**ORDINANCE NO. 26-45 (f.k.a. ORDINANCE NO. 24-25 & f.k.a ORDINANCE NO. 22-58)**

**AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CONTRACTING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 14.302 ACRES OF LAND; AMENDING SUBSECTION 2-8-82 OF THE MANATEE COUNTY CODE OF ORDINANCES DESCRIBING 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**, subsection 190.046(1), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for contraction to this community development district's boundaries that were previously established by county ordinance; and

**WHEREAS**, the Buckhead Trails II Community Development District (the "District") has been created by law and established pursuant to Manatee County Ordinance No. 22-58, adopted on December 6, 2022, effective as filed with the Secretary of State of Florida on December 8, 2022, as amended by Manatee County Ordinance No. 24-25, adopted on February 22, 2024, effective as filed with the Secretary of State of Florida on February 22, 2024; and

**WHEREAS**, Ordinance 22-58 described the boundaries of the District, as including approximately 409.16 acres of land; and

**WHEREAS**, Ordinance No. 24-25 described the amendment of boundaries of

the District, by adding approximately 36.51 acres bringing the total acreage from approximately 409.16 acres to approximately 445.67 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 (the "Board"), has relied thereon in adopting this Ordinance; and

**WHEREAS**, the District's board of supervisors (the "Petitioner") has filed a petition (the "Petition") with the Board requesting adoption of an ordinance contracting the boundaries of the District pursuant to subsection 190.046(1), Florida Statutes; and

**WHEREAS**, the Petition designated approximately 14.302 acres of land to be removed from the District, as described therein; and

**WHEREAS**, pursuant to sections 190.046(1)(g) and 125.66, 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**, KC Buckeye East LLC, a Florida limited liability company, is the owner of the approximately 14.302 acres of land proposed to be removed from the District and has consented in writing to the contraction 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 sections 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 190.046(1), Florida Statutes, as amended, in making its determination to grant or deny the petition for adoption of an ordinance 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 was established under Ordinance No. 22-58 and subsequently amended by Ordinance No. 24-25, both being 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**, the contraction of the District will yield approximately 431.368 acres of territory, and the 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 sections 190.046(1) and 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. Contraction of boundaries. The boundaries of the District are hereby contracted pursuant to subsection 190.046(1), Florida Statutes, by removing approximately 14.302 acres of land from the geographic boundaries and control of the District to a total of approximately 431.368 acres of land, are described and depicted in **Exhibit "A."**

Section 5. Amending subsection 2-8-82 of the Manatee County Code of Ordinances. Subsection 2-8-82 of the Manatee County Code of Ordinances is hereby amended to read as follows:

Sec. 2-8-82. Buckhead Trails II Community Development District.

***

(b) *Boundaries*. The boundaries of the district are described in the metes and bounds description attached Ord. No. 26-45 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 the Boundaries of Buckhead Trails II Community Development District via County Ordinance No. 26-45 requesting amendment to the boundaries of the District through contraction dated April 6, 2026, signed by Carlos de la Ossa, District Chairman, and 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 CivicPlus, 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 8th day of October 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, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA**
**(SKETCH IS NOT A SURVEY)**

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N 38°11'05" E A DISTANCE OF 5730.00'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2767.14', WITH A RADIUS OF 11329.16', WITH A CHORD BEARING OF N 45°10'55" E, WITH A CHORD LENGTH OF 2760.26', WITH A DELTA ANGLE OF 13°59'40"; THENCE S 01°06'57" W A DISTANCE OF 4045.66'; THENCE S 00°35'31" W A DISTANCE OF 2635.12' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) THENCE S.89°58'35"W. A DISTANCE OF 1141.84'; (2) THENCE N.89°13'50"W. A DISTANCE OF 1176.30'; (3) THENCE S.89°49'55"W. A DISTANCE OF 409.87'; (4) THENCE N.88°22'47"W. A DISTANCE OF 616.74' TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13075-2406; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: (1) THENCE N.00°09'43"W. A DISTANCE OF 42.57'; (2) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (3) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (4) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 19413430 SQUARE FEET, 445.671 ACRES

LESS AND EXCEPT THE FOLLOWING TWO PARCELS

LESS PARCEL 1
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°22'47"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.45'; THENCE N.11°13'40"E. A DISTANCE OF 13.82' TO THE POINT OF BEGINNING; THENCE N.11°13'40"E. A DISTANCE OF 31.65'; THENCE N.08°35'44"E. A DISTANCE OF 32.39'; THENCE N.54°04'34"E. A DISTANCE OF 39.29'; THENCE N.40°51'34"E. A DISTANCE OF 44.31'; THENCE N.52°54'52"E. A DISTANCE OF 38.00'; THENCE N.80°32'24"E. A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', A RADIUS OF 30.00', A CHORD BEARING OF N.37°17'19"E., A CHORD LENGTH OF 41.11', AND A DELTA ANGLE OF 86°30'10"; THENCE N.05°57'46"W. A DISTANCE OF 57.29'; THENCE N.12°09'01"W. A DISTANCE OF 37.52'; THENCE S.88°22'47"E. A DISTANCE OF 127.10'; THENCE N.89°49'50"E. A DISTANCE OF 232.34'; THENCE S.00°10'10"E. A DISTANCE OF 62.00'; THENCE N.89°49'50"E. A DISTANCE OF 59.43'; THENCE S.00°34'16"E. A DISTANCE OF 210.06'; THENCE S.89°58'34"W. A DISTANCE OF 297.37'; THENCE S.89°55'42"W. A DISTANCE OF 274.89'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126333 SQUARE FEET, 2.900 ACRES

LESS PARCEL 2
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.88°22'47"E. A DISTANCE OF 616.74'; (2) THENCE N.89°49'55"E. A DISTANCE OF 409.87'; (3) THENCE S.89°13'50"E. A DISTANCE OF 1176.30'; (4) THENCE N.89°58'35"E. A DISTANCE OF 225.26'; THENCE N.01°02'18"E. A DISTANCE OF 32.69' TO THE POINT OF BEGINNING; THENCE N.01°02'18"E. A DISTANCE OF 104.74'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', A RADIUS OF 860.00', A CHORD BEARING OF S.09°15'37"W., A CHORD LENGTH OF 259.19', AND A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', A RADIUS OF 640.00', A CHORD BEARING OF S.06°03'51"W., A CHORD LENGTH OF 263.13', AND A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', A RADIUS OF 92.00', A CHORD BEARING OF S.46°49'38"W., A CHORD LENGTH OF 39.75', AND A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', A RADIUS OF 282.00', A CHORD BEARING OF S.68°54'37"W., A CHORD LENGTH OF 94.11', AND A DELTA ANGLE OF 19°12'41"; THENCE N.89°49'29"W. A DISTANCE OF 602.04'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496640 SQUARE FEET, 11.401 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.27[illegible] Fax: 941.275.9729
www.wraengineering.com LB 8274

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

Robert S Flanary
Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, email=[illegible]@[illegible].com, C=US
Date: 2026.10.01 07:25:23-04'00'

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

DATE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL 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.

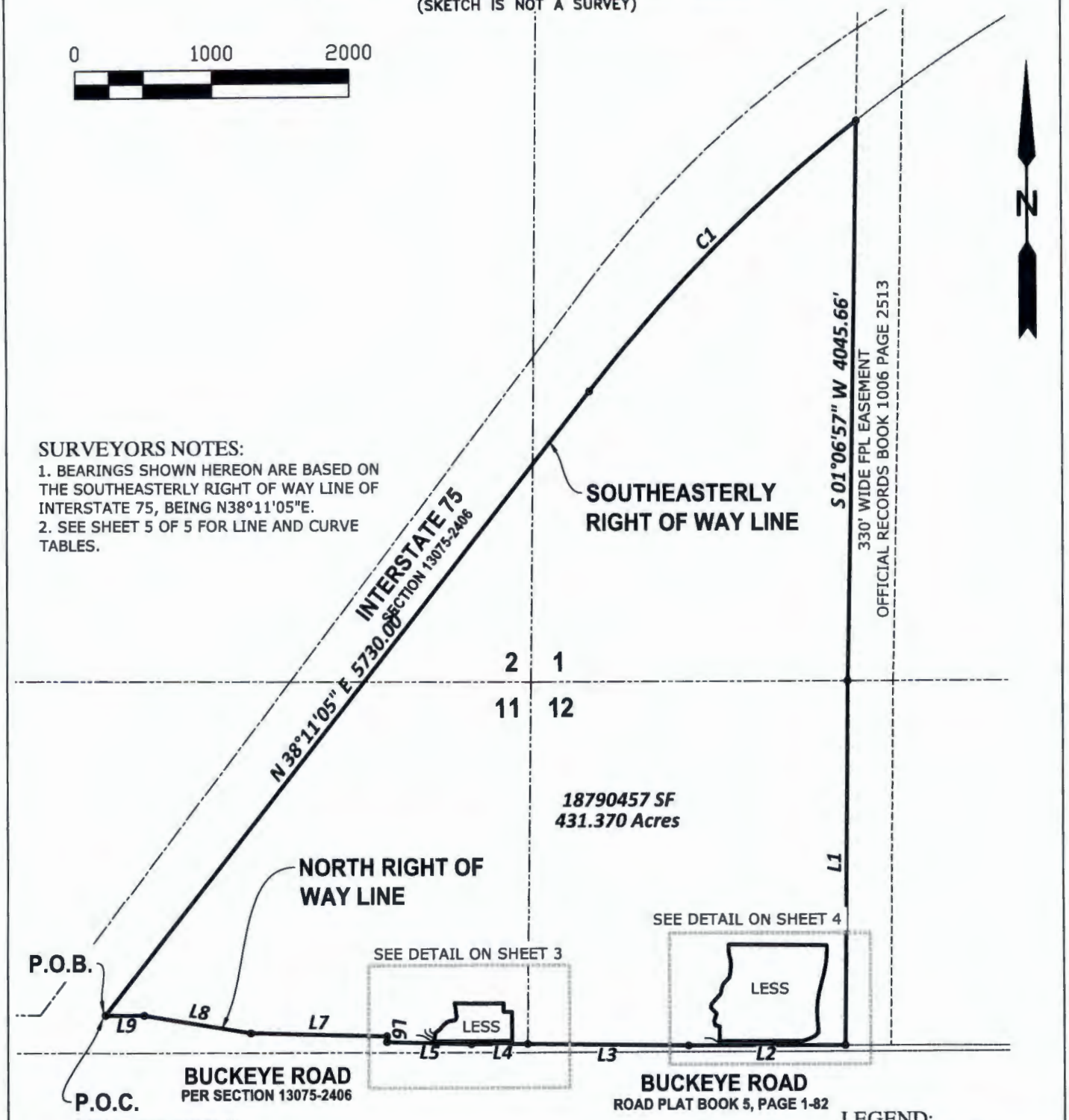
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BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




## SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, BEING N38°11'05"E.
2. SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

## 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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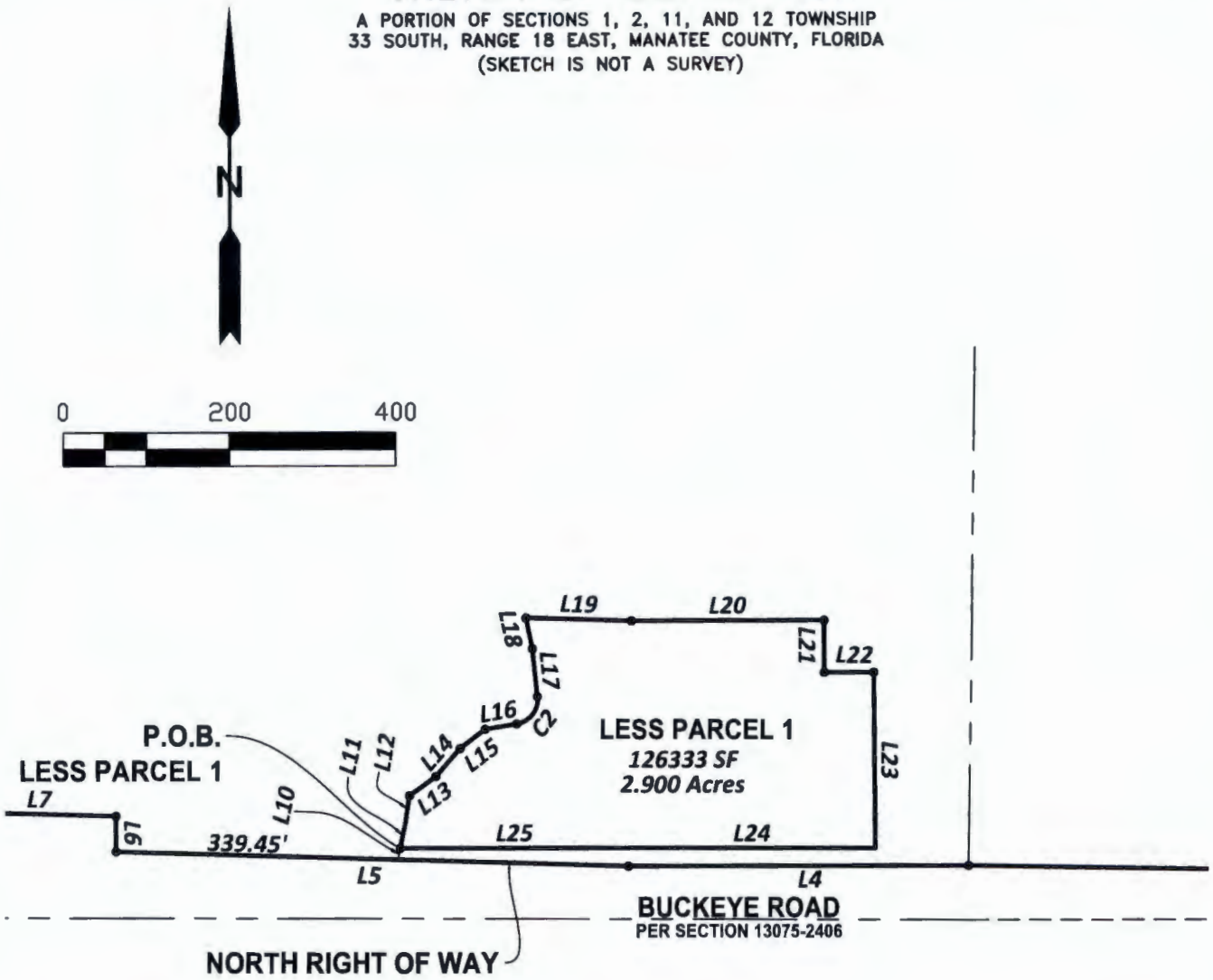
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# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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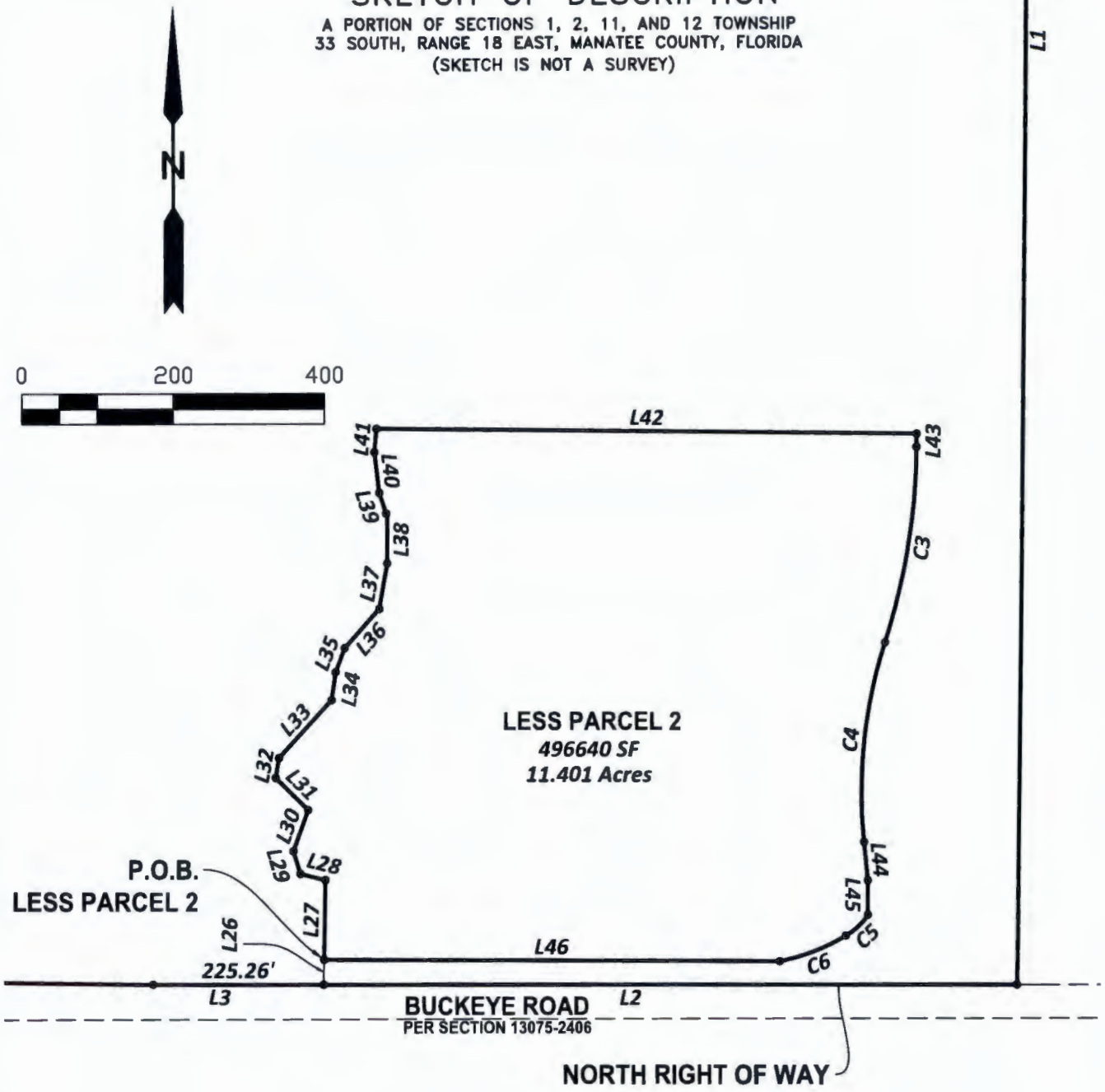
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# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




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REVISION DATE

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°35'31" W | 2635.12' |
| L2 | S 89°58'35" W | 1141.84' |
| L3 | N 89°13'50" W | 1176.30' |
| L4 | S 89°49'55" W | 409.87' |
| L5 | N 88°22'47" W | 616.74' |
| L6 | N 00°09'43" W | 42.57' |
| L7 | N 88°33'01" W | 990.85' |
| L8 | N 80°31'38" W | 787.25' |
| L9 | N 89°40'22" W | 282.70' |
| L10 | N 11°13'40" E | 13.82' |
| L11 | N 11°13'40" E | 31.65' |
| L12 | N 08°35'44" E | 32.39' |
| L13 | N 54°04'34" E | 39.29' |
| L14 | N 40°51'34" E | 44.31' |
| L15 | N 52°54'52" E | 38.00' |
| L16 | N 80°32'24" E | 38.50' |
| L17 | N 05°57'46" W | 57.29' |
| L18 | N 12°09'01" W | 37.52' |
| L19 | S 88°22'47" E | 127.10' |
| L20 | N 89°49'50" E | 232.34' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L21 | S 00°10'10" E | 62.00' |
| L22 | N 89°49'50" E | 59.43' |
| L23 | S 00°34'16" E | 210.06' |
| L24 | S 89°58'34" W | 297.37' |
| L25 | S 89°55'42" W | 274.89' |
| L26 | N 01°02'18" E | 32.69' |
| L27 | N 01°02'18" E | 104.74' |
| L28 | N 76°30'53" W | 34.12' |
| L29 | N 17°03'01" W | 31.18' |
| L30 | N 19°50'56" E | 57.18' |
| L31 | N 45°34'41" W | 60.18' |
| L32 | N 09°44'29" E | 26.46' |
| L33 | N 42°28'56" E | 103.24' |
| L34 | N 07°53'46" E | 37.00' |
| L35 | N 20°50'34" E | 34.01' |
| L36 | N 41°53'57" E | 68.70' |
| L37 | N 09°59'19" E | 60.76' |
| L38 | N 00°06'57" E | 61.08' |
| L39 | N 18°53'30" W | 33.08' |
| L40 | N 06°33'04" W | 53.45' |
| L41 | N 04°50'54" E | 31.16' |
| L42 | S 89°24'24" E | 713.71' |
| L43 | S 00°35'36" W | 17.17' |
| L44 | S 05°47'56" E | 50.40' |
| L45 | S 00°00'00" E | 45.14' |
| L46 | N 89°49'29" W | 602.04' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 11329.16' | 2767.14' | 2760.26' | N 45°10'55" E | 13°59'40" |
| C2 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |
| C3 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C4 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C5 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C6 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

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REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# EXHIBIT B

# PETITION TO AMEND THE BOUNDARIES OF BUCKHEAD TRAILS II 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

**PETITION TO AMEND THE BOUNDARIES OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

Certification of Attorney

Certification of Petitioner

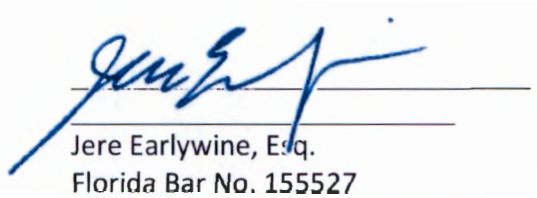
Petition to Amend the Boundaries of the Buckhead Trails II Community Development District

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 – Statement of Estimated Regulatory Costs
Exhibit 9 – 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

## ATTORNEY CERTIFICATION

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



Jere Earlywine, Esq.
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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 BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT ARE TRUE AND CORRECT.

**KC BUCKEYE EAST LLC**

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026

**BEFORE THE COUNTY COMMISSION OF MANATEE COUNTY, FLORIDA**

**PETITION TO AMEND THE BOUNDARIES OF BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Buckhead Trails II Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance Nos. 22-58 and 24-25, 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 Nos. 22-58 and 24-25 to remove approximately 14.302 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 445.67 acres of land and is located south of the Hillsborough County Line, north of Buckeye Road, east of I-75 and west of US 301. 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 14.302 acres are set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 431.368 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 2026-02 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 Nicholas Dister, Carlos de la Ossa, Ryan Motko, Austin Berns and Alberto Viera.

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. District Facilities and Services. There are no services and facilities currently provided by the District to the Contraction Parcel.

7. Statement of Estimated Regulatory Costs. **Exhibit 9** 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.

8. Agent Authorization. **Exhibit 10** 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

9. 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.

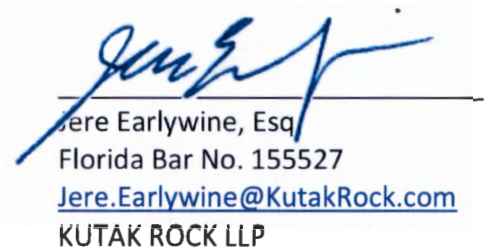
WHEREFORE, the District respectfully requests that the Board of County Commissioners of Manatee County:

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 Nos. 22-58 and 24-25 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 6th day of April, 2026.

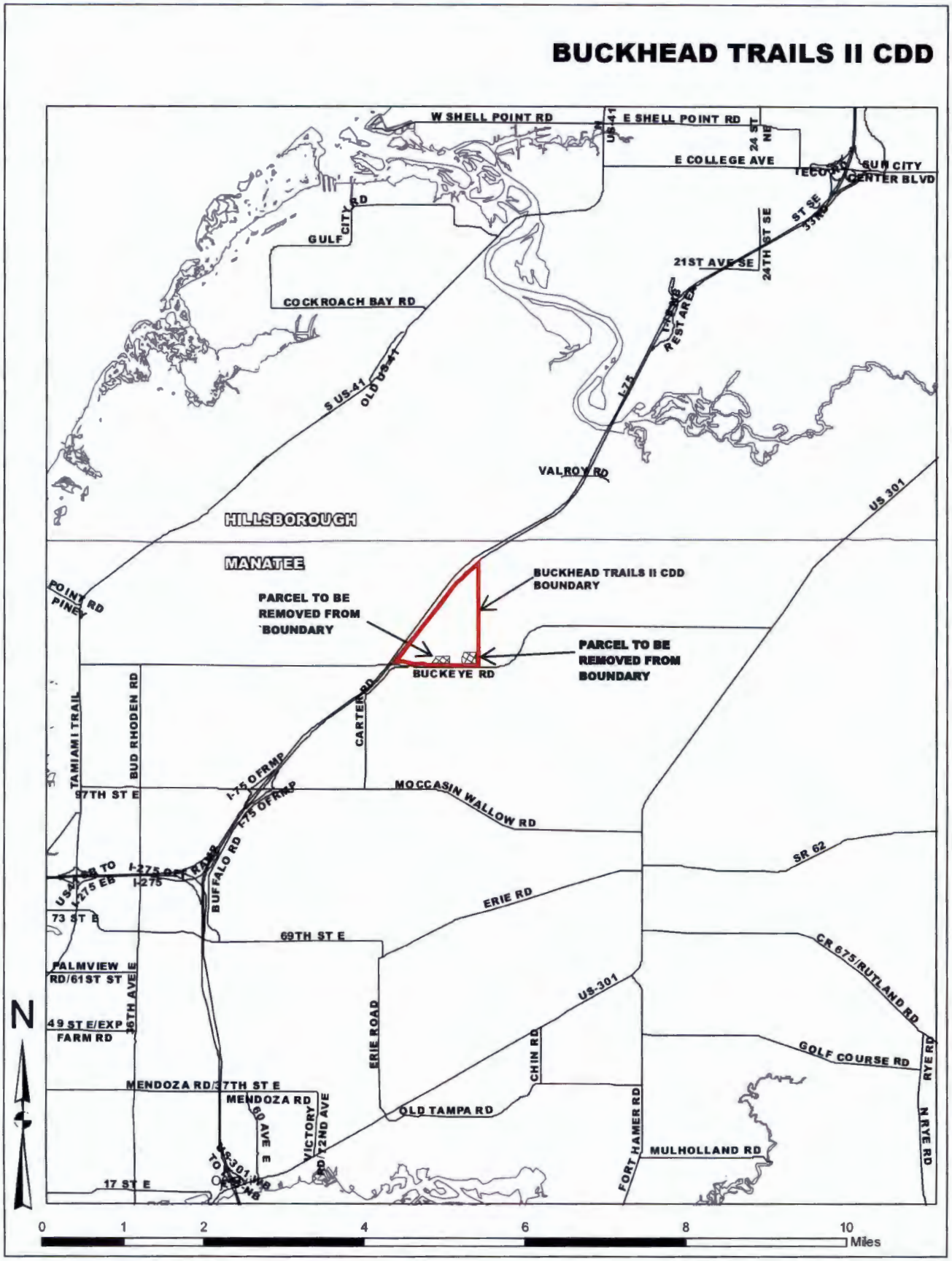
KUTAK ROCK LLP



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

# BUCKHEAD TRAILS II CDD



# EXHIBIT 2

**ZNS ENGINEERING**
Land Planning Engineering Surveying Landscape Architecture

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

**EXHIBIT A**

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID BUCKEYE ROAD RIGHT-OF-WAY LINE AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1, THE FOLLOWING FOUR COURSES: (1) S89°58'35"W, 1141.84 FEET; (2) N89°13'48"W, 1176.31 FEET; (3) S89°49'50"W, 409.87 FEET; (4) N88°22'47"W, 616.73 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTHERLY LINE OF BUCKEYE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: (1) N00°09'43"W, 42.57 FEET; (2) N88°33'01"W, 990.85 FEET; (3) N80°31'38"W, 787.25 FEET; (4) N89°40'22"W, 282.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N38°11'05"E, 5730.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET, A CENTRAL ANGLE OF 13°59'40"; (2) ALONG THE ARC OF SAID CURVE 2767.12 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY S01°06'57"W, 4045.66 FEET; THENCE S00°35'29"W, 2635.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,413,387 SQUARE FEET OR 445.67 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH
OF
# LAND
LOCATED IN
# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFFIXED.

**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATE 03-10-2022

**SHEET 1 OF 4**

T:_2021\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg

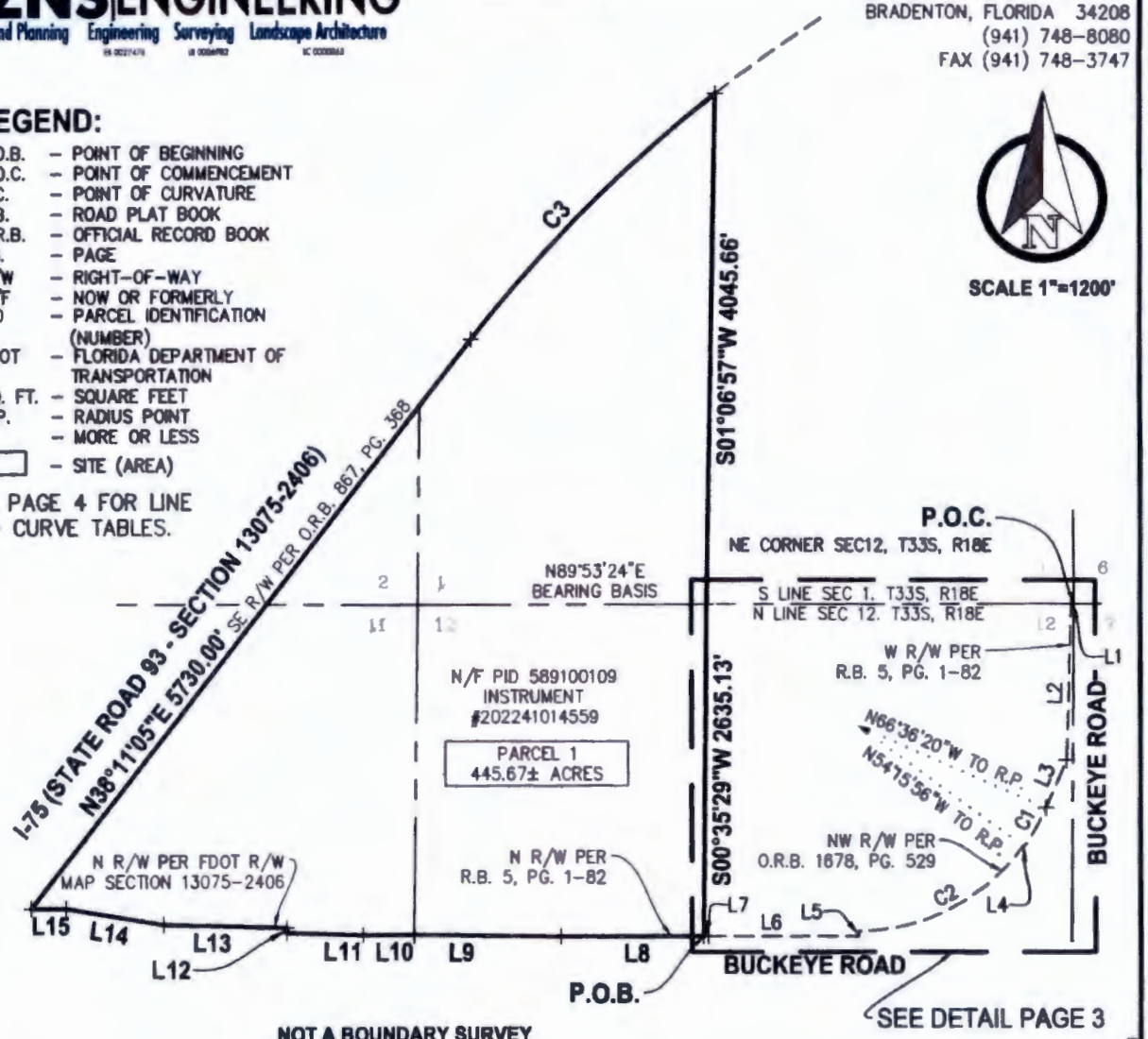
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201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

# EXHIBIT A

## LEGEND:

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
R.B. – ROAD PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
PID – PARCEL IDENTIFICATION (NUMBER)
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
SQ. FT. – SQUARE FEET
R.P. – RADIUS POINT
± – MORE OR LESS
▭ – SITE (AREA)

SEE PAGE 4 FOR LINE AND CURVE TABLES.




**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH
OF
# LAND
LOCATED IN
# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY.

**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

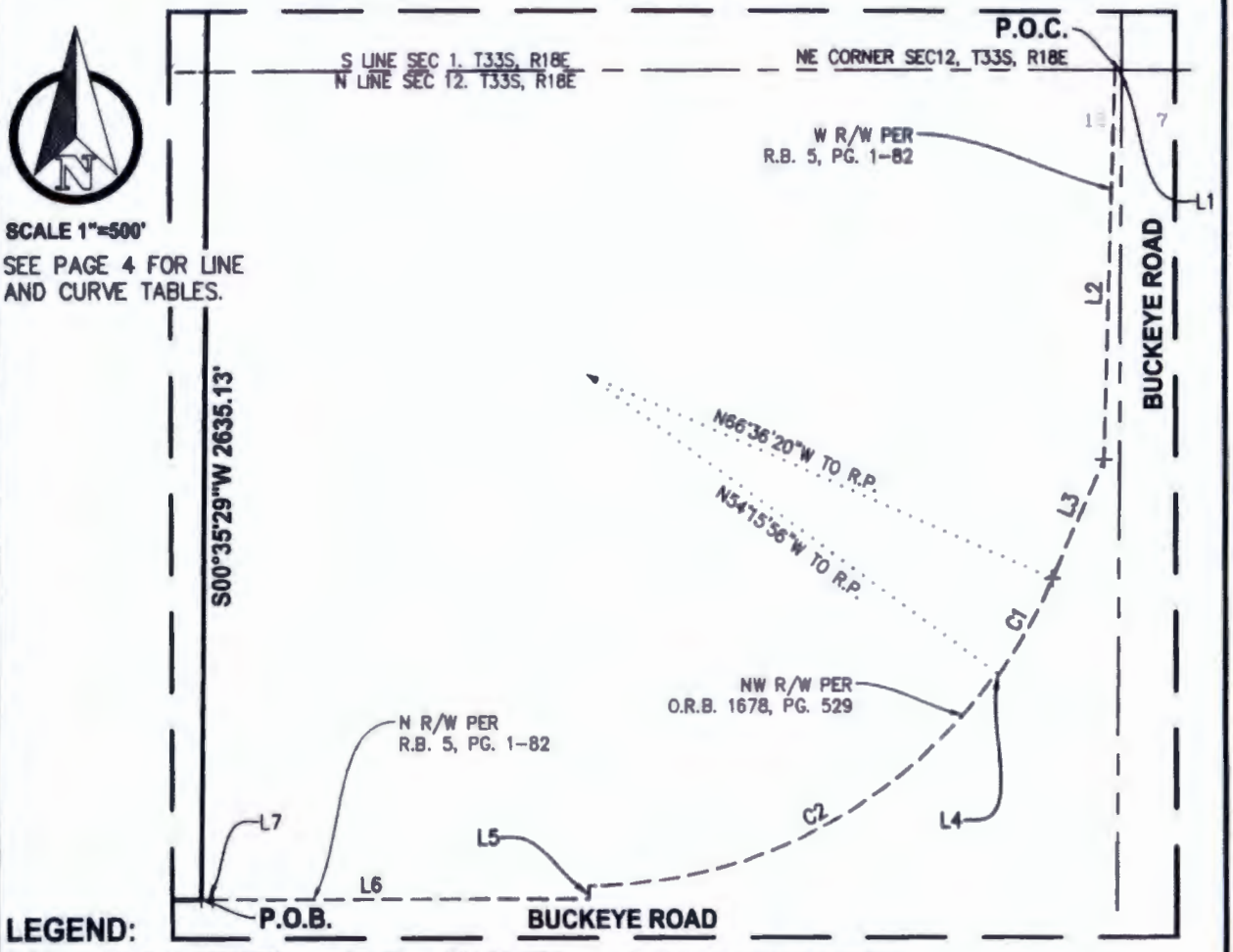


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# EXHIBIT A

DETAIL FROM PAGE 2




SCALE 1"=500'

SEE PAGE 4 FOR LINE AND CURVE TABLES.

## LEGEND:

| | | | |
|---|---|---|---|
| P.O.B. | – POINT OF BEGINNING | SQ. FT. | – SQUARE FEET |
| P.O.C. | – POINT OF COMMENCEMENT | R.P. | – RADIUS POINT |
| P.C. | – POINT OF CURVATURE | ± | – MORE OR LESS |
| R.B. | – ROAD PLAT BOOK | ▭ | – SITE (AREA) |
| O.R.B. | – OFFICIAL RECORD BOOK | | |
| PG. | – PAGE | | |
| R/W | – RIGHT-OF-WAY | | |
| N/F | – NOW OR FORMERLY | | |
| PID | – PARCEL IDENTIFICATION (NUMBER) | | |
| SQ. FT. | – SQUARE FEET | | |

NOT A BOUNDARY SURVEY

## DESCRIPTION & SKETCH
OF
## LAND
LOCATED IN
## SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
## MANATEE COUNTY, FLORIDA

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## NOTES:

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3. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY.

