.02.23 06:02:50-05'00'

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE

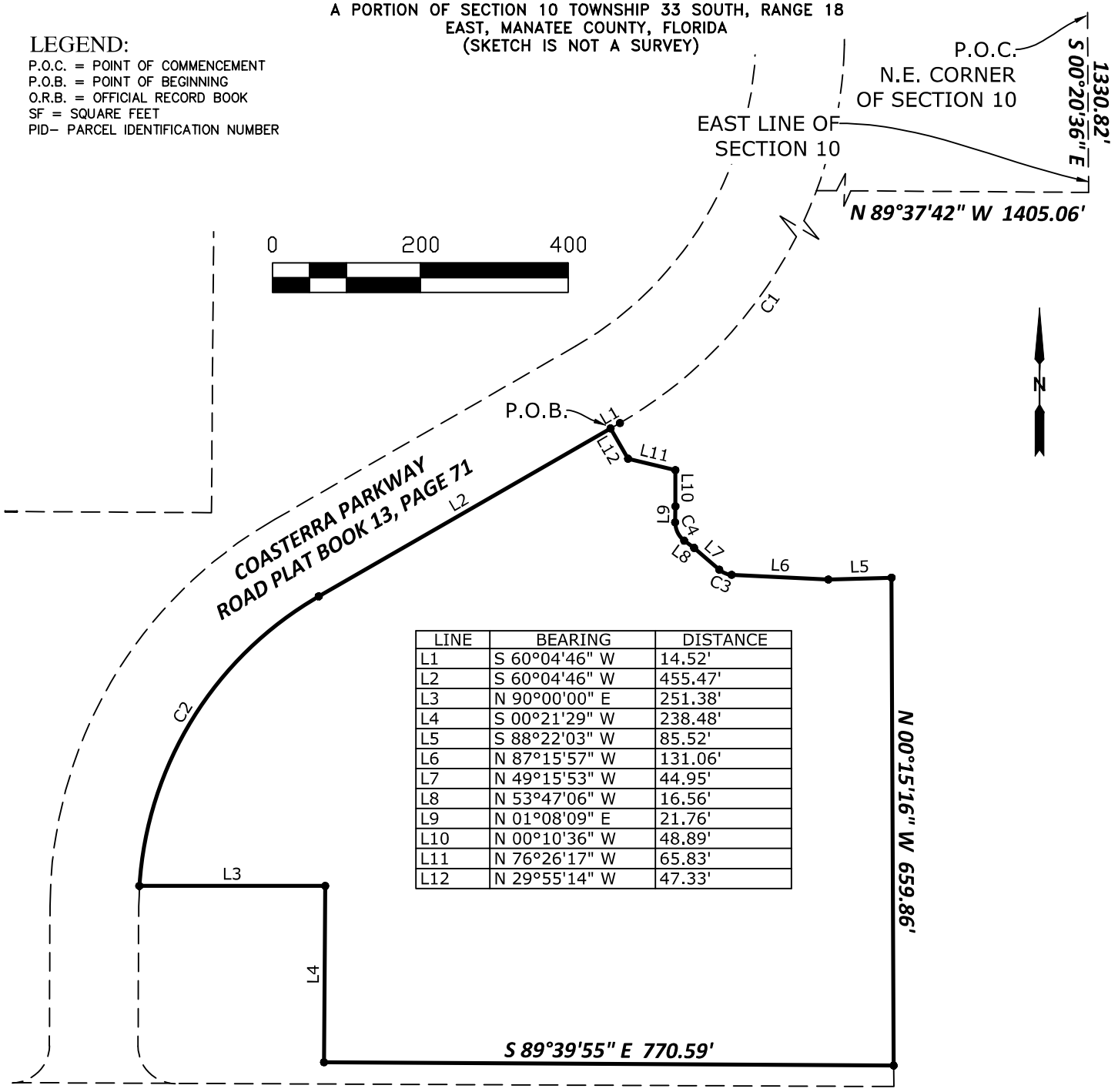
COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER



LINE	BEARING	DISTANCE
L1	S 60°04'46" W	14.52'
L2	S 60°04'46" W	455.47'
L3	N 90°00'00" E	251.38'
L4	S 00°21'29" W	238.48'
L5	S 88°22'03" W	85.52'
L6	N 87°15'57" W	131.06'
L7	N 49°15'53" W	44.95'
L8	N 53°47'06" W	16.56'
L9	N 01°08'09" E	21.76'
L10	N 00°10'36" W	48.89'
L11	N 76°26'17" W	65.83'
L12	N 29°55'14" W	47.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	480.02'	460.75'	S 31°47'02" W	56°35'27"
C3	30.00'	18.42'	18.13'	N 66°51'25" W	35°11'05"
C4	30.00'	28.76'	27.67'	N 26°19'29" W	54°55'15"

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www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	2/23/26	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

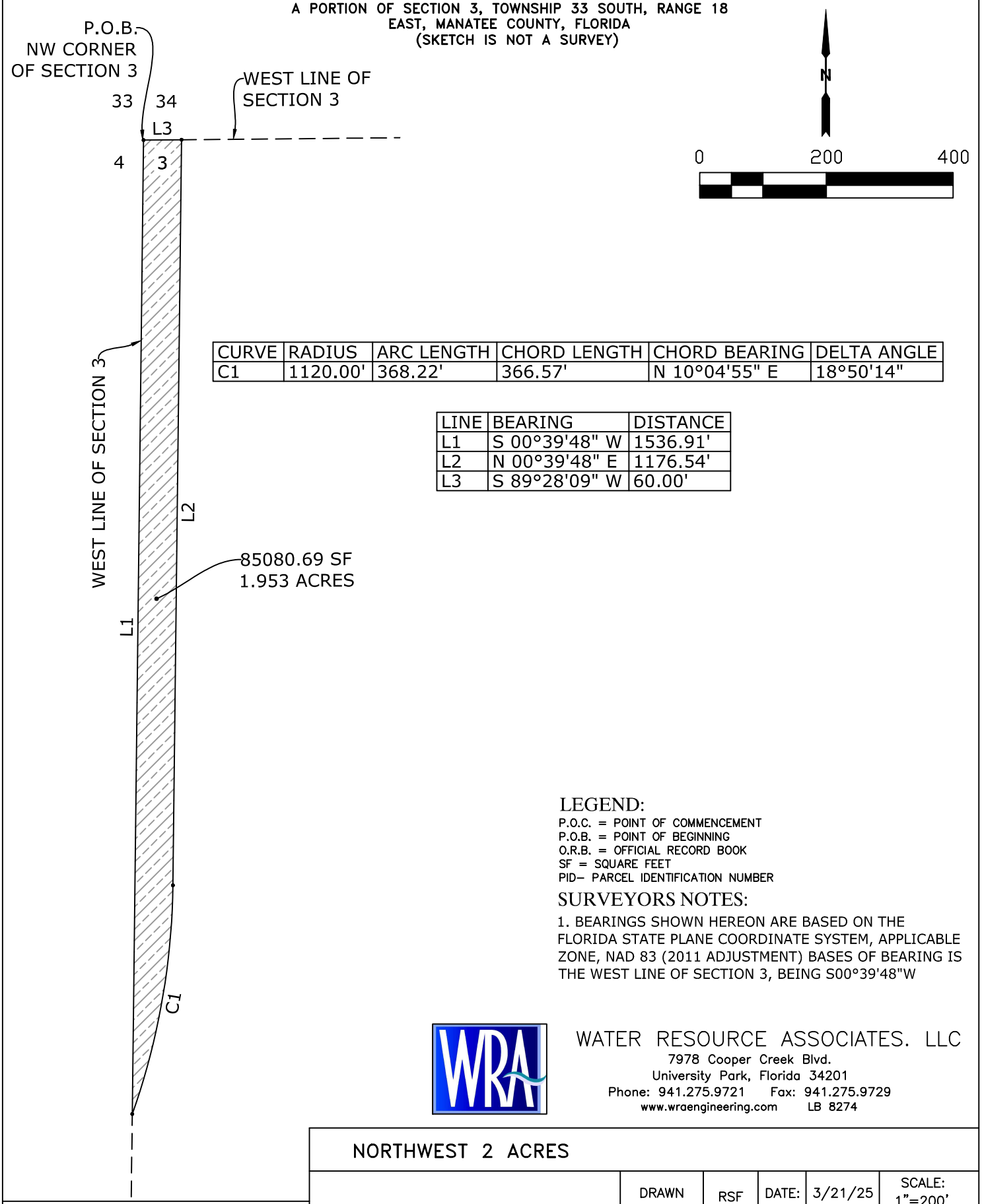
Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

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P.O.B. = POINT OF BEGINNING
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SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

LESS AND EXCEPT:

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1481.37'; THENCE N.89°39'24"E. A DISTANCE OF 1443.31' TO THE POINT OF BEGINNING; THENCE N.36°20'40"E. A DISTANCE OF 417.54'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.08°39'20"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.53°39'20"W. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.12', A RADIUS OF 75.00', A CHORD BEARING OF N.42°54'53"W., A CHORD LENGTH OF 27.95', AND A DELTA ANGLE OF 21°28'54"; THENCE N.32°10'26"W. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.36', A RADIUS OF 110.00', A CHORD BEARING OF N.37°12'53"W., A CHORD LENGTH OF 19.33', AND A DELTA ANGLE OF 10°04'54"; THENCE N.42°15'21"W. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.87°15'21"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.47°44'39"E. A DISTANCE OF 100.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF S.02°44'39"W., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE S.42°15'21"E. A DISTANCE OF 121.10'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.15', A RADIUS OF 160.00', A CHORD BEARING OF S.37°12'53"E., A CHORD LENGTH OF 28.12', AND A DELTA ANGLE OF 10°04'54"; THENCE S.32°10'26"E. A DISTANCE OF 181.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 9.37', A RADIUS OF 25.00', A CHORD BEARING OF S.42°54'53"E., A CHORD LENGTH OF 9.32', AND A DELTA ANGLE OF 21°28'54"; THENCE S.53°39'20"E. A DISTANCE OF 70.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 25.00', A CHORD BEARING OF N.81°20'40"E., A CHORD LENGTH OF 35.36', AND A DELTA ANGLE OF 90°00'00"; THENCE N.36°20'40"E. A DISTANCE OF 119.43'; THENCE S.65°26'29"E. A DISTANCE OF 1.23'; THENCE S.29°06'43"E. A DISTANCE OF 63.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3.64', A RADIUS OF 30.00', A CHORD BEARING OF S.32°35'11"E., A CHORD LENGTH OF 3.64', AND A DELTA ANGLE OF 06°56'57"; THENCE S.36°03'40"E. A DISTANCE OF 53.33'; THENCE S.10°01'53"E. A DISTANCE OF 85.57'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 6.84', A RADIUS OF 30.00', A CHORD BEARING OF S.16°33'57"E., A CHORD LENGTH OF 6.83', AND A DELTA ANGLE OF 13°04'08"; THENCE S.23°06'01"E. A DISTANCE OF 58.66'; THENCE S.05°49'47"E. A DISTANCE OF 106.24'; THENCE S.03°35'12"E. A DISTANCE OF 36.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.91', A RADIUS OF 30.00', A CHORD BEARING OF S.25°27'43"E., A CHORD LENGTH OF 22.36', AND A DELTA ANGLE OF 43°45'01"; THENCE S.47°20'13"E. A DISTANCE OF 5.19'; THENCE S.42°59'13"W. A DISTANCE OF 109.37'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.86', A RADIUS OF 34.21', A CHORD BEARING OF S.36°24'25"W., A CHORD LENGTH OF 7.84', AND A DELTA ANGLE OF 13°09'34"; THENCE S.28°53'58"W. A DISTANCE OF 95.84'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.55', A RADIUS OF 30.00', A CHORD BEARING OF S.21°41'16"W., A CHORD LENGTH OF 7.53', AND A DELTA ANGLE OF 14°25'24"; THENCE S.14°28'34"W. A DISTANCE OF 56.88'; THENCE S.49°14'53"W. A DISTANCE OF 82.94'; THENCE S.70°47'29"W. A DISTANCE OF 60.30'; THENCE N.87°05'15"W. A DISTANCE OF 41.29'; THENCE N.62°29'13"W. A DISTANCE OF 73.85'; THENCE N.67°46'56"W. A DISTANCE OF 70.21'; THENCE N.56°17'45"W. A DISTANCE OF 68.21'; THENCE N.05°29'28"E. A DISTANCE OF 40.22'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.47', A RADIUS OF 30.00', A CHORD BEARING OF N.06°24'46"W., A CHORD LENGTH OF 12.38', AND A DELTA ANGLE OF 23°48'27"; THENCE N.18°18'59"W. A DISTANCE OF 43.12'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 14.07', A RADIUS OF 30.00', A CHORD BEARING OF N.31°45'11"W., A CHORD LENGTH OF 13.94', AND A DELTA ANGLE OF 26°52'23"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 225182 SQUARE FEET, 5.169 ACRES

WATER RESOURCE ASSOCIATES. LLC
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Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, oid.0.9.2342.19200300.100.1.1=A01410C000001979C90FDCB00122177, OU=Unaffiliated, C=US
Date: 2025.09.15 08:06:41-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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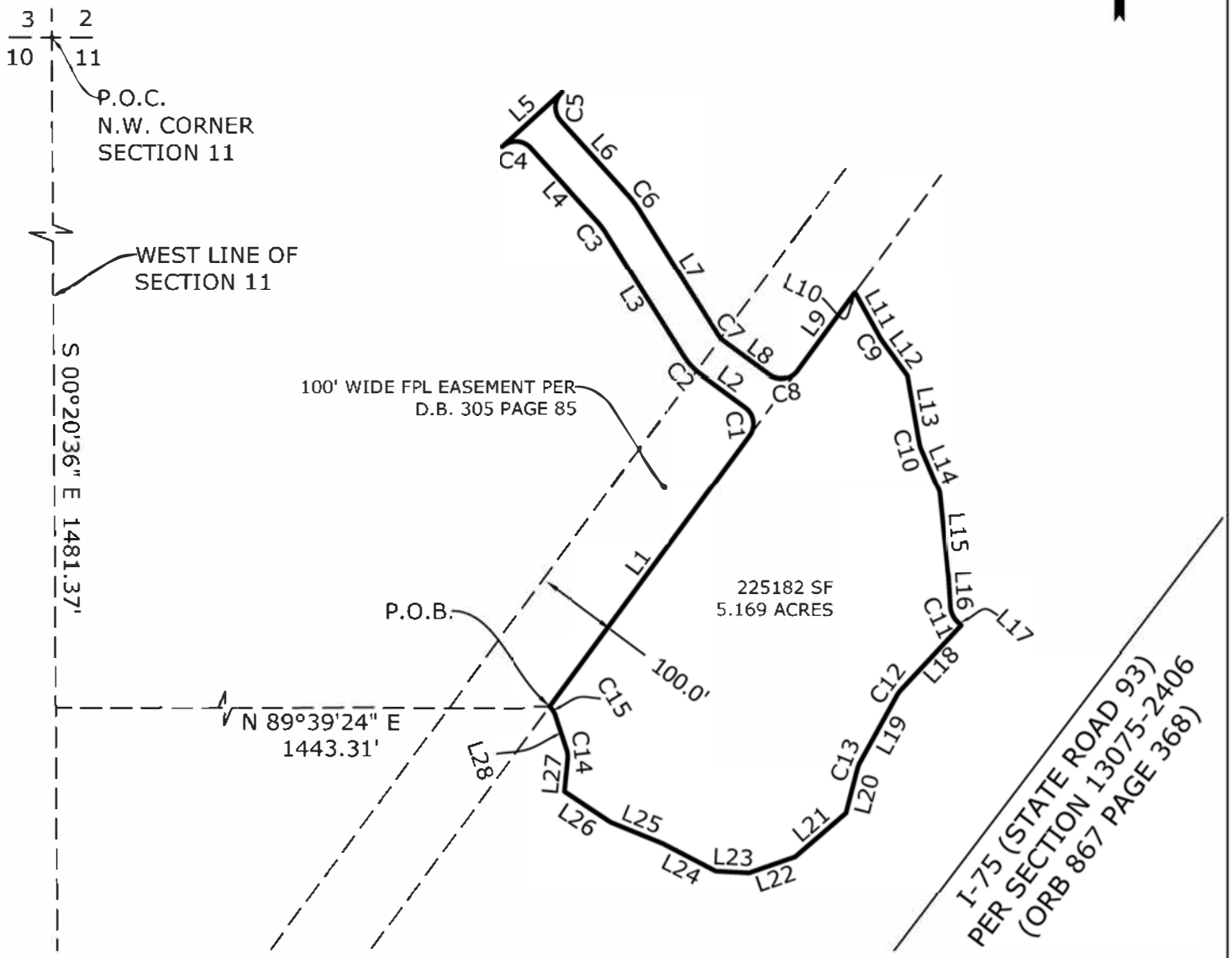
	DRAWN	RSF	DATE:	9/15/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 08°39'20" W	90°00'00"
C2	75.00'	28.12'	27.95'	N 42°54'53" W	21°28'54"
C3	110.00'	19.36'	19.33'	N 37°12'53" W	10°04'54"
C4	25.00'	39.27'	35.36'	N 87°15'21" W	90°00'00"
C5	25.00'	39.27'	35.36'	S 02°44'39" W	90°00'00"
C6	160.00'	28.15'	28.12'	S 37°12'53" E	10°04'54"
C7	25.00'	9.37'	9.32'	S 42°54'53" E	21°28'54"
C8	25.00'	39.27'	35.36'	N 81°20'40" E	90°00'00"
C9	30.00'	3.64'	3.64'	S 32°35'11" E	6°56'57"
C10	30.00'	6.84'	6.83'	S 16°33'57" E	13°04'08"
C11	30.00'	22.91'	22.36'	S 25°27'43" E	43°45'01"
C12	34.21'	7.86'	7.84'	S 36°24'25" W	13°09'34"
C13	30.00'	7.55'	7.53'	S 21°41'16" W	14°25'24"
C14	30.00'	12.47'	12.38'	N 06°24'46" W	23°48'27"
C15	30.00'	14.07'	13.94'	N 31°45'11" W	26°52'23"

LINE	BEARING	DISTANCE
L1	N 36°20'40" E	417.54'
L2	N 53°39'20" W	70.26'
L3	N 32°10'26" W	181.38'
L4	N 42°15'21" W	121.10'
L5	N 47°44'39" E	100.00'
L6	S 42°15'21" E	121.10'
L7	S 32°10'26" E	181.38'
L8	S 53°39'20" E	70.26'
L9	N 36°20'40" E	119.43'
L10	S 65°26'29" E	1.23'
L11	S 29°06'43" E	63.48'
L12	S 36°03'40" E	53.33'
L13	S 10°01'53" E	85.57'
L14	S 23°06'01" E	58.66'
L15	S 05°49'47" E	106.24'
L16	S 03°35'12" E	36.30'
L17	S 47°20'13" E	5.19'
L18	S 42°59'13" W	109.37'
L19	S 28°53'58" W	95.84'
L20	S 14°28'34" W	56.88'
L21	S 49°14'53" W	82.94'
L22	S 70°47'29" W	60.30'
L23	N 87°05'15" W	41.29'
L24	N 62°29'13" W	73.85'
L25	N 67°46'56" W	70.21'
L26	N 56°17'45" W	68.21'
L27	N 05°29'28" E	40.22'
L28	N 18°18'59" W	43.12'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

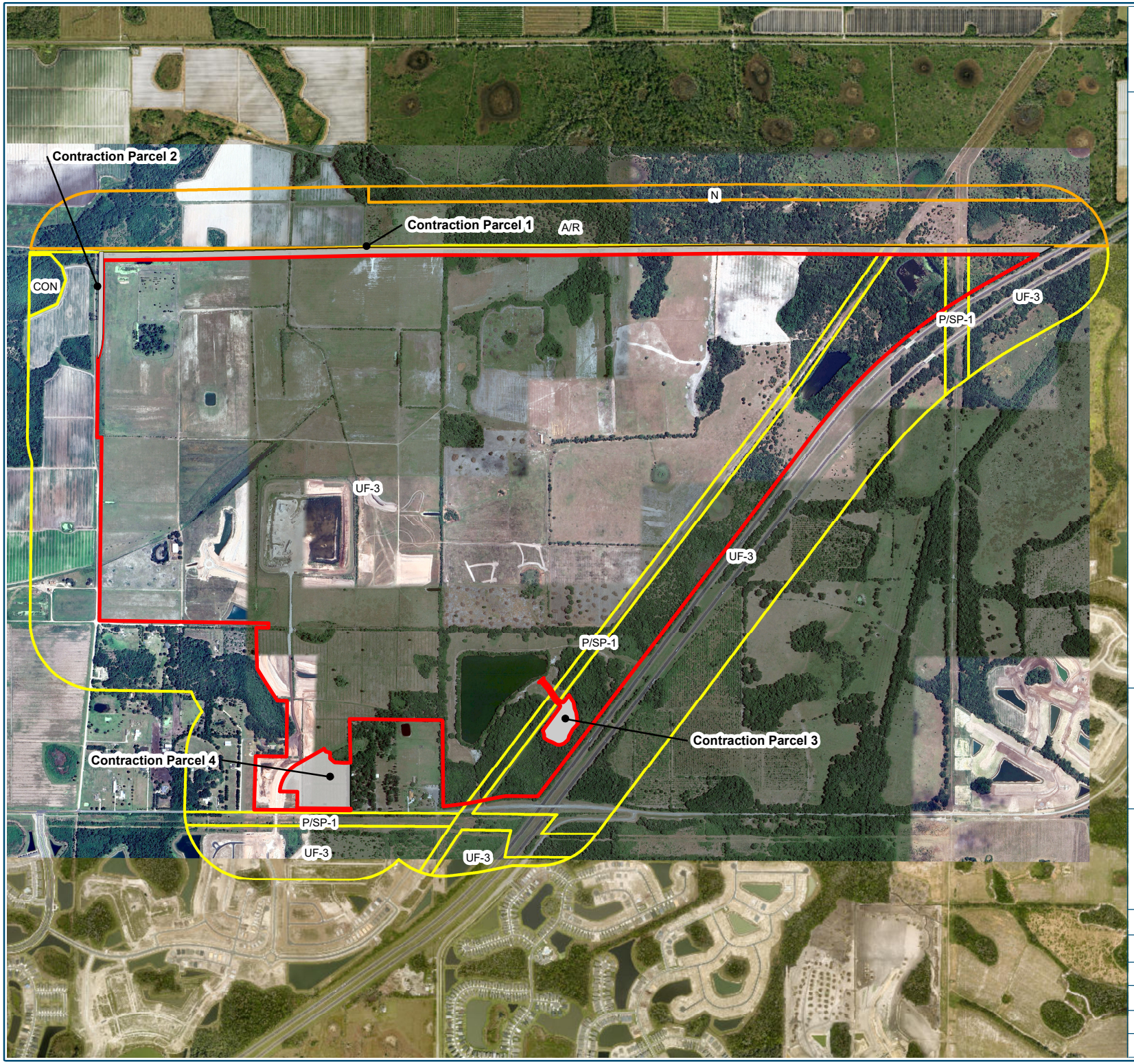
SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

REVISION DATE						
		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

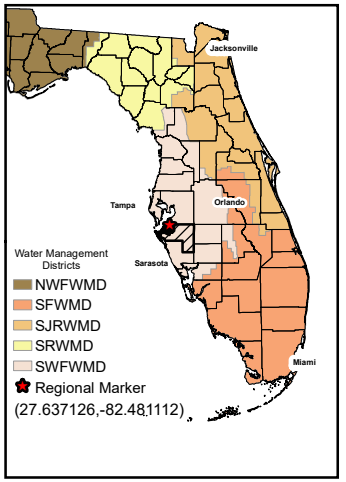
EXHIBIT 7



12363 Hampton Park Blvd
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-358-3824
www.wraengineering.com
Engineering ~ Environmental Science~ Water Resource~Survey
Water Resource Associates, LLC.

- CDD Project Boundary (1,496.408 ac.)
- Contraction Parcel 1 (37.583 ac)
- Contraction Parcel 2 (1.953 ac.)
- Contraction Parcel 3 (5.169 ac.)
- Contraction Parcel 4 (14.357 ac)
- Hillsborough County Future Land Use
- Manatee County Future Land Use

County Map



S: 01,02,03,10,&11 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2024 aerial obtained from Google Earth.
Future land use obtained from Manatee county and Hillsborough County.

N
W E
S

1 inch = 1,900 feet

0 470 940 1,880 2,820 Feet

Client:

Project Name: Newport Isles CDD

Manatee County, FL

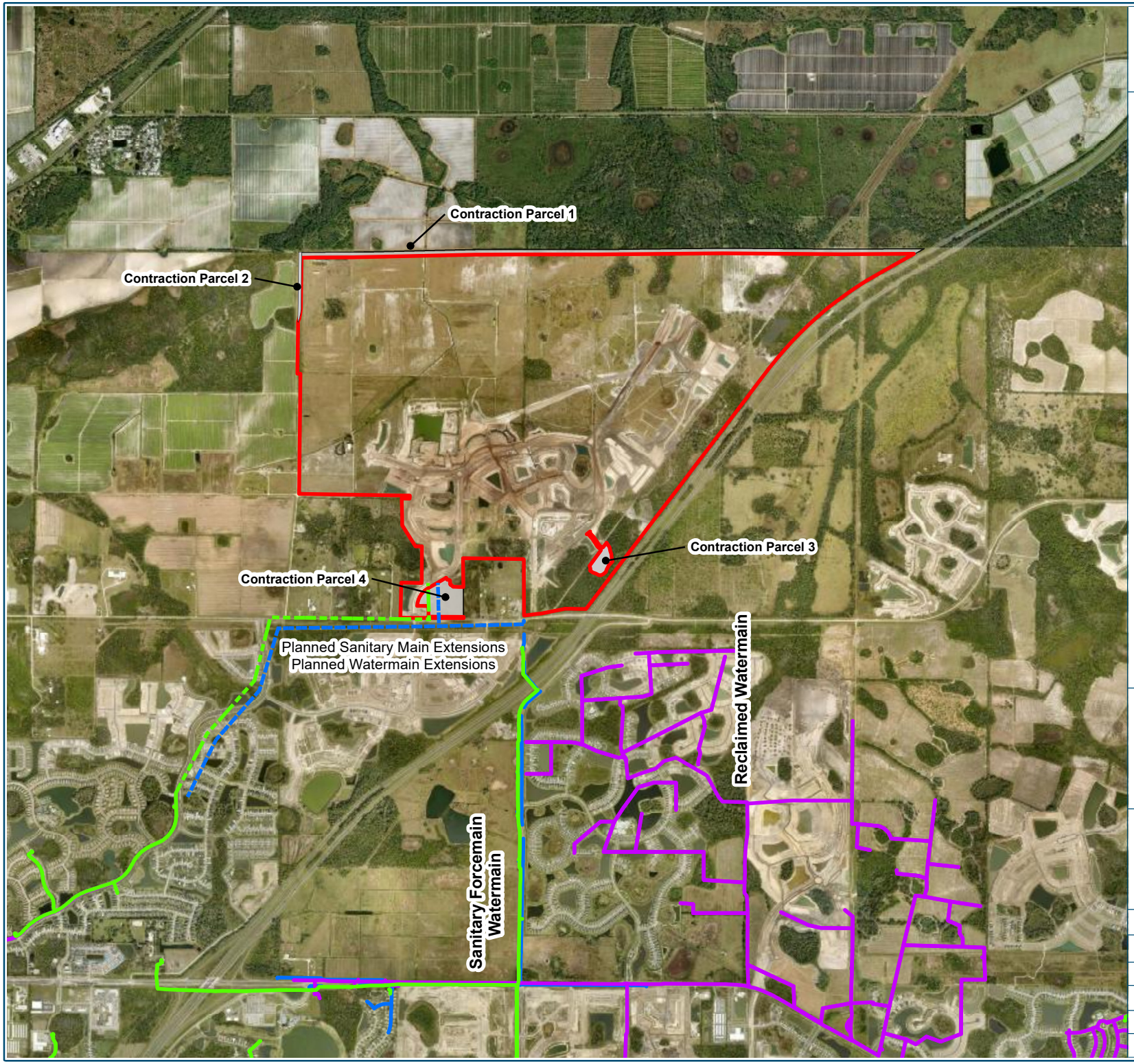
File Name: Future Land Use Map

Original Date: 2/24/2026

GIS Operator: RJ	Job Number: 2180	Revision Date:

Document Path: S:\~PROJECT FILES\2180 - Newport Isles CDD\ENVIRONMENTAL\GIS\MXD\Aug 2024 CDD\FutureLandUse.mxd

EXHIBIT 8



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- CDD Project Boundary (1,496.408 ac.)
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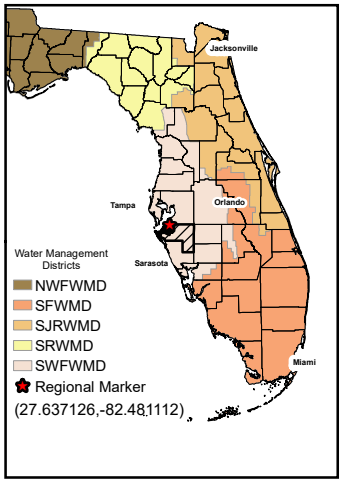
- Contraction Parcel 3 (5.169 ac.)
- Contraction Parcel 4 (14.357 ac)
- Proposed Watermain Extension
- Proposed Sewer Extension
- Sewer (Existing)
- Reclaimed Water (Existing)
- Potable Water (Existing)

County Map



S: 01,02,03,10,&11 T: 33S R: 18E

Notes:
Project Boundary obtained from Manatee County Property Appraiser.
2022 aerials obtained from FDOT APLUS
Utilities obtained from Manatee County.

N W E S

1 inch = 2,900 feet

0 700 1,400 2,800 4,200 Feet

Client:

Project Name: Newport Isles CDD

Manatee County, FL

File Name: Proposed Utilities Extensions Map

Original Date: 2/24/2026

GIS Operator: RL	Job Number: 2180	Revision Date:

Document Path: S:\~PROJECT FILES\2180 - Newport Isles CDD\ENVIRONMENTAL\GIS\MXD\Aug 2024 CDD\ProposedUtilities.mxd

EXHIBIT 9

NEWPORT ISLES COST ESTIMATE SUMMARY			
MASTER IMPROVEMENTS			
CATEGORY	**CIP COST ESTIMATE**	**IMPACT FEE CREDITABLE**	**O&M ENTITY**
Master Spine Road			
Roadway/Curbing	$ 11,825,275.00	$ 6,500,000.00	County
Utilities (Water, Sewer, Reclaim)	$ 5,676,885.00	$ 946,775.00	County
Hardscape, Landscape, & Irrigation	$ 2,890,000.00	$ -	CDD
Street Lighting	$ 1,750,000.00	$ -	CDD
Environmental Mitigation / Conservation	$ 250,000.00	$ -	CDD
Clubhouses and Associated Amenities	$ 12,000,000.00	$ -	CDD
Passive Recreational	$ 1,000,000.00	$ -	CDD
Offsite Improvements (1)	$ 3,200,000.00	$ -	County
Professional Services	$ 1,157,764.80	$ -	NA
NEIGHBORHOOD IMPROVEMENTS			
Roadway/Curbing (ungated pods only)	$ 67,640,000.00	NA	CDD
Stormwater Management	$ 54,112,000.00	NA	CDD
Utilities (Water, Sewer, Reclaim)	$ 47,348,000.00	NA	County
Street Lighting (6)	$ -	NA	CDD
Hardscape, Landscape, & Irrigation	$ 4,750,000.00	NA	CDD
Environmental Mitigation / Conservation	$ 1,400,000.00	NA	CDD
Professional Services	$ 5,257,500.00	NA	NA
SUB-TOTAL	**$ 220,257,424.80**		
CONTIGENCY (2) - 20%	**$ 44,051,484.96**		
SITE TOTAL	**$ 264,308,909.76**		

NOTES:

1. Offsite improvements include left and right turn lanes at both access locations to Buckeye Road. Also includes offsite utility extensions.
2. Contingency is not included on engineering and survey costs.
3. This Opinion of Probable Cost ("OPC") shall be used for budgeting purposes only.
4. This OPC is based on engineer's understanding of the current rules, regulations, ordinances and construction costs in effect on the date of this document. Interpretation of these construction costs may affect this OPC and may require adjustments.
5. All costs provided in this OPC are based on recent contract prices, or the engineer's latest known unit costs. Unit prices are subject to change due to unpredictable and uncontrollable increases in the cost of concrete or petroleum or the availability of materials and labor.
6. Street lighting will be leased from a private third-party provider, and will be paid for from annual operations and maintenance expenses of the District. As such, the street lights will not be paid for from any bond debt, but are part of the CIP.
7. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
8. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.