**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**



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**EXHIBIT A**

## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S01°46'28"W | 1241.54' |
| L3 | S23°24'03"W | 413.28' |
| L4 | N54°20'21"W | 10.00' |
| L5 | S00°06'39"E | 42.41' |
| L6 | N89°56'58"W | 1214.12' |
| L7 | S89°58'35"W | 36.73' |
| L8 | S89°58'35"W | 1141.84' |

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L9 | N89°13'48"W | 1176.31' |
| L10 | S89°49'50"W | 409.87' |
| L11 | N88°22'47"W | 616.73' |
| L12 | N00°09'43"W | 42.57' |
| L13 | N88°33'01"W | 990.85' |
| L14 | N80°31'38"W | 787.25' |
| L15 | N89°40'22"W | 282.70' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |
| C3 | 11329.16' | 13°59'40" | 2767.12' | N45°10'54"E |

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH
OF
# LAND
LOCATED IN
# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

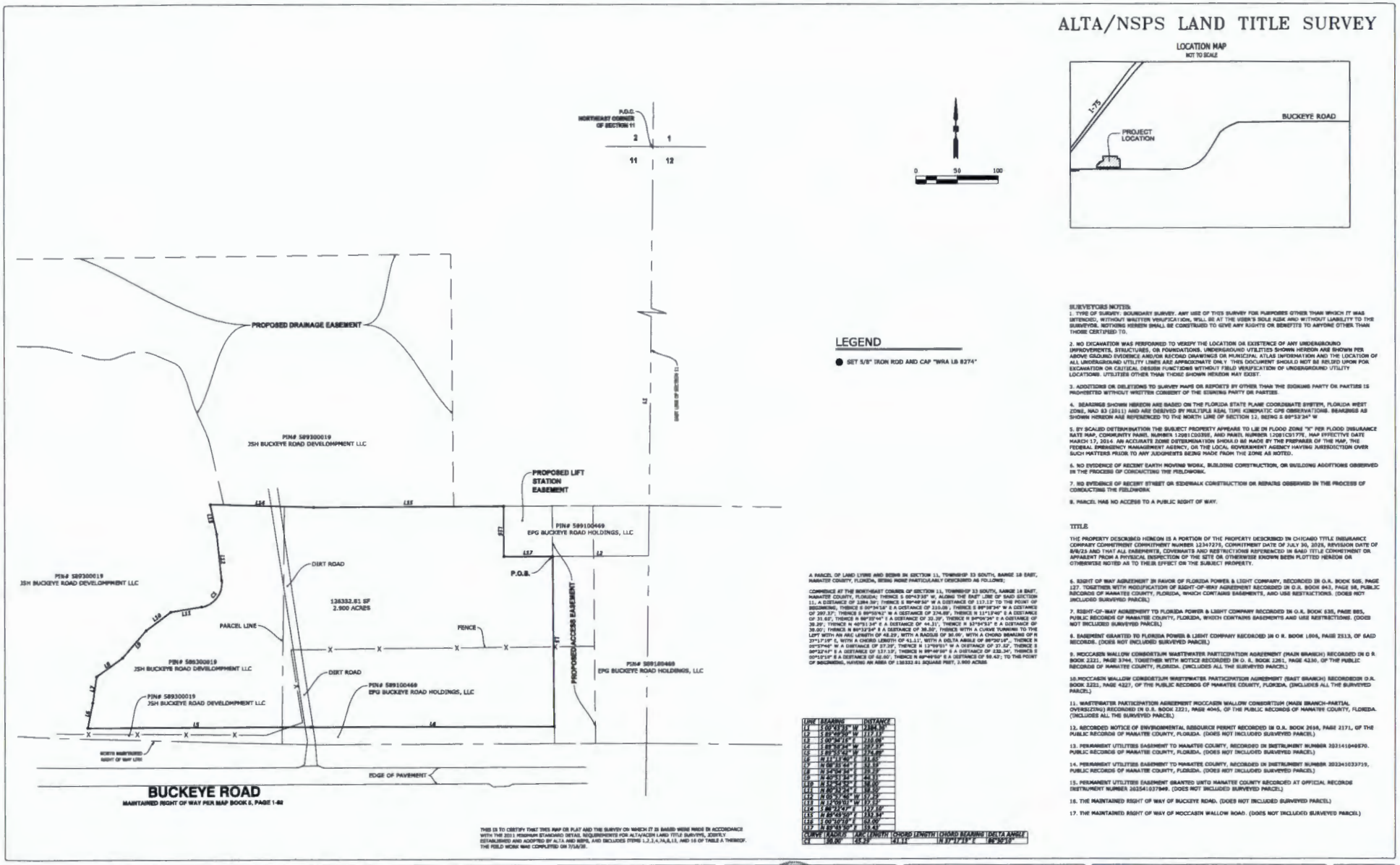
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY.



T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg

# EXHIBIT 3

# ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.39'; THENCE S 89°49'56" W A DISTANCE OF 117.12' TO THE POINT OF BEGINNING, THENCE S 00°34'16" E A DISTANCE OF 210.08'; THENCE S 89°18'24" W A DISTANCE OF 297.37'; THENCE S 89°05'52" W A DISTANCE OF 274.88'; THENCE N 11°13'40" E A DISTANCE OF 31.62'; THENCE N 89°22'49" E A DISTANCE OF 22.29', THENCE N 89°05'24" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31', THENCE N 13°54'52" E A DISTANCE OF 39.00'; THENCE N 89°12'54" E A DISTANCE OF 38.30'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 48.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 43.11', WITH A DELTA ANGLE OF 88°26'16", THENCE N 00°57'46" W A DISTANCE OF 27.33', THENCE N 13°09'01" W A DISTANCE OF 27.52', THENCE S 89°22'49" E A DISTANCE OF 137.13', THENCE N 89°49'56" E A DISTANCE OF 230.34', THENCE S 00°10'10" E A DISTANCE OF 62.00', THENCE N 89°49'56" E A DISTANCE OF 50.42'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.61 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°43'35" W | 2384.39' |
| L2 | S 89°49'56" W | 117.12' |
| L3 | S 00°34'16" E | 210.08' |
| L4 | S 89°18'24" W | 297.37' |
| L5 | S 89°05'52" W | 274.88' |
| L6 | N 11°13'40" E | 31.62' |
| L7 | N 89°22'49" E | 22.29' |
| L8 | N 89°05'24" E | 39.29' |
| L9 | N 40°51'34" E | 44.31' |
| L10 | N 13°54'52" E | 39.00' |
| L11 | N 89°12'54" E | 38.30' |
| L12 | N 00°57'46" W | 27.33' |
| L13 | N 13°09'01" W | 27.52' |
| L14 | S 89°22'49" E | 137.13' |
| L15 | N 89°49'56" E | 230.34' |
| L16 | S 00°10'10" E | 62.00' |
| L17 | N 89°49'56" E | 50.42' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 48.29' | 43.31' | N 37°17'19" E | 88°26'16" |

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0335E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 843, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 535, PAGE 885, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1806, PAGE 2313, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744. TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2698, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141040670. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202341033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7a,8,11, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/16/25.

**TITLE:** ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

PREPARED FOR THE EXCLUSIVE USE OF:
EPG BUCKEYE LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE HANLEY SCHERMAN & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

Robert S. Flaherty

ROBERT S. FLAHERTY
FLORIDA SURVEYOR AND MAPPER NO. 5677

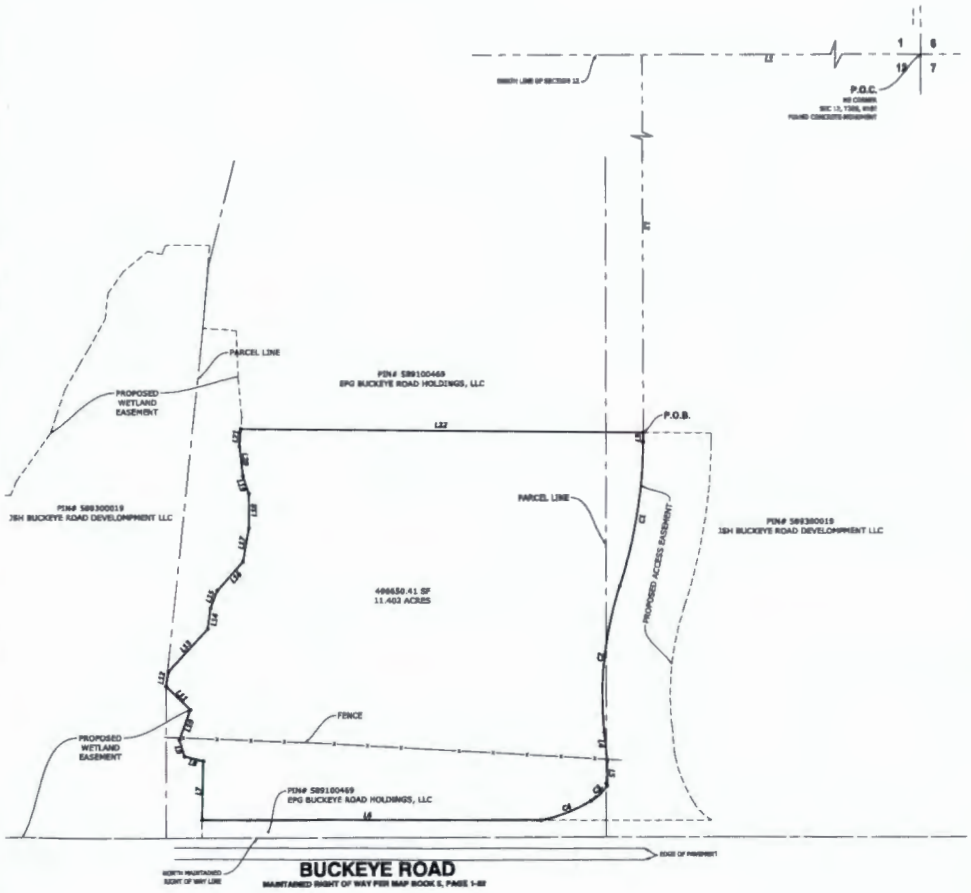
| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

WATER RESOURCE ASSOCIATES, LLC
7976 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wrsengineering.com LB 8274

DRAWN BY: RSF | CHECKED BY: RSF
FIELD DATE: 7-16-25 | SCALE: 1"=50'

SHEET 1 OF 1

# ALTA/NSPS LAND TITLE SURVEY

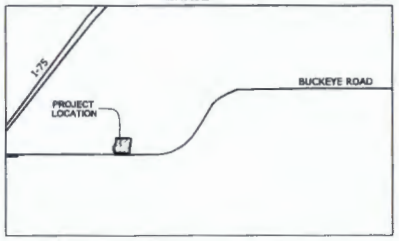



A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°52'24".W A DISTANCE OF 3132.62', THENCE S.00°08'36"E. A DISTANCE OF 1813.22' TO THE POINT OF BEGINNING, THENCE S.00°59'36"W. A DISTANCE OF 17.17', THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 286.18', WITH A RADIUS OF 880.00', WITH A CHORD BEARING OF S.09°13'37"W., WITH A CHORD LENGTH OF 285.18', WITH A DELTA ANGLE OF 17°28'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 365.52', WITH A RADIUS OF 680.00', WITH A CHORD BEARING OF S.09°03'51"W., WITH A CHORD LENGTH OF 363.13', WITH A DELTA ANGLE OF 33°43'54", THENCE S 82°47'36"E. A DISTANCE OF 66.00', THENCE S.09°00'05"S. A DISTANCE OF 45.19', THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.48°48'28"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41", THENCE N 89°46'01" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E. A DISTANCE OF 104.78'; THENCE N.76°39'53"W. A DISTANCE OF 34.13'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.15°50'56"E. A DISTANCE OF 57.18'; THENCE N.42°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'25"E. A DISTANCE OF 26.45'; THENCE N.42°28'26"E. A DISTANCE OF 100.24'; THENCE N.57°37'48"E. A DISTANCE OF 37.20'; THENCE N.28°50'34"E. A DISTANCE OF 34.81'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°58'19"E. A DISTANCE OF 60.78'; THENCE N.04°06'57"E. A DISTANCE OF 61.09'; THENCE N.18°53'36"W. A DISTANCE OF 33.88'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°56'54"E. A DISTANCE OF 31.16'; THENCE S.89°41'24"E. A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.403 ACRES

## LOCATION MAP

NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 880.00' | 286.18' | 285.18' | S 09°13'37" W | 17°28'02" |
| C2 | 680.00' | 365.52' | 363.13' | S 09°03'51" W | 30°47'54" |
| C3 | 92.00' | 40.07' | 39.75' | S 48°48'28" W | 24°57'17" |
| C4 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°52'24" W | 3132.62' |
| L2 | S 00°08'36" E | 1813.22' |
| L3 | S 00°59'36" E | 17.17' |
| L4 | S 09°00'05" E | 45.19' |
| L5 | S 82°47'36" E | 66.00' |
| L6 | S 89°46'01" W | 602.04' |
| L7 | N 01°02'18" E | 104.78' |
| L8 | N 76°39'53" W | 34.13' |
| L9 | N 17°03'01" W | 31.18' |
| L10 | N 15°50'56" E | 57.18' |
| L11 | N 42°34'41" W | 60.18' |
| L12 | N 09°44'25" E | 26.45' |
| L13 | N 42°28'26" E | 100.24' |
| L14 | N 57°37'48" E | 37.20' |
| L15 | N 28°50'34" E | 34.81' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°58'19" E | 60.78' |
| L18 | N 04°06'57" E | 61.09' |
| L19 | N 18°53'36" W | 33.88' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°56'54" E | 31.16' |
| L22 | S 89°41'24" E | 713.71' |

## SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE 'A AND AE' PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0137E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

## TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 13347275, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

8. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 500, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 905, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1098, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2361, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037949. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/16/25.

TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
SE BUCKEYE MAF LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE HARWICK SCHERMER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND HOLOGRAPHIC SEAL.

STATE OF FLORIDA

Robert S. Flanary

ROBERT S. FLANARY
FLORIDA SURVEYOR AND MAPPER NO. 6677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.375.9721
www.wraengineering.com LB 8274

DRAWN BY: RSF | CHECKED BY: RSF
FIELD WO.: 52980 | Field Book: 32 | FIELD DATE: 7-16-25 | SCALE: 1"=100'

SHEET 1 OF 1

# EXHIBIT 4

# SKETCH OF DESCRIPTION



**A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA**
**(SKETCH IS NOT A SURVEY)**

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N 38°11'05" E A DISTANCE OF 5730.00'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2767.14', WITH A RADIUS OF 11329.16', WITH A CHORD BEARING OF N 45°10'55" E, WITH A CHORD LENGTH OF 2760.26', WITH A DELTA ANGLE OF 13°59'40"; THENCE S 01°06'57" W A DISTANCE OF 4045.66'; THENCE S 00°35'31" W A DISTANCE OF 2635.12' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) THENCE S.89°58'35"W. A DISTANCE OF 1141.84'; (2) THENCE N.89°13'50"W. A DISTANCE OF 1176.30'; (3) THENCE S.89°49'55"W. A DISTANCE OF 409.87'; (4) THENCE N.88°22'47"W. A DISTANCE OF 616.74' TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13075-2406; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: (1) THENCE N.00°09'43"W. A DISTANCE OF 42.57'; (2) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (3) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (4) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 19413430 SQUARE FEET, 445.671 ACRES

LESS AND EXCEPT THE FOLLOWING TWO PARCELS

LESS PARCEL 1
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°22'47"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.45'; THENCE N.11°13'40"E. A DISTANCE OF 13.82' TO THE POINT OF BEGINNING; THENCE N.11°13'40"E. A DISTANCE OF 31.65'; THENCE N.08°35'44"E. A DISTANCE OF 32.39'; THENCE N.54°04'34"E. A DISTANCE OF 39.29'; THENCE N.40°51'34"E. A DISTANCE OF 44.31'; THENCE N.52°54'52"E. A DISTANCE OF 38.00'; THENCE N.80°32'24"E. A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', A RADIUS OF 30.00', A CHORD BEARING OF N.37°17'19"E., A CHORD LENGTH OF 41.11', AND A DELTA ANGLE OF 86°30'10"; THENCE N.05°57'46"W. A DISTANCE OF 57.29'; THENCE N.12°09'01"W. A DISTANCE OF 37.52'; THENCE S.88°22'47"E. A DISTANCE OF 127.10'; THENCE N.89°49'50"E. A DISTANCE OF 232.34'; THENCE S.00°10'10"E. A DISTANCE OF 62.00'; THENCE N.89°49'50"E. A DISTANCE OF 59.43'; THENCE S.00°34'16"E. A DISTANCE OF 210.06'; THENCE S.89°58'34"W. A DISTANCE OF 297.37'; THENCE S.89°55'42"W. A DISTANCE OF 274.89'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126333 SQUARE FEET, 2.900 ACRES

LESS PARCEL 2
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.88°22'47"E. A DISTANCE OF 616.74'; (2) THENCE N.89°49'55"E. A DISTANCE OF 409.87'; (3) THENCE S.89°13'50"E. A DISTANCE OF 1176.30'; (4) THENCE N.89°58'35"E. A DISTANCE OF 225.26'; THENCE N.01°02'18"E. A DISTANCE OF 32.69' TO THE POINT OF BEGINNING; THENCE N.01°02'18"E. A DISTANCE OF 104.74'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', A RADIUS OF 860.00', A CHORD BEARING OF S.09°15'37"W., A CHORD LENGTH OF 259.19', AND A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', A RADIUS OF 640.00', A CHORD BEARING OF S.06°03'51"W., A CHORD LENGTH OF 263.13', AND A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', A RADIUS OF 92.00', A CHORD BEARING OF S.46°49'38"W., A CHORD LENGTH OF 39.75', AND A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', A RADIUS OF 282.00', A CHORD BEARING OF S.68°54'37"W., A CHORD LENGTH OF 94.11', AND A DELTA ANGLE OF 19°12'41"; THENCE N.89°49'29"W. A DISTANCE OF 602.04'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496640 SQUARE FEET, 11.401 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, email=...AD1410D0000019F18E2F7D0001E25A7, C=US
Date: 2026.10.01 07:25:23-04'00'

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

STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL 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

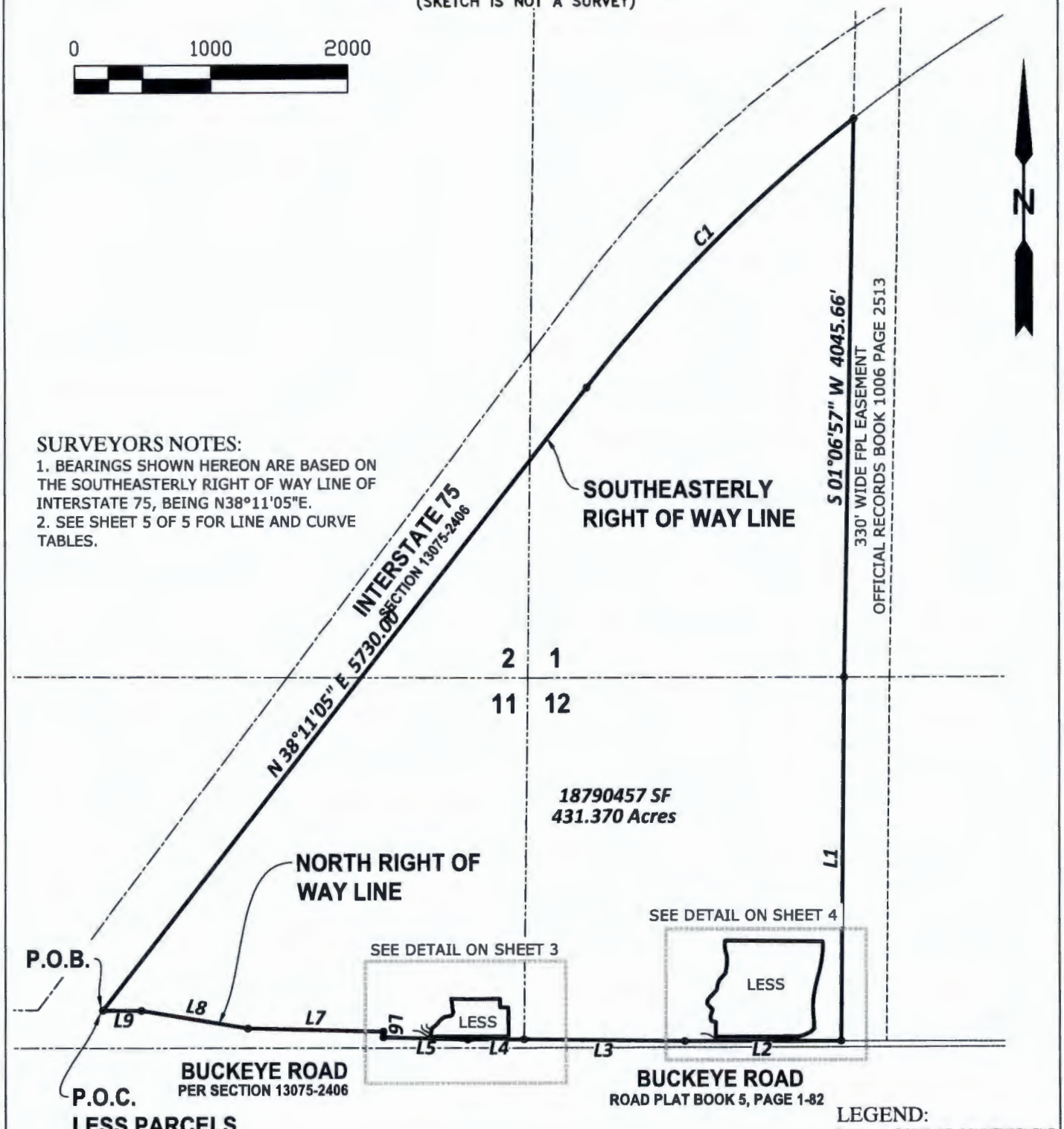
BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

| | | | | | |
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| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# SKETCH OF DESCRIPTION



A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




## SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, BEING N38°11'05"E.
2. SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

## 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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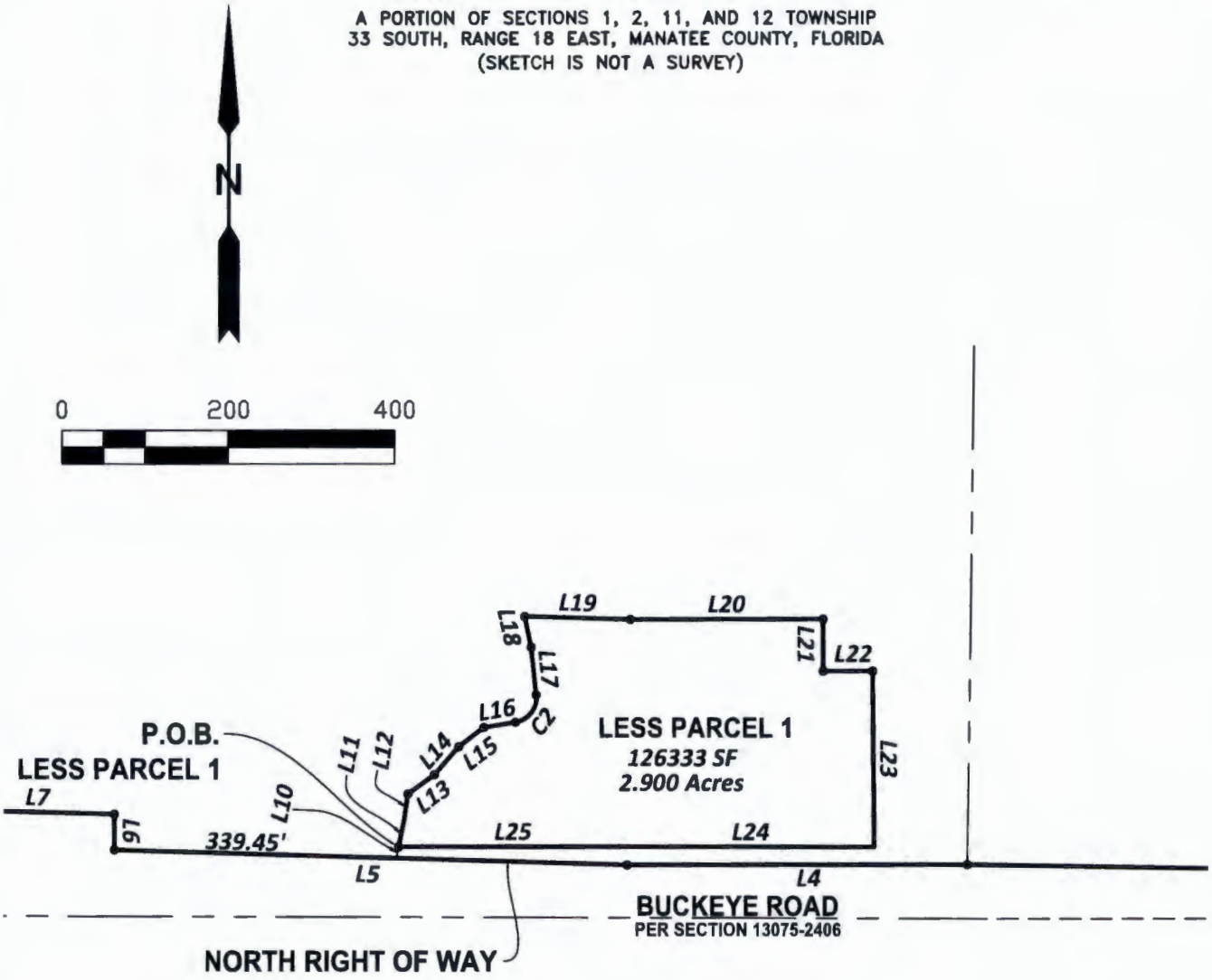
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: 1"=1000' |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




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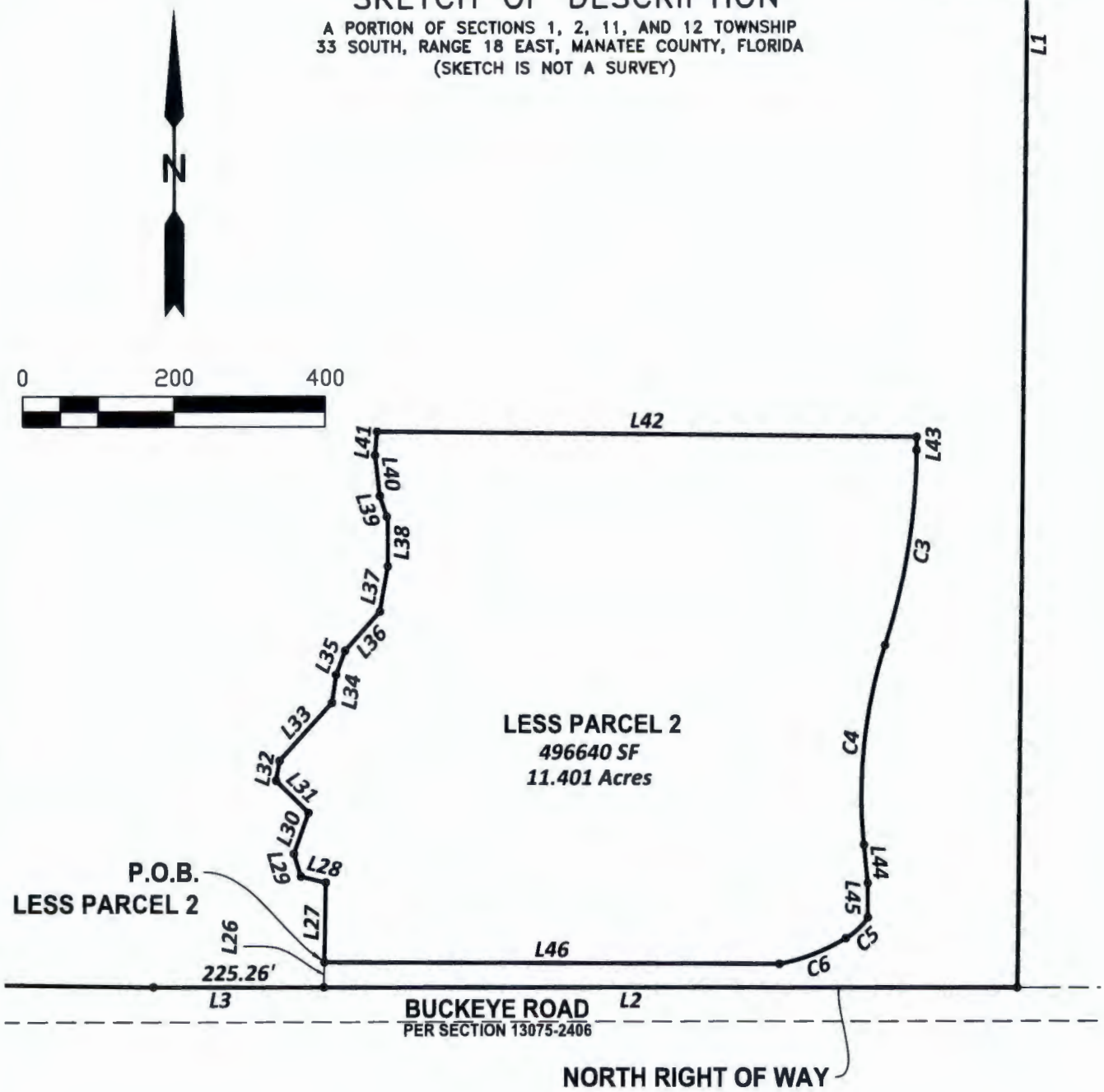
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: 1"=200' |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




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| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: 1"=200' |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°35'31" W | 2635.12' |
| L2 | S 89°58'35" W | 1141.84' |
| L3 | N 89°13'50" W | 1176.30' |
| L4 | S 89°49'55" W | 409.87' |
| L5 | N 88°22'47" W | 616.74' |
| L6 | N 00°09'43" W | 42.57' |
| L7 | N 88°33'01" W | 990.85' |
| L8 | N 80°31'38" W | 787.25' |
| L9 | N 89°40'22" W | 282.70' |
| L10 | N 11°13'40" E | 13.82' |
| L11 | N 11°13'40" E | 31.65' |
| L12 | N 08°35'44" E | 32.39' |
| L13 | N 54°04'34" E | 39.29' |
| L14 | N 40°51'34" E | 44.31' |
| L15 | N 52°54'52" E | 38.00' |
| L16 | N 80°32'24" E | 38.50' |
| L17 | N 05°57'46" W | 57.29' |
| L18 | N 12°09'01" W | 37.52' |
| L19 | S 88°22'47" E | 127.10' |
| L20 | N 89°49'50" E | 232.34' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L21 | S 00°10'10" E | 62.00' |
| L22 | N 89°49'50" E | 59.43' |
| L23 | S 00°34'16" E | 210.06' |
| L24 | S 89°58'34" W | 297.37' |
| L25 | S 89°55'42" W | 274.89' |
| L26 | N 01°02'18" E | 32.69' |
| L27 | N 01°02'18" E | 104.74' |
| L28 | N 76°30'53" W | 34.12' |
| L29 | N 17°03'01" W | 31.18' |
| L30 | N 19°50'56" E | 57.18' |
| L31 | N 45°34'41" W | 60.18' |
| L32 | N 09°44'29" E | 26.46' |
| L33 | N 42°28'56" E | 103.24' |
| L34 | N 07°53'46" E | 37.00' |
| L35 | N 20°50'34" E | 34.01' |
| L36 | N 41°53'57" E | 68.70' |
| L37 | N 09°59'19" E | 60.76' |
| L38 | N 00°06'57" E | 61.08' |
| L39 | N 18°53'30" W | 33.08' |
| L40 | N 06°33'04" W | 53.45' |
| L41 | N 04°50'54" E | 31.16' |
| L42 | S 89°24'24" E | 713.71' |
| L43 | S 00°35'36" W | 17.17' |
| L44 | S 05°47'56" E | 50.40' |
| L45 | S 00°00'00" E | 45.14' |
| L46 | N 89°49'29" W | 602.04' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 11329.16' | 2767.14' | 2760.26' | N 45°10'55" E | 13°59'40" |
| C2 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |
| C3 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C4 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C5 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C6 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

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REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

| | | | | | |
|---|---|---|---|---|---|
| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# EXHIBIT 5

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

---

**CONSENT AND JOINDER OF LANDOWNER FOR THE AMENDMENT OF THE BOUNDARIES OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT [CONTRACTION PARCEL]**

The undersigned ("Petitioner") 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") currently located within the Buckhead Trails II Community Development District ("District"). The undersigned 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 23rd day of February, 2026.

**WITNESS**

By: _____
Name: Roslyn Raymie
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

By: _____
Name: Bryon T. LoPreste
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

**KC BUCKEYE EAST LLC**

By: _____
Name: James P. Harvey

**STATE OF FLORIDA**
**COUNTY OF** HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2026, by James P. Harvey, as Authorized Signatory of KC Buckeye East LLC, on its behalf. He [x] is personally known to me or [ ] produced _____ as identification.

_____
Notary Public, State of Florida

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

**EXHIBIT A:** Legal Description

**CERTIFICATE AS TO THE RESOLUTIONS OF**

**THE MANAGER**

**OF**

**KC BUCKEYE EAST LLC**

THE UNDERSIGNED, being the Manager of KC BUCKEYE EAST LLC (the "Company"), does hereby certify that the following is a true and complete copy of a Resolution adopted by the Manager of said Company which Resolution has not been revoked, rescinded, cancelled or modified and remains in full force and effect.

**RESOLVED**, that the Company shall execute all contracts, documents, purchase agreements, affidavits, deeds, settlement statements, agreements, instruments and all necessary papers and documents in connection with the leasing, acquisitions, development, and disposition of real property for sale; and

**IT IS FURTHER RESOLVED**, that the following individuals acting on behalf of the Company are authorized, empowered and directed to do singly, all such further acts, and execute and deliver all such contracts, closing documents, settlement statements, purchase and sale agreements, papers, leases, documents, instruments, and agreements and otherwise take any action as may be necessary or appropriate in connection with the aforesaid resolution:

| | |
|---|---|
| James Harvey | Authorized Signatory |
| John Peckham | Authorized Signatory |
| Troy Simpson | Authorized Signatory |

**AND BE IT FURTHER RESOLVED**, that all actions heretofore taken by the foregoing persons and all things done by this authority with respect to the foregoing resolution, and the actions contemplated thereby, are hereby agreed to, ratified, approved and adopted.

**CERTIFIED** that the Operating Agreement of the Company does not impair or restrict the Company's ability to execute and deliver the documents contemplated by this resolution.

**IN WITNESS WHEREOF**, this written resolution is made effective as of the 13th day of January, 2026.

**KC BUCKEYE EAST LLC**

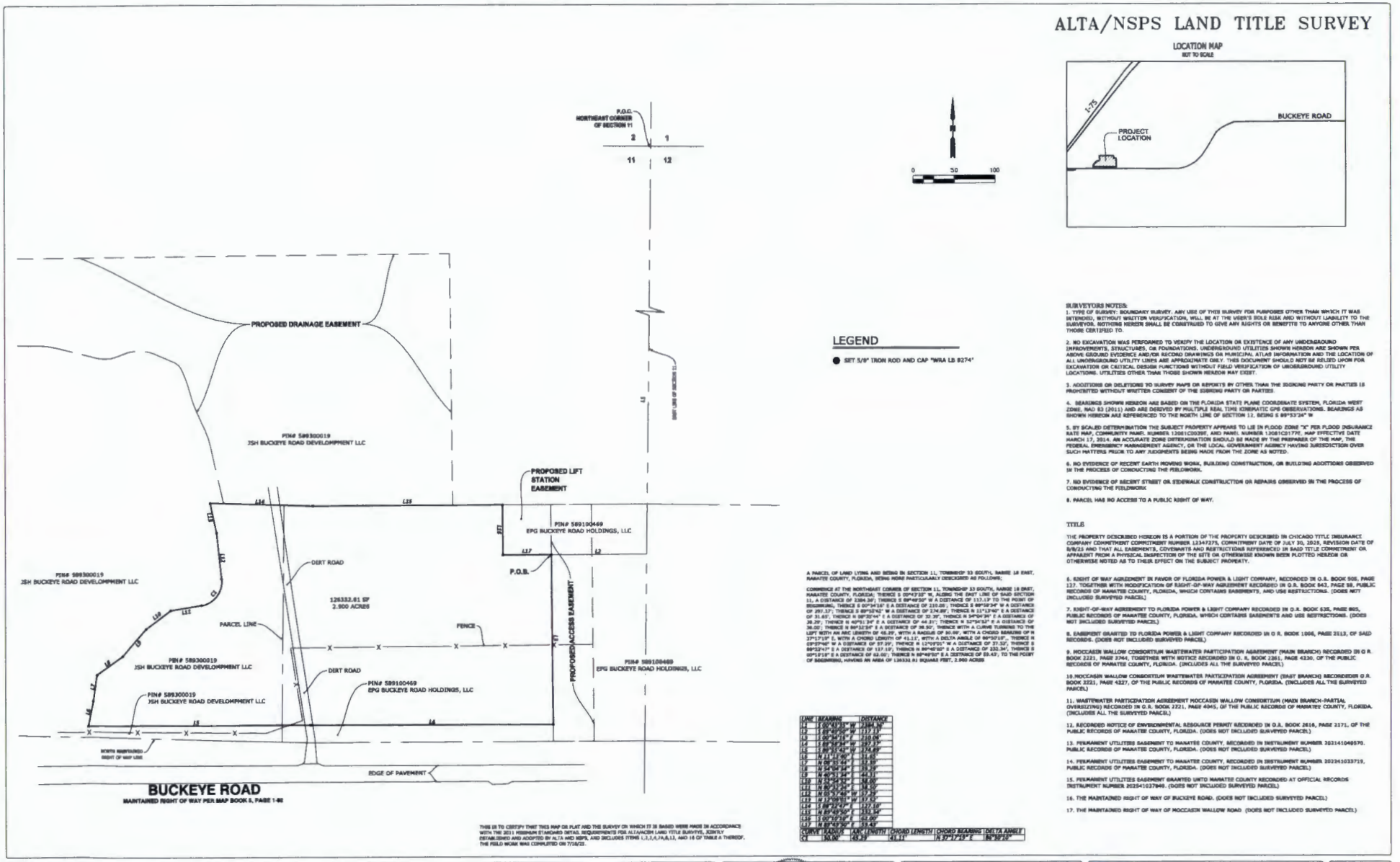
By: The Kolter Group LLC, its Manager

By: _____

Howard Erbstein
Manager

**EXHIBIT A:**
Legal Description

# ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°47'25" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.39'; THENCE S 89°49'50" W A DISTANCE OF 117.19' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 220.08'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°52'52" W A DISTANCE OF 574.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 89°32'44" E A DISTANCE OF 33.39'; THENCE N 34°04'39" E A DISTANCE OF 28.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 36.00'; THENCE N 86°32'59" E A DISTANCE OF 98.50', THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 48.29', WITH A RADIUS OF 90.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 47.71', WITH A DELTA ANGLE OF 30°44'35", THENCE N 09°57'46" W A DISTANCE OF 27.39', THENCE N 12°49'01" W A DISTANCE OF 27.52', THENCE S 89°32'47" E A DISTANCE OF 127.10', THENCE N 89°48'50" E A DISTANCE OF 232.34', THENCE S 00°11'10" E A DISTANCE OF 62.00'; THENCE N 89°48'50" E A DISTANCE OF 59.43', TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.61 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°47'25" W | 2384.39' |
| L2 | S 89°49'50" W | 117.19' |
| L3 | S 00°34'16" E | 220.08' |
| L4 | S 89°58'34" W | 297.37' |
| L5 | S 89°52'52" W | 574.89' |
| L6 | N 11°13'40" E | 31.65' |
| L7 | N 89°32'44" E | 33.39' |
| L8 | N 34°04'39" E | 28.29' |
| L9 | N 40°51'34" E | 44.31' |
| L10 | N 52°54'52" E | 36.00' |
| L11 | N 86°32'59" E | 98.50' |
| L12 | N 09°57'46" W | 27.39' |
| L13 | N 12°49'01" W | 27.52' |
| L14 | S 89°32'47" E | 127.10' |
| L15 | N 89°48'50" E | 232.34' |
| L16 | S 00°11'10" E | 62.00' |
| L17 | N 89°48'50" E | 59.43' |
| L18 | N 00°47'25" E | 2384.39' |
| L19 | N 89°49'50" E | 117.19' |
| L20 | S 00°34'16" E | 220.08' |
| L21 | S 89°58'34" W | 297.37' |
| L22 | S 89°52'52" W | 574.89' |
| L23 | N 11°13'40" E | 31.65' |
| L24 | N 89°32'44" E | 33.39' |
| L25 | N 34°04'39" E | 28.29' |
| L26 | N 40°51'34" E | 44.31' |
| L27 | N 52°54'52" E | 36.00' |
| L28 | N 86°32'59" E | 98.50' |
| L29 | N 09°57'46" W | 27.39' |
| L30 | N 12°49'01" W | 27.52' |
| L31 | S 89°32'47" E | 127.10' |
| L32 | N 89°48'50" E | 232.34' |
| L33 | S 00°11'10" E | 62.00' |
| L34 | N 89°48'50" E | 59.43' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 90.00' | 48.29' | 47.71' | N 37°17'19" E | 30°44'35" |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/16/22.

### SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'26" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039F, AND PANEL NUMBER 12081C0179F, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

### TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 843, PAGE 98, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 535, PAGE 865, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2113, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2321, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141048570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202261033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202341037940. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100**
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CHICAGO TITLE INSURANCE COMPANY
JSH BUCKEYE EAST LLC
KIMLEY-HORN, (FORMERLY, K. FRIDMAN & ASSOCIATES, INC.)

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

Robert S. Flanagan

ROBERT S. FLANAGAN, PSM
FLORIDA SURVEYOR AND MAPPER LICENSE NO. 6677

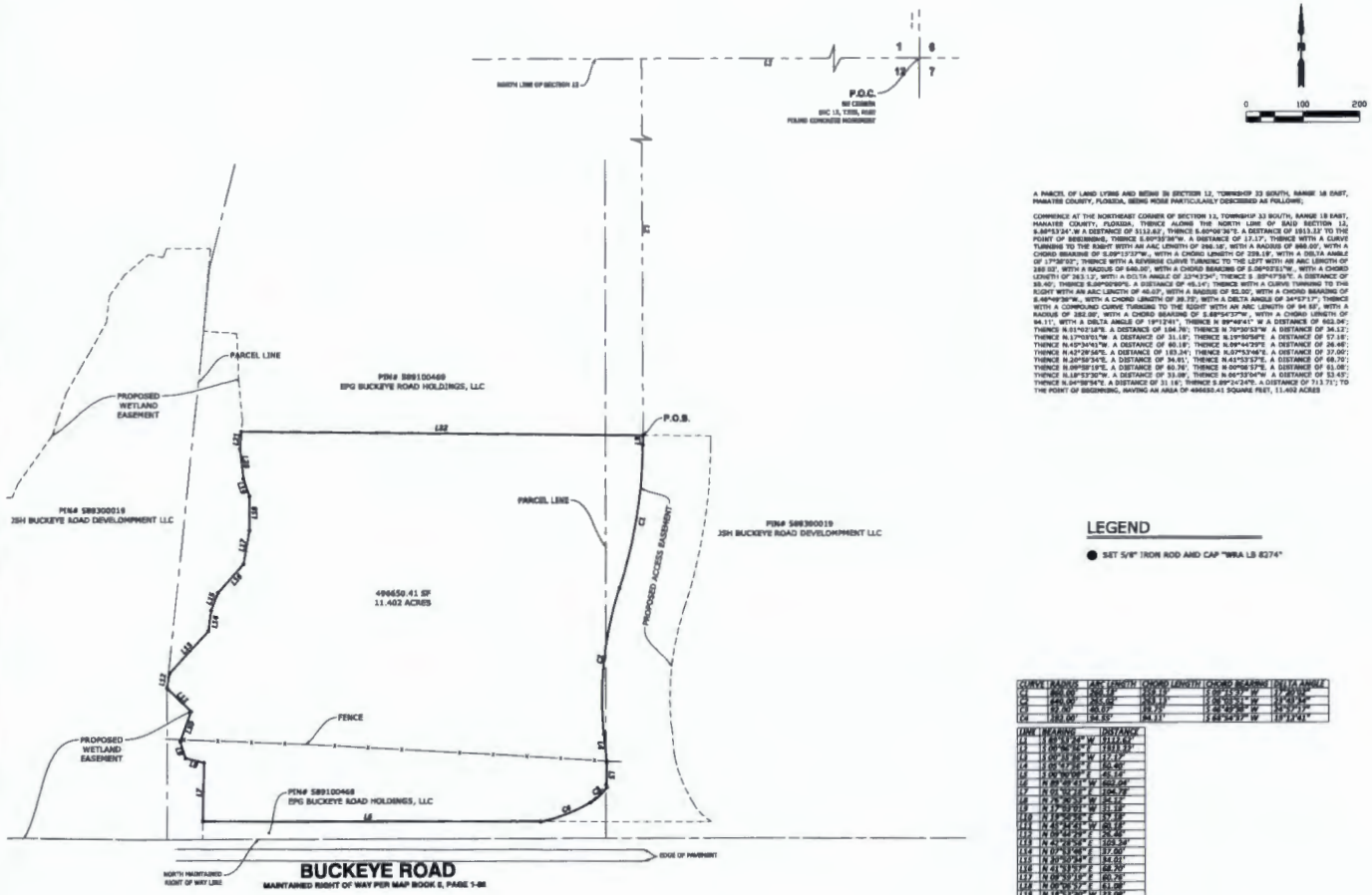
| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

PROJ. NO.: 22083 | Field Book: 22 | FIELD DATE: 7-16-22 | DRAWN BY: RSF | CHECKED BY: RSF | SCALE: 1"=50'

SHEET 1 OF 1

# ALTA/NSPS LAND TITLE SURVEY




A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24"W. A DISTANCE OF 1112.62', THENCE S.00°06'36"E. A DISTANCE OF 1813.32' TO THE POINT OF BEGINNING, THENCE S.00°32'36"W. A DISTANCE OF 17.17', THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 266.18', WITH A RADIUS OF 980.00', WITH A CHORD BEARING OF S.09°13'29"W., WITH A CHORD LENGTH OF 265.38', WITH A DELTA ANGLE OF 17°38'02", THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 260.02', WITH A RADIUS OF 540.00', WITH A CHORD BEARING OF S.06°05'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34", THENCE S.89°47'38"E. A DISTANCE OF 93.45', THENCE S.89°05'05"E. A DISTANCE OF 45.14', THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.67', WITH A RADIUS OF 52.00', WITH A CHORD BEARING OF S.66°49'39"W., WITH A CHORD LENGTH OF 39.78', WITH A DELTA ANGLE OF 34°57'17", THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.59', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.88°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41", THENCE N.89°46'41" W A DISTANCE OF 662.04', THENCE N.01°02'16"E. A DISTANCE OF 104.76', THENCE N.76°30'53"W A DISTANCE OF 36.12', THENCE N.17°09'51"W A DISTANCE OF 31.18', THENCE N.15°50'56"E A DISTANCE OF 57.16', THENCE N.45°34'41"W. A DISTANCE OF 60.18', THENCE N.09°44'29"E A DISTANCE OF 26.40', THENCE N.43°29'36"E. A DISTANCE OF 103.24', THENCE N.57°53'46"E. A DISTANCE OF 37.00', THENCE N.20°58'34"E. A DISTANCE OF 34.01', THENCE N.41°53'57"E. A DISTANCE OF 68.70', THENCE N.09°59'19"E. A DISTANCE OF 60.76', THENCE N.00°06'57"E. A DISTANCE OF 61.08', THENCE N.18°53'36"W. A DISTANCE OF 33.08', THENCE N.06°33'04"W A DISTANCE OF 53.45', THENCE N.04°58'54"E. A DISTANCE OF 31.18', THENCE S.89°24'24"E. A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

## LEGEND

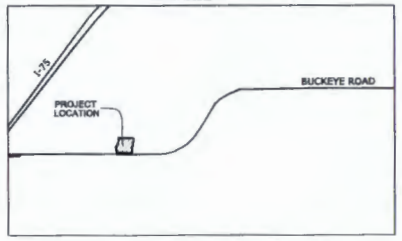
● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 980.00' | 266.18' | 265.38' | S 09°13'29" W | 17°38'02" |
| C2 | 540.00' | 260.02' | 263.13' | S 06°05'51" W | 23°43'34" |
| C3 | 52.00' | 40.67' | 39.78' | S 66°49'39" W | 34°57'17" |
| C4 | 282.00' | 94.59' | 94.11' | S 88°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°53'24" W | 1112.62' |
| L2 | S 00°06'36" E | 1813.32' |
| L3 | S 00°32'36" E | 17.17' |
| L4 | S 89°47'38" E | 93.45' |
| L5 | S 89°05'05" E | 45.14' |
| L6 | N 89°46'41" W | 662.04' |
| L7 | N 01°02'16" E | 104.76' |
| L8 | N 76°30'53" W | 36.12' |
| L9 | N 17°09'51" W | 31.18' |
| L10 | N 15°50'56" E | 57.16' |
| L11 | N 45°34'41" W | 60.18' |
| L12 | N 09°44'29" E | 26.40' |
| L13 | N 43°29'36" E | 103.24' |
| L14 | N 57°53'46" E | 37.00' |
| L15 | N 20°58'34" E | 34.01' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°59'19" E | 60.76' |
| L18 | N 00°06'57" E | 61.08' |
| L19 | N 18°53'36" W | 33.08' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°58'54" E | 31.18' |
| L22 | S 89°24'24" E | 713.71' |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7a,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

LOCATION MAP
NOT TO SCALE




SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE RTK, TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0137E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 595, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 56, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 865, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1886, PAGE 2513. OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2301, PAGE 4330, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4041, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049370. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037949. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200**
CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
RC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG, SCHERER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURES, WHICH REQUIRE ONLY A DIGITAL SEAL.

Robert S. Flanary

ROBERT S. FLANARY
FLORIDA SURVEYOR AND MAPPER LICENSE NO. 6677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: 52383 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

# EXHIBIT 6

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT RESCINDING AND REPLACING RESOLUTION 2025-09 IN ITS ENTIRETY; AUTHORIZING 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 Buckhead Trails II 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,** on September 24, 2025, the District previously adopted Resolution 2025-09 directing the Chairman and District staff to request the passage of an ordinance amending the District's boundaries, which the District desires to rescind and replace in its entirety, with this Resolution; 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

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

**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 landowner, KC Buckeye East LLC ("**Landowner**") 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 BUCKHEAD TRAILS II 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. RESCINDMENT OF RESOLUTION 2025-09.** Resolution 2025-09 adopted by the Board on September 24, 2025, is hereby rescinded in its entirety.

**3. 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.

**4. LANDOWNER FUNDING.** The Landowner agrees to make available to the District such monies as are necessary to fund and enable the District to effect the Boundary Amendment. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Boundary Amendment expenses separate from other services provided to the District.

**5. AUTHORIZATION FOR AGENT**. The Board hereby authorizes Jere Earlywine, Esq., of Kutak Rock, LLP, to act as agent of the District with regard to any and all matters pertaining to the Boundary Amendment. 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.

**6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

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**PASSED AND ADOPTED** this 25th day of February, 2026.

ATTEST:

DocuSigned by:
Jayna Cooper
B2AA837080BA417...
Assistant Secretary

**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

Signed by:
Carlos de la Ossa
CC0CB251E795481...
Chairman/Vice-Chairman, Board of Supervisors

**Exhibit A:** Legal Description of District Boundaries, as Amended

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

**Exhibit A:**
Legal Description of District Boundaries, as Amended

# SKETCH OF DESCRIPTION



**A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA**
**(SKETCH IS NOT A SURVEY)**

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N 38°11'05" E A DISTANCE OF 5730.00'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2767.14', WITH A RADIUS OF 11329.16', WITH A CHORD BEARING OF N 45°10'55" E, WITH A CHORD LENGTH OF 2760.26', WITH A DELTA ANGLE OF 13°59'40"; THENCE S 01°06'57" W A DISTANCE OF 4045.66'; THENCE S 00°35'31" W A DISTANCE OF 2635.12' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) THENCE S.89°58'35"W. A DISTANCE OF 1141.84'; (2) THENCE N.89°13'50"W. A DISTANCE OF 1176.30'; (3) THENCE S.89°49'55"W. A DISTANCE OF 409.87'; (4) THENCE N.88°22'47"W. A DISTANCE OF 616.74' TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13075-2406; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: (1) THENCE N.00°09'43"W. A DISTANCE OF 42.57'; (2) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (3) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (4) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 19413430 SQUARE FEET, 445.671 ACRES

LESS AND EXCEPT THE FOLLOWING TWO PARCELS

LESS PARCEL 1
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°22'47"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.45'; THENCE N.11°13'40"E. A DISTANCE OF 13.82' TO THE POINT OF BEGINNING; THENCE N.11°13'40"E. A DISTANCE OF 31.65'; THENCE N.08°35'44"E. A DISTANCE OF 32.39'; THENCE N.54°04'34"E. A DISTANCE OF 39.29'; THENCE N.40°51'34"E. A DISTANCE OF 44.31'; THENCE N.52°54'52"E. A DISTANCE OF 38.00'; THENCE N.80°32'24"E. A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', A RADIUS OF 30.00', A CHORD BEARING OF N.37°17'19"E., A CHORD LENGTH OF 41.11', AND A DELTA ANGLE OF 86°30'10"; THENCE N.05°57'46"W. A DISTANCE OF 57.29'; THENCE N.12°09'01"W. A DISTANCE OF 37.52'; THENCE S.88°22'47"E. A DISTANCE OF 127.10'; THENCE N.89°49'50"E. A DISTANCE OF 232.34'; THENCE S.00°10'10"E. A DISTANCE OF 62.00'; THENCE N.89°49'50"E. A DISTANCE OF 59.43'; THENCE S.00°34'16"E. A DISTANCE OF 210.06'; THENCE S.89°58'34"W. A DISTANCE OF 297.37'; THENCE S.89°55'42"W. A DISTANCE OF 274.89'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126333 SQUARE FEET, 2.900 ACRES

LESS PARCEL 2
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.88°22'47"E. A DISTANCE OF 616.74'; (2) THENCE N.89°49'55"E. A DISTANCE OF 409.87'; (3) THENCE S.89°13'50"E. A DISTANCE OF 1176.30'; (4) THENCE N.89°58'35"E. A DISTANCE OF 225.26'; THENCE N.01°02'18"E. A DISTANCE OF 32.69' TO THE POINT OF BEGINNING; THENCE N.01°02'18"E. A DISTANCE OF 104.74'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', A RADIUS OF 860.00', A CHORD BEARING OF S.09°15'37"W., A CHORD LENGTH OF 259.19', AND A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', A RADIUS OF 640.00', A CHORD BEARING OF S.06°03'51"W., A CHORD LENGTH OF 263.13', AND A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', A RADIUS OF 92.00', A CHORD BEARING OF S.46°49'38"W., A CHORD LENGTH OF 39.75', AND A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', A RADIUS OF 282.00', A CHORD BEARING OF S.68°54'37"W., A CHORD LENGTH OF 94.11', AND A DELTA ANGLE OF 19°12'41"; THENCE N.89°49'29"W. A DISTANCE OF 602.04'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496640 SQUARE FEET, 11.401 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
Phone: 941.27[illegible]721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, ...
Date: 2026.10.01 07:25:23-04'00'

STATE OF FLORIDA
REGISTERED SURVEYOR & MAPPER
No. 5677

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

DATE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL 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.

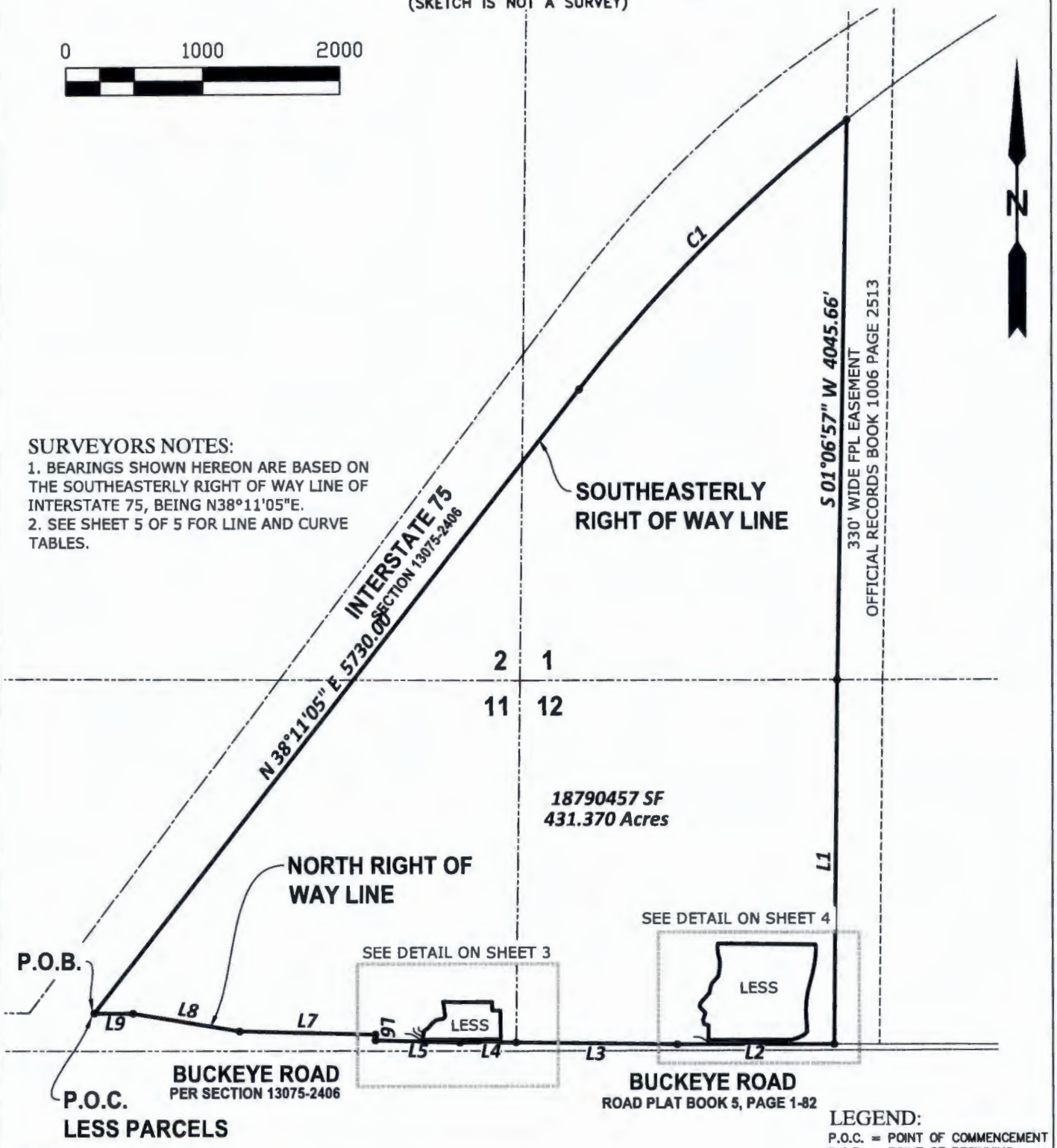
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




## SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, BEING N38°11'05"E.
2. SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

## 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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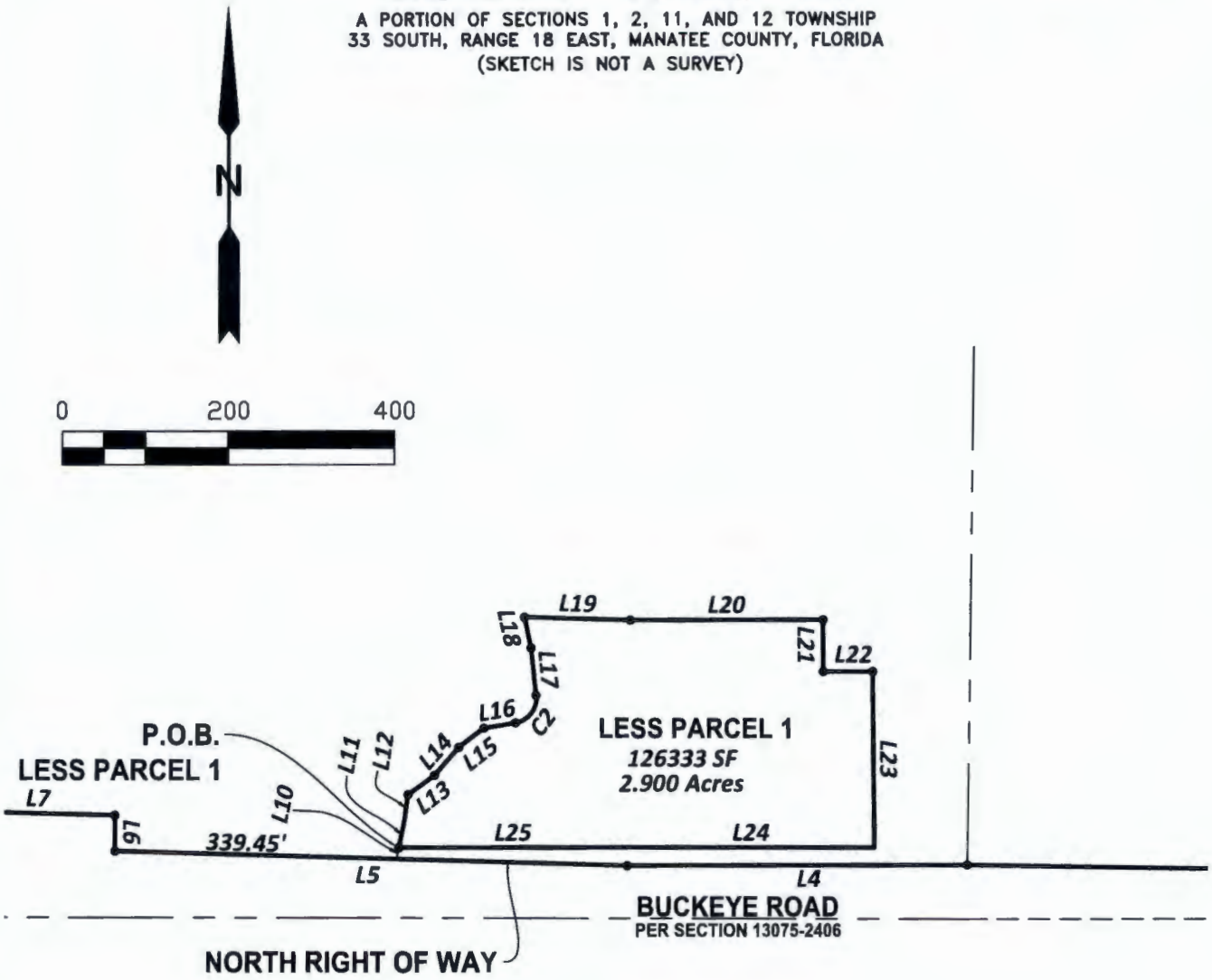
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BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: 1"=1000' |
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# SKETCH OF DESCRIPTION

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33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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REVISION DATE

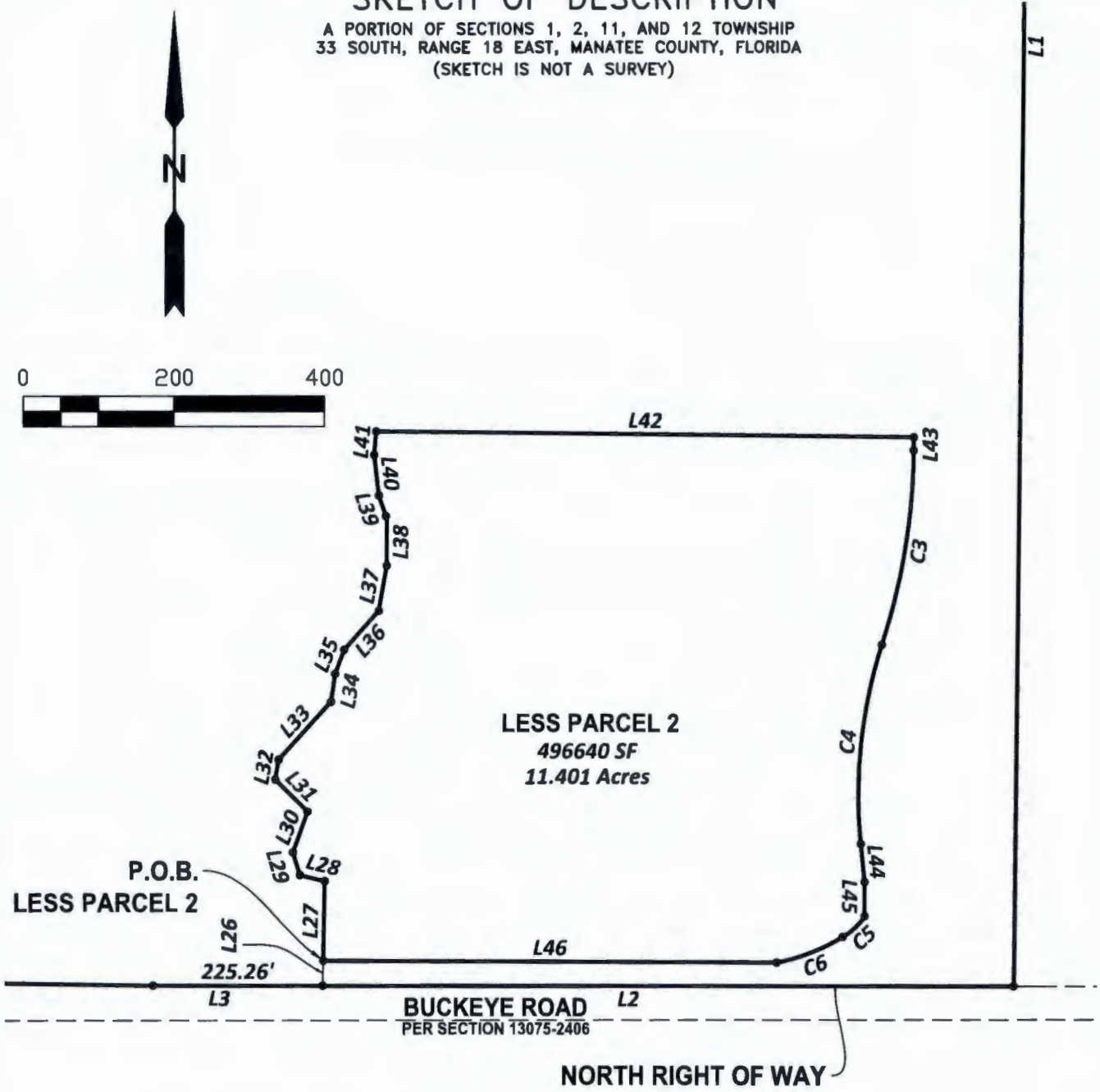
BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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# SKETCH OF DESCRIPTION

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33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°35'31" W | 2635.12' |
| L2 | S 89°58'35" W | 1141.84' |
| L3 | N 89°13'50" W | 1176.30' |
| L4 | S 89°49'55" W | 409.87' |
| L5 | N 88°22'47" W | 616.74' |
| L6 | N 00°09'43" W | 42.57' |
| L7 | N 88°33'01" W | 990.85' |
| L8 | N 80°31'38" W | 787.25' |
| L9 | N 89°40'22" W | 282.70' |
| L10 | N 11°13'40" E | 13.82' |
| L11 | N 11°13'40" E | 31.65' |
| L12 | N 08°35'44" E | 32.39' |
| L13 | N 54°04'34" E | 39.29' |
| L14 | N 40°51'34" E | 44.31' |
| L15 | N 52°54'52" E | 38.00' |
| L16 | N 80°32'24" E | 38.50' |
| L17 | N 05°57'46" W | 57.29' |
| L18 | N 12°09'01" W | 37.52' |
| L19 | S 88°22'47" E | 127.10' |
| L20 | N 89°49'50" E | 232.34' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L21 | S 00°10'10" E | 62.00' |
| L22 | N 89°49'50" E | 59.43' |
| L23 | S 00°34'16" E | 210.06' |
| L24 | S 89°58'34" W | 297.37' |
| L25 | S 89°55'42" W | 274.89' |
| L26 | N 01°02'18" E | 32.69' |
| L27 | N 01°02'18" E | 104.74' |
| L28 | N 76°30'53" W | 34.12' |
| L29 | N 17°03'01" W | 31.18' |
| L30 | N 19°50'56" E | 57.18' |
| L31 | N 45°34'41" W | 60.18' |
| L32 | N 09°44'29" E | 26.46' |
| L33 | N 42°28'56" E | 103.24' |
| L34 | N 07°53'46" E | 37.00' |
| L35 | N 20°50'34" E | 34.01' |
| L36 | N 41°53'57" E | 68.70' |
| L37 | N 09°59'19" E | 60.76' |
| L38 | N 00°06'57" E | 61.08' |
| L39 | N 18°53'30" W | 33.08' |
| L40 | N 06°33'04" W | 53.45' |
| L41 | N 04°50'54" E | 31.16' |
| L42 | S 89°24'24" E | 713.71' |
| L43 | S 00°35'36" W | 17.17' |
| L44 | S 05°47'56" E | 50.40' |
| L45 | S 00°00'00" E | 45.14' |
| L46 | N 89°49'29" W | 602.04' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 11329.16' | 2767.14' | 2760.26' | N 45°10'55" E | 13°59'40" |
| C2 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |
| C3 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C4 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C5 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C6 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

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REVISION DATE

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# EXHIBIT 7


BUCKHEAD TRAILS CDD BOUNDARY
75
PARCEL TO BE REMOVED FROM BOUNDARY
UF-3
PARCEL TO BE REMOVED FROM BOUNDARY
P/SP-1
P/SP-1
P/SP-1
P/SP-1
P/SP-1
UF-3

# EXHIBIT 8

# 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 Buckhead Trails II Community Development District ("District"). The District was established by Ordinance Nos. 22-58 and 24-25E, passed by the Board of County Commissioners of Manatee County, Florida. The current size of the District is approximately 445.67 +/- acres and the District is located entirely within Manatee County, Florida ("County"). The petition to amend the boundaries of the District seeks to remove approximately 14.302 +/- acres located in the County from the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 431.368 +/- acres and is planned to be developed with a total of 1021 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 Buckhead Trails II 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 1021 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 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 Buckhead Trails II.

### 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 (as defined herein), 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 SERC, "Transactional Costs" are direct costs that are readily ascertainable by the County based upon standard business practices, and may include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(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. (The County, according to the Census 2020, has a population of 949,611; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) In evaluating the impacts described in paragraphs (a) and (e), the County must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.
2. Changes to the market value of goods or services produced, provided, or sold.
3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

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

(h) 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, 431.368 +/- acre area will still promote local economic activity, create local 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, 445.67 +/- 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 1021 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 14.302 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 14.302 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 431.368 +/- acre master planned residential development currently anticipated to contain a total of approximately 1021 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 3,573.50 +/- 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 14.302 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 the County. 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.

The County has a population of 399,716 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 District.

# EXHIBIT 9

**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, KC Buckeye East LLC, 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 Buckhead Trails II 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: Roslyn Raymie

Name: Bryon T. LoPreste

**KC BUCKEYE EAST LLC**

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026

**STATE OF FLORIDA**
**COUNTY OF** HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2026, by James P. Harvey, as Authorized Signatory of KC Buckeye East LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

Name: Bryon T. LoPreste
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

FLORIDA DEPARTMENT of STATE

**RON DESANTIS**
Governor

**CORD BYRD**
Secretary of State

October 9, 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. 26-45, which was filed in this office on October 9, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

## Hannah Bishop

**From:** Municode Ords Admin <MunicodeOrds@civicplus.com>
**Sent:** Friday, October 9, 2026 4:32 PM
**To:** Hannah Bishop
**Subject:** Manatee County, FL Code of Ordinances - 1981(10428) - Manatee County, FL Land Development Code - 2016(12202) - Manatee County, FL Comprehensive Plan - 2017(15530)

**Follow Up Flag:** Follow up
**Flag Status:** Completed

[**NOTICE:** This message originated outside of Manatee County Clerk's Office -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

We have received your files.

Thank you very much.

Have a great day,

Ords Administrator
municodeords@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to municodeords@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.



Powering and Empowering Local Governments

JPB

---

**From:** Hannah Bishop <Hannah.Bishop@ManateeClerk.com>
**Sent:** Friday, October 9, 2026 9:09 AM
**To:** countyordinances@dos.myflorida.com <countyordinances@dos.myflorida.com>; Municode Ords Admin <MunicodeOrds@civicplus.com>
**Subject:** Manatee County Ordinance

| | |
|---|---|
| Sender Full Name: | Hannah Bishop |
| Sender Phone number: | 941-749-1800 |
| County Name: | Manatee |

| | |
|---|---|
| Ordinance Number: | Ordinance 26-45 |

Adopted on October 8, 2026

**Hannah Bishop**
Deputy Clerk, Board Records Department

For Angelina "Angel" Colonneso, Esq.
Manatee Clerk of the Circuit Court & Comptroller
(941) 749-1800 Ext. 4181
1115 Manatee Ave W, Bradenton, FL 34205
www.ManateeClerk.com

***To Protect the Public Trust through Integrity and Transparency***

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**EXTERNAL EMAIL - Caution:** This email originated outside of CivicPlus. Do not click links or open attachments unless you recognize the sender and expected the message.

**APPROVED** in Open Session
10/8/2026
Manatee County Board of County Commissioners

October 8, 2026 - Land Use Meeting

## Subject

**Ordinance No. 26-45 Petition to Amend the Boundaries of the Buckhead Trails II Community Development District by Contraction of Boundaries-Legislative-Allecia Henry, Planner I- District 1**

An Ordinance of Manatee County, Florida, Relating to The Buckhead Trails II Community Development District; Providing Legislative Findings; Specifying Authority; Specifying Intent and Purpose; Contracting the Boundaries of the District Pursuant to Subsection 190.046(1), Florida Statutes, by Removing Approximately 14.302 Acres of land; Amending Section 2-8-82 of the Manatee County Code of Ordinances Describing The Amended Boundaries Of The District As Contracted; Providing For Reliance Upon Representations; Providing For Codification; Providing For Severability; And Providing An Effective Date.

**Category**

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

**Briefings**

Briefing Provided Upon Request

**Contact and/or Presenter Information**

Presenter: Allecia Henry, Planner I, 941-748-4501 x6902, Allecia.Henry@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

**Action Requested**

**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's boundaries pursuant to Chapter 190, Florida Statutes, I move to APPROVE the petition requesting the contraction of the boundaries of the Buckhead Trails II Community Development District; and ADOPTING Ordinance No. 26-45.

**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's boundaries pursuant to Chapter 190, Florida Statutes, I move to DENY the petition requesting the contraction of the boundaries of the Buckhead Trails II Community Development District and DENYING adoption of Ordinance No. 26-45.

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

**Applicable Advisory Board**
N/A

**Background Discussion**
• Request

The Board of Supervisors of the Buckhead Trails II Community Development District (the "Petitioner") has petitioned requesting that the Manatee County Board of County Commissioners amend the existing boundaries of the Buckhead Trails Community Development District (the "District") by deleting approximately 14.302 acres from the District's total acreage of approximately 445.67 acres, contracting the District down to approximately 431.368 acres. Approval of this petition would only amend the District's boundaries and not have any effect upon the special powers already granted to the District.

• General Information
o Location:

The District is located in the unincorporated area of Manatee County and is generally located south of the Hillsborough County Line, northeast of Buckeye Road and I-75 intersection in Parrish (Manatee County).

o Acreage of Project:

The Buckhead Trail II intend to delete approximately 14.302 acres from the District's total acreage of approximately 445.67 acres, contracting the District down to approximately 431.368 acres

• Neighborhood Workshop

NA

• Future Land Use Category

Urban Fringe-3 (UF-3).

• Zoning District

PDMU

• Land Use History

o On December 6, 2022, the Board of County Commissioners adopted Manatee County Ordinance No. 22-58 establishing the boundaries of the District, totaling approximately 409.16 acres. The ordinance described the District's boundaries and named the initial members of the Board of Supervisors.

- On February 22, 2024, the Board of County Commissioners also adopted Manatee County Ordinance No. 24-25 to expand the District to add 36.51 acres of land, bringing the total boundaries to approximately 445.67 acres.

- Conclusion
  - Chapter 190, Florida Statutes, authorized the establishment of the District and continues to control changes to the District's boundaries.

The proposed contraction is considered consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

**Attorney Review**
Other (Requires explanation in field below) Soto
Camilo Soto reviewed and responded via email to Matter 25-26-0428 on September 18, 2026.

**Instructions to Board Records**
Please ensure the Chairman signs page 4 of the attached document.
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

October 8, 2026 - Land Use Meeting

## Subject
**Updates to Agenda - October 7, 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 10/7/2026) for the meeting of 10/8/2026 9:00 AM - October 8, 2026 - Land Use Meeting**

**G. CONSENT AGENDA**

**Financial Management**

**Item 9. Adoption of Budget Amendment Resolution B-26-117 and Budget Amendment Resolution B-26-120 for Infrastructure Sales Tax, Claudia Campos, Chief Financial Officer** - Revised Budget Resolution added.

**J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE**

**Presentations Upon Request**

**Item 14. Ordinance No. 26-45 Petition to Amend the Boundaries of the Buckhead Trails II Community Development District by Contraction of Boundaries-Legislative-Allecia Henry, Planner I- District 1** - Revised attachment 1. Petition to amend district

boundaries Buckhead trails CDD and 2.Ord.26-45 Buckhead trails II CDD boundary amendment.