EXHIBIT 10

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

Boundary Amendment

Statement
of
Estimated Regulatory Costs

May 27, 2025

Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Newport Isles Community Development District ("District"). The District was established by Ordinance No. 22-13, passed by the Board of County Commissioners of Manatee County, Florida on February 8, 2022. The current size of the District is approximately 1,555.470 +/- acres and the District is located entirely within the Manatee County, Florida (the "County"). The petition to amend the boundaries of the District seeks to subtract approximately 59.062 +/- acres from the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 1,496.408 +/- acres and is planned to be developed with a total of 3,382 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

> "*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant* (emphasis added)."

1.2 Overview of the Newport Isles Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 3,382 residential dwelling units following the amendment of the District's boundaries.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Newport Isles.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Manatee County, according to the Census 2020, has a population of 399,710; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. This boundary amendment is also not likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The development of the smaller, 1,496.408+/- acre area will still promote local economic activity, create l ocal value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree similar to that of a larger, pre-amendment, 1,555.470 +/- acre area contained within the existing District boundaries.

Amending the boundaries of the District will still allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and smaller District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and smaller District. The private developer of the land in the amended and smaller District will use its private funds to conduct the private land development and construction of anticipated approximately 3,382 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and smaller District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in

the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and smaller District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a larger District. The amended and smaller District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.

The amendment of the District's boundaries will not increase any regulatory costs of the State or the County by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the County and approval of such petition by the County. As described in more detail in Section 4, the District will pay a one-time filing fee to the County to offset any expenses that the County may incur in the processing of this petition to amend the District's boundaries.

Amending the District's boundaries will not materially increase regulatory costs to the landowners within the Amended District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amended District. While the 59.062 acres being removed from the District will not pay assessments to the Amended District, the Amended District will also not incur costs for the construction on, and maintenance of, this 59.062 acres. Property ownership in the District is completely voluntary and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated not to exceed $5,000,000.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The proposed amended District will serve land that comprises an approximately 1,496.408 +/- acre master planned residential development currently anticipated to contain a total of approximately 3,382 residential

dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 11,837 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter. The owner of the 59.062 acres that is being removed from the District will also be affected by the boundary amendment ordinance, but that landowner has consented to the boundary amendment and will need to develop and maintain its property without the assistance of the District.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District's boundaries on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the amendment of the boundaries of an existing independent local special purpose government, there will be no additional enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and smaller District.

Manatee County, Florida

The existing District as well as the Amendment Area are both located within unincorporated Manatee County, Florida. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, the County recently approved the ordinance establishing the District in 2022 and that petition possessed much information about the District and County staff should be generally familiar with the District. Second, review of the petition to amend the boundaries of the District does not include analysis of the project itself. Third, the petition itself provides much of the information needed for a staff review. Fourth, the County already possesses the staff needed to conduct the review without the need for new staff. Fifth, there is no capital required to review the petition. Sixth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to amend the boundaries of a community development district.

Further, there will be no increase in the very small annual costs to County, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the County faces, which will not change with the amendment of the District's boundaries, are the minimal

costs of receiving and reviewing the various reports that the District is required to provide to the County.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

The landowner and future residents of the small parcel being removed from the CDD will not be required to comply with the proposed ordinance, and therefore will not incur transaction costs for continuing compliance with the ordinance.

The landowner and future residents of the amended CDD will be required to comply with the ordinance, but due to the small nature of the area being contracted, these transaction costs are not significantly different than if the boundaries were not amended and the ordinance was not adopted.

The County will be required to comply with the ordinance, but will not incur any additional transaction costs not funded through the required filing fee. The County's review of annual reporting information will take the same effort and incur the same transaction costs because the CDD will still exist.

The State of Florida will be required to comply with the ordinance, but will not incur any additional transaction costs. Review of annual reporting information will take the same effort and incur the same transaction costs because the CDD will still exist.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the amendment of the District's boundaries. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Manatee County has a population of 399,710 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" County according to Section 120.52, F.S.

7.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and

a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to amend the boundaries of the Newport Isles Community DevelopmentDistrict.

EXHIBIT 11

Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D1 - Affidavit of Ownership/Agent Authorization Form

Property Owner (Company or Individual): CC MANATEE LAND INVESTMENT, LLC

Mailing Address: 1901 Ulmerton Road, Suite 475, Clearwater, Florida 33762

Officer's Name and Title: R. Tom Chapman, Managing Member

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: _SEE EXHIBIT A
2. That this property constitutes the property for which a request for (*Type of Application Approval Requested*): Petition to Amend the Boundaries of the Newport Isles Community Development District is being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint Jere Earlywine, Esq., of Kutak Rock, LLP, as agent(s) to execute any petitions or other documents necessary to affect such petition, including development review time extension requests; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct (Click on the plus (+) sign to add more owner names).

R. Tom Chapman / Managing Member
Owner's Signature/Print Title

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ PINELLAS NYD

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14th day of August (month), 2025 (year), by R. Tom Chapman (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

NINA L. DUREN
MY COMMISSION # HH 532898
EXPIRES: June 22, 2028

Nina L Duren
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, Newport Isles Community Development District, with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of Manatee County, Florida, to Amend the Boundaries of the Newport Isles Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1*), Florida Statutes*. This authorization shall remain in effect until revoked in writing.

WITNESSES:

Name: NINA DUREN

Name: R. TOM CHAPMAN

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

By: SUSAN K COLLINS
Chairman, Board of Supervisors

Date: 1/16/2024

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16 day of JANUARY, 2024, by SUSAN COLLINS, as CHAIRMAN of NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NINA L. DUREN
MY COMMISSION # GG 962023
EXPIRES: June 22, 2024
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC, STATE OF FLORIDA

Name: NINA DUREN
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

ORDINANCE NO. 26-06

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; AMENDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 59.062 ACRES OF LAND; AMENDING SECTION 2-8-77 OF THE MANATEE COUNTY CODE OF ORDINANCES TO DESCRIBE THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the district for these improvements within the district boundaries; and

WHEREAS, Section 190.046(1), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for amendment expanding the boundaries of a community development district established by county ordinance; and

WHEREAS, Newport Isles Community Development District (District) has been created by law and established pursuant to Manatee County Ordinance No. 22-13, adopted on February 8, 2022, effective as filed with the Secretary of State of Florida on February 8, 2022; and

WHEREAS, Ordinance No. 22-13 described the boundaries of the District, which included approximately 1,555.470 acres of land; and

WHEREAS, based on the information provided by the District board of supervisors, the District is active and in good legal standing, and the Board of County Commissioners of Manatee County, Florida (Board), has relied thereon in adopting this Ordinance; and

WHEREAS, the District board of supervisors (Petitioner) has filed a petition with the Board to adopt an ordinance amendment contracting the boundaries of the District pursuant to Section 190.046(1), Florida Statutes; and

WHEREAS, the petition designated approximately 59.062 acres of land to be removed from the District, as described therein; and

WHEREAS, pursuant to Section 190.046(1)(g), Florida Statutes, as amended, the filing of the petition for ordinance amendment by the Petitioner constitutes consent of the landowners within the District; and

WHEREAS, CC Manatee Land Investment, LLC, is the owner of the land proposed to be removed from the District and have consented in writing to the removal of said lands from the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of Section 190.046(1)(b) and Section 125.66, Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant or deny the petition for ordinance amendment contracting the boundaries of the District; and

WHEREAS, the Board has relied upon the representations made in the petition and other documents attached thereto as exhibits in adopting this Ordinance; and

WHEREAS, the District established under Ordinance No. 22-13, as amended by this ordinance, as an independent special district and a local unit of special purpose government and shall continue to be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws within the amended boundaries described and depicted in **Exhibit A,** attached hereto and incorporated herein; and

WHEREAS, amendment of the boundaries of the District will protect, promote, and enhance the public health, safety, and welfare of the County and its inhabitants, including the inhabitants of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the “WHEREAS” clauses stated above as legislative findings in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to Section 190.046(1)(b) and Section 125.66, Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and purpose. It is the intent and purpose of this Ordinance to amend the boundaries of the District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws.

Section 4. Expanding of boundaries. The boundaries of the District are hereby contracted pursuant to Section 190.046(1), Florida Statutes, by removing approximately 59.062 acres of land from the geographic boundaries and control of the District and contracting the boundaries of the District to a total of approximately 1,496.44 acres of land, are described and depicted in **Exhibit A.**

Section 5. Amending Section 2-8-77 of the Manatee County Code of Ordinances. Section 2-8-77 of the Manatee County Code of Ordinances is hereby amended to read as follows:

Sec. 2-8-77. Newport Isles Community Development District.

. . .

(b) *Boundaries*. The boundaries of the district are described in the metes and bounds description attached to Ord. No. 26-06 as **Exhibit A.**

. . .

Section 6. Reliance upon representations. The contraction of the boundaries of the District is specifically based upon the representations made in the Petition to Amend Manatee County Ordinance No. 22-13, related to Ordinance 26-06, which to amends the external boundaries of the District through the contraction request dated July 2, 2025, signed by Susan K. Collins, chairperson of the District, which was filed with Manatee County, Florida, and is attached hereto as **Composite Exhibit B.**

Section 7. Codification. The publisher of the County's Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 5 of this Ordinance into the Code.

Section 8. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 9. Effective date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this _day of _____ in 2026.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

By: _____

Chairperson

ATTEST: ANGELINA COLONESSO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By:_____ Deputy Clerk

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

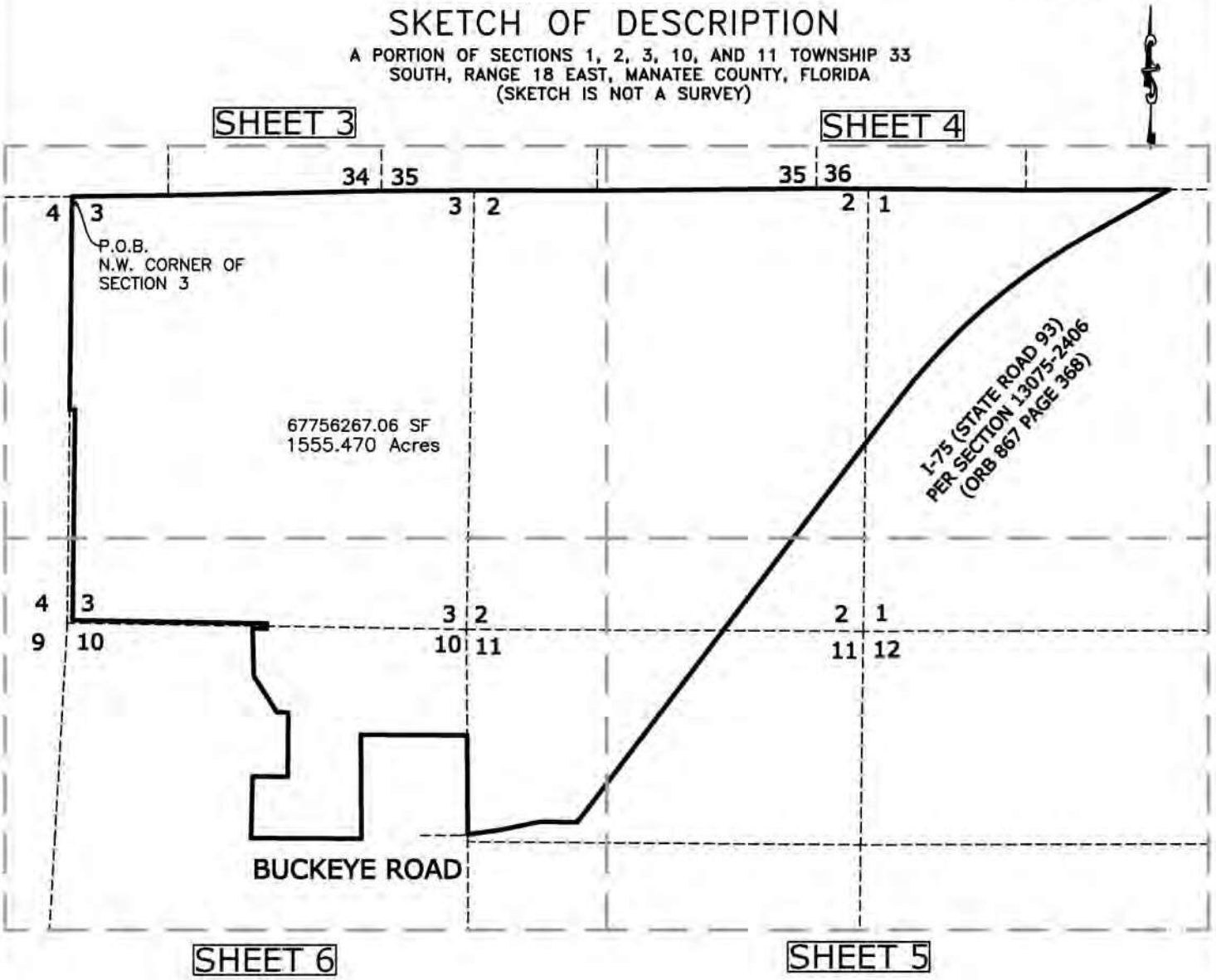
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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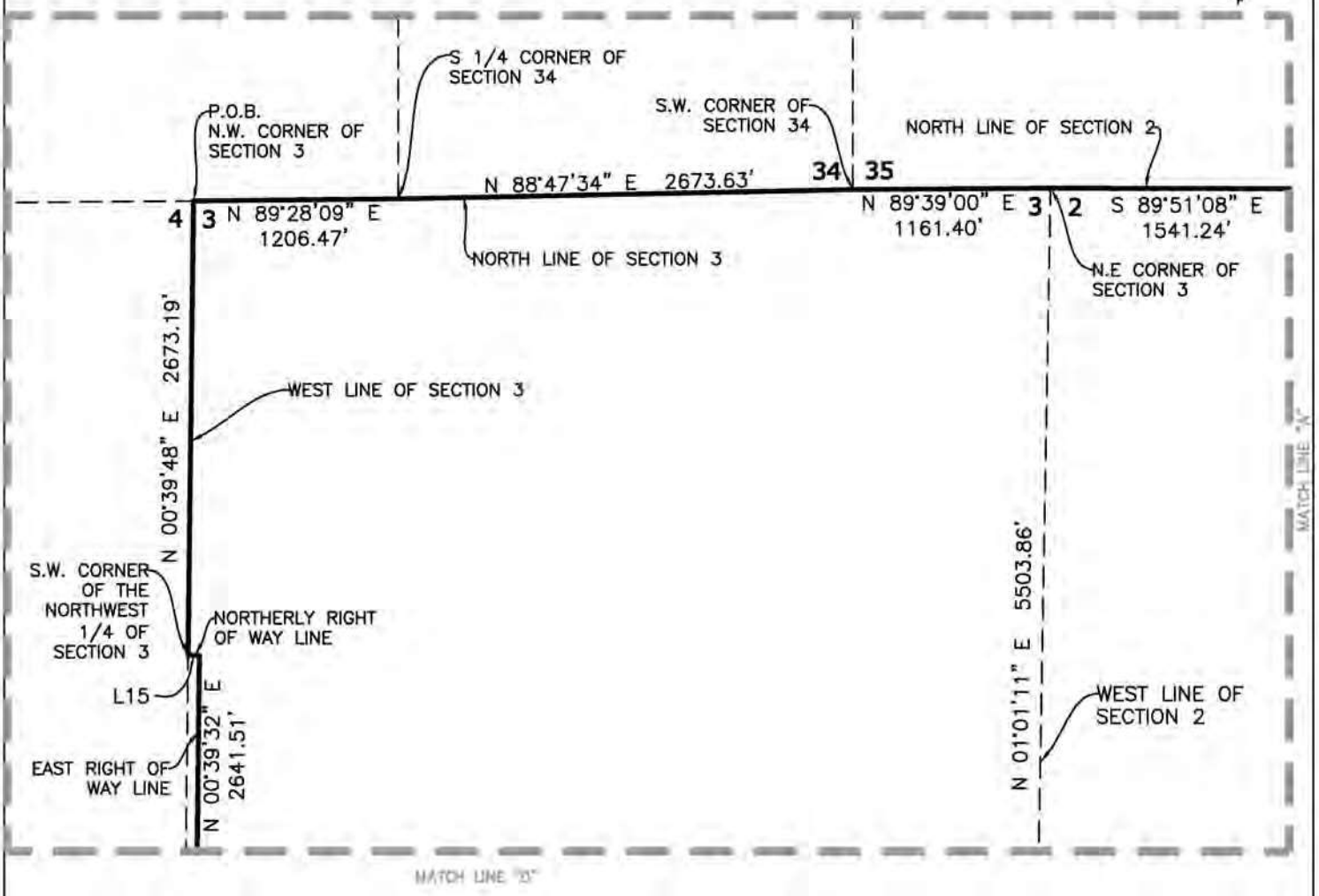

LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

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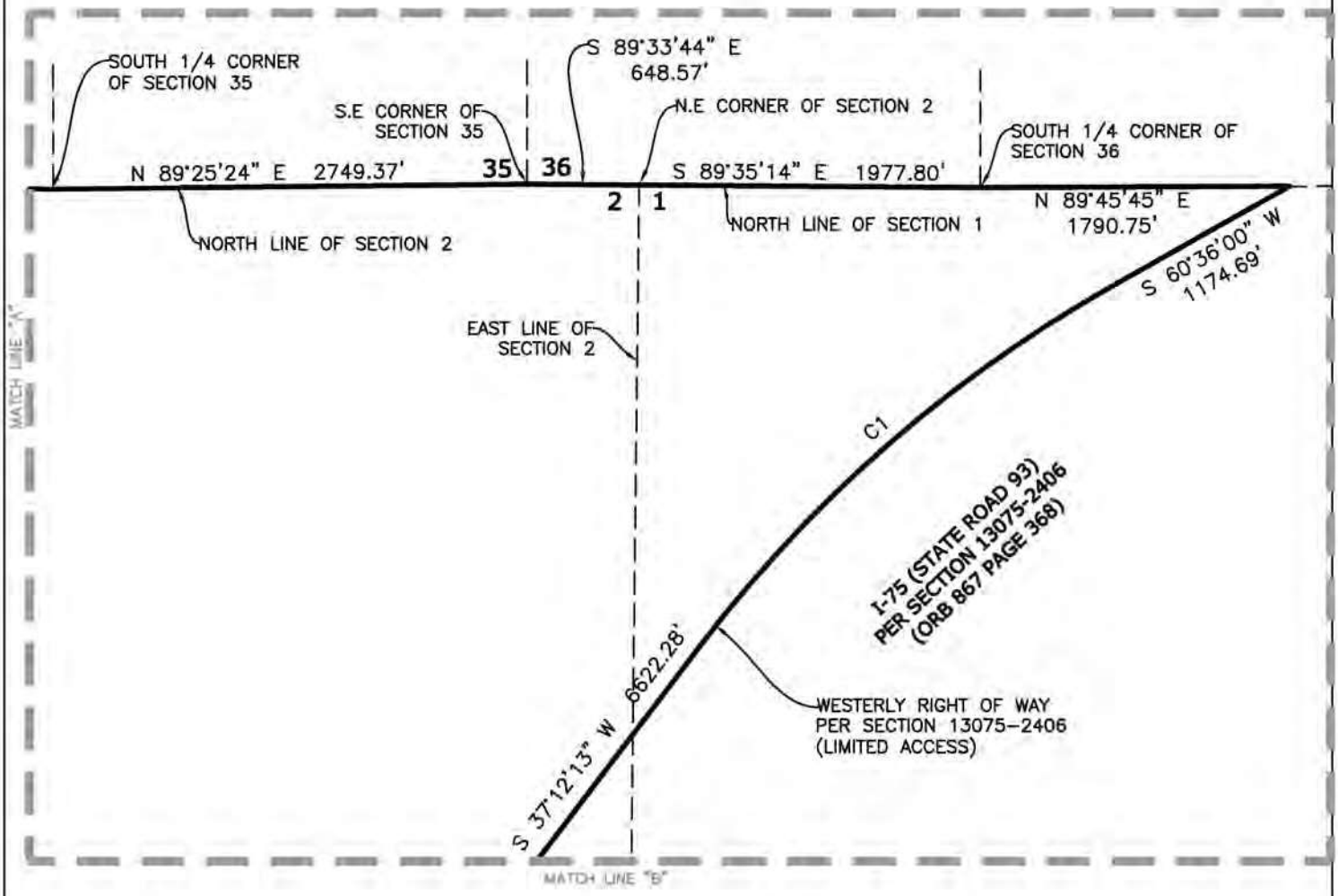

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

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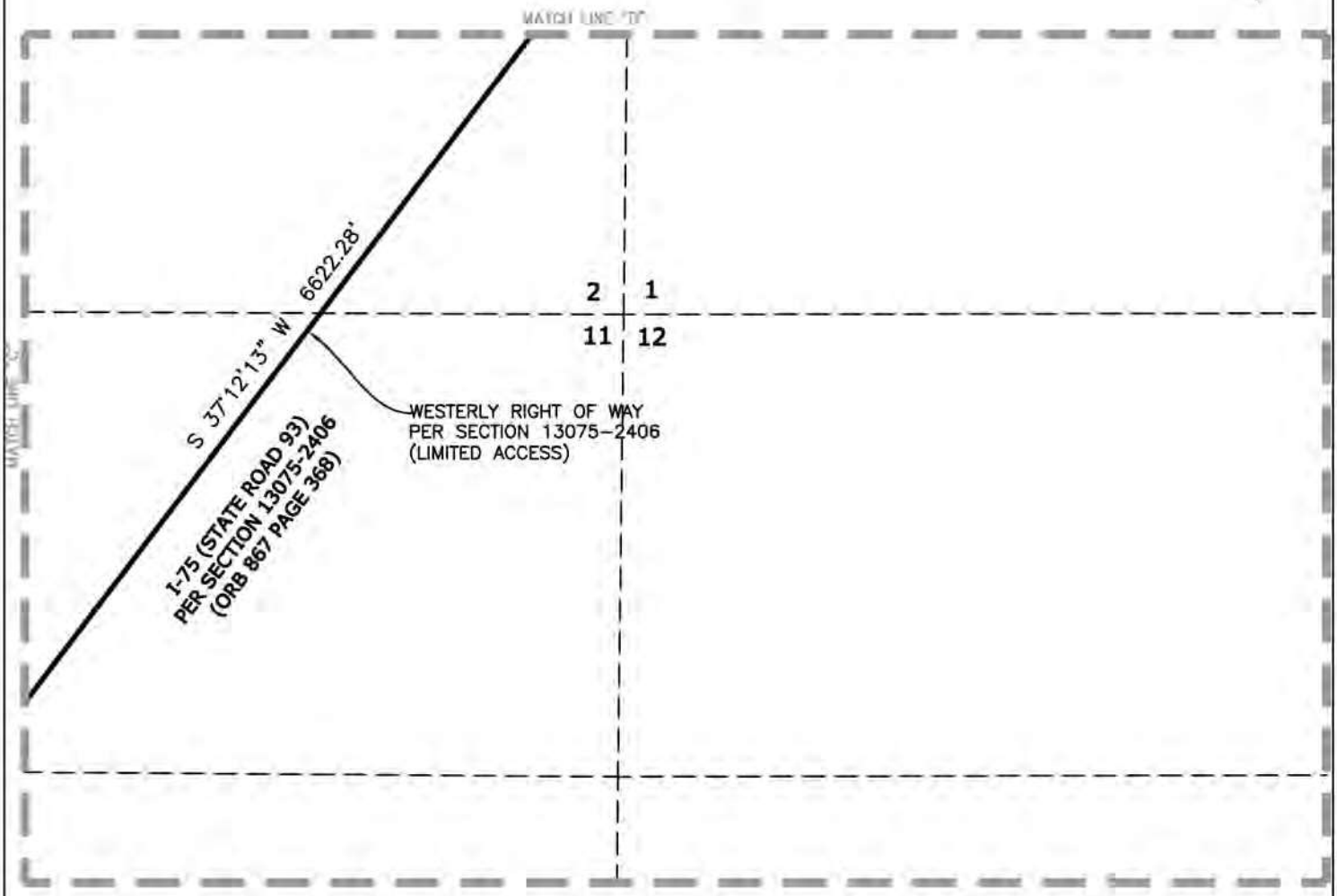

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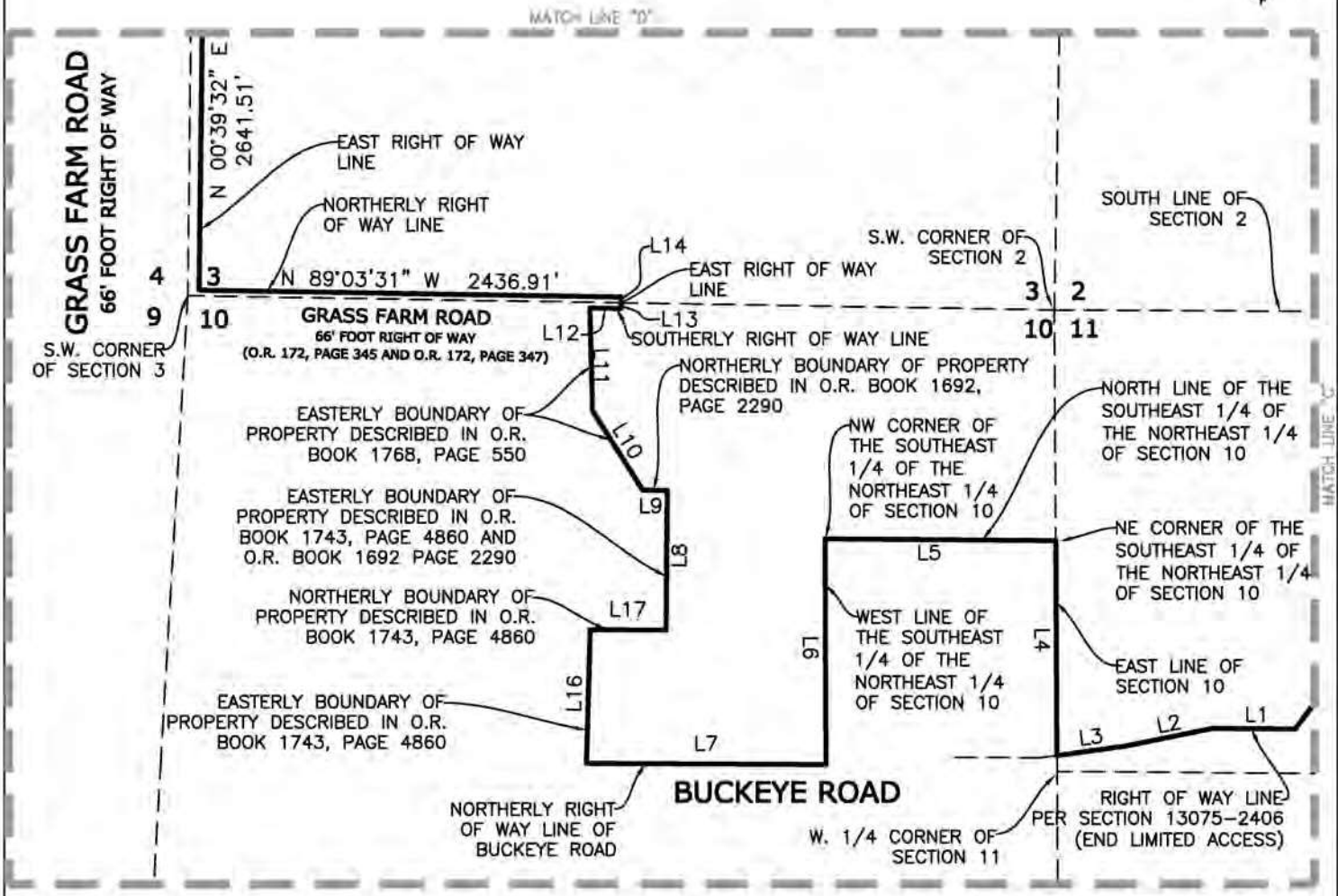

LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

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SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

THE NORTHERLY 120' OF SECTIONS 1, 2 , AND 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406, LYING IN MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N 89°28'04" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1206.57' TO THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 88°47'32" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2673.68' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'10" E, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SECTION 35 TOWNSHIP 32 SOUTH, RANGE 18 EAST, A DISTANCE OF 1161.25' TO THE NORTHEAST CORNER OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF SECTION SECTION 2; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35, ALSO BEING THE SOUTHWEST CORNER OF SECTION 36 TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE S 89°33'44" E, ALONG THE NORTH LINE OF SAID SECTION 2, ALSO BEING THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, ALSO BEING THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 1790.75' TO THE WEST RIGHT OF WAY LINE OF I-75 (STATE ROAD 93) FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 13075-2406; THENCE S 60°36'00" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.26'; THENCE S 89°45'45" W A DISTANCE OF 1576.39'; THENCE N 89°35'14" W A DISTANCE OF 1978.53'; THENCE N 89°33'44" W A DISTANCE OF 647.51'; THENCE S 89°25'24" W A DISTANCE OF 2749.06'; THENCE N 89°51'08" W A DISTANCE OF 1541.48'; THENCE S 89°39'10" W A DISTANCE OF 1159.83'; THENCE S 88°47'32" W A DISTANCE OF 2673.49'; THENCE S 89°28'04" W A DISTANCE OF 1209.83'; THENCE N 00°41'15" E A DISTANCE OF 120.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1637121 SQUARE FEET, 37.583 ACRES

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ROBERT S. FLANARY
REGISTERED SURVEYOR AND MAPPER
STATE OF FLORIDA

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000018C839D49D700128398, O=Florida, C=US
Date: 2024.01.11 12:52:03-05'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

REVISION DATE 1/11/24

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

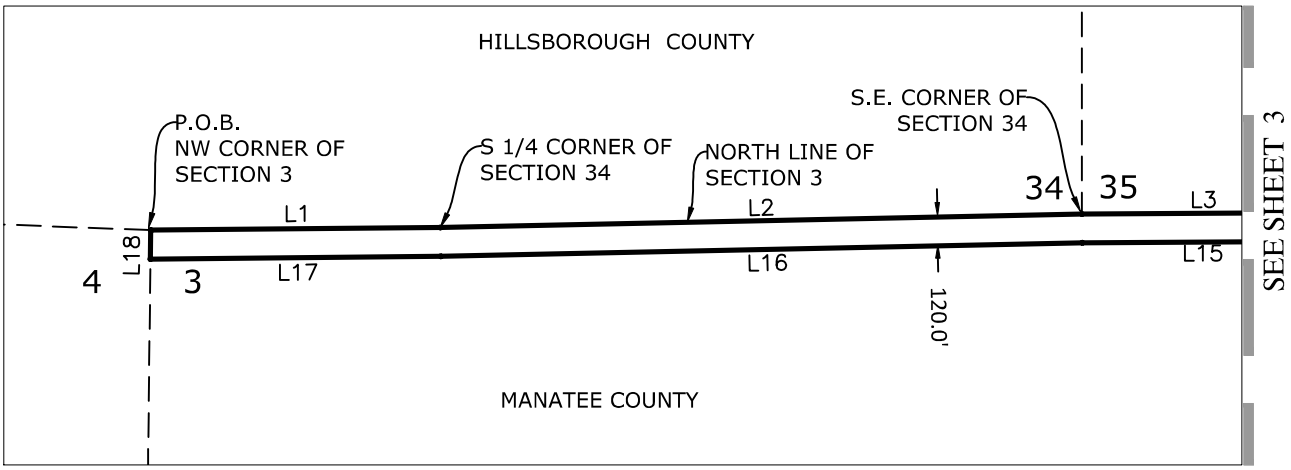
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

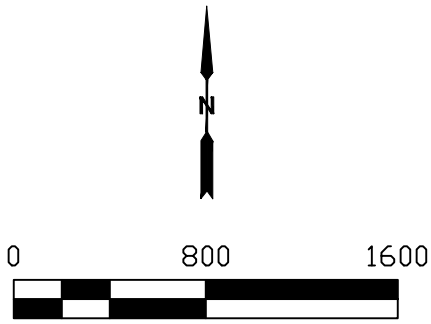
	DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°28'04" E	1206.57'
L2	N 88°47'32" E	2673.68'
L3	N 89°39'10" E	1161.25'
L15	S 89°39'10" W	1159.83'
L16	S 88°47'32" W	2673.49'
L17	S 89°28'04" W	1209.83'
L18	N 00°41'15" E	120.03'



LEGEND:

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PID– PARCEL IDENTIFICATION NUMBER