**Item 25. Adoption of Ordinance 26-42, Data Center Moratorium - PLN2609-0022 - Legislative - Countywide - Jay Stearman, Planner I** - Added public comment.

**K. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL**

**Presentations Scheduled**

**Item 19. Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1** - Added public comment.

**Item 20. PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., CNL Parrish Lakes West, LLC., and FLM Inc. – PLN2408-0049- Quasi-Judicial-CJ Mills, Planner II - District 1** - Added public comment.

**L. REGULAR**

**Development Services**

**Item 22. Planning Commission Appointment - Choose two - Nicole Knapp, Director**- Corrected applicants application to reflect Brad instead Brian.

**Attorney Review**
Not Reviewed (No apparent legal issues)

**Instructions to Board Records**
N/A

**Cost and Funds Source Account Number and Name**
N/A

**Amount and Frequency of Recurring Costs**
N/A

Board of County Commissioners 1 0 / 0 8 / 2 0 2 6

Ordinance No. 26-45
(f/k/a Ordinance No.
24-25, f/k/a Ordinance
No. 22-58)
Petition to Amend
the Boundaries of the
Buckhead Trails II Community Development District
Contraction of Boundaries

Request:

Adoption of Ordinance No. 26-45 (fka Ordinance No. 24-25 fka Ordinance No. 22-58)

**ORDINANCE NO. 26-45 (fka ORDINANCE NO. 24-25 fka ORDINANCE NO. 22-58)**

**AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CONTRACTING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 14.302 ACRES OF LAND; AMENDING SECTION 2-8-82 OF THE MANATEE COUNTY CODE OF ORDINANCES DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

## ALTERNATIVE MOTION(S):

### 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's boundaries pursuant to Chapter 190, Florida Statutes, I move to **APPROVE** the petition requesting the contraction of the boundaries of the Buckhead Trails II Community Development District; and **ADOPT** Ordinance No. 26-45.

### 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's boundaries pursuant to Chapter 190, Florida Statutes, I move to **DENY** the petition requesting the contraction of the boundaries of the Buckhead Trails II Community Development District and to **DENY** adoption of Ordinance No. 26-45.

Petition to Amend
The Boundaries of the Buckhead Trails II
Community Development District
by Contraction

Staff Review Report

## 1. Request

The Board of Supervisors of the Buckhead Trails II Community Development District (the "Petitioner") has petitioned requesting that the Manatee County Board of County Commissioners amend the existing boundaries of the Buckhead Trails II Community Development District (the "District") by deleting approximately 14.302 acres from the District's total acreage of approximately 445.67 acres, contracting the District down to approximately 431.368 acres. Approval of this petition would only amend the District's boundaries and not have any effect upon the special powers already granted to the District.

## 2. Background

On December 6, 2022, the Board of County Commissioners adopted Manatee County Ordinance No. 22-58 establishing the boundaries of the District, totaling approximately 409.16 acres. The ordinance described the District's boundaries and named the initial members of the Board of Supervisors. Chapter 190, Florida Statutes, authorized the establishment of the District and continues to control changes to the District's boundaries.

On February 22, 2024, the Board of County Commissioners adopted Manatee County Ordinance No. 24-25 on Petitioner's Petition to Expand the Boundaries of the District by adding approximately 36.51 acres of land, bringing the total boundaries to approximately 445.67 acres from the original 409.16 acres.

The District is located in the unincorporated area of Manatee County and is generally located south of the Hillsborough County Line, north of Buckeye Road, east of I-75, and west of US 301 in Parrish (Manatee County). The approximate location of the District is shown on the Location Map, Exhibit "1" of the Petition, and attached hereto.

## 3. Discussion

The Petitioner seeks to remove approximately 14.302 acres of land from the existing

District boundaries. After the contraction, the revised District boundaries will total approximately 431.368 acres of land. The legal description with more detailed maps of the contraction parcel and the proposed amended District boundaries appear as exhibits to the Petition and Ordinance 26-45.

The Manatee County Comprehensive Plan assigns the Planned Development Mixed Use (PDMU) Zoning District. The site is also designated with the Urban Fringe-3 (UF-3) and Public/Semi-Public (1) P/SP(1) Future Land Use Categories to all the land within the amended District.

Pursuant to subsection 190.046(1)(d)(4), Florida Statutes, the District Board of Supervisors held a public hearing on September 24, 2025 and approved Resolution 2026-02 to amend the District in accordance with the request within the Petition.

Pursuant to subsection 190.046(1), Florida Statutes, the District's Board of Supervisors submitted the petition to contract the District's boundaries. Subsection 190.046(1)(g), Florida Statutes, provides that the filing of a petition for an amendment by the District Board of Supervisors shall constitute consent of the landowners within the existing CDD. The petition further contains written consent of all the owners of the contracted parcels, as required by subsection 190.046(1)(e).

The District Chairperson and its legal counsel affirm and certify that the facts contained in the petition are accurate. The District also attests that lands being removed from the District are not subject to assessments that secure any outstanding bonds.

Any action on the petition does not set a precedent for future requests in and of community development districts. 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 Subsection 190.005(1)(e), Florida Statutes.

The process specified under section 190.046, Florida Statutes, for establishing, terminating, contracting, or expanding a community development district 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 immaterial and irrelevant to this process. Regardless of the powers and duties of the District, all land development projects within the District must still abide by Manatee County's comprehensive plan and its local land development regulations.

## 4. Review Factors

Sections 190.046(1)(b) and 190.005(1)(e), Florida Statutes, require the Board of County Commissioners to hold a public hearing on the petition to contract the District's boundaries, thereby amending prior ordinances. These statutes further require the Board of County Commissioners to consider the record of the public hearing and the factors set forth in Section 190.005(1)(e), Florida Statutes, in making

its determination to grant or deny the petition for ordinance amendment. A description of the factors listed in Section 190.005(1)(e), Florida Statutes, and analyses for the factors are below:

1. "Whether all statements contained within the petition, to amend the Community Development Districts boundaries, have been found to be true and correct."

   Analysis:

   The petition states true and correct references to Chapter 190, Florida Statutes; it states the true and correct date of approval, approval authority, ordinance number, and size of the existing District; and the contents of the petition correspond correctly to the subject requirements of Sections 190.046(1) and 190.005(1)(a), Florida Statutes.

   The petition includes the legal descriptions of the District, as it currently exists, the contraction area, and the District as contracted. The boundary descriptions follow courses and distances that return to their points of beginning, i.e., they close during calculations. The expressed size of the District appears the same as the size calculated using the metes and bounds descriptions. The sketch and description bear the signature of a Florida-licensed professional surveyor and mapper. The seal and signature of the surveyor attest to and prove the description as true and correct.

   Information from the Manatee County Property Appraiser also confirms the ownership of the contraction areas and District, as contracted, and this is consistent with what is described in the Petition. The consent of property owners of the parcels associated with this contraction exhibits the signatures of the owners of the parcels. The official signature and notary acknowledgement are indicative of the consent of the owners being true and correct.

   The District's Board of Supervisors approved and submitted the resolution and petition requesting contraction. The Board's 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, they bear the responsibility to have found all statements in the petition true and correct.

2. "Whether the [contraction] 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 boundaries and all land uses and services planned within the District as amended are consistent with applicable elements or portions of the Manatee County Comprehensive Plan.

3. "Whether the area of land within the proposed [contracted] 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…. [as contracted remains] the best alternative available for delivering community development services and facilities to the area that will be served by the district."

Analysis:

The District does not currently provide services or facilities to the contracted area; therefore, community development services and facilities of the District, as amended, provide for a greater enhancement of the District without causing any undue hardship or burdens upon the contracted area. The Amended District remains the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

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 government."

## 5. Estimated Regulatory Costs

The petition includes a Statement of Estimated Regulatory Costs (SERC), which provides an adequate analysis, as required by sections 190.005(1)(a)8 and 120.541, Florida Statutes.

The amendment of the District's boundaries will not increase any regulatory costs on 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 and possible approval of the petition to amend its boundaries by the County. The District will pay a filing fee to the County to offset any expenses that the County incurs in the processing of this petition to amend the District's boundaries.

Amending the District's boundaries will also not materially increase regulatory costs to the landowners within the Amended District. Such increases in regulatory costs, principally the anticipated increases in transactional costs because 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 approximately 14.302 acres being removed from the District will not pay assessments to the Amended District, and the Amended District will not incur costs for the construction on, and maintenance of the contracted area. 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.

## 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. 22-58.

These special powers remain in effect allowing 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. 26-45 requesting contraction of the Buckhead Trails II Community Development District can be found to comply with the applicable standards of review as detailed in Florida Statutes.

Attachments:

1. Petition to Amend District Boundaries Buckhead Trails II Community Development District with Exhibits 1 through 9
2. Ordinance No. 26-45 with Exhibits A and B
3. Affidavit of Publishing
4. Original CDD approval Ordinance No. 22-58
5. Map depicting the District location and Amended Boundary

**ORDINANCE NO. 26-45 (f.k.a. ORDINANCE NO. 24-25 & f.k.a ORDINANCE NO. 22-58)**

**AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CONTRACTING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 14.302 ACRES OF LAND; AMENDING SUBSECTION 2-8-82 OF THE MANATEE COUNTY CODE OF ORDINANCES DESCRIBING 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**, subsection 190.046(1), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for contraction to this community development district's boundaries that were previously established by county ordinance; and

**WHEREAS**, the Buckhead Trails II Community Development District (the "District") has been created by law and established pursuant to Manatee County Ordinance No. 22-58, adopted on December 6, 2022, effective as filed with the Secretary of State of Florida on December 8, 2022, as amended by Manatee County Ordinance No. 24-25, adopted on February 22, 2024, effective as filed with the Secretary of State of Florida on February 22, 2024; and

**WHEREAS**, Ordinance 22-58 described the boundaries of the District, as including approximately 409.16 acres of land; and

**WHEREAS**, Ordinance No. 24-25 described the amendment of boundaries of

the District, by adding approximately 36.51 acres bringing the total acreage from approximately 409.16 acres to approximately 445.67 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 (the "Board"), has relied thereon in adopting this Ordinance; and

**WHEREAS**, the District's board of supervisors (the "Petitioner") has filed a petition (the "Petition") with the Board requesting adoption of an ordinance contracting the boundaries of the District pursuant to subsection 190.046(1), Florida Statutes; and

**WHEREAS**, the Petition designated approximately 14.302 acres of land to be removed from the District, as described therein; and

**WHEREAS**, pursuant to sections 190.046(1)(g) and 125.66, 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**, KC Buckeye East LLC, a Florida limited liability company, is the owner of the approximately 14.302 acres of land proposed to be removed from the District and has consented in writing to the contraction 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 sections 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 190.046(1), Florida Statutes, as amended, in making its determination to grant or deny the petition for adoption of an ordinance 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 was established under Ordinance No. 22-58 and subsequently amended by Ordinance No. 24-25, both being 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**, the contraction of the District will yield approximately 431.368 acres of territory, and the 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 sections 190.046(1) and 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. Contraction of boundaries. The boundaries of the District are hereby contracted pursuant to subsection 190.046(1), Florida Statutes, by removing approximately 14.302 acres of land from the geographic boundaries and control of the District to a total of approximately 431.368 acres of land, are described and depicted in **Exhibit "A."**

Section 5. Amending subsection 2-8-82 of the Manatee County Code of Ordinances. Subsection 2-8-82 of the Manatee County Code of Ordinances is hereby amended to read as follows:

Sec. 2-8-82. Buckhead Trails II Community Development District.

***

(b) *Boundaries*. The boundaries of the district are described in the metes and bounds description attached Ord. No. 26-45 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 the Boundaries of Buckhead Trails II Community Development District via County Ordinance No. 26-45 requesting amendment to the boundaries of the District through contraction dated April 6, 2026, signed by Carlos de la Ossa, District Chairman, and 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 CivicPlus, 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 8th day of October 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, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA**
**(SKETCH IS NOT A SURVEY)**

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N 38°11'05" E A DISTANCE OF 5730.00'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2767.14', WITH A RADIUS OF 11329.16', WITH A CHORD BEARING OF N 45°10'55" E, WITH A CHORD LENGTH OF 2760.26', WITH A DELTA ANGLE OF 13°59'40"; THENCE S 01°06'57" W A DISTANCE OF 4045.66'; THENCE S 00°35'31" W A DISTANCE OF 2635.12' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) THENCE S.89°58'35"W. A DISTANCE OF 1141.84'; (2) THENCE N.89°13'50"W. A DISTANCE OF 1176.30'; (3) THENCE S.89°49'55"W. A DISTANCE OF 409.87'; (4) THENCE N.88°22'47"W. A DISTANCE OF 616.74' TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13075-2406; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: (1) THENCE N.00°09'43"W. A DISTANCE OF 42.57'; (2) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (3) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (4) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 19413430 SQUARE FEET, 445.671 ACRES

LESS AND EXCEPT THE FOLLOWING TWO PARCELS

LESS PARCEL 1
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°22'47"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.45'; THENCE N.11°13'40"E. A DISTANCE OF 13.82' TO THE POINT OF BEGINNING; THENCE N.11°13'40"E. A DISTANCE OF 31.65'; THENCE N.08°35'44"E. A DISTANCE OF 32.39'; THENCE N.54°04'34"E. A DISTANCE OF 39.29'; THENCE N.40°51'34"E. A DISTANCE OF 44.31'; THENCE N.52°54'52"E. A DISTANCE OF 38.00'; THENCE N.80°32'24"E. A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', A RADIUS OF 30.00', A CHORD BEARING OF N.37°17'19"E., A CHORD LENGTH OF 41.11', AND A DELTA ANGLE OF 86°30'10"; THENCE N.05°57'46"W. A DISTANCE OF 57.29'; THENCE N.12°09'01"W. A DISTANCE OF 37.52'; THENCE S.88°22'47"E. A DISTANCE OF 127.10'; THENCE N.89°49'50"E. A DISTANCE OF 232.34'; THENCE S.00°10'10"E. A DISTANCE OF 62.00'; THENCE N.89°49'50"E. A DISTANCE OF 59.43'; THENCE S.00°34'16"E. A DISTANCE OF 210.06'; THENCE S.89°58'34"W. A DISTANCE OF 297.37'; THENCE S.89°55'42"W. A DISTANCE OF 274.89'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126333 SQUARE FEET, 2.900 ACRES

LESS PARCEL 2
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.88°22'47"E. A DISTANCE OF 616.74'; (2) THENCE N.89°49'55"E. A DISTANCE OF 409.87'; (3) THENCE S.89°13'50"E. A DISTANCE OF 1176.30'; (4) THENCE N.89°58'35"E. A DISTANCE OF 225.26'; THENCE N.01°02'18"E. A DISTANCE OF 32.69' TO THE POINT OF BEGINNING; THENCE N.01°02'18"E. A DISTANCE OF 104.74'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', A RADIUS OF 860.00', A CHORD BEARING OF S.09°15'37"W., A CHORD LENGTH OF 259.19', AND A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', A RADIUS OF 640.00', A CHORD BEARING OF S.06°03'51"W., A CHORD LENGTH OF 263.13', AND A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', A RADIUS OF 92.00', A CHORD BEARING OF S.46°49'38"W., A CHORD LENGTH OF 39.75', AND A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', A RADIUS OF 282.00', A CHORD BEARING OF S.68°54'37"W., A CHORD LENGTH OF 94.11', AND A DELTA ANGLE OF 19°12'41"; THENCE N.89°49'29"W. A DISTANCE OF 602.04'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496640 SQUARE FEET, 11.401 ACRES

WATER RESOURCE ASSOCIATES. LLC
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University Park, Florida 34201
Phone: 941.2759721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000019F18E2F7D0001E25A7, O=Unaffiliated, C=US
Date: 2026.10.01 07:25:23-04'00'

ROBERT S. FLANARY, P.S.M., FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5677 STATE OF FLORIDA

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 SIGNATURE AND ORIGINAL 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.

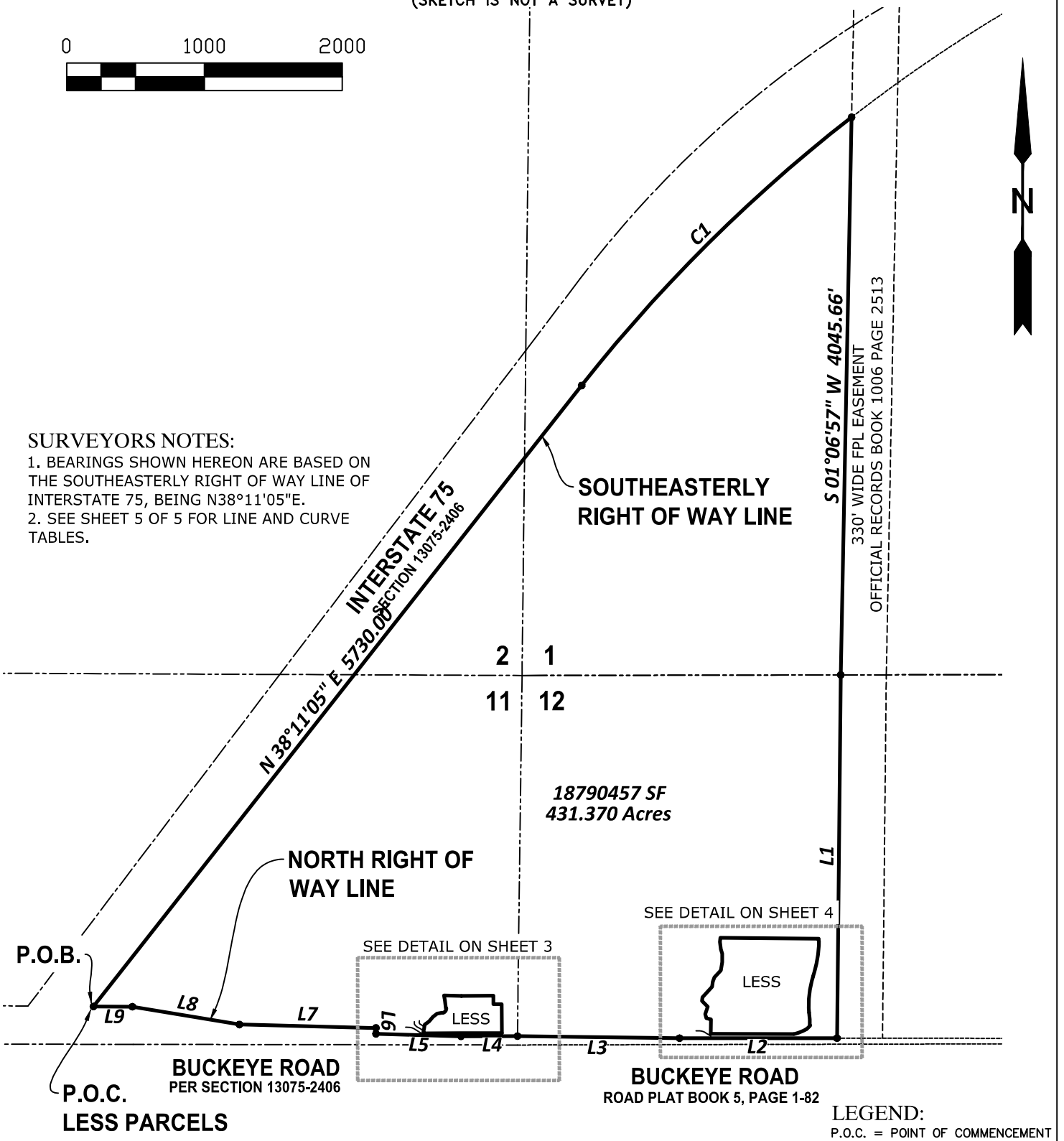
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BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




## SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, BEING N38°11'05"E.
2. SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

## 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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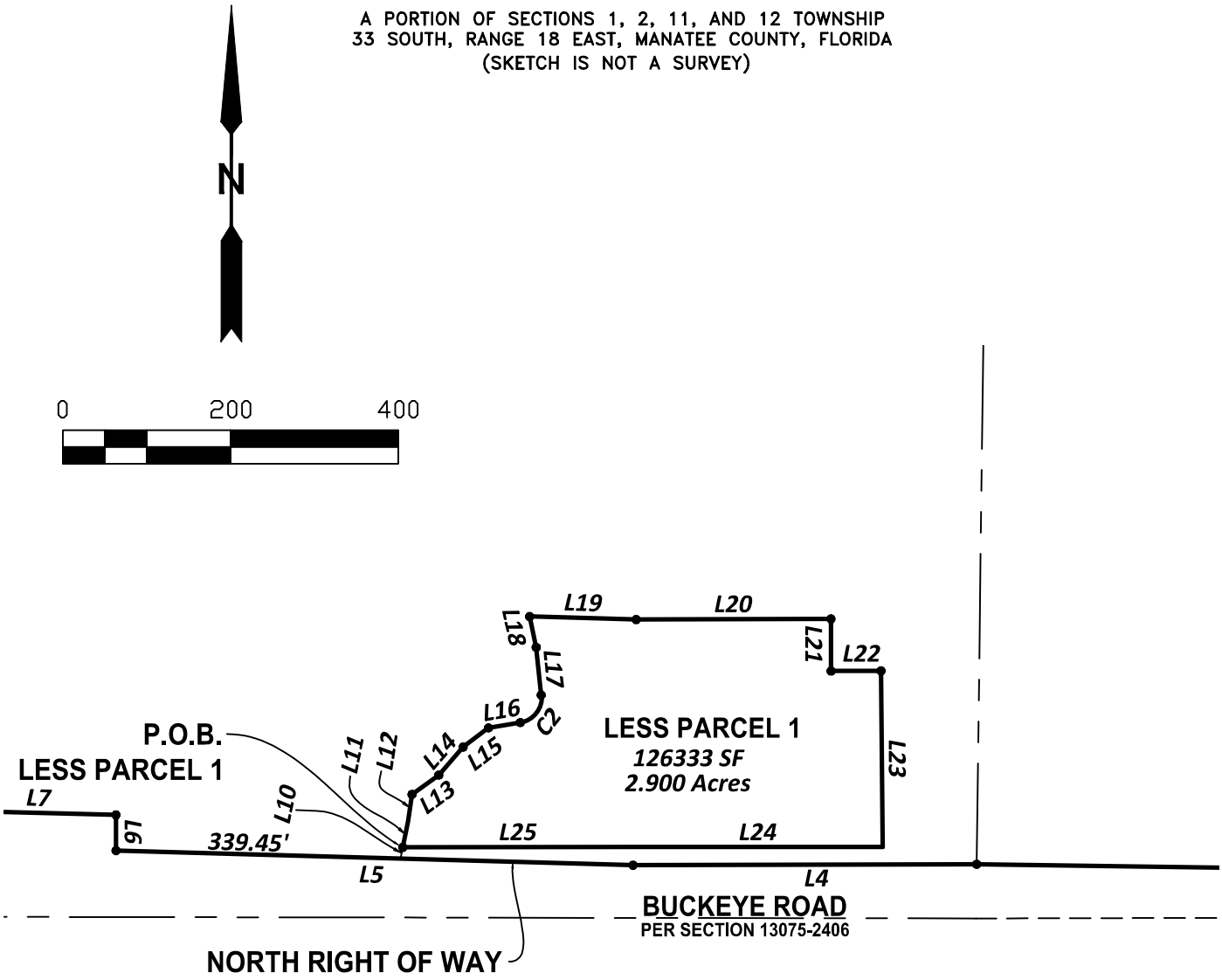
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# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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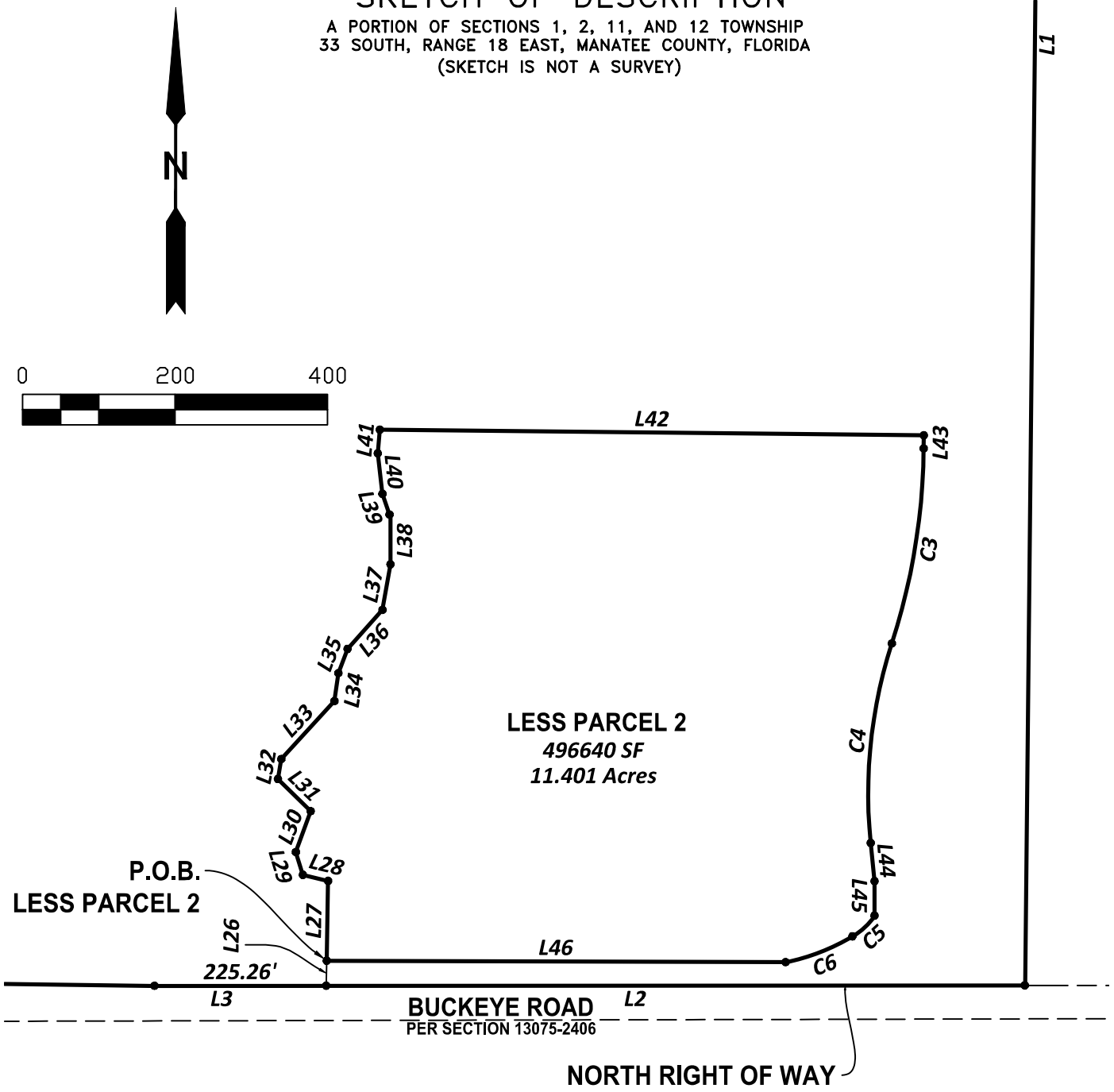
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REVISION DATE

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
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# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°35'31" W | 2635.12' |
| L2 | S 89°58'35" W | 1141.84' |
| L3 | N 89°13'50" W | 1176.30' |
| L4 | S 89°49'55" W | 409.87' |
| L5 | N 88°22'47" W | 616.74' |
| L6 | N 00°09'43" W | 42.57' |
| L7 | N 88°33'01" W | 990.85' |
| L8 | N 80°31'38" W | 787.25' |
| L9 | N 89°40'22" W | 282.70' |
| L10 | N 11°13'40" E | 13.82' |
| L11 | N 11°13'40" E | 31.65' |
| L12 | N 08°35'44" E | 32.39' |
| L13 | N 54°04'34" E | 39.29' |
| L14 | N 40°51'34" E | 44.31' |
| L15 | N 52°54'52" E | 38.00' |
| L16 | N 80°32'24" E | 38.50' |
| L17 | N 05°57'46" W | 57.29' |
| L18 | N 12°09'01" W | 37.52' |
| L19 | S 88°22'47" E | 127.10' |
| L20 | N 89°49'50" E | 232.34' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L21 | S 00°10'10" E | 62.00' |
| L22 | N 89°49'50" E | 59.43' |
| L23 | S 00°34'16" E | 210.06' |
| L24 | S 89°58'34" W | 297.37' |
| L25 | S 89°55'42" W | 274.89' |
| L26 | N 01°02'18" E | 32.69' |
| L27 | N 01°02'18" E | 104.74' |
| L28 | N 76°30'53" W | 34.12' |
| L29 | N 17°03'01" W | 31.18' |
| L30 | N 19°50'56" E | 57.18' |
| L31 | N 45°34'41" W | 60.18' |
| L32 | N 09°44'29" E | 26.46' |
| L33 | N 42°28'56" E | 103.24' |
| L34 | N 07°53'46" E | 37.00' |
| L35 | N 20°50'34" E | 34.01' |
| L36 | N 41°53'57" E | 68.70' |
| L37 | N 09°59'19" E | 60.76' |
| L38 | N 00°06'57" E | 61.08' |
| L39 | N 18°53'30" W | 33.08' |
| L40 | N 06°33'04" W | 53.45' |
| L41 | N 04°50'54" E | 31.16' |
| L42 | S 89°24'24" E | 713.71' |
| L43 | S 00°35'36" W | 17.17' |
| L44 | S 05°47'56" E | 50.40' |
| L45 | S 00°00'00" E | 45.14' |
| L46 | N 89°49'29" W | 602.04' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 11329.16' | 2767.14' | 2760.26' | N 45°10'55" E | 13°59'40" |
| C2 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |
| C3 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C4 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C5 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C6 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

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REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

| | | | | | |
|---|---|---|---|---|---|
| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# EXHIBIT B

# PETITION TO AMEND THE BOUNDARIES OF BUCKHEAD TRAILS II 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

**PETITION TO AMEND THE BOUNDARIES OF THE**
**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

Certification of Attorney

Certification of Petitioner

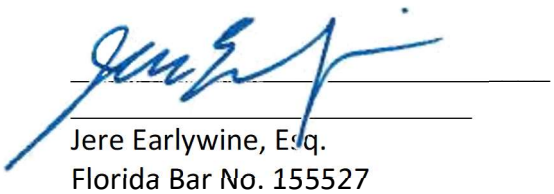
Petition to Amend the Boundaries of the Buckhead Trails II Community Development District

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 – Statement of Estimated Regulatory Costs
Exhibit 9 – 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

## ATTORNEY CERTIFICATION

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

**KC BUCKEYE EAST LLC**

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026

**BEFORE THE COUNTY COMMISSION OF MANATEE COUNTY, FLORIDA**

**PETITION TO AMEND THE BOUNDARIES OF**
**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Buckhead Trails II Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance Nos. 22-58 and 24-25, 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 Nos. 22-58 and 24-25 to remove approximately 14.302 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 445.67 acres of land and is located south of the Hillsborough County Line, north of Buckeye Road, east of I-75 and west of US 301. 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 14.302 acres are set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 431.368 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 2026-02 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 Nicholas Dister, Carlos de la Ossa, Ryan Motko, Austin Berns and Alberto Viera.

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. District Facilities and Services. There are no services and facilities currently provided by the District to the Contraction Parcel.

7. Statement of Estimated Regulatory Costs. **Exhibit 9** 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.

8. Agent Authorization. **Exhibit 10** 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

9. 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 Nos. 22-58 and 24-25 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 6th day of April, 2026.

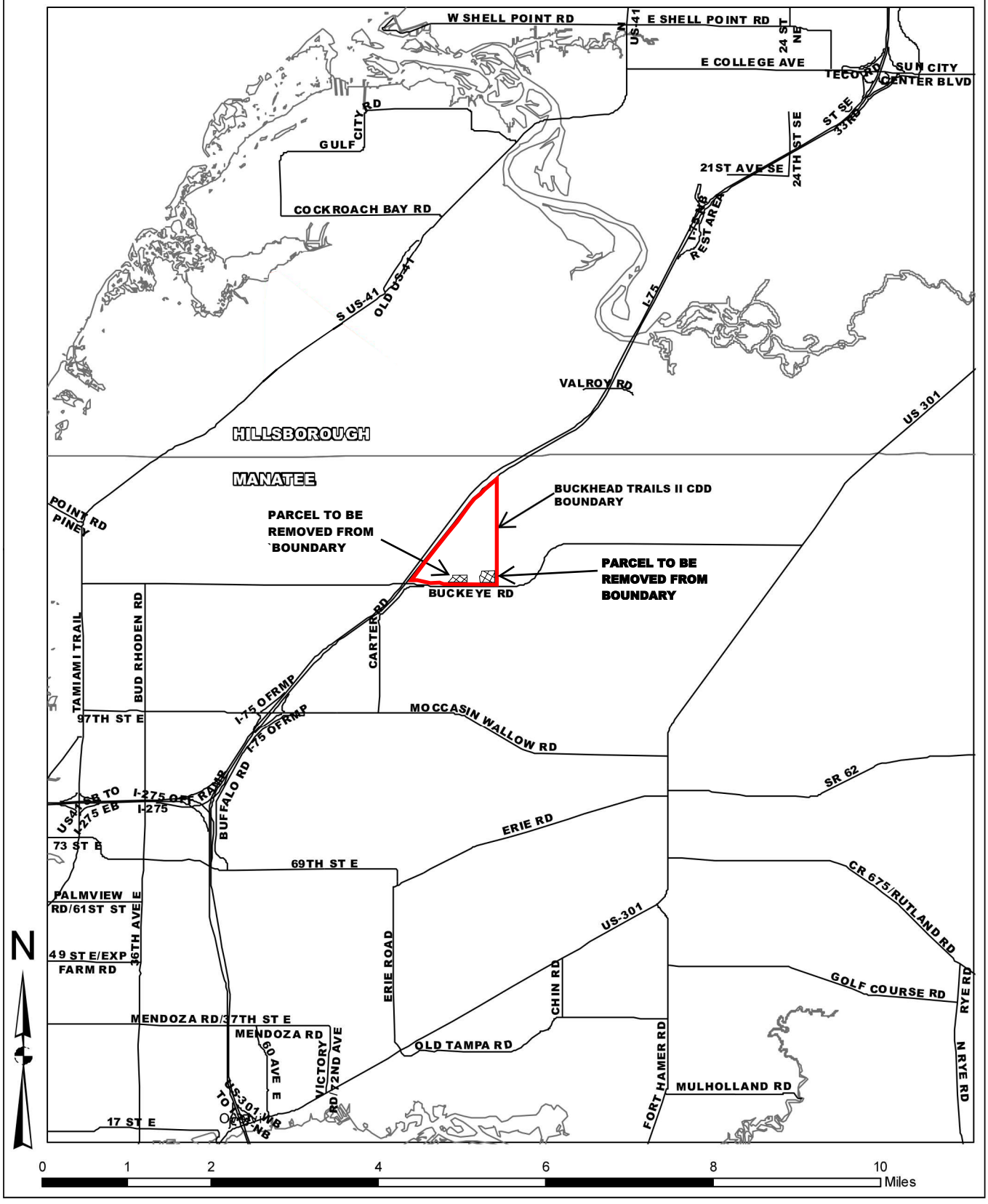
KUTAK ROCK LLP



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

# BUCKHEAD TRAILS II CDD



# EXHIBIT 2

**ZNS ENGINEERING**
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

**EXHIBIT A**

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID BUCKEYE ROAD RIGHT-OF-WAY LINE AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1, THE FOLLOWING FOUR COURSES: (1) S89°58'35"W, 1141.84 FEET; (2) N89°13'48"W, 1176.31 FEET; (3) S89°49'50"W, 409.87 FEET; (4) N88°22'47"W, 616.73 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTHERLY LINE OF BUCKEYE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: (1) N00°09'43"W, 42.57 FEET; (2) N88°33'01"W, 990.85 FEET; (3) N80°31'38"W, 787.25 FEET; (4) N89°40'22"W, 282.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N38°11'05"E, 5730.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET, A CENTRAL ANGLE OF 13°59'40"; (2) ALONG THE ARC OF SAID CURVE 2767.12 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY S01°06'57"W, 4045.66 FEET; THENCE S00°35'29"W, 2635.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,413,387 SQUARE FEET OR 445.67 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH
OF
# LAND
LOCATED IN
# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFFIXED.