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

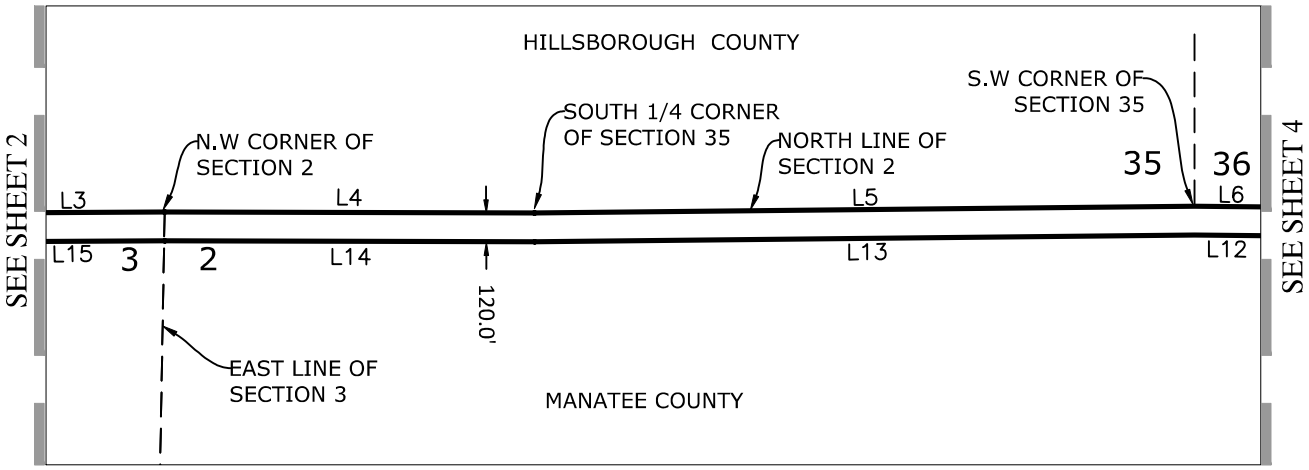
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

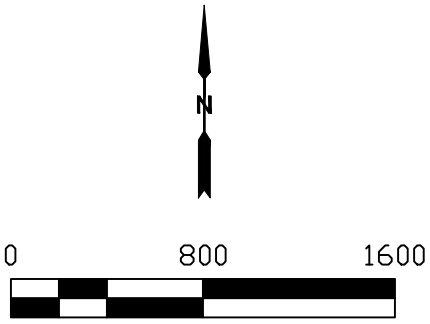
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L3	N 89°39'10" E	1161.25'
L4	S 89°51'08" E	1541.24'
L5	N 89°25'24" E	2749.37'
L6	S 89°33'44" E	648.57'
L12	N 89°33'44" W	647.51'
L13	S 89°25'24" W	2749.06'
L14	N 89°51'08" W	1541.48'
L15	S 89°39'10" W	1159.83'



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SURVEYORS NOTES:

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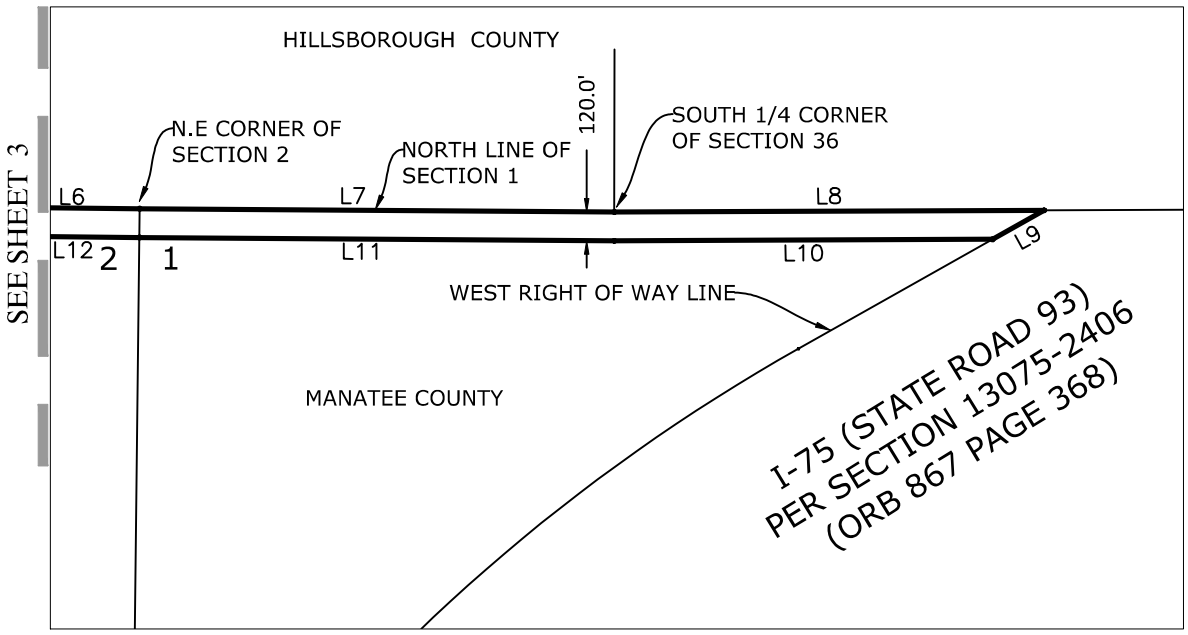
PINEY POINT ROAD SKETCH

	DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

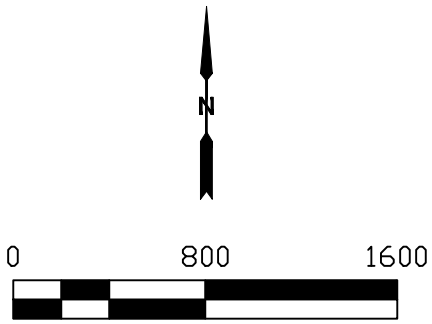
REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2 AND 3 TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L6	S 89°33'44" E	648.57'
L7	S 89°35'14" E	1977.80'
L8	N 89°45'45" E	1790.75'
L9	S 60°36'00" W	246.26'
L10	S 89°45'45" W	1576.39'
L11	N 89°35'14" W	1978.53'
L12	N 89°33'44" W	647.51'



LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

REVISION DATE	PINEY POINT ROAD SKETCH					
		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1332.07' TO THE POINT OF BEGINNING; THENCE N 89°37'42" W A DISTANCE OF 72.99'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 514.89', WITH A RADIUS OF 606.00', WITH A CHORD BEARING OF S 35°44'18" W, WITH A CHORD LENGTH OF 499.54', WITH A DELTA ANGLE OF 48°40'55",; THENCE S 60°04'46" W A DISTANCE OF 469.99'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 459.95', WITH A RADIUS OF 486.00', WITH A CHORD BEARING OF S 32°58'01" W, WITH A CHORD LENGTH OF 442.98', WITH A DELTA ANGLE OF 54°13'30",; THENCE N 90°00'00" E A DISTANCE OF 269.87'; THENCE S 00°21'29" W A DISTANCE OF 206.06'; THENCE S 89°38'31" E A DISTANCE OF 750.03'; THENCE N 00°15'16" W A DISTANCE OF 1221.84'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 709935.93 SQUARE FEET, 16.298 ACRES

WATER RESOURCE ASSOCIATES, LLC
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ROBERT S. FLANARY
STATE OF FLORIDA
CERTIFICATE NO. 5677
REGISTERED SURVEYOR & MAPPER

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C0060018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2024.08.07 09:25:28-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	8/7/24	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	8/7/24	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
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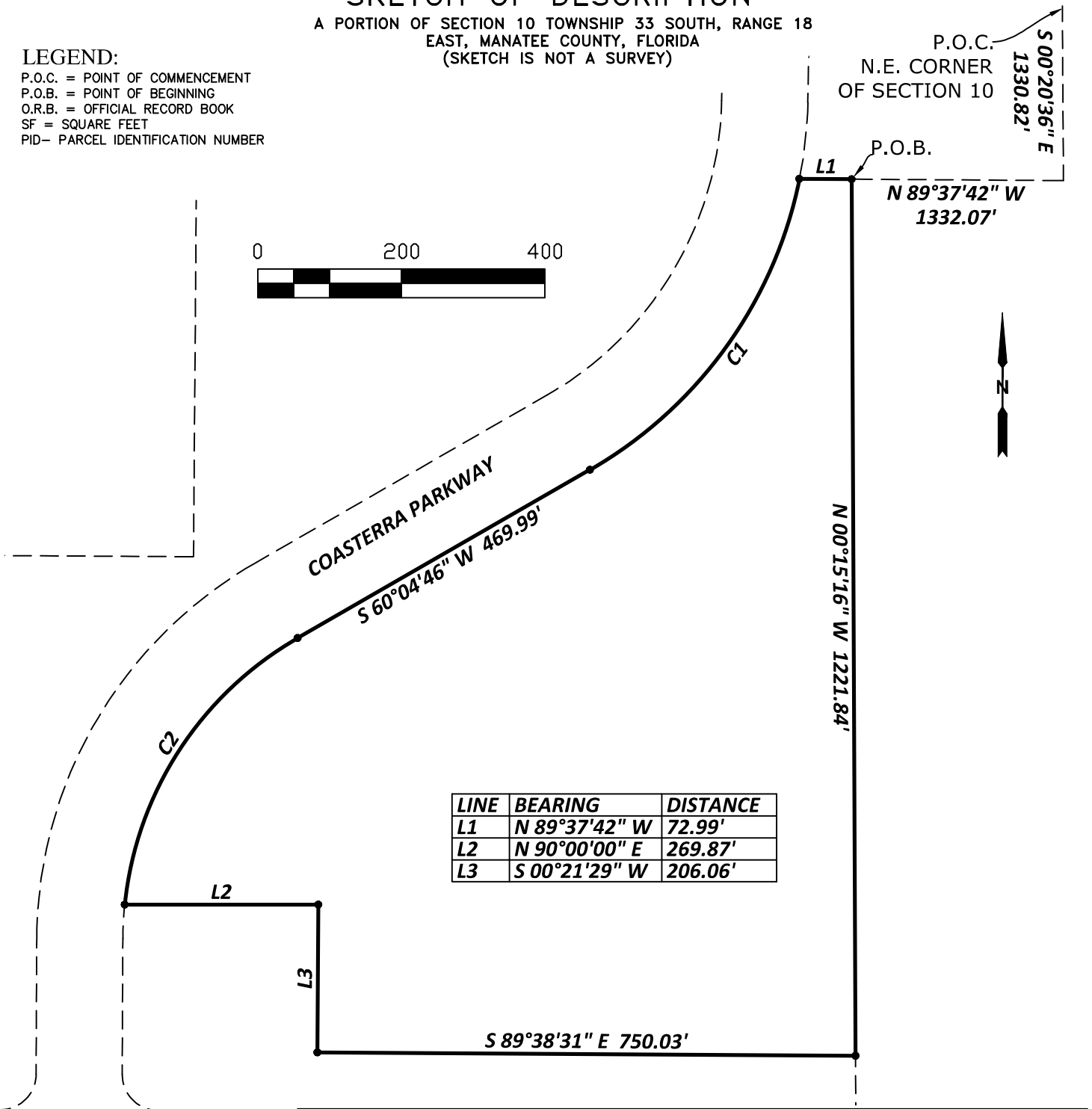

LINE	BEARING	DISTANCE
L1	N 89°37'42" W	72.99'
L2	N 90°00'00" E	269.87'
L3	S 00°21'29" W	206.06'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	606.00'	514.89'	499.54'	S 35°44'18" W	48°40'55"
C2	486.00'	459.95'	442.98'	S 32°58'01" W	54°13'30"

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SURVEYORS NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE EAST LINE OF SECTION 10, BEING S00°20'36"E

COASTERRA COMMERCIAL

	DRAWN	RSF	DATE:	8/7/24	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	8/7/24	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57', WITH A DELTA ANGLE OF 18°50'14",; THENCE N 00°39'48" E A DISTANCE OF 1176.54'; THENCE S 89°28'09" W A DISTANCE OF 60.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 85080.69 SQUARE FEET, 1.953 ACRES

WATER RESOURCE ASSOCIATES. LLC
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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025-03-21 05:56:40-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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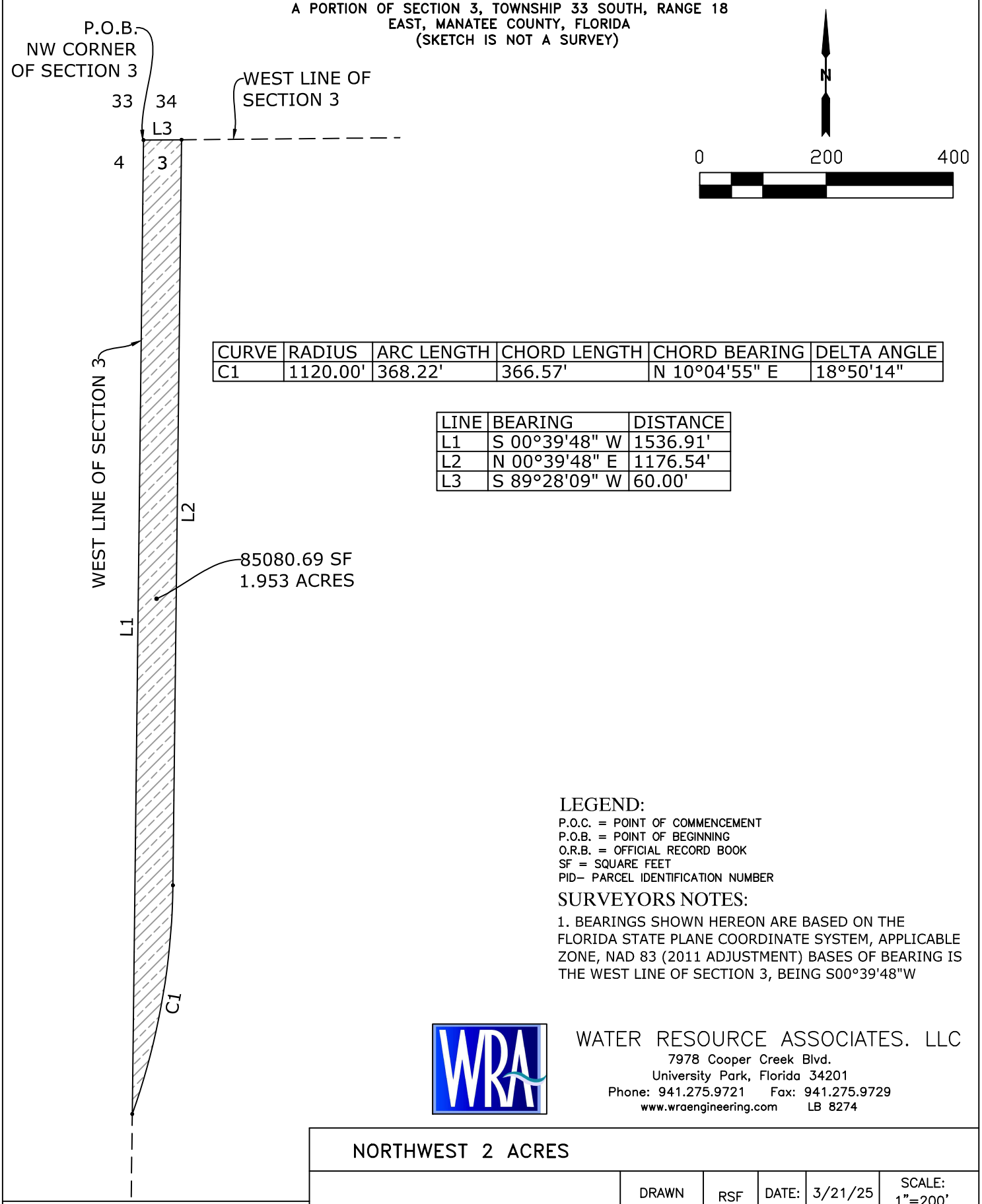
NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1120.00'	368.22'	366.57'	N 10°04'55" E	18°50'14"

LINE	BEARING	DISTANCE
L1	S 00°39'48" W	1536.91'
L2	N 00°39'48" E	1176.54'
L3	S 89°28'09" W	60.00'

LEGEND:

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P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 3, BEING S00°39'48"W

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NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LESS AND EXCEPT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'36" E, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1351.01'; THENCE N 89°39'24" E A DISTANCE OF 1291.99' TO THE POINT OF BEGINNING; THENCE N 20°31'03" E A DISTANCE OF 99.75'; THENCE N 40°47'13" E A DISTANCE OF 54.31'; THENCE N 29°58'21" E A DISTANCE OF 64.86'; THENCE S 73°55'09" E A DISTANCE OF 44.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 89.04', WITH A RADIUS OF 36.00', WITH A CHORD BEARING OF S 54°46'35" E, WITH A CHORD LENGTH OF 68.02', WITH A DELTA ANGLE OF 141°42'53",; THENCE N 54°21'58" E A DISTANCE OF 103.71'; THENCE N 36°20'40" E A DISTANCE OF 92.36'; THENCE N 32°10'26" W A DISTANCE OF 222.11'; THENCE N 41°54'22" W A DISTANCE OF 161.51'; THENCE N 47°44'39" E A DISTANCE OF 75.23'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 297.05', WITH A RADIUS OF 1015.00', WITH A CHORD BEARING OF N 39°21'36" E, WITH A CHORD LENGTH OF 296.00', WITH A DELTA ANGLE OF 16°46'06",; THENCE S 59°01'27" E A DISTANCE OF 146.44'; THENCE S 43°23'48" W A DISTANCE OF 49.02'; THENCE S 13°03'23" W A DISTANCE OF 49.98'; THENCE S 05°17'17" E A DISTANCE OF 76.38'; THENCE S 15°48'37" E A DISTANCE OF 85.99'; THENCE S 81°21'36" E A DISTANCE OF 32.25'; THENCE S 23°10'35" W A DISTANCE OF 78.56'; THENCE S 55°27'07" E A DISTANCE OF 24.10'; THENCE S 49°13'15" E A DISTANCE OF 56.51'; THENCE S 65°26'29" E A DISTANCE OF 22.55'; THENCE S 29°06'43" E A DISTANCE OF 73.33'; THENCE S 36°03'40" E A DISTANCE OF 60.27'; THENCE S 10°01'53" E A DISTANCE OF 92.50'; THENCE S 23°06'01" E A DISTANCE OF 63.21'; THENCE S 05°49'47" E A DISTANCE OF 111.39'; THENCE S 03°35'12" E A DISTANCE OF 36.89'; THENCE S 47°20'13" E A DISTANCE OF 34.92'; THENCE S 42°09'07" W A DISTANCE OF 87.78'; THENCE S 43°54'53" W A DISTANCE OF 52.26'; THENCE S 28°53'58" W A DISTANCE OF 95.84'; THENCE S 14°28'34" W A DISTANCE OF 66.27'; THENCE S 49°14'53" W A DISTANCE OF 98.04'; THENCE S 70°47'29" W A DISTANCE OF 71.88'; THENCE N 87°05'15" W A DISTANCE OF 53.69'; THENCE N 62°29'13" W A DISTANCE OF 79.01'; THENCE N 67°46'56" W A DISTANCE OF 71.84'; THENCE N 56°17'45" W A DISTANCE OF 89.17'; THENCE N 05°29'28" E A DISTANCE OF 58.17'; THENCE N 18°18'59" W A DISTANCE OF 43.12'; THENCE N 49°03'29" W A DISTANCE OF 114.76'; THENCE N 79°58'12" W A DISTANCE OF 37.79'; THENCE N 05°50'31" W A DISTANCE OF 69.32'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 450097.73 SQUARE FEET, 10.333 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wrdengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=AD1610C0000018F4D727553000308A8, O=Unaffiliated, C=US
Date: 2025.04.16 13:15:56-04'00'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

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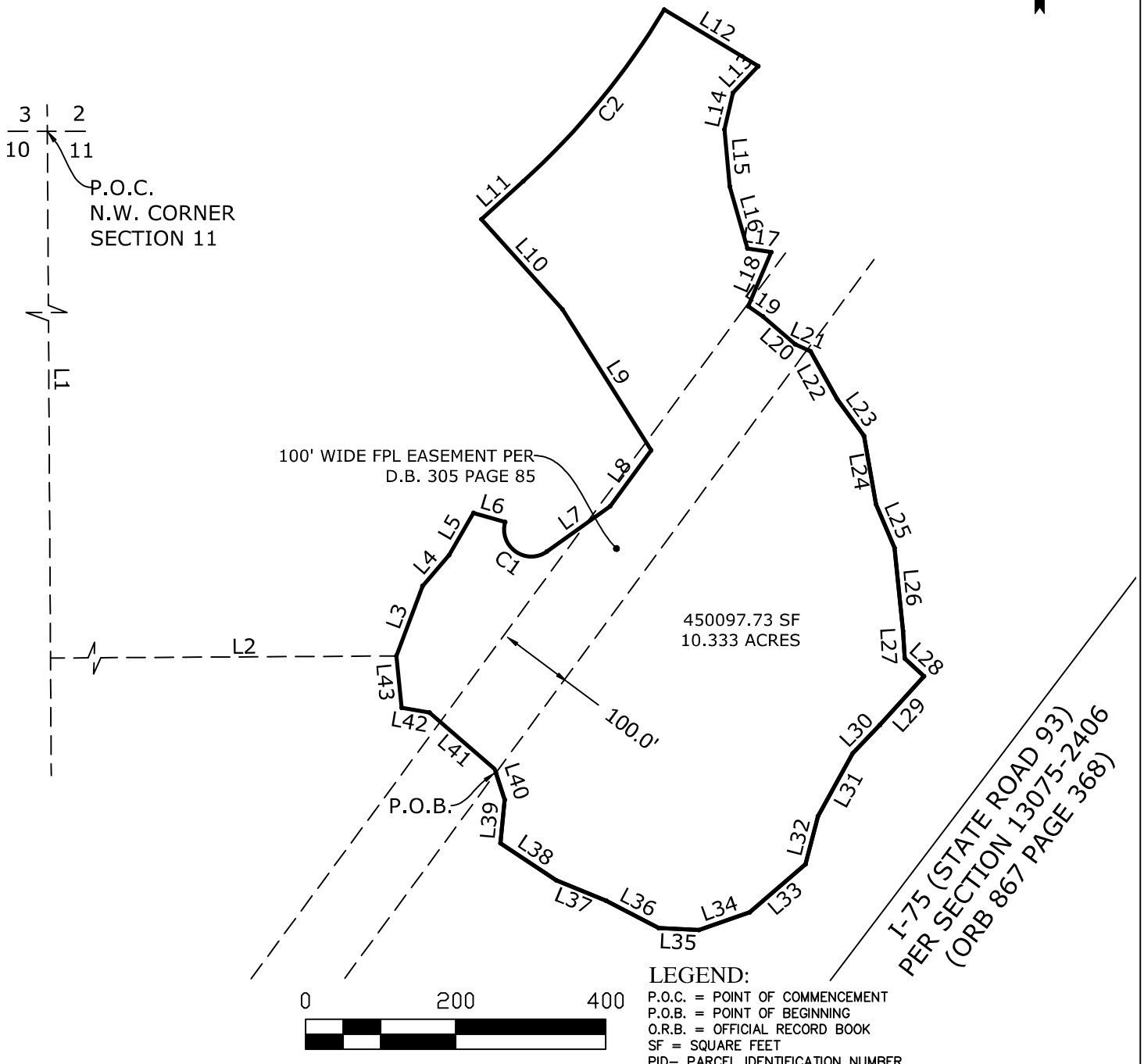
RV STORAGE AREA

	DRAWN	RSF	DATE:	4/9/25	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	4/9/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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SURVEYORS NOTES:

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RV STORAGE AREA						
	DRAWN	RSF	DATE:	4/9/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	4/9/25	JOB NUMBER S0116

REVISION DATE

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	36.00'	89.04'	68.02'	S 54°46'35" E	141°42'53"
C2	1015.00'	297.05'	296.00'	N 39°21'36" E	16°46'06"

LINE	BEARING	DISTANCE
L1	S 00°20'36" E	1351.01'
L2	N 89°39'24" E	1291.99'
L3	N 20°31'03" E	99.75'
L4	N 40°47'13" E	54.31'
L5	N 29°58'21" E	64.86'
L6	S 73°55'09" E	44.00'
L7	N 54°21'58" E	103.71'
L8	N 36°20'40" E	92.36'
L9	N 32°10'26" W	222.11'
L10	N 41°54'22" W	161.51'
L11	N 47°44'39" E	75.23'
L12	S 59°01'27" E	146.44'
L13	S 43°23'48" W	49.02'
L14	S 13°03'23" W	49.98'
L15	S 05°17'17" E	76.38'
L16	S 15°48'37" E	85.99'
L17	S 81°21'36" E	32.25'
L18	S 23°10'35" W	78.56'
L19	S 55°27'07" E	24.10'
L20	S 49°13'15" E	56.51'
L21	S 65°26'29" E	22.55'
L22	S 29°06'43" E	73.33'
L23	S 36°03'40" E	60.27'
L24	S 10°01'53" E	92.50'
L25	S 23°06'01" E	63.21'
L26	S 05°49'47" E	111.39'
L27	S 03°35'12" E	36.89'
L28	S 47°20'13" E	34.92'
L29	S 42°09'07" W	87.78'
L30	S 43°54'53" W	52.26'
L31	S 28°53'58" W	95.84'
L32	S 14°28'34" W	66.27'
L33	S 49°14'53" W	98.04'
L34	S 70°47'29" W	71.88'
L35	N 87°05'15" W	53.69'
L36	N 62°29'13" W	79.01'
L37	N 67°46'56" W	71.84'
L38	N 56°17'45" W	89.17'
L39	N 05°29'28" E	58.17'
L40	N 18°18'59" W	43.12'
L41	N 49°03'29" W	114.76'
L42	N 79°58'12" W	37.79'
L43	N 05°50'31" W	69.32'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID– PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

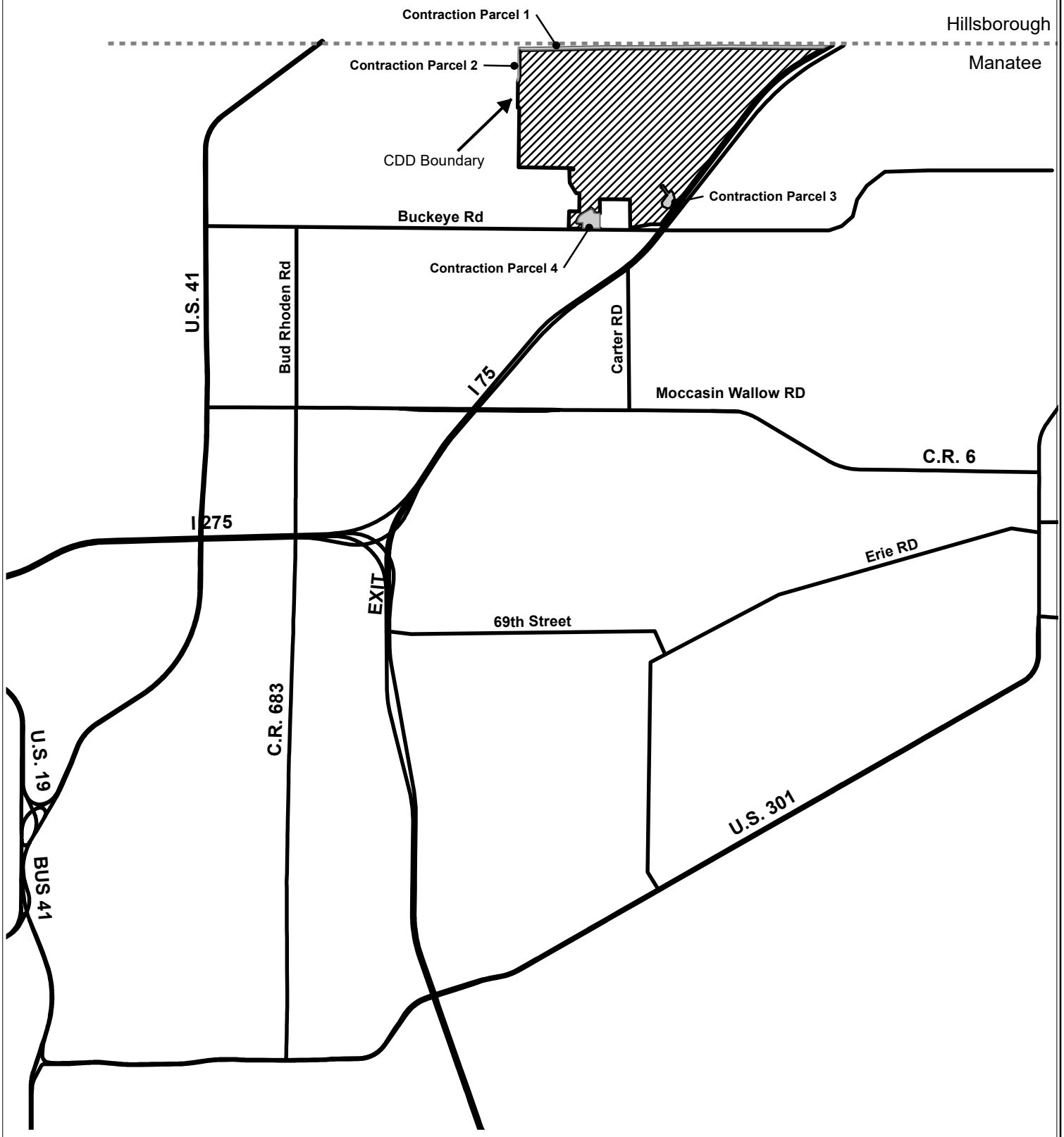
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 11, BEING S00°20'36"E

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

RV STORAGE AREA

	DRAWN	RSF	DATE:	4/9/25	SCALE: 1"=200'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	4/9/25	JOB NUMBER S0116

REVISION DATE



Water Resource Associates, LLC
Engineering ~ Environmental Science~
Water Resource~Survey
12363 Hampton Park Blvd.
Phone: 813-265-3130
www.wraengineering.com

PROJECT: Newport Isles CDD

Newport Isles CDD
Manatee County, FL
Location Map

ORIGINAL DATE: 2/24/2026
REVISION DATE:
JOB NUMBER: 2180
FILE NAME: Location Map
GIS OPERATOR: RJ

N W E S

1 inch = 6,000 feet

NOTICE OF PUBLIC HEARING
ORDINANCE AMENDING THE BOUNDARIES OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN, pursuant to Section 190.046 and Section 125.66, Florida Statutes, that the Manatee County Board of County Commissioners will hold a Public Hearing on May 21, 2026, at 9:00 a.m. (or as soon thereafter as may be heard) in the Commission Chambers, located on the first floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, to consider and act upon the following request made by the Board of Supervisors of the Newport Isles Community Development District ("Petitioner" or "District"):

ORDINANCE NO. 26-06

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; AMENDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 59.062 ACRES OF LAND; AMENDING SECTION 2-8-77 OF THE MANATEE COUNTY CODE OF ORDINANCES TO DESCRIBE THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The amended boundaries of the land to be serviced by the District are outlined in the map below. The District includes approximately 1,555.470 acres generally located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41, in Manatee County, Florida. The proposed boundary amendment includes the removal of 59.062 acres, with the remaining District totaling 1,496.44 acres.

All interested parties are invited to appear at this hearing and be heard, subject to the proper rules of conduct. Additionally, any comments filed with the Director of the Development Services Department will be considered by the Board of County Commissioners and entered in the record. Copies of the proposed ordinance, the petition and other information regarding the petition are available for public inspection from 8:00 a.m. to 5:00 p.m. Monday through Friday at the Manatee County Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida. Interested parties may obtain assistance regarding this matter by calling (941) 749-3070 during normal business hours.