**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-10-2022



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**ZNS ENGINEERING**
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
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FAX (941) 748-3747

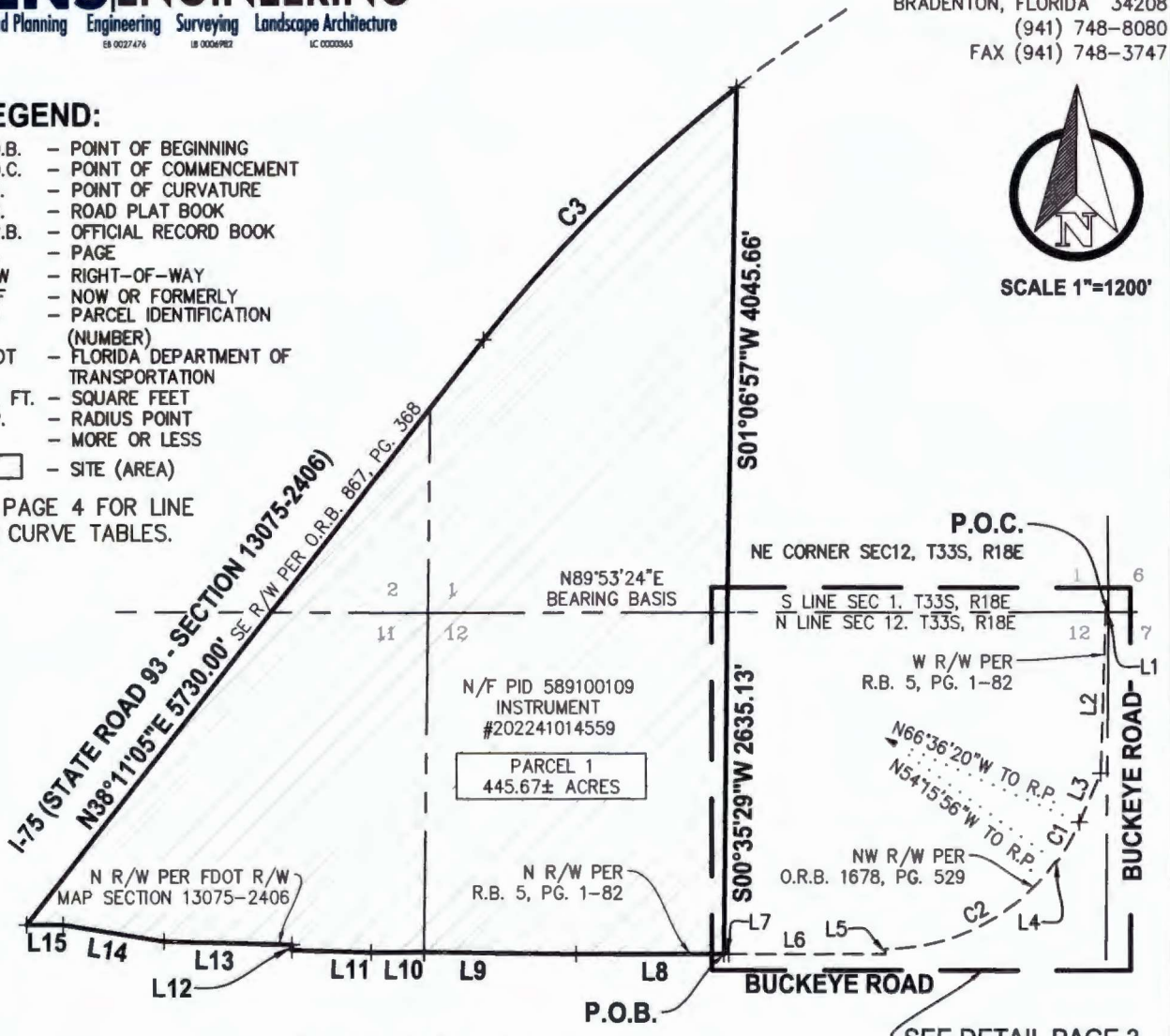
# EXHIBIT A

## LEGEND:

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
R.B. – ROAD PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
PID – PARCEL IDENTIFICATION (NUMBER)
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
SQ. FT. – SQUARE FEET
R.P. – RADIUS POINT
± – MORE OR LESS
– SITE (AREA)

SEE PAGE 4 FOR LINE AND CURVE TABLES.

SCALE 1"=1200'




SEE DETAIL PAGE 3

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH
OF
# LAND
LOCATED IN
# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**



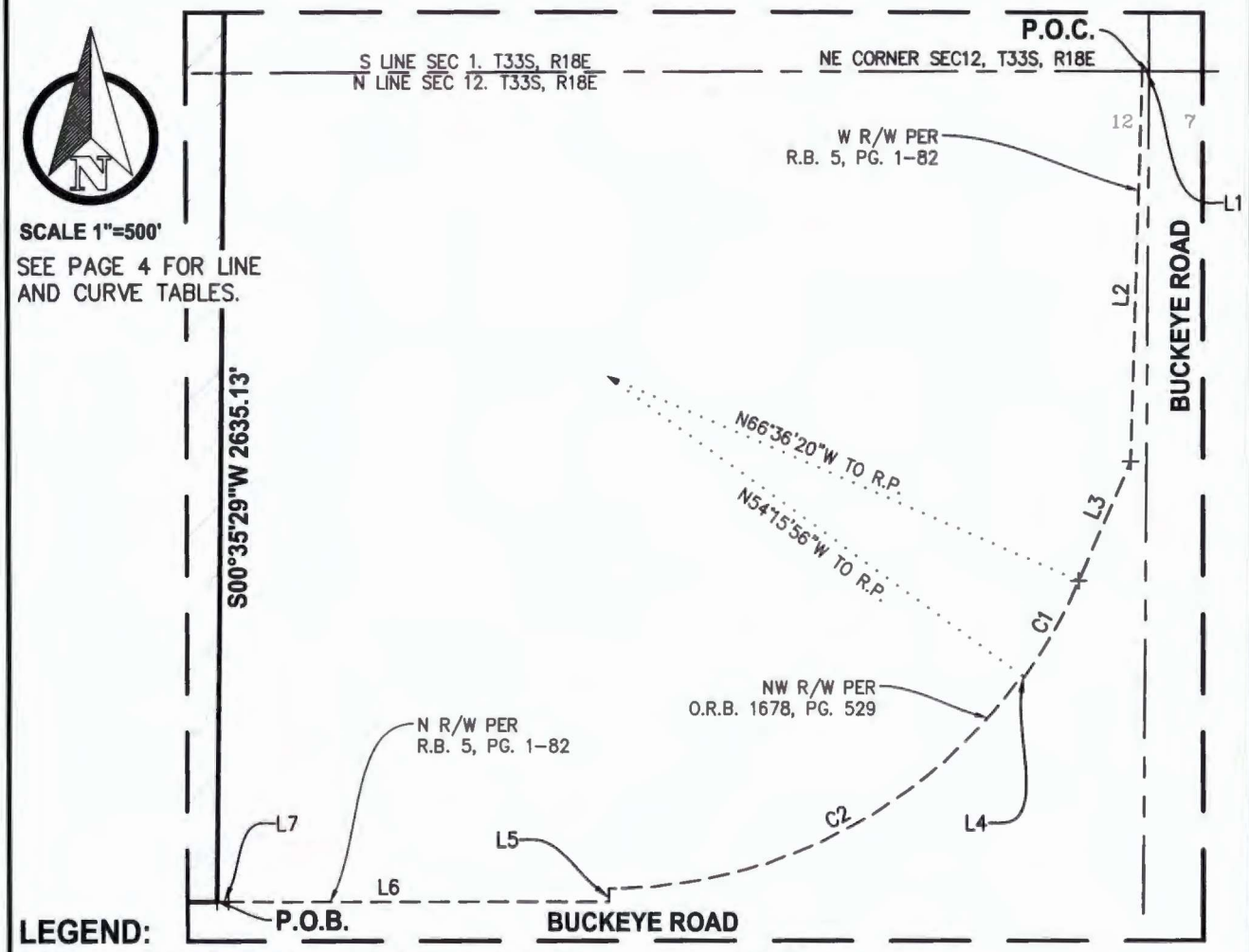
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BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

# EXHIBIT A

DETAIL FROM PAGE 2




SCALE 1"=500'

SEE PAGE 4 FOR LINE AND CURVE TABLES.

## LEGEND:

| | | | |
|---|---|---|---|
| P.O.B. | – POINT OF BEGINNING | SQ. FT. | – SQUARE FEET |
| P.O.C. | – POINT OF COMMENCEMENT | R.P. | – RADIUS POINT |
| P.C. | – POINT OF CURVATURE | ± | – MORE OR LESS |
| R.B. | – ROAD PLAT BOOK | ▭ | – SITE (AREA) |
| O.R.B. | – OFFICIAL RECORD BOOK | | |
| PG. | – PAGE | | |
| R/W | – RIGHT-OF-WAY | | |
| N/F | – NOW OR FORMERLY | | |
| PID | – PARCEL IDENTIFICATION (NUMBER) | | |
| SQ. FT. | – SQUARE FEET | | |

NOT A BOUNDARY SURVEY

## DESCRIPTION & SKETCH
OF
## LAND
LOCATED IN
## SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
## MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



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# EXHIBIT A

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BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S01°46'28"W | 1241.54' |
| L3 | S23°24'03"W | 413.28' |
| L4 | N54°20'21"W | 10.00' |
| L5 | S00°06'39"E | 42.41' |
| L6 | N89°56'58"W | 1214.12' |
| L7 | S89°58'35"W | 36.73' |
| L8 | S89°58'35"W | 1141.84' |

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L9 | N89°13'48"W | 1176.31' |
| L10 | S89°49'50"W | 409.87' |
| L11 | N88°22'47"W | 616.73' |
| L12 | N00°09'43"W | 42.57' |
| L13 | N88°33'01"W | 990.85' |
| L14 | N80°31'38"W | 787.25' |
| L15 | N89°40'22"W | 282.70' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |
| C3 | 11329.16' | 13°59'40" | 2767.12' | N45°10'54"E |

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

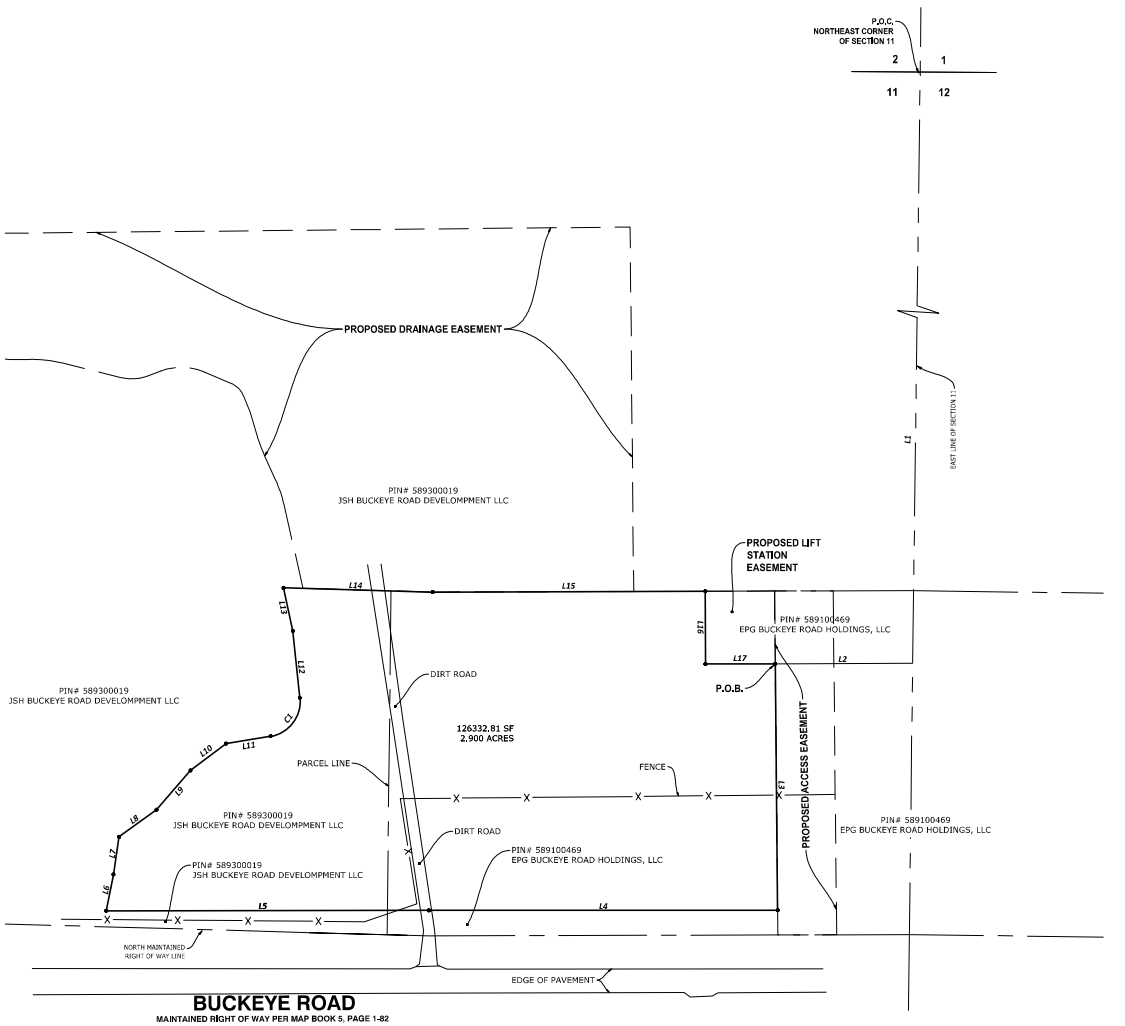
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



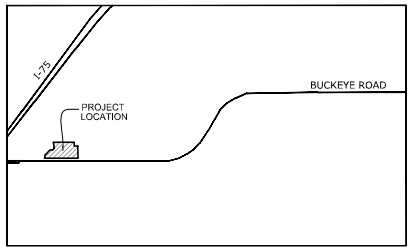
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# EXHIBIT 3

# ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 05°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°43'35" W | 2384.36' |
| L2 | S 89°49'50" W | 117.13' |
| L3 | S 00°34'16" E | 210.06' |
| L4 | S 89°58'34" W | 297.37' |
| L5 | S 89°55'42" W | 274.89' |
| L6 | N 11°13'40" E | 31.65' |
| L7 | N 08°35'44" E | 32.39' |
| L8 | N 54°04'34" E | 39.29' |
| L9 | N 40°51'34" E | 44.31' |
| L10 | N 52°54'52" E | 38.00' |
| L11 | N 80°52'24" E | 38.50' |
| L12 | N 05°57'46" W | 57.29' |
| L13 | N 12°09'01" W | 37.52' |
| L14 | S 88°22'47" E | 127.10' |
| L15 | N 89°49'50" E | 232.34' |
| L16 | S 00°10'10" E | 62.00' |
| L17 | N 89°49'50" E | 59.43' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY. RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100**
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
Digitally signed by Robert S Flanary
DN: c=US, o=Water Resource Associates, LLC, ou=Florida Licensed Surveyor and Mapper, cn=Robert S Flanary, email=bob@wraengineering.com, serialNumber=A01410C0000018E78C83DF0C0001D177, 2.5.4.65=3.6.1.4.1.311.60.2.1.3=US, 2.5.4.5=F19000126-00707
Robert S. Flanary
ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

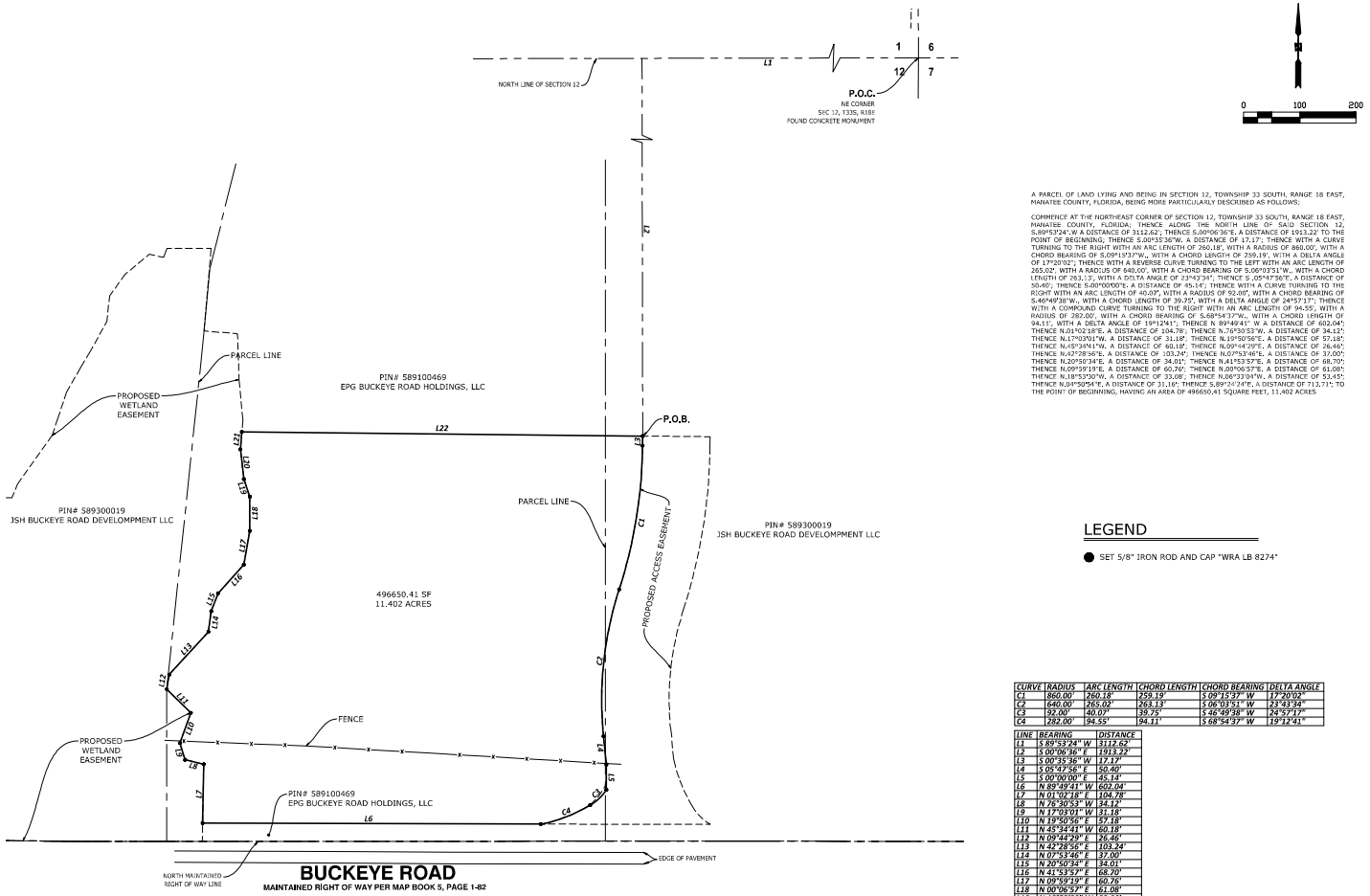
| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

| | | | |
|---|---|---|---|
| O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG | | DRAWN BY: RSF | CHECKED BY: RSF |
| PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE: 1"=50' |

SHEET
1
OF 1

# ALTA/NSPS LAND TITLE SURVEY




A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18', THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.00°06'57"E, A DISTANCE OF 37.00'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°24'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

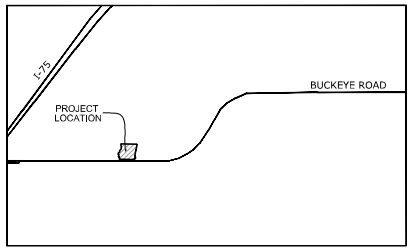
## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C2 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C3 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C4 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°53'24" W | 3112.62' |
| L2 | S 00°06'36" E | 1913.22' |
| L3 | S 00°35'36" W | 17.17' |
| L4 | S 05°47'56" E | 50.40' |
| L5 | S 00°00'00" E | 45.14' |
| L6 | N 89°49'41" W | 602.04' |
| L7 | N 01°02'18" E | 104.78' |
| L8 | N 76°30'53" W | 34.12' |
| L9 | N 17°03'01" W | 31.18' |
| L10 | N 19°50'56" E | 57.18' |
| L11 | N 45°34'41" W | 60.18' |
| L12 | N 09°44'29" E | 26.46' |
| L13 | N 42°28'56" E | 103.24' |
| L14 | N 07°53'46" E | 37.00' |
| L15 | N 20°50'34" E | 34.01' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°59'19" E | 60.76' |
| L18 | N 00°06'57" E | 61.08' |
| L19 | N 18°53'30" W | 33.08' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°50'54" E | 31.16' |
| L22 | S 89°24'24" E | 713.71' |

LOCATION MAP
NOT TO SCALE




SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347229, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200**

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA
Robert S. Flanary
ROBERT S. FLANARY
FLORIDA SURVEYOR REGISTRATION NO. 5677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

O:\05 FNC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

# EXHIBIT 4

# SKETCH OF DESCRIPTION

**A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA**
**(SKETCH IS NOT A SURVEY)**

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N 38°11'05" E A DISTANCE OF 5730.00'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2767.14', WITH A RADIUS OF 11329.16', WITH A CHORD BEARING OF N 45°10'55" E, WITH A CHORD LENGTH OF 2760.26', WITH A DELTA ANGLE OF 13°59'40"; THENCE S 01°06'57" W A DISTANCE OF 4045.66'; THENCE S 00°35'31" W A DISTANCE OF 2635.12' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) THENCE S.89°58'35"W. A DISTANCE OF 1141.84'; (2) THENCE N.89°13'50"W. A DISTANCE OF 1176.30'; (3) THENCE S.89°49'55"W. A DISTANCE OF 409.87'; (4) THENCE N.88°22'47"W. A DISTANCE OF 616.74' TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13075-2406; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: (1) THENCE N.00°09'43"W. A DISTANCE OF 42.57'; (2) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (3) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (4) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 19413430 SQUARE FEET, 445.671 ACRES

LESS AND EXCEPT THE FOLLOWING TWO PARCELS

LESS PARCEL 1
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°22'47"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.45'; THENCE N.11°13'40"E. A DISTANCE OF 13.82' TO THE POINT OF BEGINNING; THENCE N.11°13'40"E. A DISTANCE OF 31.65'; THENCE N.08°35'44"E. A DISTANCE OF 32.39'; THENCE N.54°04'34"E. A DISTANCE OF 39.29'; THENCE N.40°51'34"E. A DISTANCE OF 44.31'; THENCE N.52°54'52"E. A DISTANCE OF 38.00'; THENCE N.80°32'24"E. A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', A RADIUS OF 30.00', A CHORD BEARING OF N.37°17'19"E., A CHORD LENGTH OF 41.11', AND A DELTA ANGLE OF 86°30'10"; THENCE N.05°57'46"W. A DISTANCE OF 57.29'; THENCE N.12°09'01"W. A DISTANCE OF 37.52'; THENCE S.88°22'47"E. A DISTANCE OF 127.10'; THENCE N.89°49'50"E. A DISTANCE OF 232.34'; THENCE S.00°10'10"E. A DISTANCE OF 62.00'; THENCE N.89°49'50"E. A DISTANCE OF 59.43'; THENCE S.00°34'16"E. A DISTANCE OF 210.06'; THENCE S.89°58'34"W. A DISTANCE OF 297.37'; THENCE S.89°55'42"W. A DISTANCE OF 274.89'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126333 SQUARE FEET, 2.900 ACRES

LESS PARCEL 2
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.88°22'47"E. A DISTANCE OF 616.74'; (2) THENCE N.89°49'55"E. A DISTANCE OF 409.87'; (3) THENCE S.89°13'50"E. A DISTANCE OF 1176.30'; (4) THENCE N.89°58'35"E. A DISTANCE OF 225.26'; THENCE N.01°02'18"E. A DISTANCE OF 32.69' TO THE POINT OF BEGINNING; THENCE N.01°02'18"E. A DISTANCE OF 104.74'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', A RADIUS OF 860.00', A CHORD BEARING OF S.09°15'37"W., A CHORD LENGTH OF 259.19', AND A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', A RADIUS OF 640.00', A CHORD BEARING OF S.06°03'51"W., A CHORD LENGTH OF 263.13', AND A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', A RADIUS OF 92.00', A CHORD BEARING OF S.46°49'38"W., A CHORD LENGTH OF 39.75', AND A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', A RADIUS OF 282.00', A CHORD BEARING OF S.68°54'37"W., A CHORD LENGTH OF 94.11', AND A DELTA ANGLE OF 19°12'41"; THENCE N.89°49'29"W. A DISTANCE OF 602.04'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496640 SQUARE FEET, 11.401 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.2759721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000019F18E2F7D0001E25A7, O=Unaffiliated, C=US
Date: 2026.10.01 07:25:23-04'00'

ROBERT S. FLANARY, P.S.M., FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5677 STATE OF FLORIDA

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 SIGNATURE AND ORIGINAL 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.

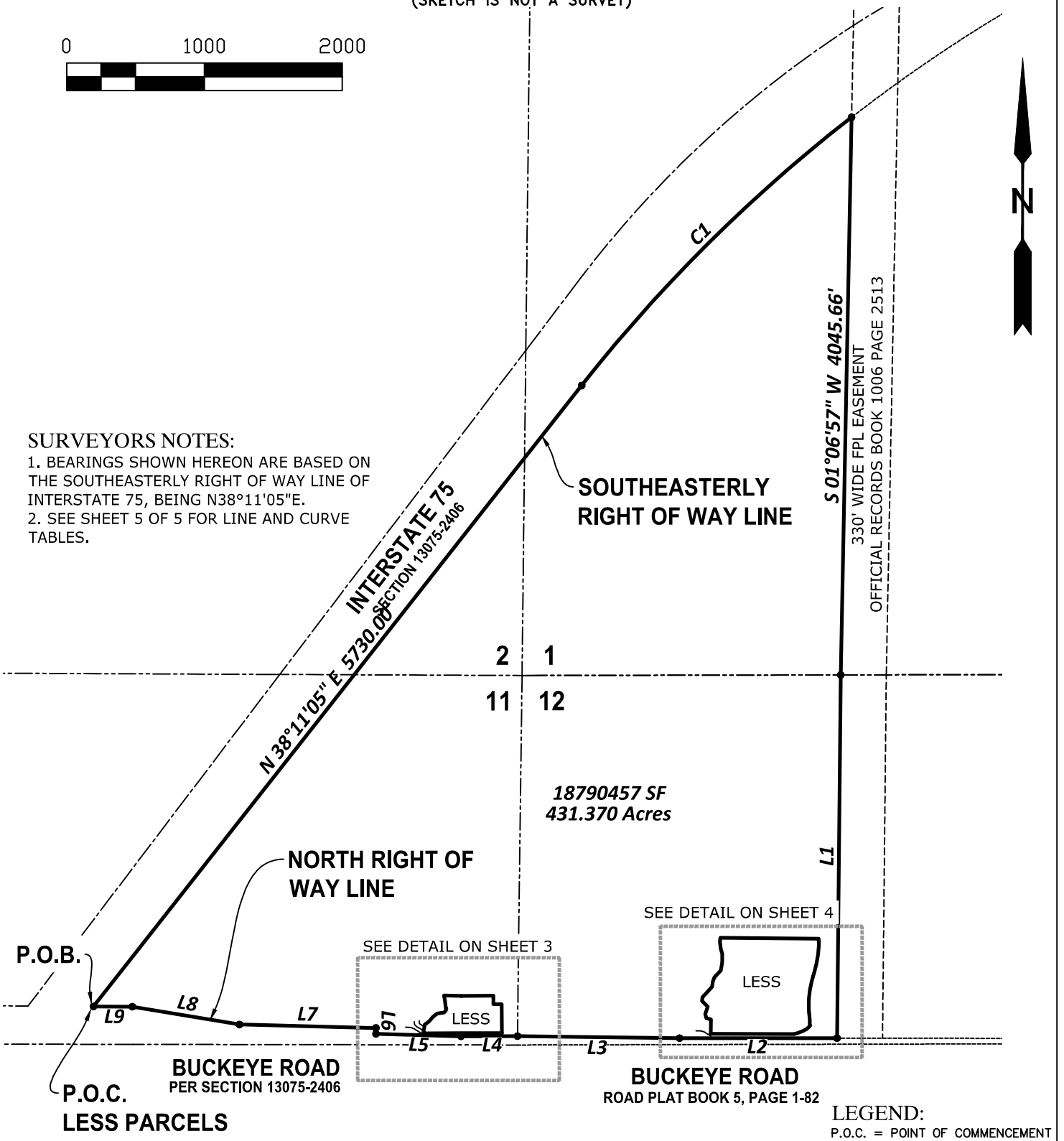
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

| | | | | | |
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| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




## SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, BEING N38°11'05"E.
2. SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

## LEGEND:

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

WATER RESOURCE ASSOCIATES, LLC
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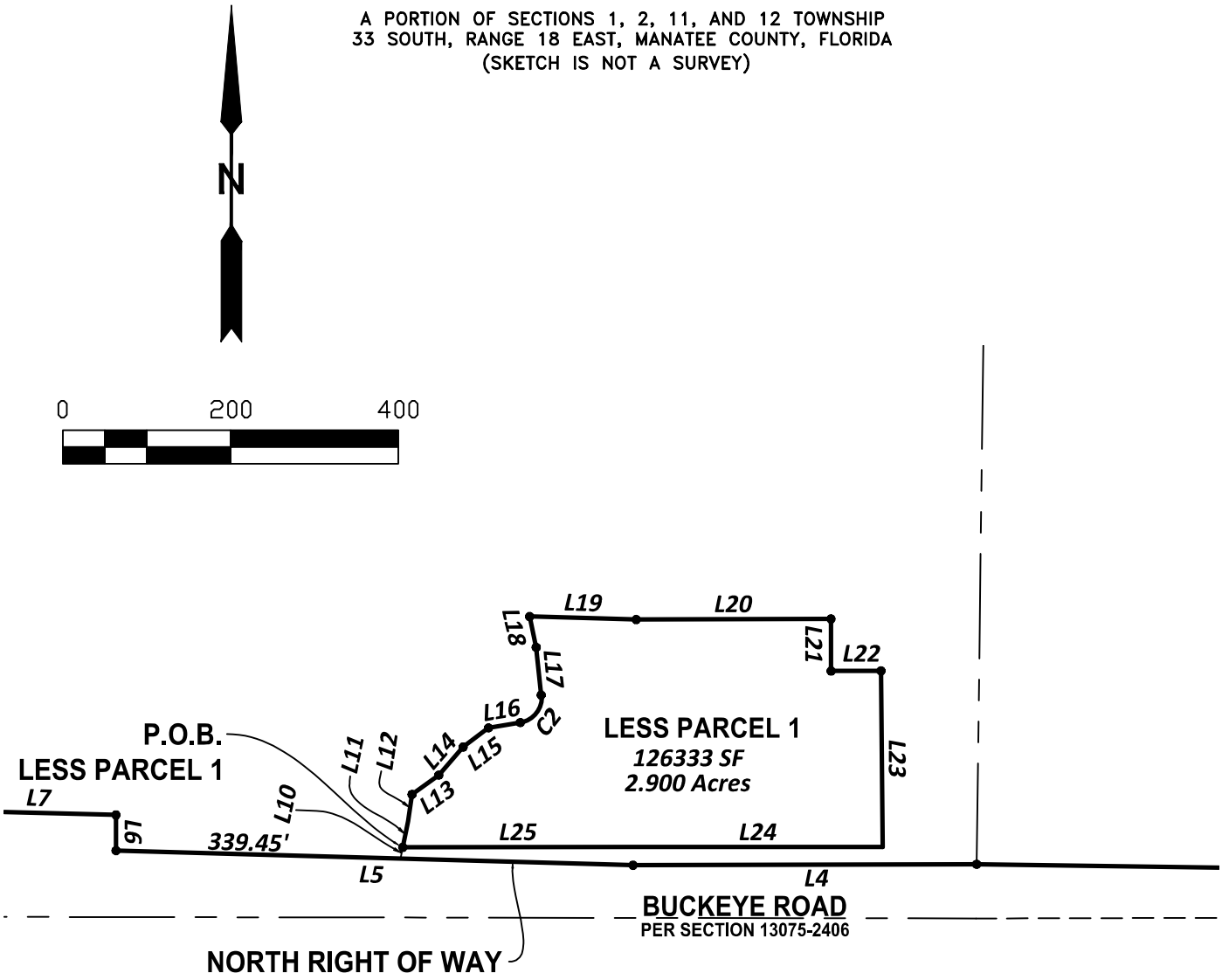
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: 1"=1000' |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




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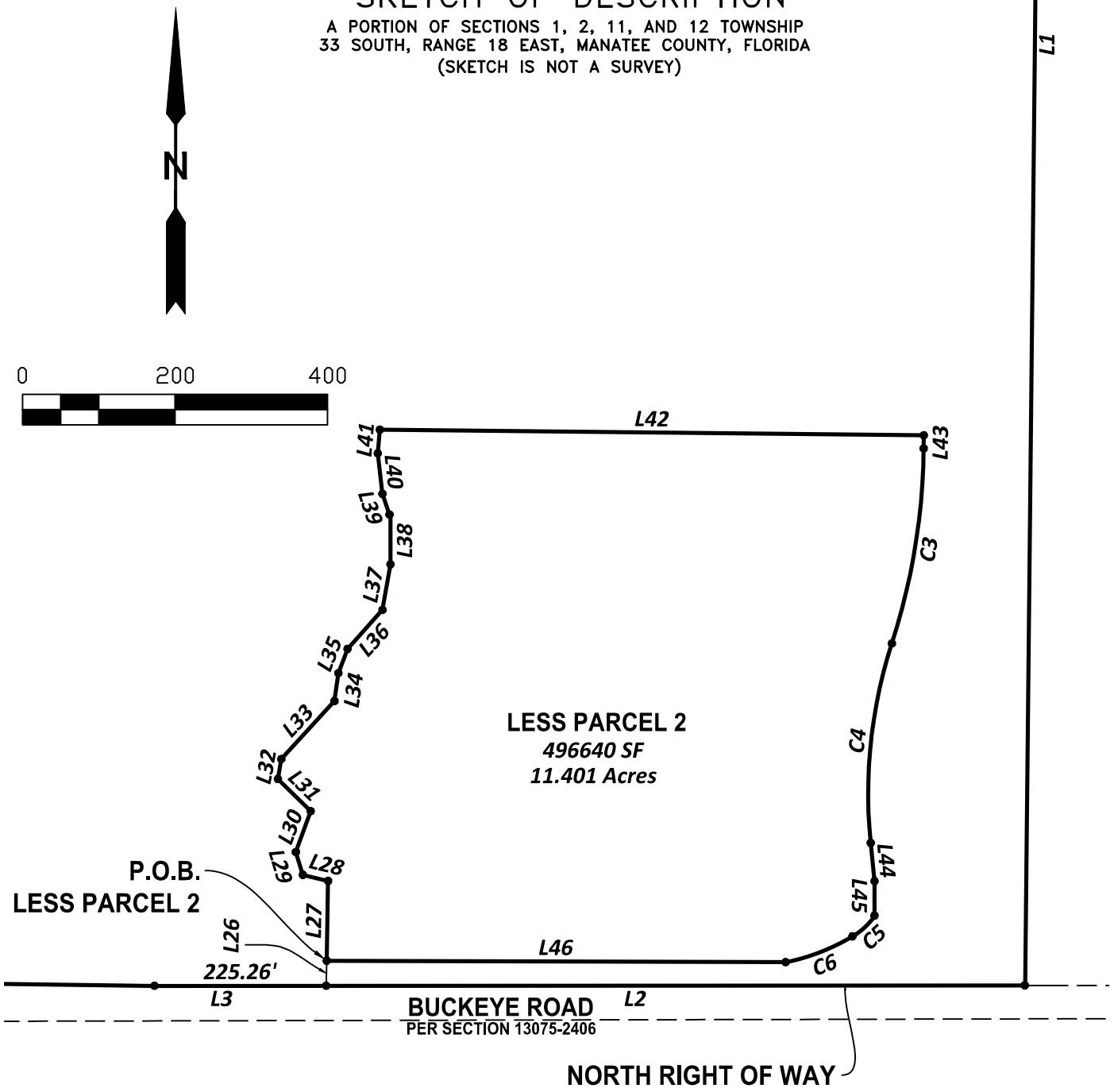
BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: 1"=200' |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

REVISION DATE

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




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|---|---|---|---|---|---|
| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: 1"=200' |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°35'31" W | 2635.12' |
| L2 | S 89°58'35" W | 1141.84' |
| L3 | N 89°13'50" W | 1176.30' |
| L4 | S 89°49'55" W | 409.87' |
| L5 | N 88°22'47" W | 616.74' |
| L6 | N 00°09'43" W | 42.57' |
| L7 | N 88°33'01" W | 990.85' |
| L8 | N 80°31'38" W | 787.25' |
| L9 | N 89°40'22" W | 282.70' |
| L10 | N 11°13'40" E | 13.82' |
| L11 | N 11°13'40" E | 31.65' |
| L12 | N 08°35'44" E | 32.39' |
| L13 | N 54°04'34" E | 39.29' |
| L14 | N 40°51'34" E | 44.31' |
| L15 | N 52°54'52" E | 38.00' |
| L16 | N 80°32'24" E | 38.50' |
| L17 | N 05°57'46" W | 57.29' |
| L18 | N 12°09'01" W | 37.52' |
| L19 | S 88°22'47" E | 127.10' |
| L20 | N 89°49'50" E | 232.34' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L21 | S 00°10'10" E | 62.00' |
| L22 | N 89°49'50" E | 59.43' |
| L23 | S 00°34'16" E | 210.06' |
| L24 | S 89°58'34" W | 297.37' |
| L25 | S 89°55'42" W | 274.89' |
| L26 | N 01°02'18" E | 32.69' |
| L27 | N 01°02'18" E | 104.74' |
| L28 | N 76°30'53" W | 34.12' |
| L29 | N 17°03'01" W | 31.18' |
| L30 | N 19°50'56" E | 57.18' |
| L31 | N 45°34'41" W | 60.18' |
| L32 | N 09°44'29" E | 26.46' |
| L33 | N 42°28'56" E | 103.24' |
| L34 | N 07°53'46" E | 37.00' |
| L35 | N 20°50'34" E | 34.01' |
| L36 | N 41°53'57" E | 68.70' |
| L37 | N 09°59'19" E | 60.76' |
| L38 | N 00°06'57" E | 61.08' |
| L39 | N 18°53'30" W | 33.08' |
| L40 | N 06°33'04" W | 53.45' |
| L41 | N 04°50'54" E | 31.16' |
| L42 | S 89°24'24" E | 713.71' |
| L43 | S 00°35'36" W | 17.17' |
| L44 | S 05°47'56" E | 50.40' |
| L45 | S 00°00'00" E | 45.14' |
| L46 | N 89°49'29" W | 602.04' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 11329.16' | 2767.14' | 2760.26' | N 45°10'55" E | 13°59'40" |
| C2 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |
| C3 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C4 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C5 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C6 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

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www.wraengineering.com LB 8274

REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

| | | | | | |
|---|---|---|---|---|---|
| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# EXHIBIT 5

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

---

**CONSENT AND JOINDER OF LANDOWNER FOR THE AMENDMENT OF THE BOUNDARIES OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT [CONTRACTION PARCEL]**

The undersigned ("Petitioner") 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") currently located within the Buckhead Trails II Community Development District ("District"). The undersigned 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 23rd day of February, 2026.

**WITNESS**

By: _____
Name: Roslyn Raymie
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

By: _____
Name: Bryon T. LoPreste
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

**KC BUCKEYE EAST LLC**

By: _____
Name: James P. Harvey

**STATE OF FLORIDA**
**COUNTY OF** HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2026, by James P. Harvey, as Authorized Signatory of KC Buckeye East LLC, on its behalf. He [ x ] is personally known to me or [ ___ ] produced _____ as identification.