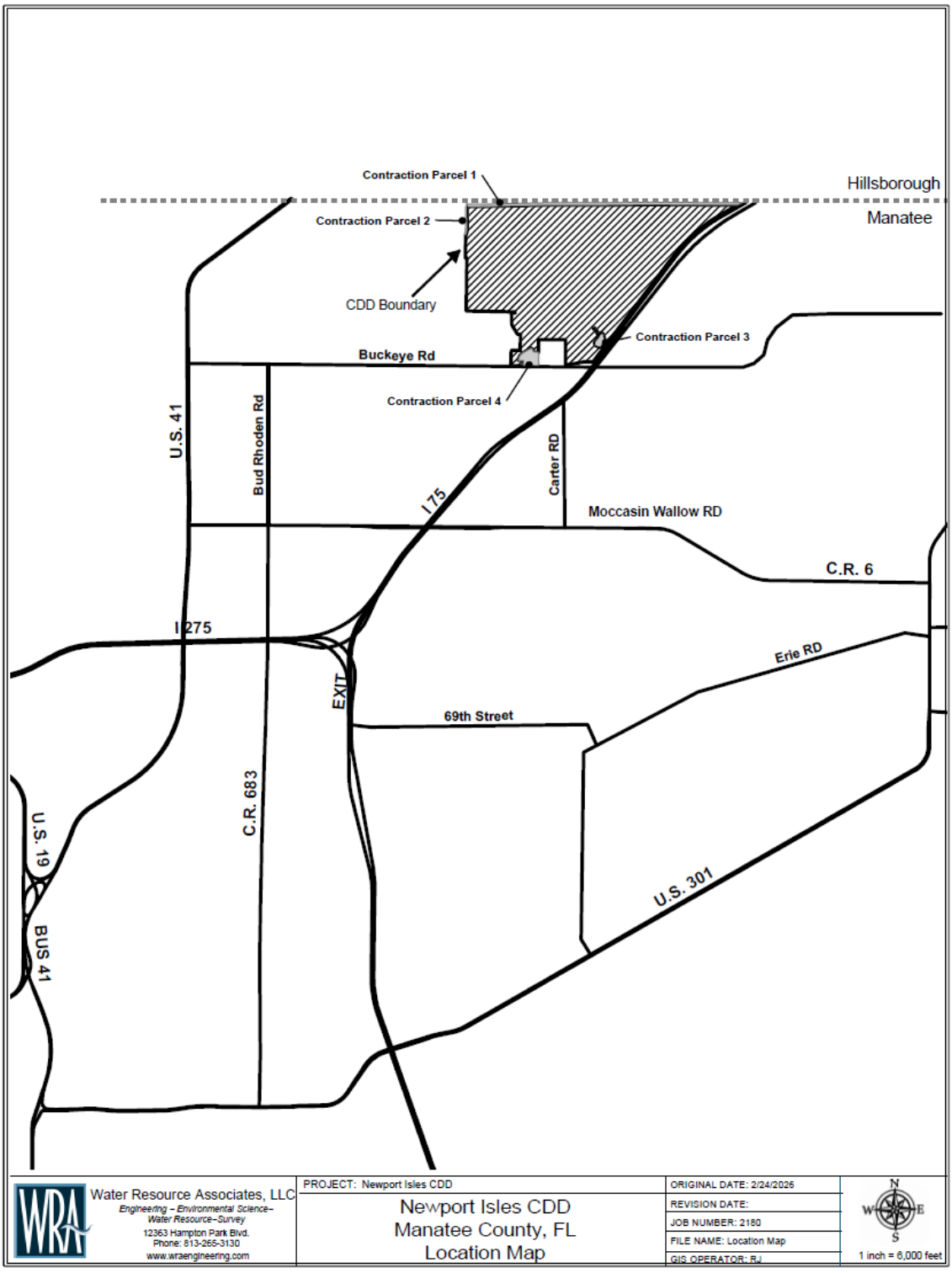
In accordance with Section 286.0105, Florida Statutes, if any person decides to appeal any decision made with respect to any matters considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, that person may need to assure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

Americans With Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions, including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA should contact Carmine DeMilio at (941) 792-8784 Extension 8303.

SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

Manatee County Building and Development Services Department
Manatee County, Florida



PUBLISH: May 11, 2026

ORDINANCE NO. 22-13

AN ORDINANCE OF MANATEE COUNTY, REGARDING PUBLIC SERVICES; ESTABLISHING THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-77 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED "NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT," ESTABLISHING THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DESCRIBING THE BOUNDARIES OF THE DISTRICT, TO NAME THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT, AND CONSENTING TO THE EXERCISE OF CERTAIN SPECIAL POWERS BY THE DISTRICT'S BOARD OF SUPERVISORS PURSUANT TO SUBSECTION 190.012(2), FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the district for these improvements within the district boundaries; and

WHEREAS, section 190.005(2), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for the establishment of a community development district of less than 2,500 acres in size; and

WHEREAS, CC Manatee Development, LLC, and Northwest Manatee, LLC (together, Petitioner), have filed a petition with the Manatee County Board of County Commissioners (Board) to adopt an ordinance establishing the Newport Isles Community Development District (District) pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Petitioner is the owner of approximately 1,555.47 acres of real property proposed for inclusion within the District and has consented in writing to the establishment of the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of sections 190.005(2)(b) and 190.005(1)(d), Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in sections 190.005(2)(c) and 190.005(1)(e), Florida Statutes, as amended, in making its

determination to grant or deny the petition for the establishment of the community development district; and

WHEREAS, the District established under this Ordinance, as an independent special district and a local unit of special purpose government, shall be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws; and

WHEREAS, the establishment of the District will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District; and

WHEREAS, section 190.012, Florida Statutes, as amended, authorizes the District to exercise numerous special powers listed in Subsection 190.012(1), Florida Statutes; and

WHEREAS, section 190.012, Florida Statutes, as amended, provides that the local general-purpose government must consent to the exercise by the District board of supervisors of those additional special powers listed in Subsection 190.012(2), Florida Statutes; and

WHEREAS, section 190.005(2)(d), Florida Statutes, as amended, provides that in an ordinance establishing a community development district, the Board may consent to any of the optional special powers under section 190.012(2), Florida Statutes, as amended, at the request of the Petitioner; and

WHEREAS, the petition submitted by the Petitioner requests that the Board consent to the exercise by the District board of supervisors of the additional special powers for parks and recreation and security listed in sections 190.012(2)(a) & (d), Florida Statutes, as amended; and

WHEREAS, the exercise of such additional special powers by the District board of supervisors shall be governed by Chapter 190, Florida Statutes, as amended, and all other applicable federal, state, and local laws; and

WHEREAS, the Board desires to consent to the exercise by the District board of supervisors of such additional special powers; and

WHEREAS, the Board's consent to the exercise by the District board of supervisors of such additional special powers will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as legislative findings in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to section 190.005(2), Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and Purpose. It is the intent and purpose of this Ordinance to establish the Newport Isles Community Development District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws. It is further the intent and purpose of this Ordinance to grant the consent of the Board to the exercise by the District board of supervisors of certain additional special powers pursuant to Subsection 190.012(2), Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws.

Section 4. Creation of Section 2-8-77 of Manatee County Code of Ordinances. Section 2-8-77 of the Manatee County Code of Ordinances ("Code") is hereby created to read as follows:

Sec. 2-8-77. Newport Isles Community Development District.

(a) Establishment. The Newport Isles Community Development District is hereby established pursuant to Chapter 190, Florida Statutes.

(b) Boundaries. The boundaries of the District are described in the metes and bounds Description attached hereon as **Exhibit "2."**

(c) Initial board of supervisors. The names of five (5) persons designated as the initial members of the board of supervisors for the District are as follows:

(1) Susan Collins

(2) George Misenhelder

(3) Richard James

(4) Jake Essman

(5) Clifton Fisher

(d) Special powers. Pursuant to sections 190.005(2)(d) and 190.012(2), Florida Statutes, as amended, the Board of County Commissioners hereby consents to the exercise by the District board of supervisors of the following special powers listed in Paragraph 190.012(2)(a)&(d), Florida Statutes. Specifically, the District shall have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

(1) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and,

(2) Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion systems, and patrol cars, when authorized by the Manatee

County Sheriff's Department or other proper governmental agencies; except that the District may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

Section 5. Codification. The publisher of the County's Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 4 of this Ordinance into the Code.

Section 6. Administrative Correction of Scrivener's Errors. The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the County Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the County Clerk.

Section 7. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 8. Effective date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to section 125.66, Florida Statutes.

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 8th day of February, 2022.

MANATEE COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND
COMPTROLLER

By: _____
Deputy Clerk

EXHIBIT 2

EXHIBIT "A"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED AS FOLLOWS.

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST,; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST;THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00",; (3) THENCE S 37°12'13" W A DISTANCE OF 6622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -04'00'

ROBERT S. FLANARY, P.S.M. DATE
Florida Surveyor's Registration No. 5677

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

LEGEND:
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SURVEYORS NOTES:

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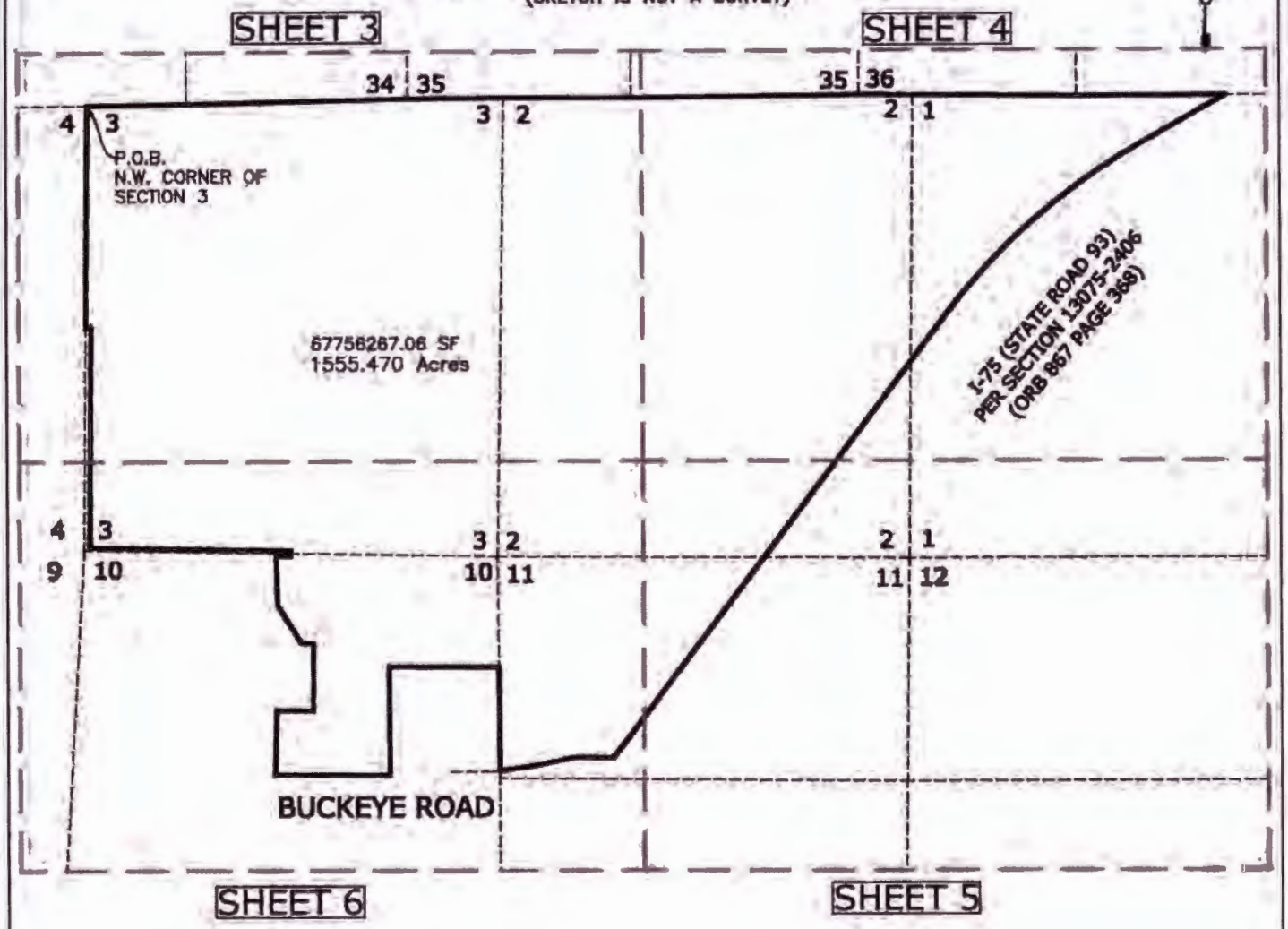
CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

EXHIBIT "A"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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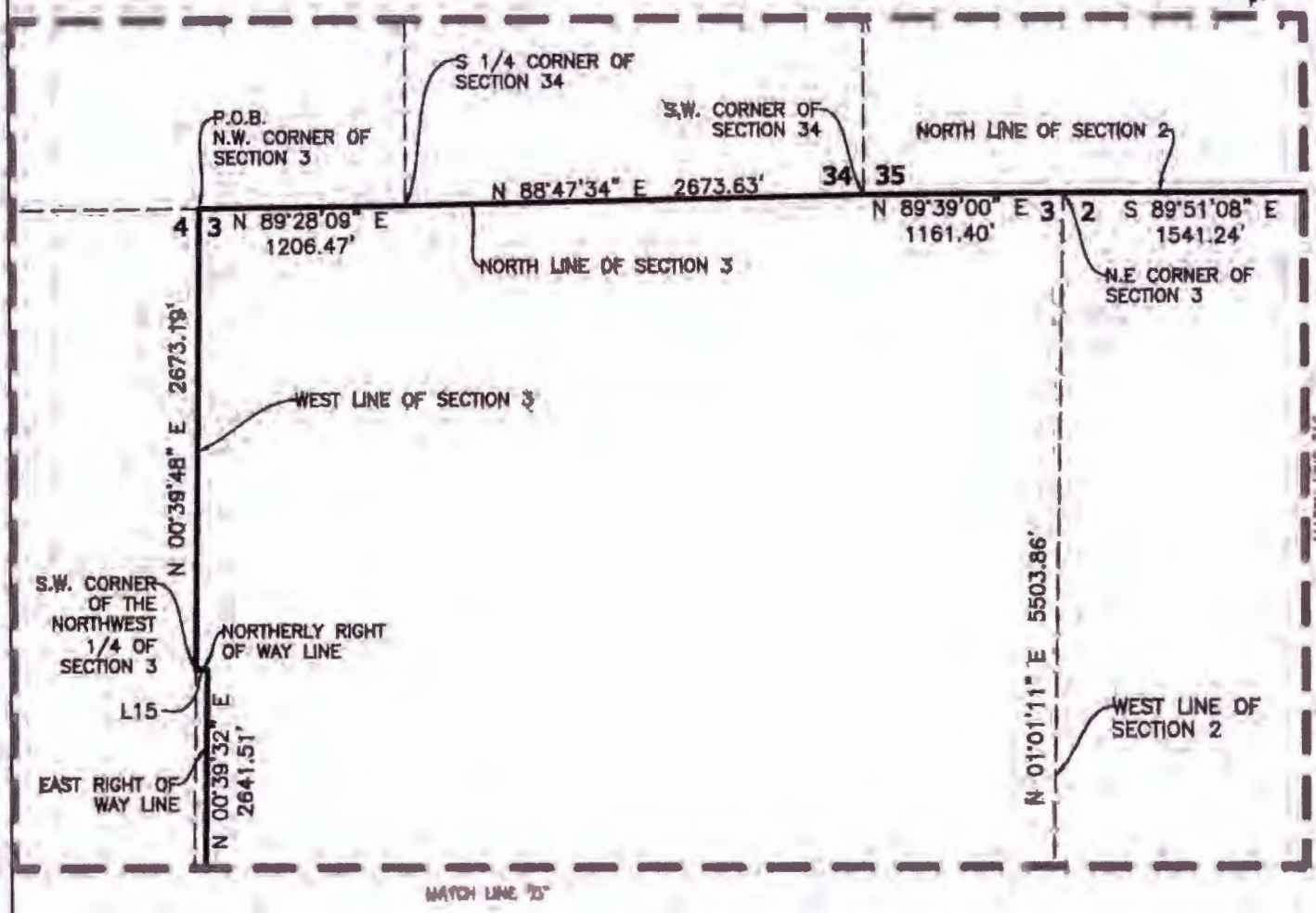

LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'

LEGEND:

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EXHIBIT 2

SHEET 1 OF 3

EXHIBIT "A"
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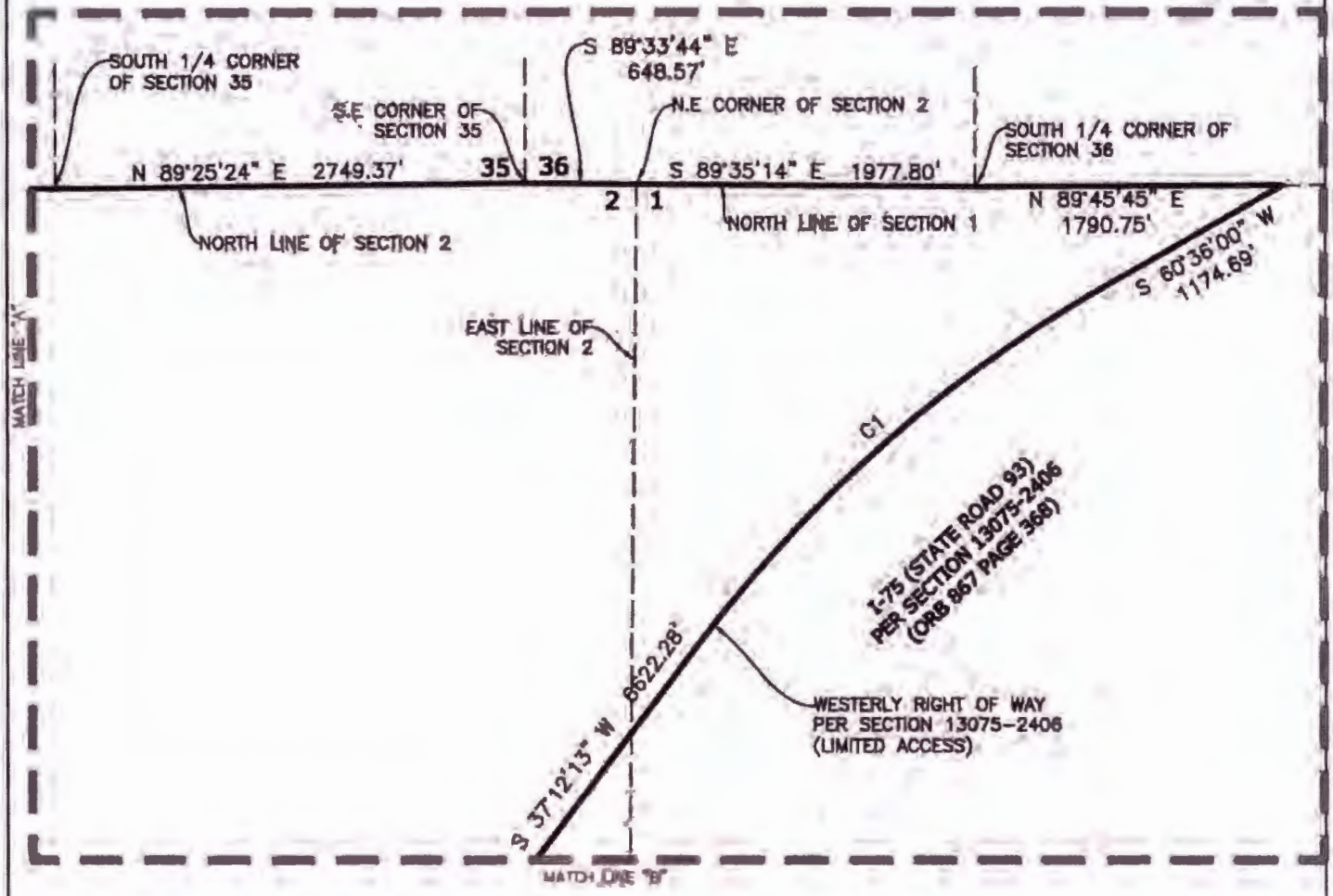

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3191.07'	7813.44'	23°24'00"	S 48°54'06" W	3168.94'

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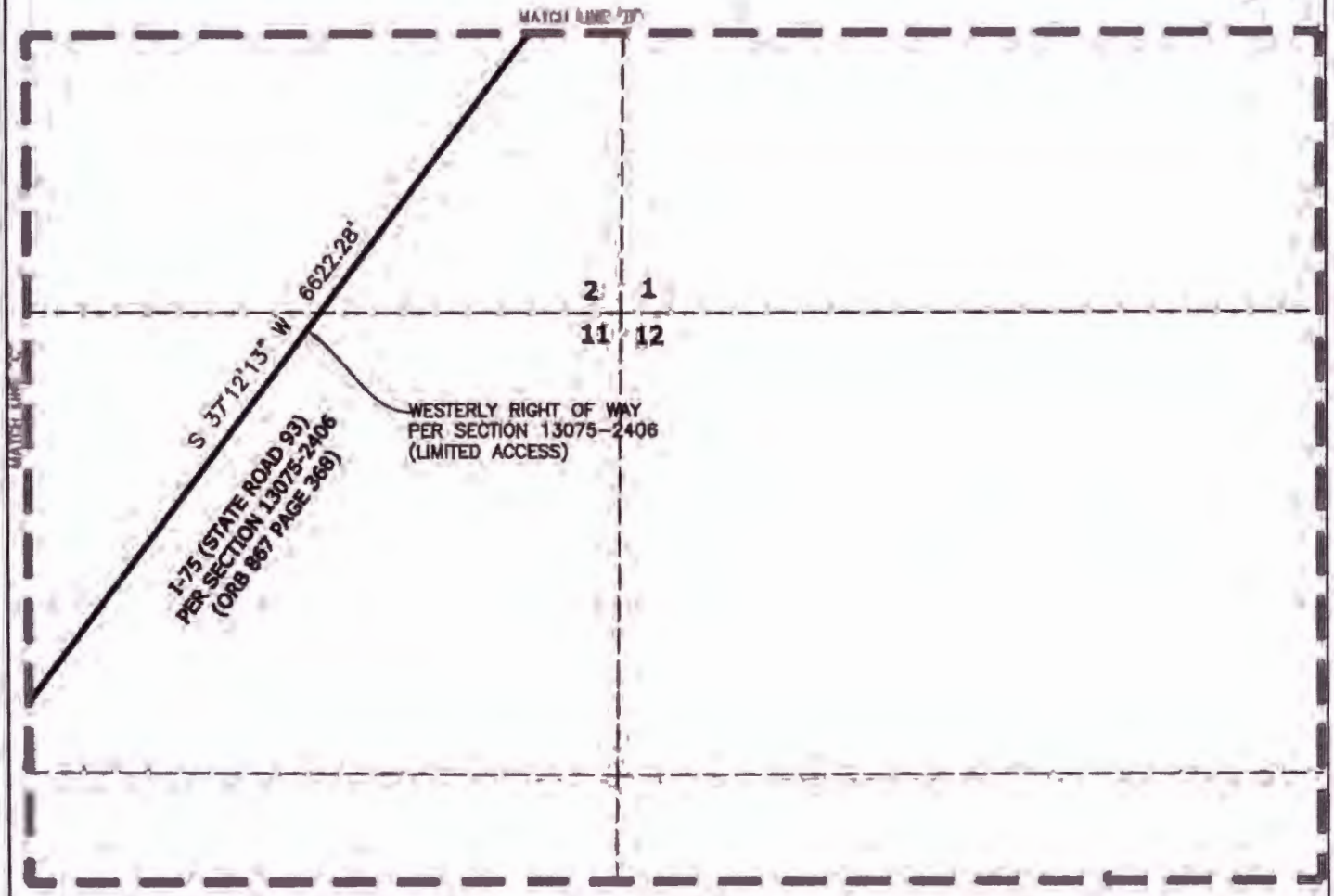
A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E

WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE 8/26/21

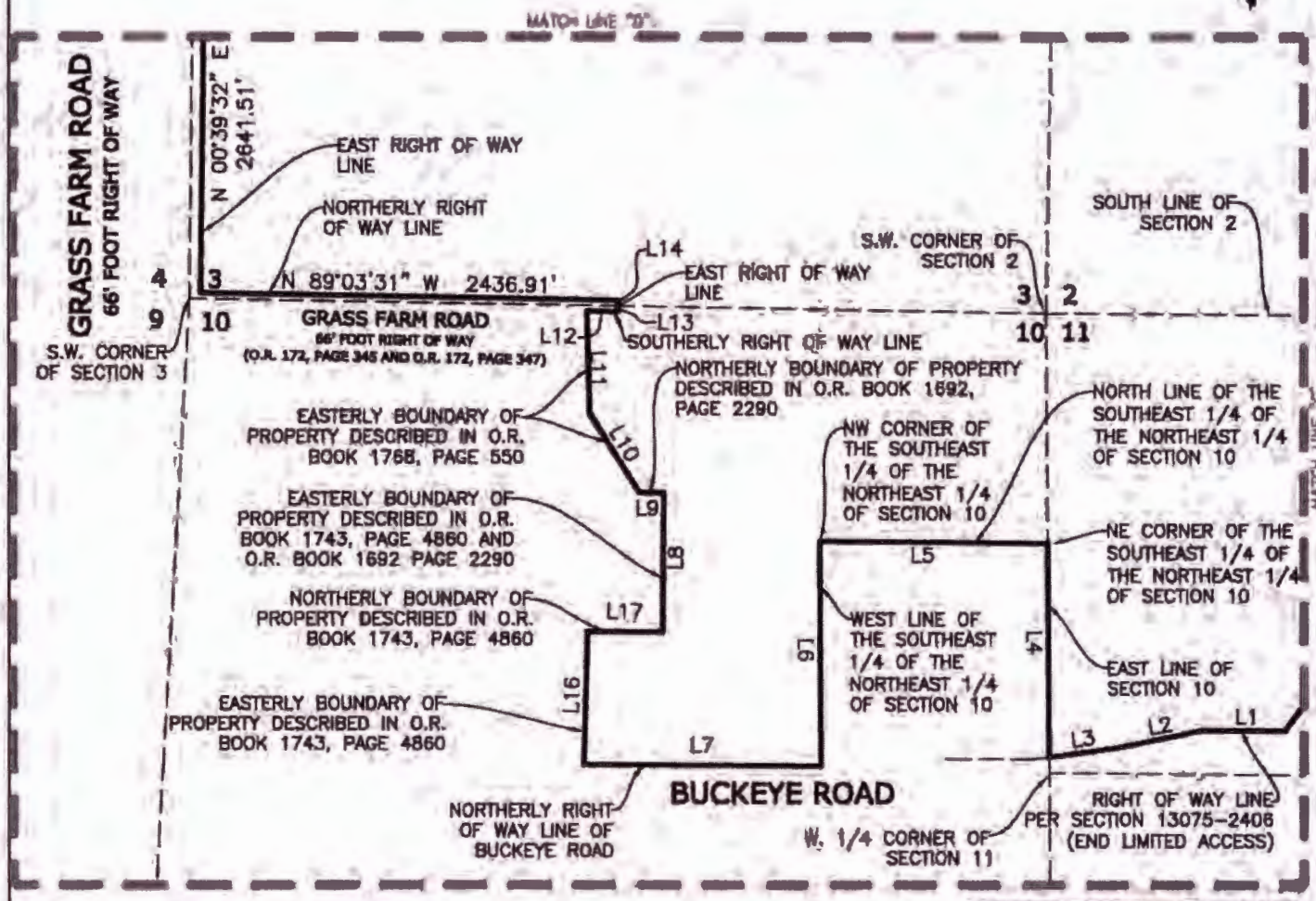
CDD PARCEL					
	DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

EXHIBIT 2

SHEET 3 OF 6

EXHIBIT "A"
SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.62'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER S1838

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

February 9, 2022

Honorable Angelina Colonneso
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Vicki Tessmer

Dear Ms. Colonneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 22-13, which was filed in this office on February 8, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb

From: ords@municode.com
To: diane.vollmer@manateeclerk.com; Robin Toth; pamala.roberts@mymanatee.org
Subject: Manatee County, FL Code of Ordinances - 1981(10428) Supplement 117
Date: Monday, March 28, 2022 12:07:14 PM

****THIS IS AN AUTOMATICALLY GENERATED EMAIL****

Below, you will find the material that we have received/recorded to your account. This material is being considered for inclusion in your next/current update, Supplement 117

PLEASE PROVIDE AN ADOPTION DATE FOR ORDINANCE NUMBER 22-02. THANK YOU.

Document	Adopted Date	Recorded	Recorded Format
Ordinance No. 20-21 (01-25-2022)	1/25/2022	2/8/2022	Word
Ordinance No. 21-48	12/14/2021	12/28/2021	Word
Ordinance No. 22-02		3/28/2022	Word
Ordinance No. 22-04	1/11/2022	1/24/2022	PDF
Ordinance No. 22-08	1/25/2022	2/8/2022	Word
Ordinance No. 22-12	2/8/2022	2/10/2022	Word
Ordinance No. 22-13	2/8/2022	2/10/2022	Word
Ordinance No. 22-14	2/8/2022	2/10/2022	Word
Ordinance No. 22-15	2/8/2022	2/10/2022	Word
Ordinance No. 22-16	1/11/2022	1/24/2022	Word
Ordinance No. 22-21	3/15/2022	3/28/2022	Word
Ordinance No. 22-34	3/22/2022	3/28/2022	Word
List of Officials		2/22/2022	Word

Update the internet version of your Code more often than a printed supplement. We can update the Internet quarterly, monthly, even weekly.

We can post newly enacted ordinances in the online Code after each meeting.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
56454		Legal Ad - IPL0335357		3.0	174.0L

ATTENTION: Kutak Rock LLP- Florida IP
107 West College Avenue
Tallahassee, FL 32301
Jennifer.Gillis@KutakRock.com;katie.ibarra@kutakrock.com

NOTICE OF PUBLIC HEARING
ORDINANCE AMENDING THE BOUNDARIES OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN, pursuant to Section 190.046 and Section 125.66, Florida Statutes, that the Manatee County Board of County Commissioners will hold a Public Hearing on May 21, 2026, at 9:00 a.m. (or as soon thereafter as may be heard) in the Commission Chambers, located on the first floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, to consider and act upon the following request made by the Board of Supervisors of the Newport Isles Community Development District ("Petitioner" or "District"):

ORDINANCE NO. 26-06

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; AMENDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 59.062 ACRES OF LAND; AMENDING SECTION 2-8-77 OF THE MANATEE COUNTY CODE OF ORDINANCES TO DESCRIBE THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The amended boundaries of the land to be serviced by the District are outlined in the map below. The District includes approximately 1,555.470 acres generally located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41, in Manatee County, Florida. The proposed boundary amendment includes the removal of 59.062 acres, with the remaining District totaling 1,496.44 acres.

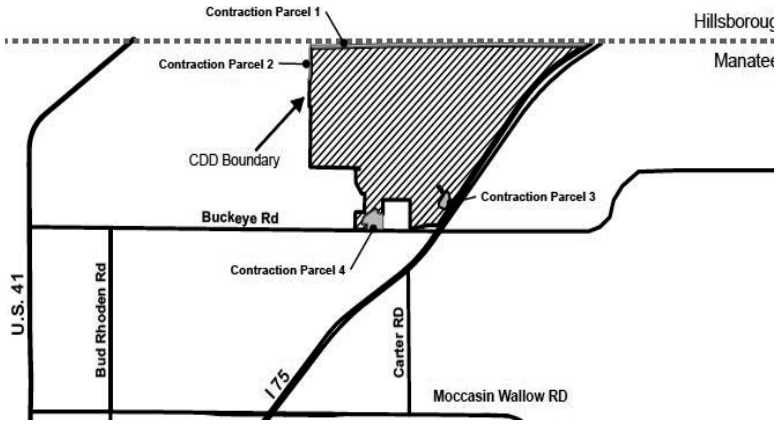
All interested parties are invited to appear at this hearing and be heard, subject to the proper rules of conduct. Additionally, any comments filed with the Director of the Development Services Department will be considered by the Board of County Commissioners and entered in the record. Copies of the proposed ordinance, the petition and other information regarding the petition are available for public inspection from 8:00 a.m. to 5:00 p.m. Monday through Friday at the Manatee County Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida. Interested parties may obtain assistance regarding this matter by calling (941) 749-3070 during normal business hours.

In accordance with Section 286.0105, Florida Statutes, if any person decides to appeal any decision made with respect to any matters considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, that person may need to assure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

Americans With Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions, including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA should contact Carmine DeMilio at (941) 792-8784 Extension 8303.

SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Building and Development Services Department
Manatee County, Florida



THE STATE OF FLORIDA
COUNTY OF MANATEE

Before the undersigned authority personally appeared the undersigned, who on oath says that he/she is Legal Advertising Representative of the The Bradenton Herald, a newspaper published in Manatee County, Florida, that the attached was published on the publicly accessible website of The Bradenton Herald or by print in the issues and dates listed below.

THE STATE OF FLORIDA
COUNTY OF MANATEE
Affiant further says that The Bradenton Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
05/10/26 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

Sworn to and subscribed before me on May 11, 2026, 10:21 AM EDT

NOTARY PUBLIC STATE OF TEXAS
SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

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Manatee County, Florida