_____
Notary Public, State of Florida

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

**EXHIBIT A:** Legal Description

**CERTIFICATE AS TO THE RESOLUTIONS OF**

**THE MANAGER**

**OF**

**KC BUCKEYE EAST LLC**

THE UNDERSIGNED, being the Manager of KC BUCKEYE EAST LLC (the "Company"), does hereby certify that the following is a true and complete copy of a Resolution adopted by the Manager of said Company which Resolution has not been revoked, rescinded, cancelled or modified and remains in full force and effect.

**RESOLVED**, that the Company shall execute all contracts, documents, purchase agreements, affidavits, deeds, settlement statements, agreements, instruments and all necessary papers and documents in connection with the leasing, acquisitions, development, and disposition of real property for sale; and

**IT IS FURTHER RESOLVED**, that the following individuals acting on behalf of the Company are authorized, empowered and directed to do singly, all such further acts, and execute and deliver all such contracts, closing documents, settlement statements, purchase and sale agreements, papers, leases, documents, instruments, and agreements and otherwise take any action as may be necessary or appropriate in connection with the aforesaid resolution:

| | |
|---|---|
| James Harvey | Authorized Signatory |
| John Peckham | Authorized Signatory |
| Troy Simpson | Authorized Signatory |

**AND BE IT FURTHER RESOLVED**, that all actions heretofore taken by the foregoing persons and all things done by this authority with respect to the foregoing resolution, and the actions contemplated thereby, are hereby agreed to, ratified, approved and adopted.

**CERTIFIED** that the Operating Agreement of the Company does not impair or restrict the Company's ability to execute and deliver the documents contemplated by this resolution.

**IN WITNESS WHEREOF**, this written resolution is made effective as of the 13th day of January, 2026.

**KC BUCKEYE EAST LLC**

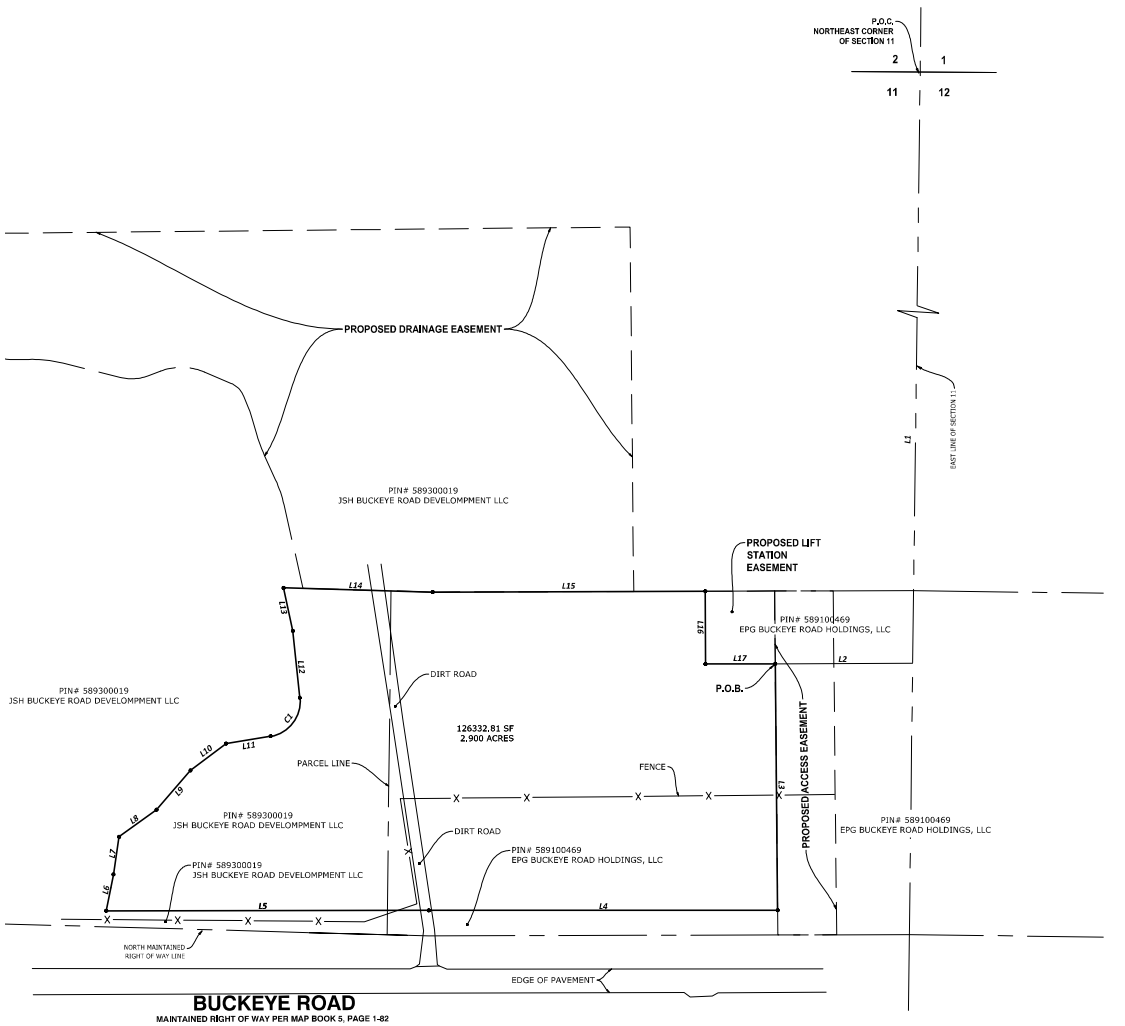
By: The Kolter Group LLC, its Manager

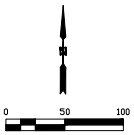
By: _____

Howard Erbstein
Manager

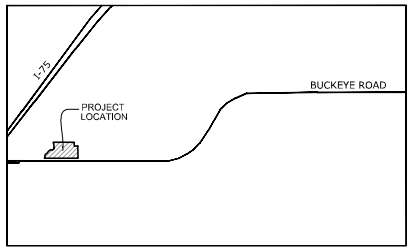
**EXHIBIT A:**
Legal Description

# ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 09°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°43'35" W | 2384.36' |
| L2 | S 89°49'50" W | 117.13' |
| L3 | S 00°34'16" E | 210.06' |
| L4 | S 89°58'34" W | 297.37' |
| L5 | S 89°55'42" W | 274.89' |
| L6 | N 11°13'40" E | 31.65' |
| L7 | N 08°35'44" E | 32.39' |
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| L10 | N 52°54'52" E | 38.00' |
| L11 | N 80°52'24" E | 36.50' |
| L12 | N 05°57'46" W | 57.29' |
| L13 | N 12°09'01" W | 37.52' |
| L14 | S 88°22'47" E | 127.10' |
| L15 | N 89°49'50" E | 232.34' |
| L16 | S 00°10'10" E | 62.00' |
| L17 | N 89°49'50" E | 59.43' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100**
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Robert S Flanary
DN: c=US, o=Florida, cn=Robert S Flanary, 0.9.2342.19200300.100.1.1=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.5=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.11=2.16.840.1.113730.3.1.241, 0.9.2342.19200300.100.1.3=5677, 2.5.4.5=A01410C00000187AC60F0C0000222177
Date: 2025.08.26 09:57:07

ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

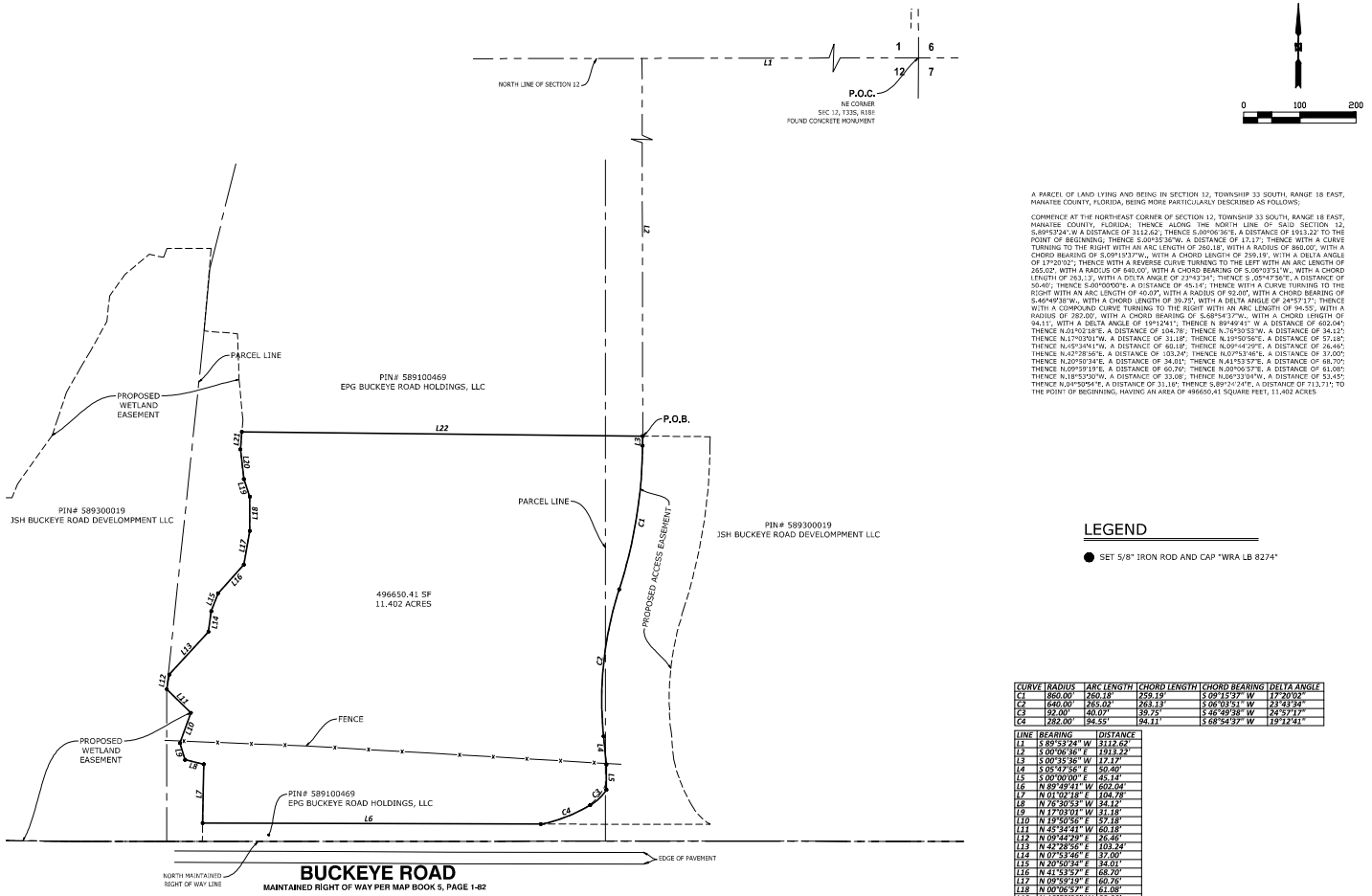
| NO. | REVISION | DATE | BY |
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WATER RESOURCE ASSOCIATES. LLC
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| | | | |
|---|---|---|---|
| O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG | | DRAWN BY: RSF | CHECKED BY: RSF |
| PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE: 1"=50' |

SHEET
1
OF 1

# ALTA/NSPS LAND TITLE SURVEY




A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18'; THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°53'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

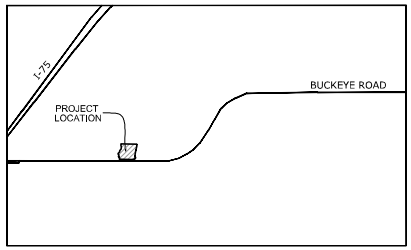
## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C2 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C3 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C4 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°53'24" W | 3112.62' |
| L2 | S 00°06'36" E | 1913.22' |
| L3 | S 09°35'36" W | 17.17' |
| L4 | S 05°47'56" E | 50.40' |
| L5 | S 00°00'00" E | 45.14' |
| L6 | N 89°49'41" W | 602.04' |
| L7 | N 01°02'18" E | 104.78' |
| L8 | N 76°30'53" W | 34.12' |
| L9 | N 17°03'01" W | 31.18' |
| L10 | N 19°50'56" E | 57.18' |
| L11 | N 45°34'41" W | 60.18' |
| L12 | N 09°44'29" E | 26.46' |
| L13 | N 42°28'56" E | 103.24' |
| L14 | N 07°53'46" E | 37.00' |
| L15 | N 20°50'34" E | 34.01' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°59'19" E | 60.76' |
| L18 | N 00°06'57" E | 61.08' |
| L19 | N 18°53'30" W | 33.08' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°50'54" E | 31.16' |
| L22 | S 89°24'24" E | 713.71' |

LOCATION MAP
NOT TO SCALE




SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD, (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200**

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA

Robert S. Flanary

ROBERT S. FLANARY
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 5677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

O:\05 FSC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

# EXHIBIT 6

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT RESCINDING AND REPLACING RESOLUTION 2025-09 IN ITS ENTIRETY; AUTHORIZING 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 Buckhead Trails II 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,** on September 24, 2025, the District previously adopted Resolution 2025-09 directing the Chairman and District staff to request the passage of an ordinance amending the District's boundaries, which the District desires to rescind and replace in its entirety, with this Resolution; 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

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

**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 landowner, KC Buckeye East LLC ("**Landowner**") 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 BUCKHEAD TRAILS II 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. RESCINDMENT OF RESOLUTION 2025-09.** Resolution 2025-09 adopted by the Board on September 24, 2025, is hereby rescinded in its entirety.

**3. 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.

**4. LANDOWNER FUNDING.** The Landowner agrees to make available to the District such monies as are necessary to fund and enable the District to effect the Boundary Amendment. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Boundary Amendment expenses separate from other services provided to the District.

**5. AUTHORIZATION FOR AGENT**. The Board hereby authorizes Jere Earlywine, Esq., of Kutak Rock, LLP, to act as agent of the District with regard to any and all matters pertaining to the Boundary Amendment. 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.

**6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

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**PASSED AND ADOPTED** this 25th day of February, 2026.

ATTEST:

DocuSigned by:
Jayna Cooper
D2AA837090BA417...
Assistant Secretary

**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

Signed by:
Carlos de La Ossa
CC0CB251E795481...
Chairman/Vice-Chairman, Board of Supervisors

**Exhibit A:** Legal Description of District Boundaries, as Amended

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

**Exhibit A:**

Legal Description of District Boundaries, as Amended

.

# SKETCH OF DESCRIPTION

**A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA**
**(SKETCH IS NOT A SURVEY)**

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N 38°11'05" E A DISTANCE OF 5730.00'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2767.14', WITH A RADIUS OF 11329.16', WITH A CHORD BEARING OF N 45°10'55" E, WITH A CHORD LENGTH OF 2760.26', WITH A DELTA ANGLE OF 13°59'40"; THENCE S 01°06'57" W A DISTANCE OF 4045.66'; THENCE S 00°35'31" W A DISTANCE OF 2635.12' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) THENCE S.89°58'35"W. A DISTANCE OF 1141.84'; (2) THENCE N.89°13'50"W. A DISTANCE OF 1176.30'; (3) THENCE S.89°49'55"W. A DISTANCE OF 409.87'; (4) THENCE N.88°22'47"W. A DISTANCE OF 616.74' TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13075-2406; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: (1) THENCE N.00°09'43"W. A DISTANCE OF 42.57'; (2) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (3) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (4) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 19413430 SQUARE FEET, 445.671 ACRES

LESS AND EXCEPT THE FOLLOWING TWO PARCELS

LESS PARCEL 1
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°22'47"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.45'; THENCE N.11°13'40"E. A DISTANCE OF 13.82' TO THE POINT OF BEGINNING; THENCE N.11°13'40"E. A DISTANCE OF 31.65'; THENCE N.08°35'44"E. A DISTANCE OF 32.39'; THENCE N.54°04'34"E. A DISTANCE OF 39.29'; THENCE N.40°51'34"E. A DISTANCE OF 44.31'; THENCE N.52°54'52"E. A DISTANCE OF 38.00'; THENCE N.80°32'24"E. A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', A RADIUS OF 30.00', A CHORD BEARING OF N.37°17'19"E., A CHORD LENGTH OF 41.11', AND A DELTA ANGLE OF 86°30'10"; THENCE N.05°57'46"W. A DISTANCE OF 57.29'; THENCE N.12°09'01"W. A DISTANCE OF 37.52'; THENCE S.88°22'47"E. A DISTANCE OF 127.10'; THENCE N.89°49'50"E. A DISTANCE OF 232.34'; THENCE S.00°10'10"E. A DISTANCE OF 62.00'; THENCE N.89°49'50"E. A DISTANCE OF 59.43'; THENCE S.00°34'16"E. A DISTANCE OF 210.06'; THENCE S.89°58'34"W. A DISTANCE OF 297.37'; THENCE S.89°55'42"W. A DISTANCE OF 274.89'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126333 SQUARE FEET, 2.900 ACRES

LESS PARCEL 2
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.88°22'47"E. A DISTANCE OF 616.74'; (2) THENCE N.89°49'55"E. A DISTANCE OF 409.87'; (3) THENCE S.89°13'50"E. A DISTANCE OF 1176.30'; (4) THENCE N.89°58'35"E. A DISTANCE OF 225.26'; THENCE N.01°02'18"E. A DISTANCE OF 32.69' TO THE POINT OF BEGINNING; THENCE N.01°02'18"E. A DISTANCE OF 104.74'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', A RADIUS OF 860.00', A CHORD BEARING OF S.09°15'37"W., A CHORD LENGTH OF 259.19', AND A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', A RADIUS OF 640.00', A CHORD BEARING OF S.06°03'51"W., A CHORD LENGTH OF 263.13', AND A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', A RADIUS OF 92.00', A CHORD BEARING OF S.46°49'38"W., A CHORD LENGTH OF 39.75', AND A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', A RADIUS OF 282.00', A CHORD BEARING OF S.68°54'37"W., A CHORD LENGTH OF 94.11', AND A DELTA ANGLE OF 19°12'41"; THENCE N.89°49'29"W. A DISTANCE OF 602.04'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496640 SQUARE FEET, 11.401 ACRES

WATER RESOURCE ASSOCIATES. LLC
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Robert S Flanary

Digitally signed by Robert S Flanary
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Date: 2026.10.01 07:25:23-04'00'

ROBERT S. FLANARY, P.S.M., FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5677 STATE OF FLORIDA

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

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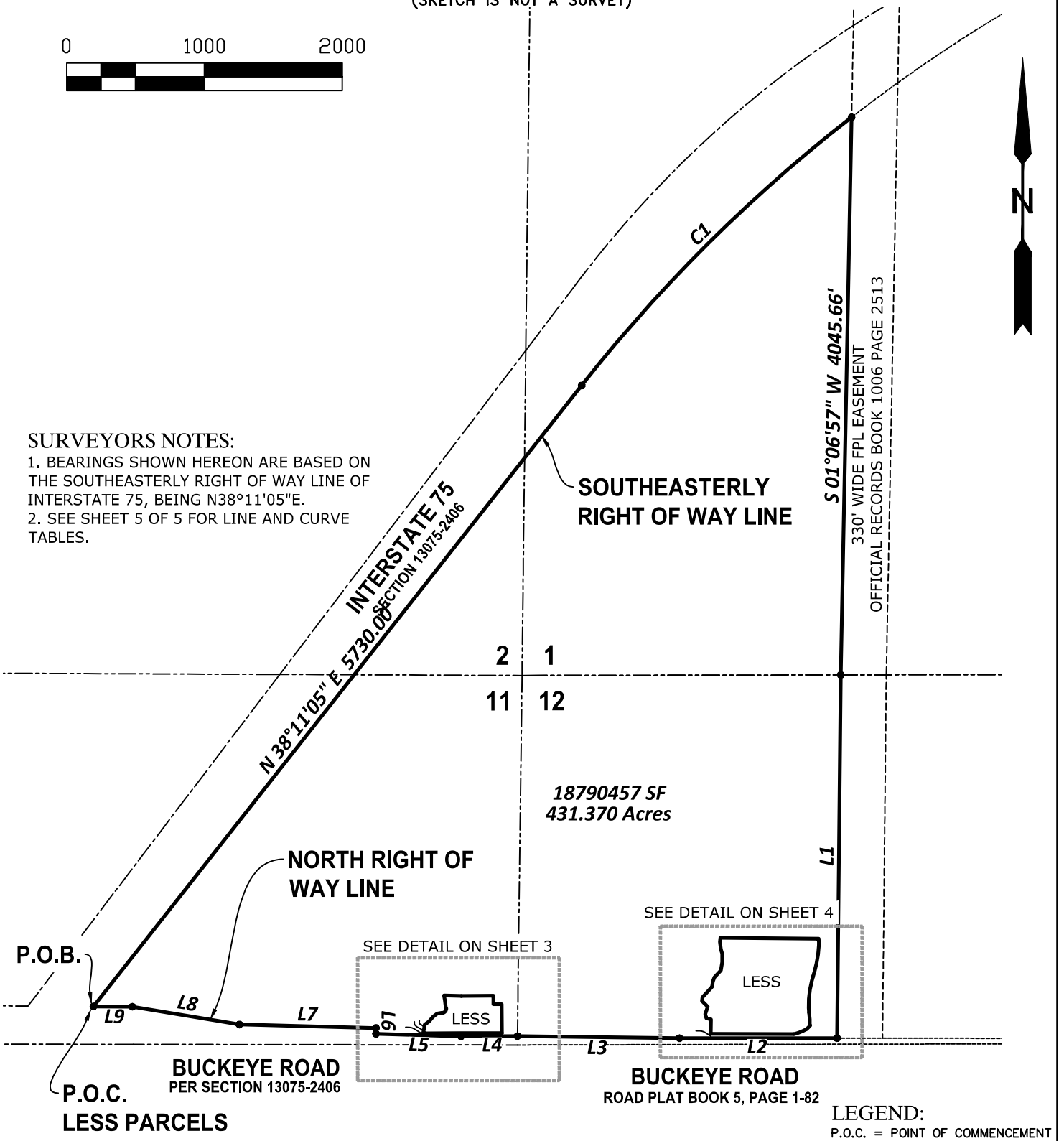
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: |
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# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




## SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, BEING N38°11'05"E.
2. SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

## 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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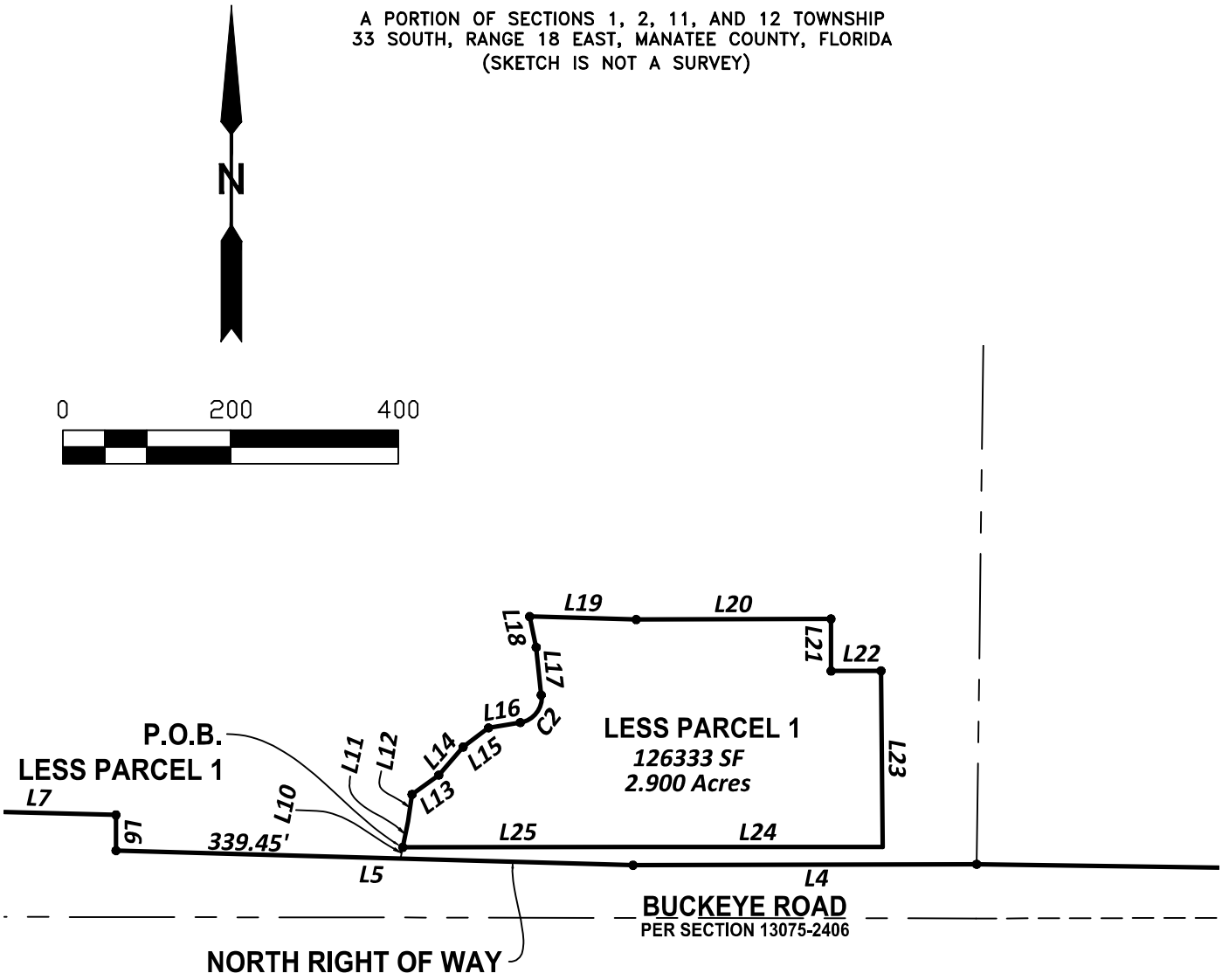
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BUCKHEAD TRAILS WEST
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# SKETCH OF DESCRIPTION

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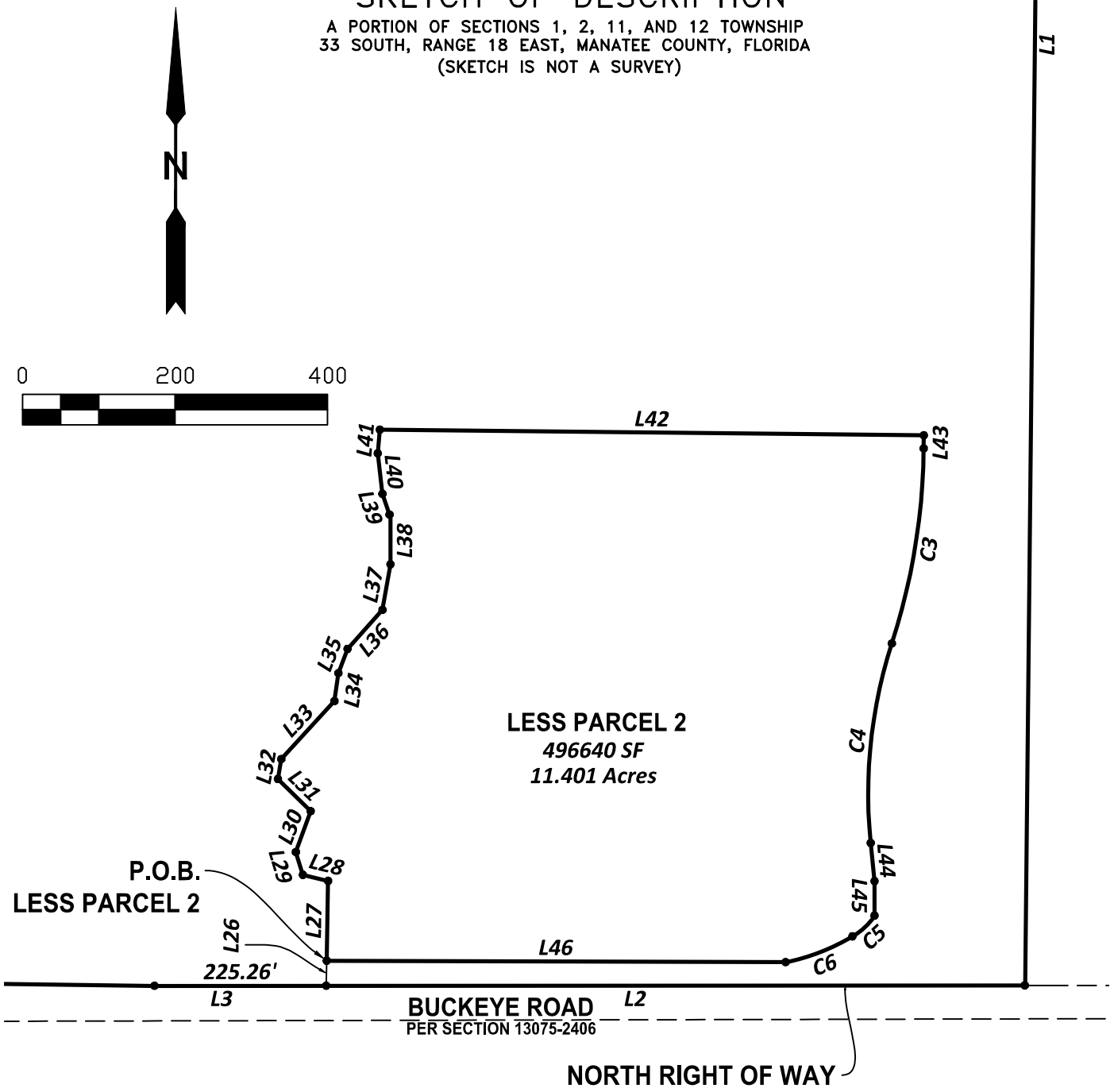
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REVISION DATE

# SKETCH OF DESCRIPTION

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33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°35'31" W | 2635.12' |
| L2 | S 89°58'35" W | 1141.84' |
| L3 | N 89°13'50" W | 1176.30' |
| L4 | S 89°49'55" W | 409.87' |
| L5 | N 88°22'47" W | 616.74' |
| L6 | N 00°09'43" W | 42.57' |
| L7 | N 88°33'01" W | 990.85' |
| L8 | N 80°31'38" W | 787.25' |
| L9 | N 89°40'22" W | 282.70' |
| L10 | N 11°13'40" E | 13.82' |
| L11 | N 11°13'40" E | 31.65' |
| L12 | N 08°35'44" E | 32.39' |
| L13 | N 54°04'34" E | 39.29' |
| L14 | N 40°51'34" E | 44.31' |
| L15 | N 52°54'52" E | 38.00' |
| L16 | N 80°32'24" E | 38.50' |
| L17 | N 05°57'46" W | 57.29' |
| L18 | N 12°09'01" W | 37.52' |
| L19 | S 88°22'47" E | 127.10' |
| L20 | N 89°49'50" E | 232.34' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L21 | S 00°10'10" E | 62.00' |
| L22 | N 89°49'50" E | 59.43' |
| L23 | S 00°34'16" E | 210.06' |
| L24 | S 89°58'34" W | 297.37' |
| L25 | S 89°55'42" W | 274.89' |
| L26 | N 01°02'18" E | 32.69' |
| L27 | N 01°02'18" E | 104.74' |
| L28 | N 76°30'53" W | 34.12' |
| L29 | N 17°03'01" W | 31.18' |
| L30 | N 19°50'56" E | 57.18' |
| L31 | N 45°34'41" W | 60.18' |
| L32 | N 09°44'29" E | 26.46' |
| L33 | N 42°28'56" E | 103.24' |
| L34 | N 07°53'46" E | 37.00' |
| L35 | N 20°50'34" E | 34.01' |
| L36 | N 41°53'57" E | 68.70' |
| L37 | N 09°59'19" E | 60.76' |
| L38 | N 00°06'57" E | 61.08' |
| L39 | N 18°53'30" W | 33.08' |
| L40 | N 06°33'04" W | 53.45' |
| L41 | N 04°50'54" E | 31.16' |
| L42 | S 89°24'24" E | 713.71' |
| L43 | S 00°35'36" W | 17.17' |
| L44 | S 05°47'56" E | 50.40' |
| L45 | S 00°00'00" E | 45.14' |
| L46 | N 89°49'29" W | 602.04' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 11329.16' | 2767.14' | 2760.26' | N 45°10'55" E | 13°59'40" |
| C2 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |
| C3 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C4 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C5 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C6 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

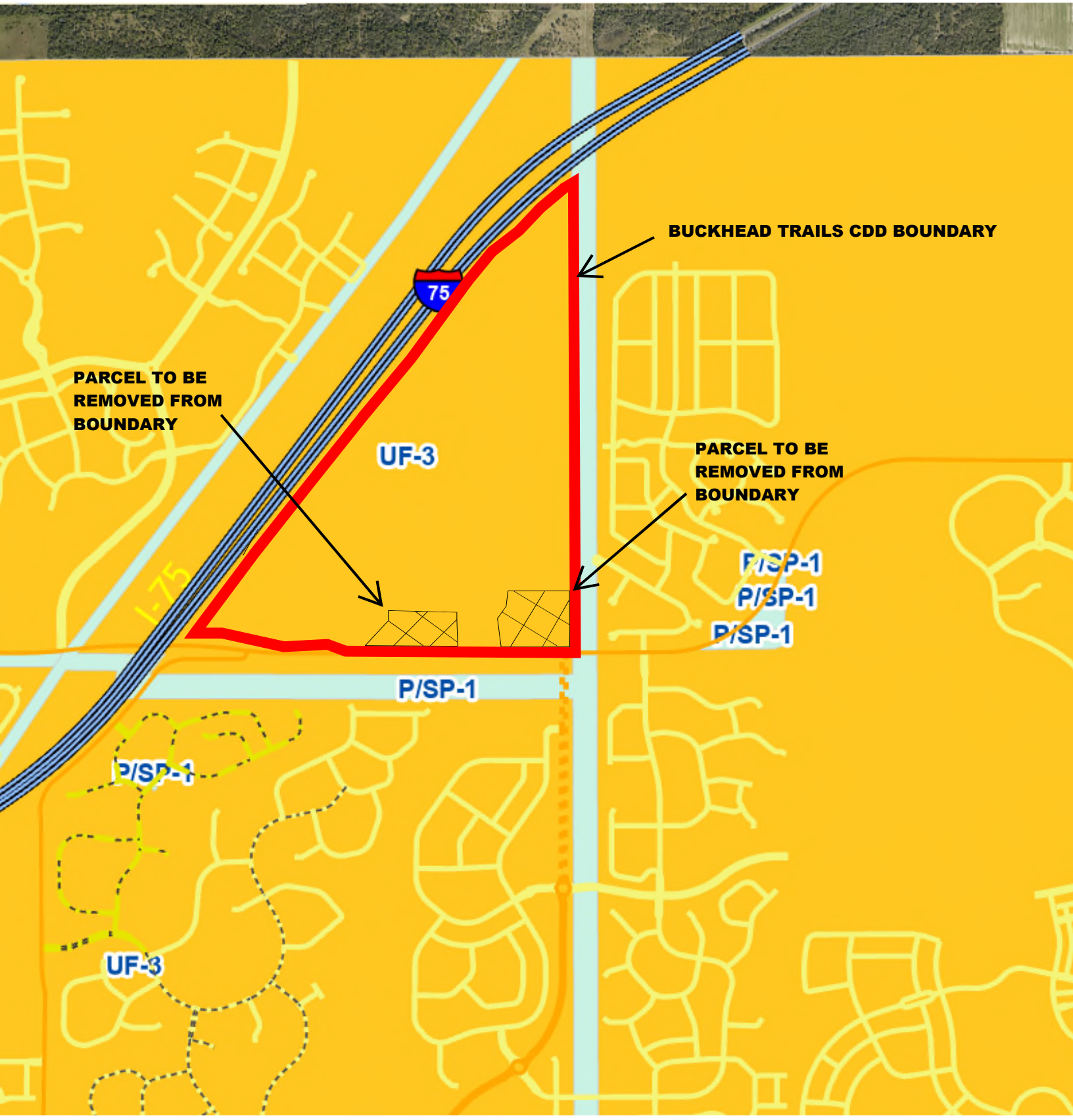
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REVISION DATE

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# EXHIBIT 7


BUCKHEAD TRAILS CDD BOUNDARY
75
PARCEL TO BE REMOVED FROM BOUNDARY
UF-3
PARCEL TO BE REMOVED FROM BOUNDARY
I-75
P/SP-1
P/SP-1
P/SP-1
P/SP-1
P/SP-1
UF-3

# EXHIBIT 8

# 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 Buckhead Trails II Community Development District ("District"). The District was established by Ordinance Nos. 22-58 and 24-25E, passed by the Board of County Commissioners of Manatee County, Florida. The current size of the District is approximately 445.67 +/- acres and the District is located entirely within Manatee County, Florida ("County"). The petition to amend the boundaries of the District seeks to remove approximately 14.302 +/- acres located in the County from the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 431.368 +/- acres and is planned to be developed with a total of 1021 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 Buckhead Trails II 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 1021 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 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 Buckhead Trails II.

### 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 (as defined herein), 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 SERC, "Transactional Costs" are direct costs that are readily ascertainable by the County based upon standard business practices, and may include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(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. (The County, according to the Census 2020, has a population of 949,611; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) In evaluating the impacts described in paragraphs (a) and (e), the County must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.
2. Changes to the market value of goods or services produced, provided, or sold.
3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

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

(h) 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, 431.368 +/- acre area will still promote local economic activity, create local 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, 445.67 +/- 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 1021 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 14.302 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 14.302 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 431.368 +/- acre master planned residential development currently anticipated to contain a total of approximately 1021 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 3,573.50 +/- 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 14.302 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 the County. 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.

The County has a population of 399,716 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 District.

# EXHIBIT 9

**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, KC Buckeye East LLC, 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 Buckhead Trails II 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: Roslyn Raymie

Name: Bryon T. LoPreste

**KC BUCKEYE EAST LLC**

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026

**STATE OF FLORIDA**
**COUNTY OF** HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2026, by James P. Harvey, as Authorized Signatory of KC Buckeye East LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

Name: Bryon T. LoPreste
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

# PETITION TO AMEND THE BOUNDARIES OF BUCKHEAD TRAILS II 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

**PETITION TO AMEND THE BOUNDARIES OF THE**
**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

Certification of Attorney

Certification of Petitioner

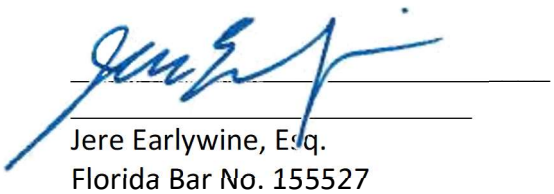
Petition to Amend the Boundaries of the Buckhead Trails II Community Development District

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 – Statement of Estimated Regulatory Costs
Exhibit 9 – 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

## ATTORNEY CERTIFICATION

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

**KC BUCKEYE EAST LLC**

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026

**BEFORE THE COUNTY COMMISSION OF MANATEE COUNTY, FLORIDA**

**PETITION TO AMEND THE BOUNDARIES OF**
**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Buckhead Trails II Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance Nos. 22-58 and 24-25, 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 Nos. 22-58 and 24-25 to remove approximately 14.302 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 445.67 acres of land and is located south of the Hillsborough County Line, north of Buckeye Road, east of I-75 and west of US 301. 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 14.302 acres are set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 431.368 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 2026-02 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 Nicholas Dister, Carlos de la Ossa, Ryan Motko, Austin Berns and Alberto Viera.

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. District Facilities and Services. There are no services and facilities currently provided by the District to the Contraction Parcel.

7. Statement of Estimated Regulatory Costs. **Exhibit 9** 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.

8. Agent Authorization. **Exhibit 10** 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

9. 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 Nos. 22-58 and 24-25 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 6th day of April, 2026.

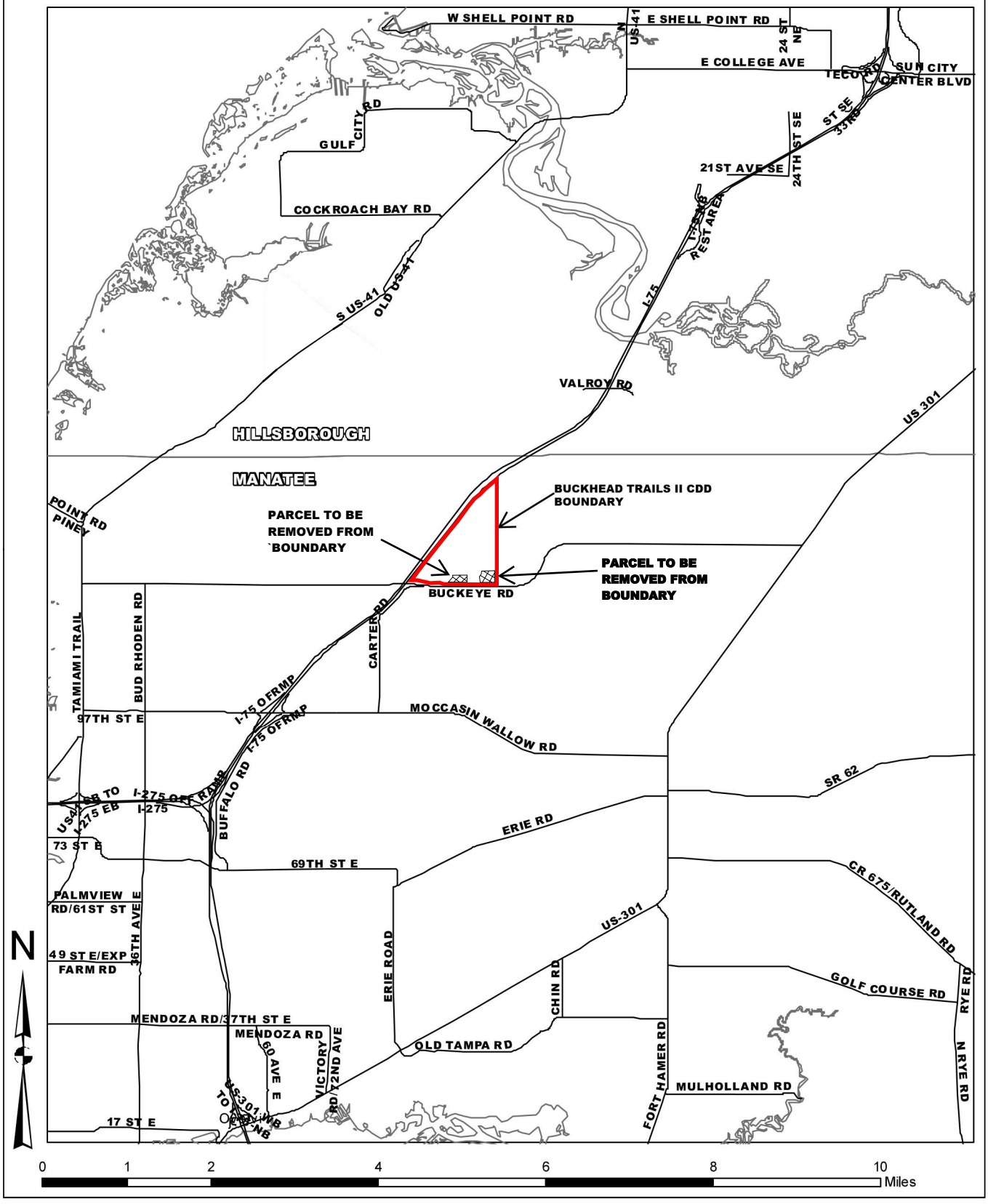
KUTAK ROCK LLP



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

# BUCKHEAD TRAILS II CDD



# EXHIBIT 2

**ZNS ENGINEERING**
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

**EXHIBIT A**

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID BUCKEYE ROAD RIGHT-OF-WAY LINE AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1, THE FOLLOWING FOUR COURSES: (1) S89°58'35"W, 1141.84 FEET; (2) N89°13'48"W, 1176.31 FEET; (3) S89°49'50"W, 409.87 FEET; (4) N88°22'47"W, 616.73 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTHERLY LINE OF BUCKEYE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: (1) N00°09'43"W, 42.57 FEET; (2) N88°33'01"W, 990.85 FEET; (3) N80°31'38"W, 787.25 FEET; (4) N89°40'22"W, 282.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N38°11'05"E, 5730.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET, A CENTRAL ANGLE OF 13°59'40"; (2) ALONG THE ARC OF SAID CURVE 2767.12 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY S01°06'57"W, 4045.66 FEET; THENCE S00°35'29"W, 2635.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,413,387 SQUARE FEET OR 445.67 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH
OF
# LAND
LOCATED IN
# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-10-2022



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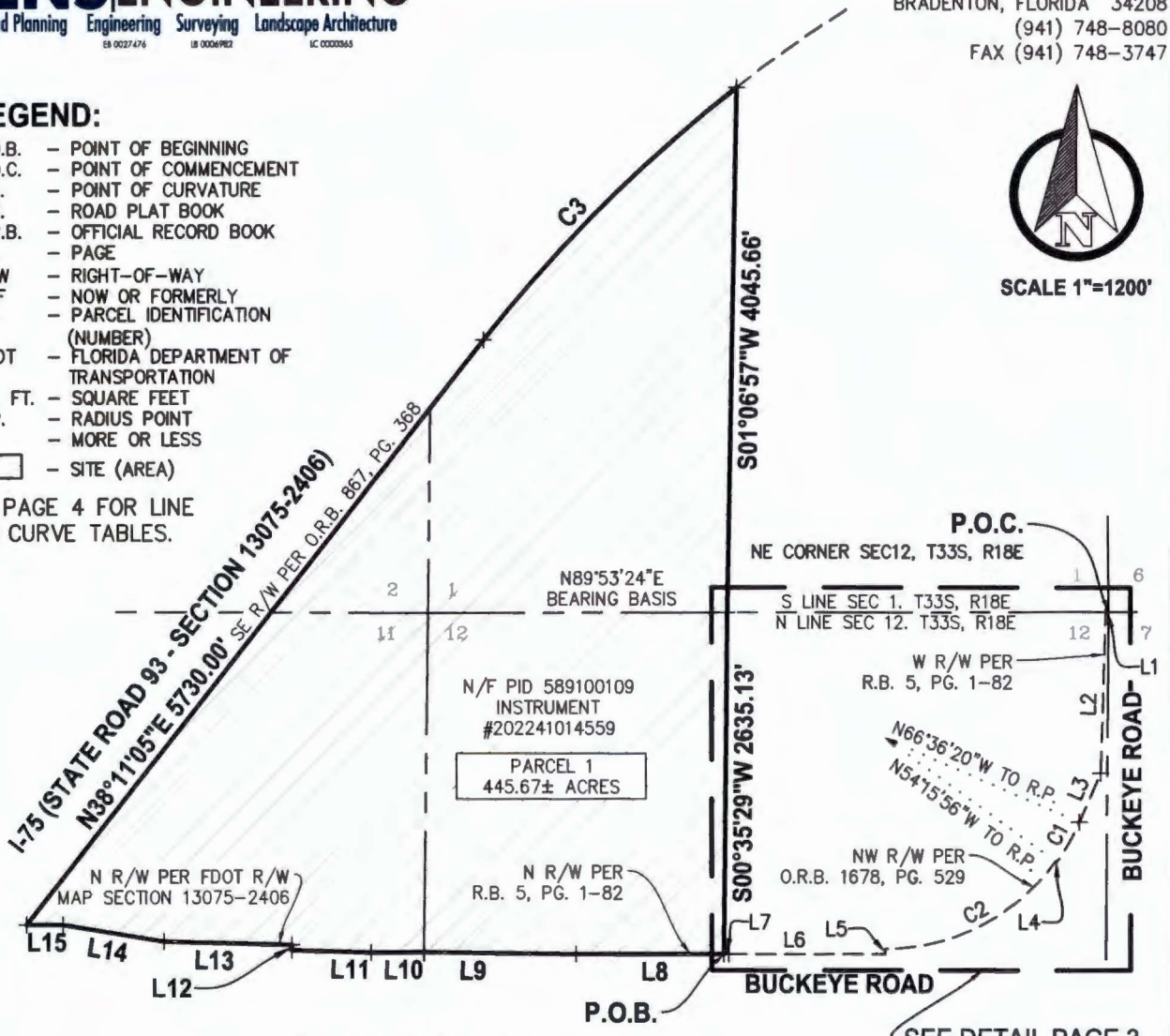
# EXHIBIT A

## LEGEND:

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
R.B. – ROAD PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
PID – PARCEL IDENTIFICATION (NUMBER)
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
SQ. FT. – SQUARE FEET
R.P. – RADIUS POINT
± – MORE OR LESS
– SITE (AREA)

SEE PAGE 4 FOR LINE AND CURVE TABLES.

SCALE 1"=1200'




SEE DETAIL PAGE 3

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH
OF
# LAND
LOCATED IN
# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**



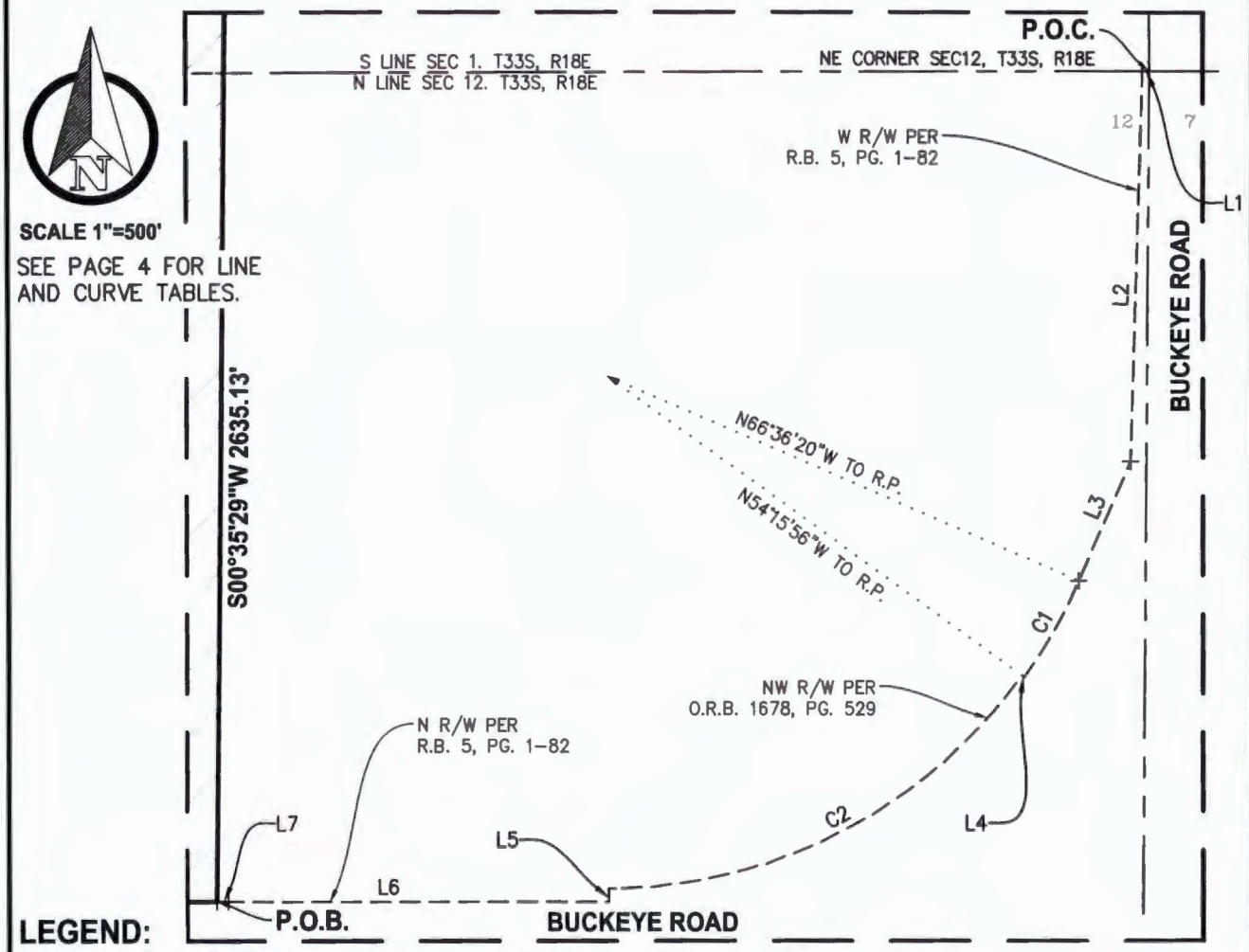
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# EXHIBIT A

DETAIL FROM PAGE 2




SCALE 1"=500'

SEE PAGE 4 FOR LINE AND CURVE TABLES.

## LEGEND:

| | | | |
|---|---|---|---|
| P.O.B. | – POINT OF BEGINNING | SQ. FT. | – SQUARE FEET |
| P.O.C. | – POINT OF COMMENCEMENT | R.P. | – RADIUS POINT |
| P.C. | – POINT OF CURVATURE | ± | – MORE OR LESS |
| R.B. | – ROAD PLAT BOOK | ▭ | – SITE (AREA) |
| O.R.B. | – OFFICIAL RECORD BOOK | | |
| PG. | – PAGE | | |
| R/W | – RIGHT-OF-WAY | | |
| N/F | – NOW OR FORMERLY | | |
| PID | – PARCEL IDENTIFICATION (NUMBER) | | |
| SQ. FT. | – SQUARE FEET | | |

NOT A BOUNDARY SURVEY

## DESCRIPTION & SKETCH
OF
## LAND
LOCATED IN
## SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
## MANATEE COUNTY, FLORIDA

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**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

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# EXHIBIT A

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BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S01°46'28"W | 1241.54' |
| L3 | S23°24'03"W | 413.28' |
| L4 | N54°20'21"W | 10.00' |
| L5 | S00°06'39"E | 42.41' |
| L6 | N89°56'58"W | 1214.12' |
| L7 | S89°58'35"W | 36.73' |
| L8 | S89°58'35"W | 1141.84' |

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L9 | N89°13'48"W | 1176.31' |
| L10 | S89°49'50"W | 409.87' |
| L11 | N88°22'47"W | 616.73' |
| L12 | N00°09'43"W | 42.57' |
| L13 | N88°33'01"W | 990.85' |
| L14 | N80°31'38"W | 787.25' |
| L15 | N89°40'22"W | 282.70' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |
| C3 | 11329.16' | 13°59'40" | 2767.12' | N45°10'54"E |

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

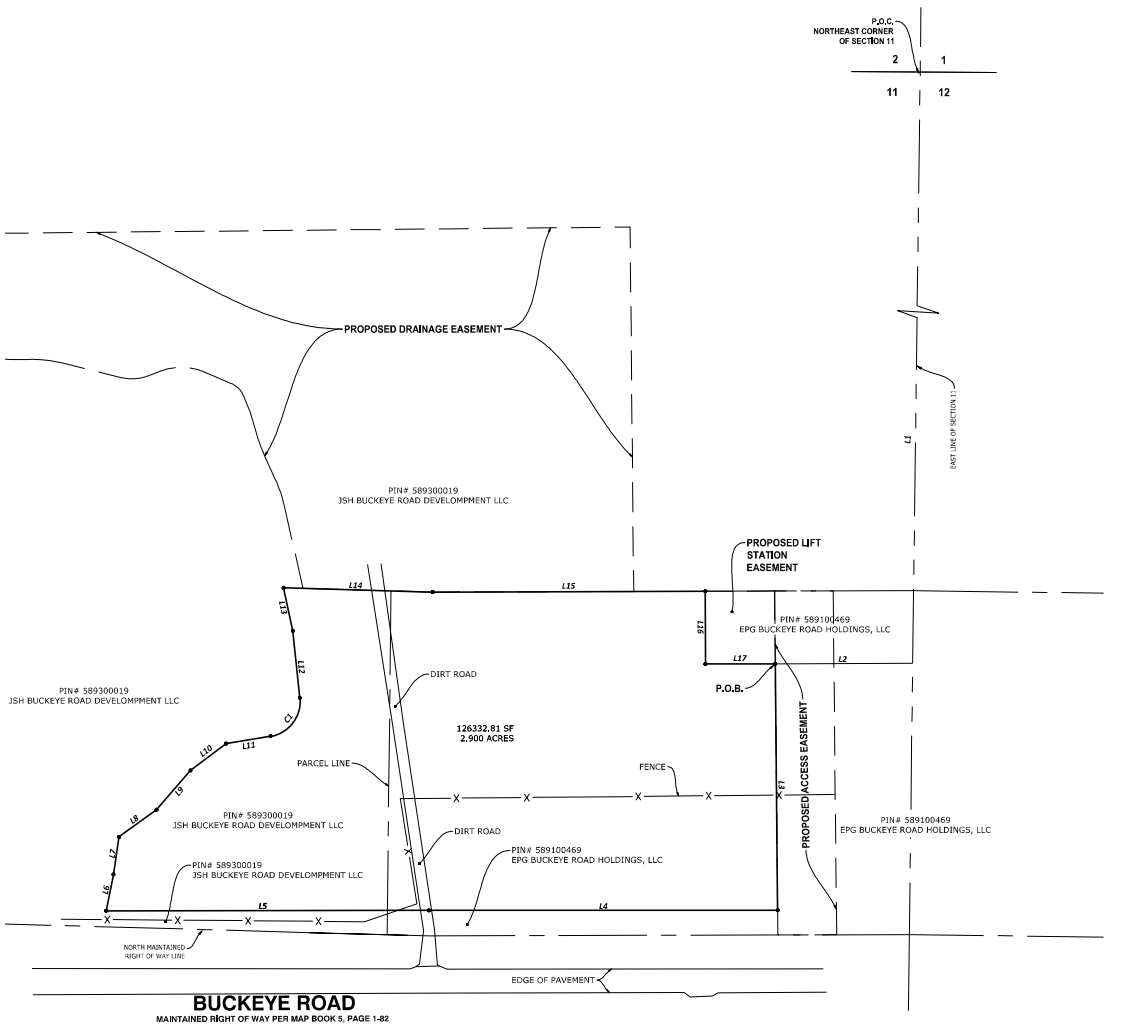
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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



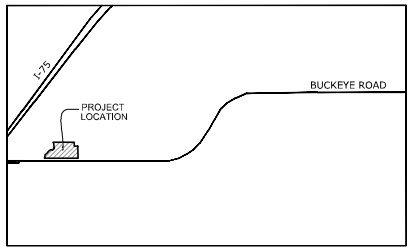
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# EXHIBIT 3

# ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 05°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°43'35" W | 2384.36' |
| L2 | S 89°49'50" W | 117.13' |
| L3 | S 00°34'16" E | 210.06' |
| L4 | S 89°58'34" W | 297.37' |
| L5 | S 89°55'42" W | 274.89' |
| L6 | N 11°13'40" E | 31.65' |
| L7 | N 08°35'44" E | 32.39' |
| L8 | N 54°04'34" E | 39.29' |
| L9 | N 40°51'34" E | 44.31' |
| L10 | N 52°54'52" E | 38.00' |
| L11 | N 80°52'24" E | 38.50' |
| L12 | N 05°57'46" W | 57.29' |
| L13 | N 12°09'01" W | 37.52' |
| L14 | S 88°22'47" E | 127.10' |
| L15 | N 89°49'50" E | 232.34' |
| L16 | S 00°10'10" E | 62.00' |
| L17 | N 89°49'50" E | 59.43' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY. RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100**
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
Digitally signed by Robert S Flanary
DN: c=US, o=Water Resource Associates, LLC, ou=Florida Licensed Surveyor and Mapper, cn=Robert S Flanary, email=bob@wraengineering.com, serialNumber=A01410C0000018E78C83DF0C0001D177, 2.5.4.65=3.6.1.4.1.311.60.2.1.3=US, 2.5.4.5=F19000126-00707
Robert S. Flanary
ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

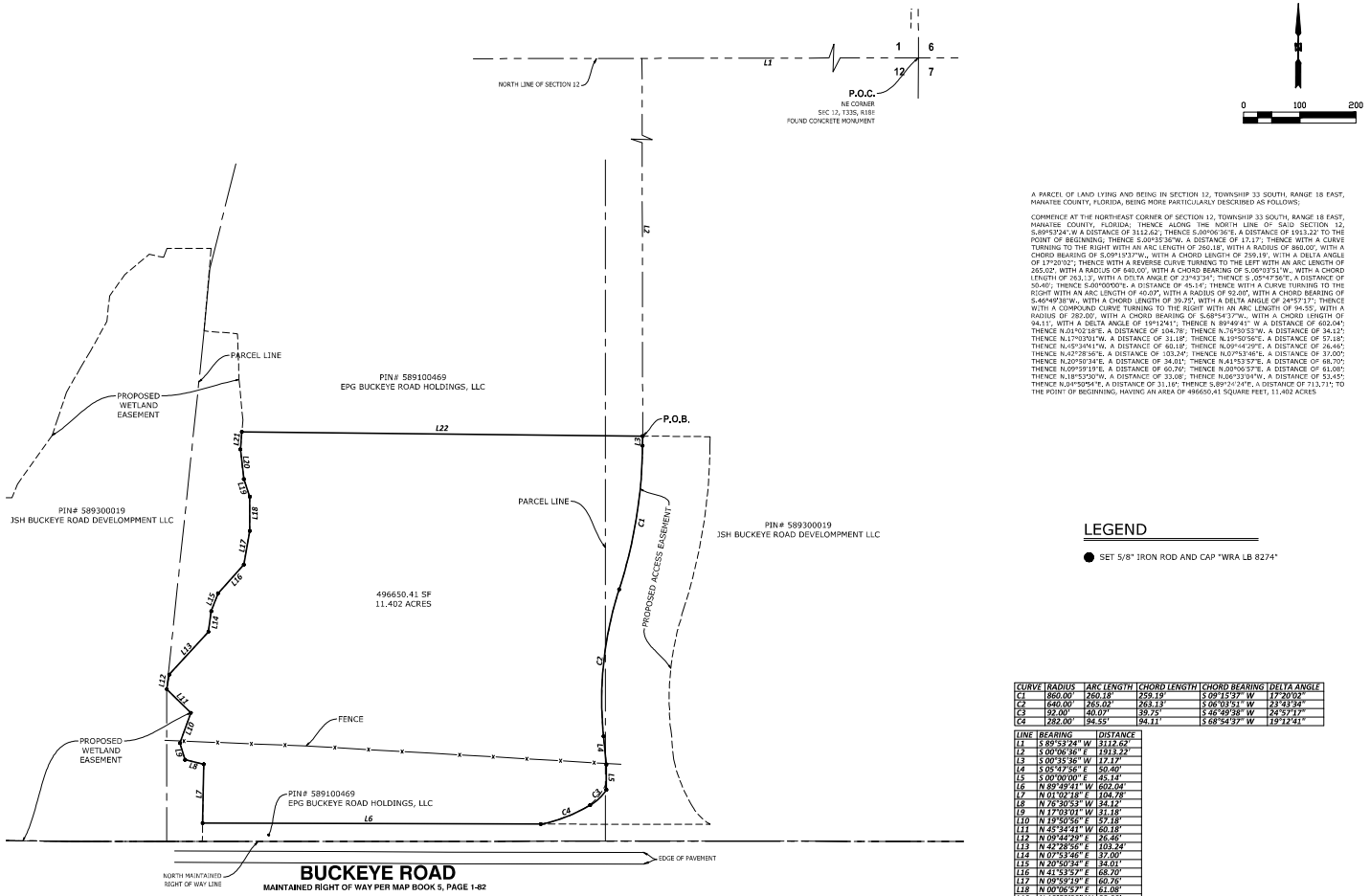
| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

| | | | |
|---|---|---|---|
| O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG | | DRAWN BY: RSF | CHECKED BY: RSF |
| PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE: 1"=50' |

SHEET
1
OF 1

# ALTA/NSPS LAND TITLE SURVEY




A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18', THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.00°06'57"E, A DISTANCE OF 37.00'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°24'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

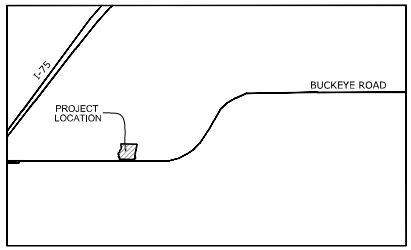
## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C2 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C3 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C4 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°53'24" W | 3112.62' |
| L2 | S 00°06'36" E | 1913.22' |
| L3 | S 00°35'36" W | 17.17' |
| L4 | S 05°47'56" E | 50.40' |
| L5 | S 00°00'00" E | 45.14' |
| L6 | N 89°49'41" W | 602.04' |
| L7 | N 01°02'18" E | 104.78' |
| L8 | N 76°30'53" W | 34.12' |
| L9 | N 17°03'01" W | 31.18' |
| L10 | N 19°50'56" E | 57.18' |
| L11 | N 45°34'41" W | 60.18' |
| L12 | N 09°44'29" E | 26.46' |
| L13 | N 42°28'56" E | 103.24' |
| L14 | N 07°53'46" E | 37.00' |
| L15 | N 20°50'34" E | 34.01' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°59'19" E | 60.76' |
| L18 | N 00°06'57" E | 61.08' |
| L19 | N 18°53'30" W | 33.08' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°50'54" E | 31.16' |
| L22 | S 89°24'24" E | 713.71' |

LOCATION MAP
NOT TO SCALE




SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347229, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200**

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA
Robert S. Flanary
ROBERT S. FLANARY
FLORIDA SURVEYOR REGISTRATION NO. 5677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

O:\05 FNC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

# EXHIBIT 4

# SKETCH OF DESCRIPTION

**A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA**
**(SKETCH IS NOT A SURVEY)**

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N 38°11'05" E A DISTANCE OF 5730.00'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2767.14', WITH A RADIUS OF 11329.16', WITH A CHORD BEARING OF N 45°10'55" E, WITH A CHORD LENGTH OF 2760.26', WITH A DELTA ANGLE OF 13°59'40"; THENCE S 01°06'57" W A DISTANCE OF 4045.66'; THENCE S 00°35'31" W A DISTANCE OF 2635.12' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) THENCE S.89°58'35"W. A DISTANCE OF 1141.84'; (2) THENCE N.89°13'50"W. A DISTANCE OF 1176.30'; (3) THENCE S.89°49'55"W. A DISTANCE OF 409.87'; (4) THENCE N.88°22'47"W. A DISTANCE OF 616.74' TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13075-2406; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: (1) THENCE N.00°09'43"W. A DISTANCE OF 42.57'; (2) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (3) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (4) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 19413430 SQUARE FEET, 445.671 ACRES

LESS AND EXCEPT THE FOLLOWING TWO PARCELS

LESS PARCEL 1
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°22'47"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.45'; THENCE N.11°13'40"E. A DISTANCE OF 13.82' TO THE POINT OF BEGINNING; THENCE N.11°13'40"E. A DISTANCE OF 31.65'; THENCE N.08°35'44"E. A DISTANCE OF 32.39'; THENCE N.54°04'34"E. A DISTANCE OF 39.29'; THENCE N.40°51'34"E. A DISTANCE OF 44.31'; THENCE N.52°54'52"E. A DISTANCE OF 38.00'; THENCE N.80°32'24"E. A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', A RADIUS OF 30.00', A CHORD BEARING OF N.37°17'19"E., A CHORD LENGTH OF 41.11', AND A DELTA ANGLE OF 86°30'10"; THENCE N.05°57'46"W. A DISTANCE OF 57.29'; THENCE N.12°09'01"W. A DISTANCE OF 37.52'; THENCE S.88°22'47"E. A DISTANCE OF 127.10'; THENCE N.89°49'50"E. A DISTANCE OF 232.34'; THENCE S.00°10'10"E. A DISTANCE OF 62.00'; THENCE N.89°49'50"E. A DISTANCE OF 59.43'; THENCE S.00°34'16"E. A DISTANCE OF 210.06'; THENCE S.89°58'34"W. A DISTANCE OF 297.37'; THENCE S.89°55'42"W. A DISTANCE OF 274.89'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126333 SQUARE FEET, 2.900 ACRES

LESS PARCEL 2
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.88°22'47"E. A DISTANCE OF 616.74'; (2) THENCE N.89°49'55"E. A DISTANCE OF 409.87'; (3) THENCE S.89°13'50"E. A DISTANCE OF 1176.30'; (4) THENCE N.89°58'35"E. A DISTANCE OF 225.26'; THENCE N.01°02'18"E. A DISTANCE OF 32.69' TO THE POINT OF BEGINNING; THENCE N.01°02'18"E. A DISTANCE OF 104.74'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', A RADIUS OF 860.00', A CHORD BEARING OF S.09°15'37"W., A CHORD LENGTH OF 259.19', AND A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', A RADIUS OF 640.00', A CHORD BEARING OF S.06°03'51"W., A CHORD LENGTH OF 263.13', AND A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', A RADIUS OF 92.00', A CHORD BEARING OF S.46°49'38"W., A CHORD LENGTH OF 39.75', AND A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', A RADIUS OF 282.00', A CHORD BEARING OF S.68°54'37"W., A CHORD LENGTH OF 94.11', AND A DELTA ANGLE OF 19°12'41"; THENCE N.89°49'29"W. A DISTANCE OF 602.04'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496640 SQUARE FEET, 11.401 ACRES

WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.2759721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000019F18E2F7D0001E25A7, O=Unaffiliated, C=US
Date: 2026.10.01 07:25:23-04'00'

ROBERT S. FLANARY, P.S.M., FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5677 STATE OF FLORIDA

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 SIGNATURE AND ORIGINAL 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.

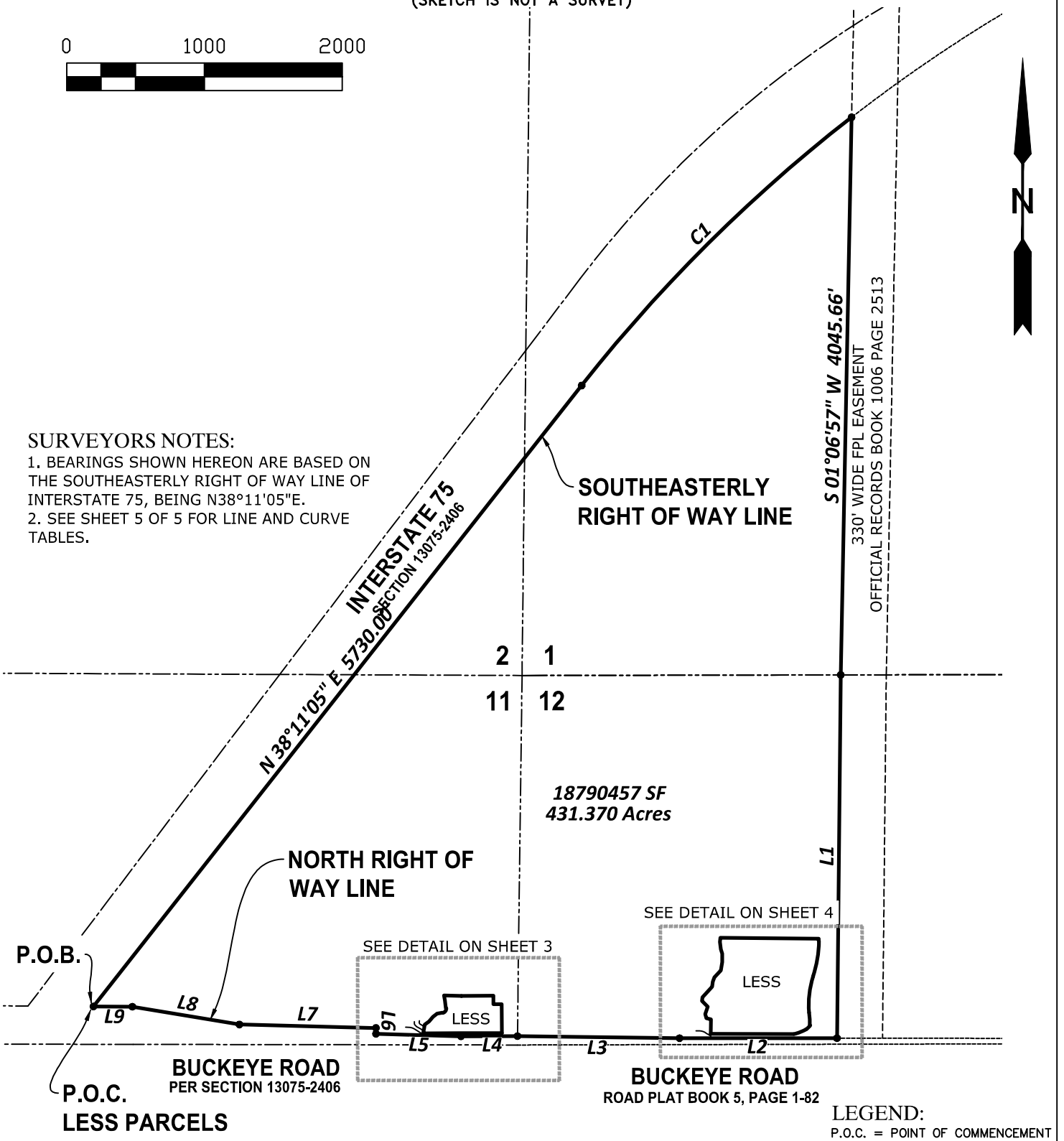
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

| | | | | | |
|---|---|---|---|---|---|
| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




## SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, BEING N38°11'05"E.
2. SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

## 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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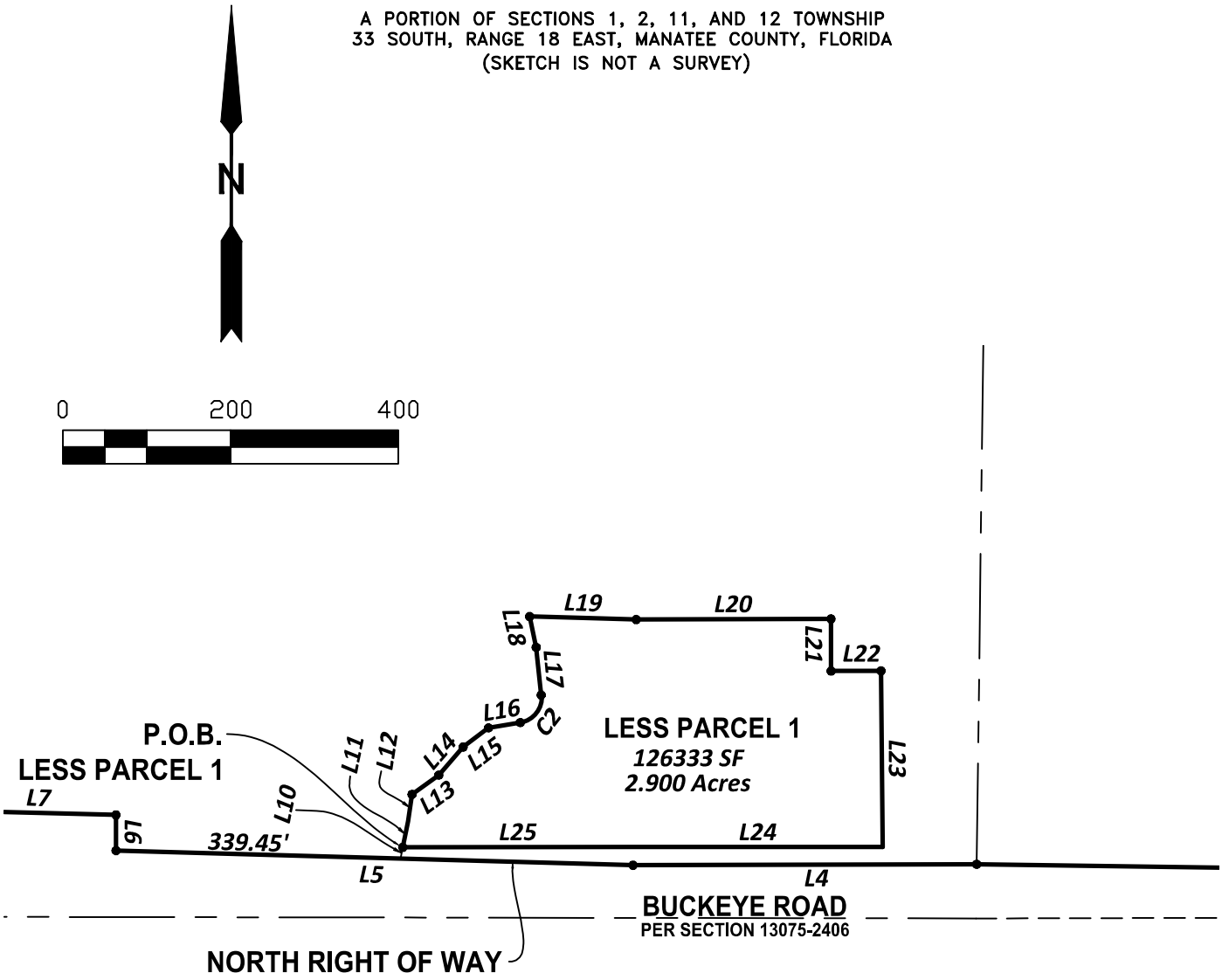
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BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: 1"=1000' |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




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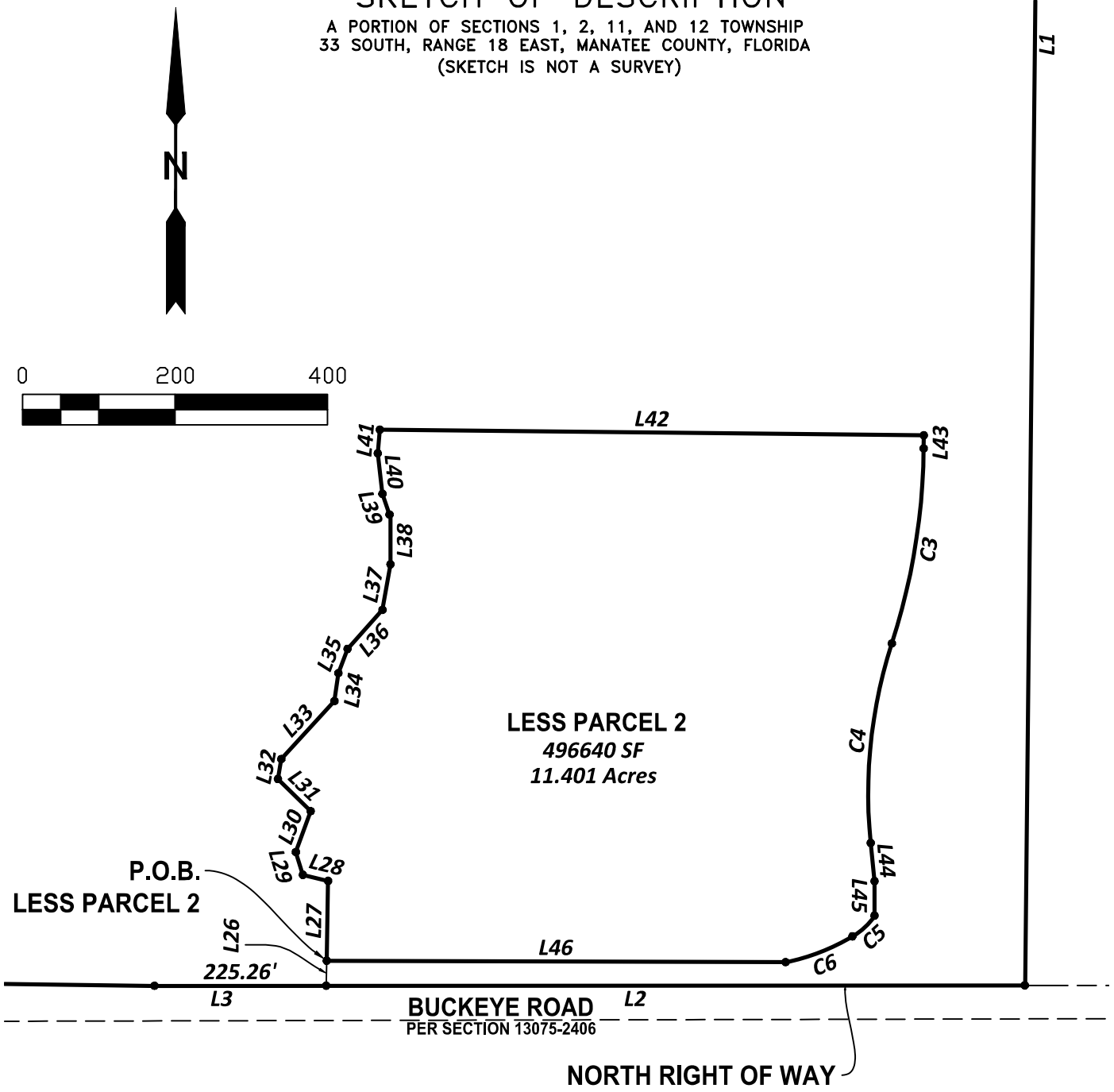
BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: 1"=200' |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

REVISION DATE

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




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# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°35'31" W | 2635.12' |
| L2 | S 89°58'35" W | 1141.84' |
| L3 | N 89°13'50" W | 1176.30' |
| L4 | S 89°49'55" W | 409.87' |
| L5 | N 88°22'47" W | 616.74' |
| L6 | N 00°09'43" W | 42.57' |
| L7 | N 88°33'01" W | 990.85' |
| L8 | N 80°31'38" W | 787.25' |
| L9 | N 89°40'22" W | 282.70' |
| L10 | N 11°13'40" E | 13.82' |
| L11 | N 11°13'40" E | 31.65' |
| L12 | N 08°35'44" E | 32.39' |
| L13 | N 54°04'34" E | 39.29' |
| L14 | N 40°51'34" E | 44.31' |
| L15 | N 52°54'52" E | 38.00' |
| L16 | N 80°32'24" E | 38.50' |
| L17 | N 05°57'46" W | 57.29' |
| L18 | N 12°09'01" W | 37.52' |
| L19 | S 88°22'47" E | 127.10' |
| L20 | N 89°49'50" E | 232.34' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L21 | S 00°10'10" E | 62.00' |
| L22 | N 89°49'50" E | 59.43' |
| L23 | S 00°34'16" E | 210.06' |
| L24 | S 89°58'34" W | 297.37' |
| L25 | S 89°55'42" W | 274.89' |
| L26 | N 01°02'18" E | 32.69' |
| L27 | N 01°02'18" E | 104.74' |
| L28 | N 76°30'53" W | 34.12' |
| L29 | N 17°03'01" W | 31.18' |
| L30 | N 19°50'56" E | 57.18' |
| L31 | N 45°34'41" W | 60.18' |
| L32 | N 09°44'29" E | 26.46' |
| L33 | N 42°28'56" E | 103.24' |
| L34 | N 07°53'46" E | 37.00' |
| L35 | N 20°50'34" E | 34.01' |
| L36 | N 41°53'57" E | 68.70' |
| L37 | N 09°59'19" E | 60.76' |
| L38 | N 00°06'57" E | 61.08' |
| L39 | N 18°53'30" W | 33.08' |
| L40 | N 06°33'04" W | 53.45' |
| L41 | N 04°50'54" E | 31.16' |
| L42 | S 89°24'24" E | 713.71' |
| L43 | S 00°35'36" W | 17.17' |
| L44 | S 05°47'56" E | 50.40' |
| L45 | S 00°00'00" E | 45.14' |
| L46 | N 89°49'29" W | 602.04' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 11329.16' | 2767.14' | 2760.26' | N 45°10'55" E | 13°59'40" |
| C2 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |
| C3 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C4 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C5 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C6 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

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Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

| | | | | | |
|---|---|---|---|---|---|
| | DRAWN | RSF | DATE: | 10/1/26 | SCALE: |
| | CHECKED | RSF | DATE: | 10/1/26 | JOB NUMBER S2283 |

# EXHIBIT 5

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

---

**CONSENT AND JOINDER OF LANDOWNER FOR THE AMENDMENT OF THE BOUNDARIES OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT [CONTRACTION PARCEL]**

The undersigned ("Petitioner") 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") currently located within the Buckhead Trails II Community Development District ("District"). The undersigned 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 23rd day of February, 2026.

**WITNESS**

By: _____
Name: Roslyn Raymie
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

By: _____
Name: Bryon T. LoPreste
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

**KC BUCKEYE EAST LLC**

By: _____
Name: James P. Harvey

**STATE OF FLORIDA**
**COUNTY OF** HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2026, by James P. Harvey, as Authorized Signatory of KC Buckeye East LLC, on its behalf. He [ x ] is personally known to me or [ ___ ] produced _____ as identification.

_____
Notary Public, State of Florida

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

**EXHIBIT A:** Legal Description

**CERTIFICATE AS TO THE RESOLUTIONS OF**

**THE MANAGER**

**OF**

**KC BUCKEYE EAST LLC**

THE UNDERSIGNED, being the Manager of KC BUCKEYE EAST LLC (the "Company"), does hereby certify that the following is a true and complete copy of a Resolution adopted by the Manager of said Company which Resolution has not been revoked, rescinded, cancelled or modified and remains in full force and effect.

**RESOLVED**, that the Company shall execute all contracts, documents, purchase agreements, affidavits, deeds, settlement statements, agreements, instruments and all necessary papers and documents in connection with the leasing, acquisitions, development, and disposition of real property for sale; and

**IT IS FURTHER RESOLVED**, that the following individuals acting on behalf of the Company are authorized, empowered and directed to do singly, all such further acts, and execute and deliver all such contracts, closing documents, settlement statements, purchase and sale agreements, papers, leases, documents, instruments, and agreements and otherwise take any action as may be necessary or appropriate in connection with the aforesaid resolution:

| | |
|---|---|
| James Harvey | Authorized Signatory |
| John Peckham | Authorized Signatory |
| Troy Simpson | Authorized Signatory |

**AND BE IT FURTHER RESOLVED**, that all actions heretofore taken by the foregoing persons and all things done by this authority with respect to the foregoing resolution, and the actions contemplated thereby, are hereby agreed to, ratified, approved and adopted.

**CERTIFIED** that the Operating Agreement of the Company does not impair or restrict the Company's ability to execute and deliver the documents contemplated by this resolution.

**IN WITNESS WHEREOF**, this written resolution is made effective as of the 13th day of January, 2026.

**KC BUCKEYE EAST LLC**

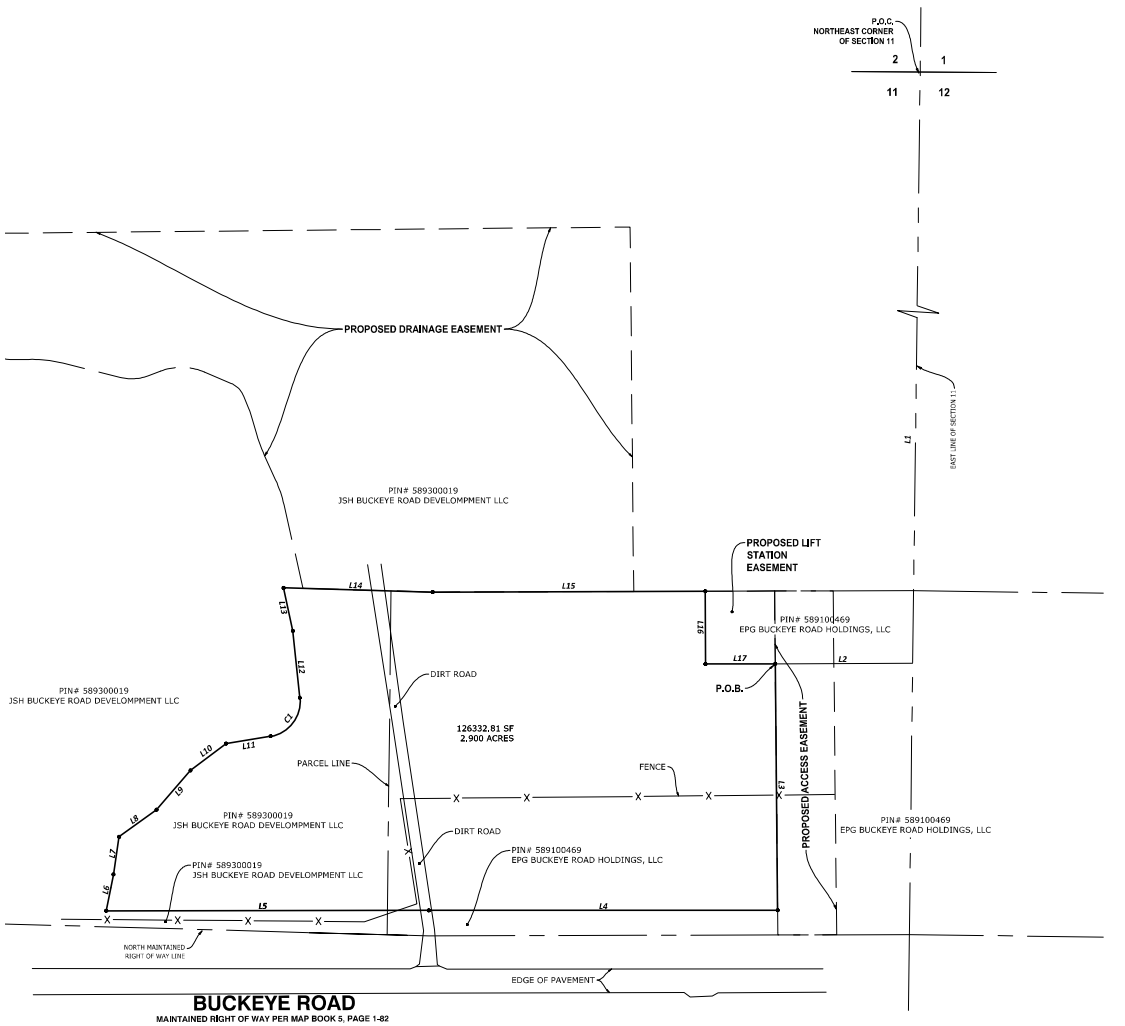
By: The Kolter Group LLC, its Manager

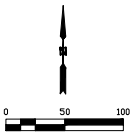
By: _____

Howard Erbstein
Manager

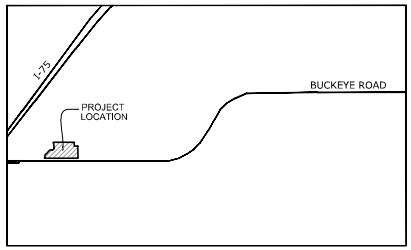
**EXHIBIT A:**
Legal Description

# ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 09°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°43'35" W | 2384.36' |
| L2 | S 89°49'50" W | 117.13' |
| L3 | S 00°34'16" E | 210.06' |
| L4 | S 89°58'34" W | 297.37' |
| L5 | S 89°55'42" W | 274.89' |
| L6 | N 11°13'40" E | 31.65' |
| L7 | N 08°35'44" E | 32.39' |
| L8 | N 54°04'34" E | 39.29' |
| L9 | N 40°51'34" E | 44.31' |
| L10 | N 52°54'52" E | 38.00' |
| L11 | N 80°52'24" E | 36.50' |
| L12 | N 05°57'46" W | 57.29' |
| L13 | N 12°09'01" W | 37.52' |
| L14 | S 88°22'47" E | 127.10' |
| L15 | N 89°49'50" E | 232.34' |
| L16 | S 00°10'10" E | 62.00' |
| L17 | N 89°49'50" E | 59.43' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100**
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Robert S Flanary
DN: c=US, o=Florida, cn=Robert S Flanary, 0.9.2342.19200300.100.1.1=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.5=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.11=2.16.840.1.113730.3.1.241, 0.9.2342.19200300.100.1.3=5677, 2.5.4.5=A01410C00000187AC60F0C0000222177
Date: 2025.08.26 09:57:07

ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

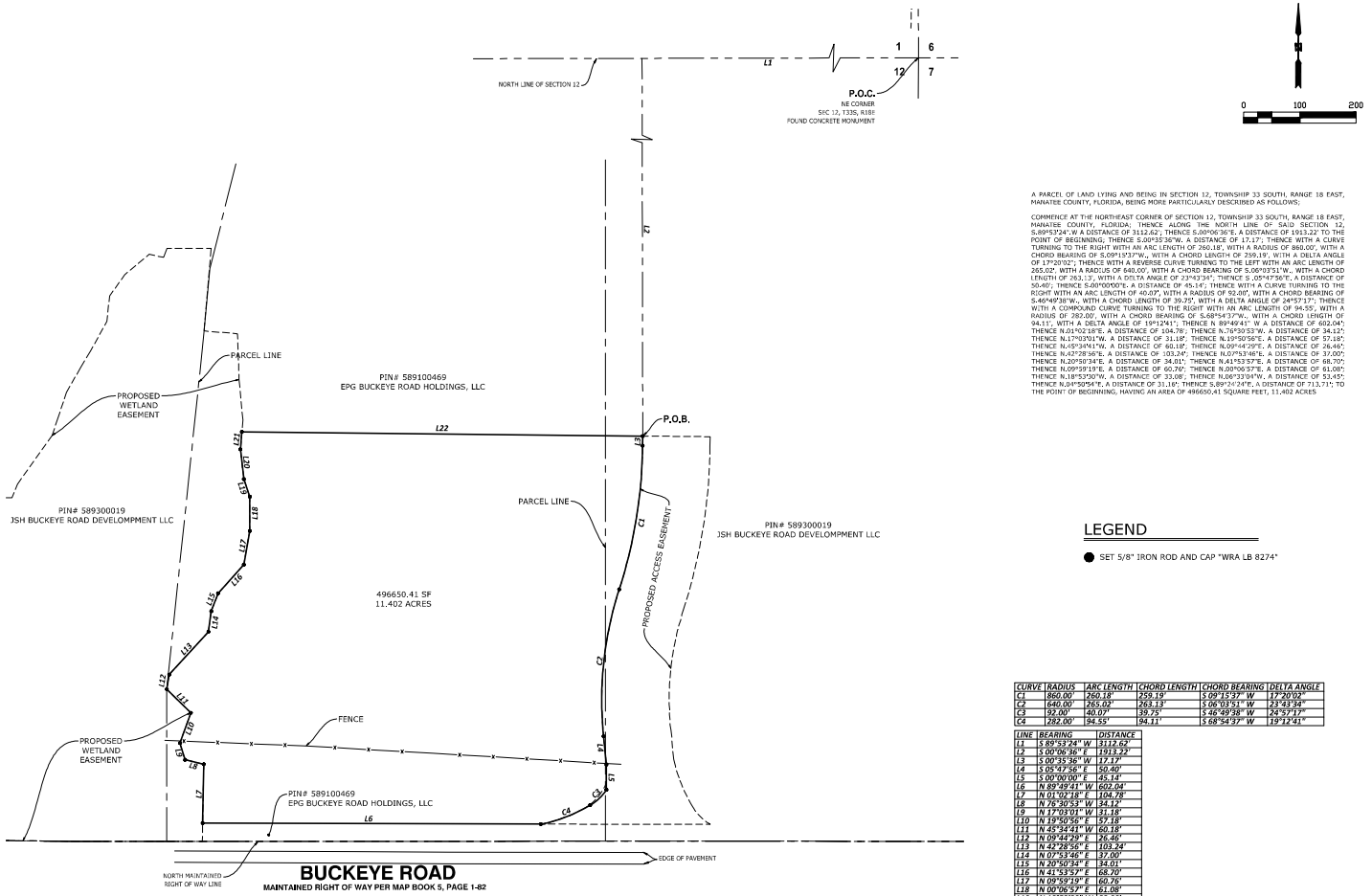
| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

| | | | |
|---|---|---|---|
| O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG | | DRAWN BY: RSF | CHECKED BY: RSF |
| PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE: 1"=50' |

SHEET
1
OF 1

# ALTA/NSPS LAND TITLE SURVEY




A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18'; THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°53'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

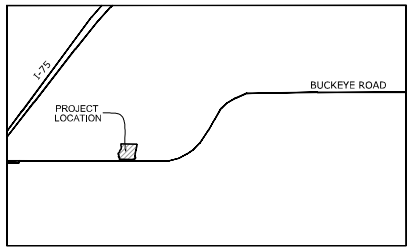
## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C2 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C3 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C4 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°53'24" W | 3112.62' |
| L2 | S 00°06'36" E | 1913.22' |
| L3 | S 09°35'36" W | 17.17' |
| L4 | S 05°47'56" E | 50.40' |
| L5 | S 00°00'00" E | 45.14' |
| L6 | N 89°49'41" W | 602.04' |
| L7 | N 01°02'18" E | 104.78' |
| L8 | N 76°30'53" W | 34.12' |
| L9 | N 17°03'01" W | 31.18' |
| L10 | N 19°50'56" E | 57.18' |
| L11 | N 45°34'41" W | 60.18' |
| L12 | N 09°44'29" E | 26.46' |
| L13 | N 42°28'56" E | 103.24' |
| L14 | N 07°53'46" E | 37.00' |
| L15 | N 20°50'34" E | 34.01' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°59'19" E | 60.76' |
| L18 | N 00°06'57" E | 61.08' |
| L19 | N 18°53'30" W | 33.08' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°50'54" E | 31.16' |
| L22 | S 89°24'24" E | 713.71' |

LOCATION MAP
NOT TO SCALE




SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

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3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD, (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200**

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA

Robert S. Flanary

ROBERT S. FLANARY
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 5677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

O:\05 FSC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

# EXHIBIT 6

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT RESCINDING AND REPLACING RESOLUTION 2025-09 IN ITS ENTIRETY; AUTHORIZING 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 Buckhead Trails II 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,** on September 24, 2025, the District previously adopted Resolution 2025-09 directing the Chairman and District staff to request the passage of an ordinance amending the District's boundaries, which the District desires to rescind and replace in its entirety, with this Resolution; 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

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

**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 landowner, KC Buckeye East LLC ("**Landowner**") 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 BUCKHEAD TRAILS II 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. RESCINDMENT OF RESOLUTION 2025-09.** Resolution 2025-09 adopted by the Board on September 24, 2025, is hereby rescinded in its entirety.

**3. 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.

**4. LANDOWNER FUNDING.** The Landowner agrees to make available to the District such monies as are necessary to fund and enable the District to effect the Boundary Amendment. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Boundary Amendment expenses separate from other services provided to the District.

**5. AUTHORIZATION FOR AGENT**. The Board hereby authorizes Jere Earlywine, Esq., of Kutak Rock, LLP, to act as agent of the District with regard to any and all matters pertaining to the Boundary Amendment. 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.

**6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

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**PASSED AND ADOPTED** this 25th day of February, 2026.

ATTEST:

DocuSigned by:
Jayna Cooper
D2AA837090BA417...
Assistant Secretary

**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

Signed by:
Carlos de La Ossa
CC0CB251E795481...
Chairman/Vice-Chairman, Board of Supervisors

**Exhibit A:** Legal Description of District Boundaries, as Amended

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

**Exhibit A:**

Legal Description of District Boundaries, as Amended

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# SKETCH OF DESCRIPTION

**A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA**
**(SKETCH IS NOT A SURVEY)**

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 11, AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N 38°11'05" E A DISTANCE OF 5730.00'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2767.14', WITH A RADIUS OF 11329.16', WITH A CHORD BEARING OF N 45°10'55" E, WITH A CHORD LENGTH OF 2760.26', WITH A DELTA ANGLE OF 13°59'40"; THENCE S 01°06'57" W A DISTANCE OF 4045.66'; THENCE S 00°35'31" W A DISTANCE OF 2635.12' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) THENCE S.89°58'35"W. A DISTANCE OF 1141.84'; (2) THENCE N.89°13'50"W. A DISTANCE OF 1176.30'; (3) THENCE S.89°49'55"W. A DISTANCE OF 409.87'; (4) THENCE N.88°22'47"W. A DISTANCE OF 616.74' TO THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS SECTION 13075-2406; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING FOUR COURSES: (1) THENCE N.00°09'43"W. A DISTANCE OF 42.57'; (2) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (3) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (4) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 19413430 SQUARE FEET, 445.671 ACRES

LESS AND EXCEPT THE FOLLOWING TWO PARCELS

LESS PARCEL 1
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°22'47"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.45'; THENCE N.11°13'40"E. A DISTANCE OF 13.82' TO THE POINT OF BEGINNING; THENCE N.11°13'40"E. A DISTANCE OF 31.65'; THENCE N.08°35'44"E. A DISTANCE OF 32.39'; THENCE N.54°04'34"E. A DISTANCE OF 39.29'; THENCE N.40°51'34"E. A DISTANCE OF 44.31'; THENCE N.52°54'52"E. A DISTANCE OF 38.00'; THENCE N.80°32'24"E. A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', A RADIUS OF 30.00', A CHORD BEARING OF N.37°17'19"E., A CHORD LENGTH OF 41.11', AND A DELTA ANGLE OF 86°30'10"; THENCE N.05°57'46"W. A DISTANCE OF 57.29'; THENCE N.12°09'01"W. A DISTANCE OF 37.52'; THENCE S.88°22'47"E. A DISTANCE OF 127.10'; THENCE N.89°49'50"E. A DISTANCE OF 232.34'; THENCE S.00°10'10"E. A DISTANCE OF 62.00'; THENCE N.89°49'50"E. A DISTANCE OF 59.43'; THENCE S.00°34'16"E. A DISTANCE OF 210.06'; THENCE S.89°58'34"W. A DISTANCE OF 297.37'; THENCE S.89°55'42"W. A DISTANCE OF 274.89'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126333 SQUARE FEET, 2.900 ACRES

LESS PARCEL 2
COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 ( STATE ROAD 93) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.89°40'22"E. A DISTANCE OF 282.70'; (2) THENCE S.80°31'38"E. A DISTANCE OF 787.25'; (3) THENCE S.88°33'01"E. A DISTANCE OF 990.85'; (4) THENCE S.00°09'43"E. A DISTANCE OF 42.57' TO THE NORTH RIGHT-OF-WAY LINE OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1 TO 82 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.88°22'47"E. A DISTANCE OF 616.74'; (2) THENCE N.89°49'55"E. A DISTANCE OF 409.87'; (3) THENCE S.89°13'50"E. A DISTANCE OF 1176.30'; (4) THENCE N.89°58'35"E. A DISTANCE OF 225.26'; THENCE N.01°02'18"E. A DISTANCE OF 32.69' TO THE POINT OF BEGINNING; THENCE N.01°02'18"E. A DISTANCE OF 104.74'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', A RADIUS OF 860.00', A CHORD BEARING OF S.09°15'37"W., A CHORD LENGTH OF 259.19', AND A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', A RADIUS OF 640.00', A CHORD BEARING OF S.06°03'51"W., A CHORD LENGTH OF 263.13', AND A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', A RADIUS OF 92.00', A CHORD BEARING OF S.46°49'38"W., A CHORD LENGTH OF 39.75', AND A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', A RADIUS OF 282.00', A CHORD BEARING OF S.68°54'37"W., A CHORD LENGTH OF 94.11', AND A DELTA ANGLE OF 19°12'41"; THENCE N.89°49'29"W. A DISTANCE OF 602.04'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496640 SQUARE FEET, 11.401 ACRES

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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary, dnQualifier=A01410D0000019F18E2F7D0001E25A7, O=Unaffiliated, C=US
Date: 2026.10.01 07:25:23-04'00'

ROBERT S. FLANARY, P.S.M., FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5677 STATE OF FLORIDA

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 SIGNATURE AND ORIGINAL 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.

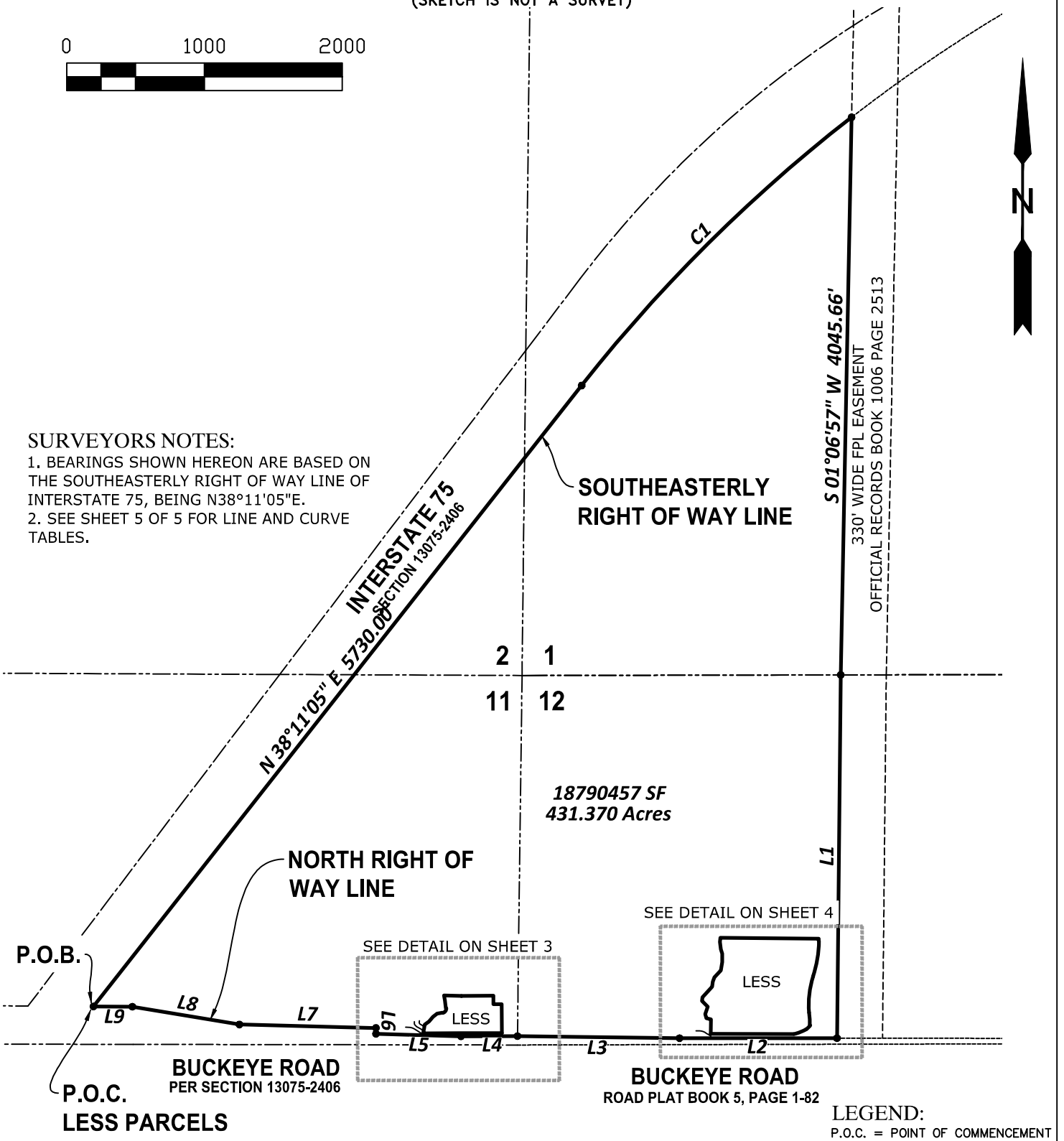
REVISION DATE

BUCKHEAD TRAILS WEST
SKETCH IS NOT A SURVEY

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# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 11, AND 12 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)




## SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 75, BEING N38°11'05"E.
2. SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES.

## 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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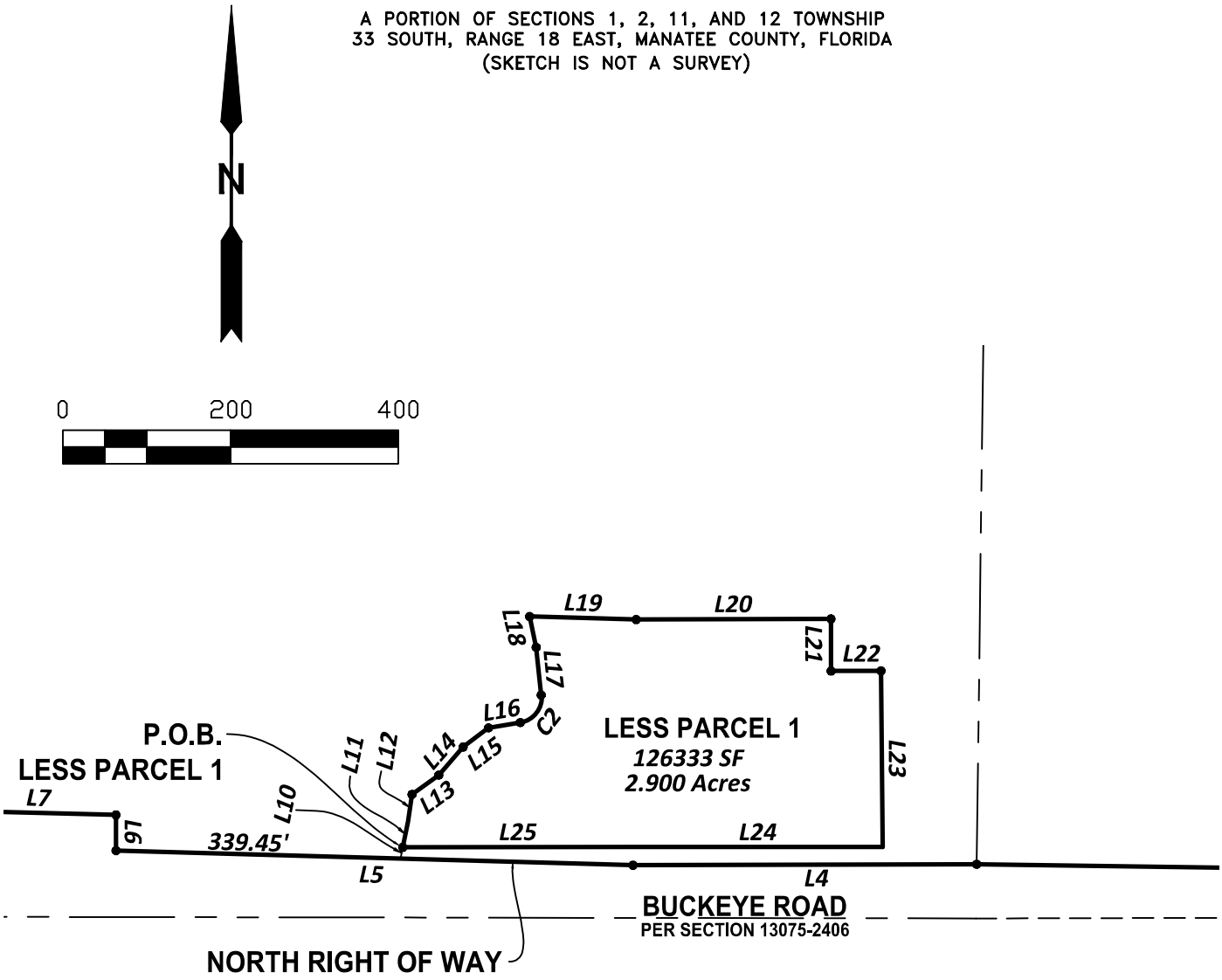
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# SKETCH OF DESCRIPTION

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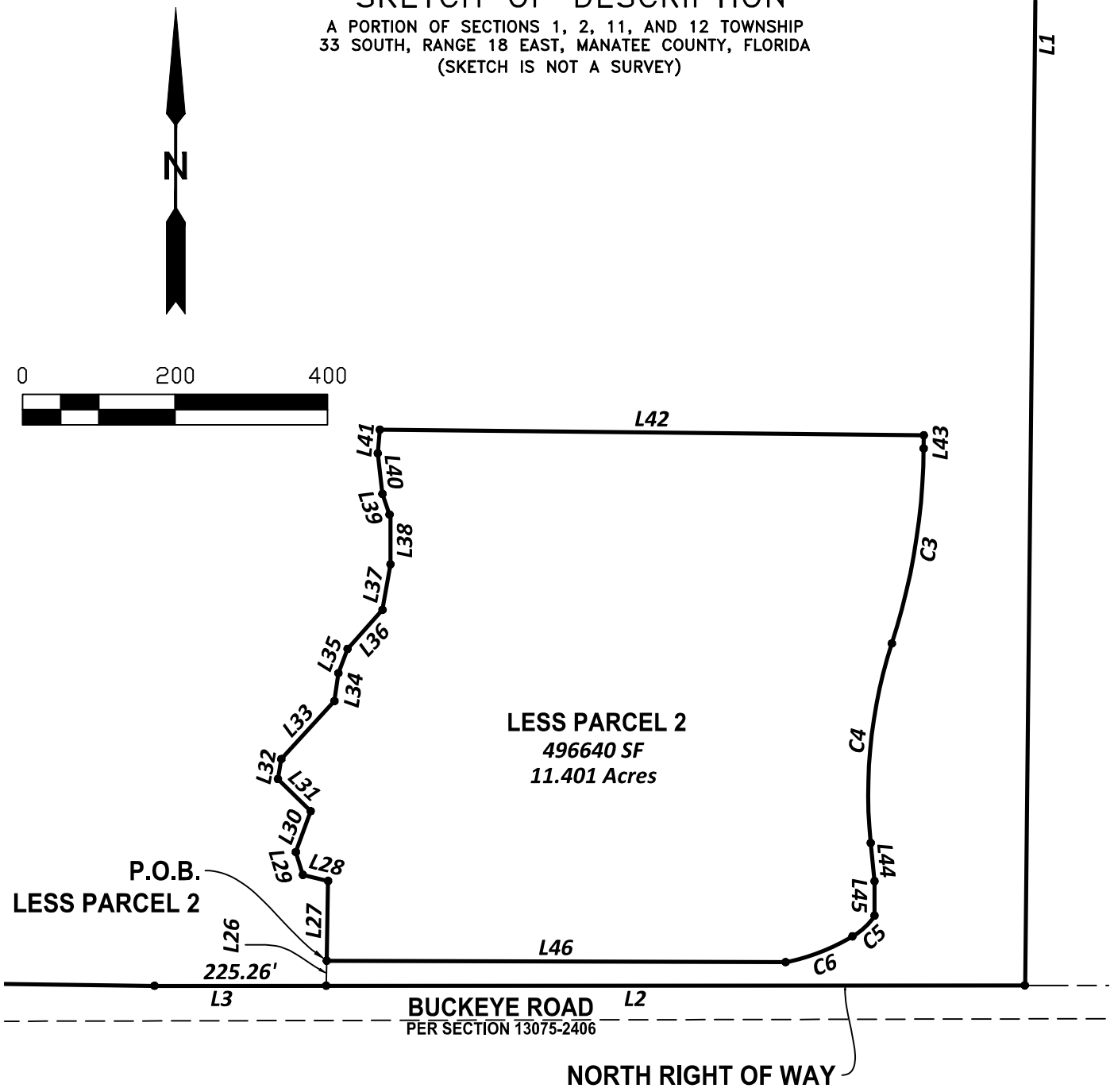
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# SKETCH OF DESCRIPTION

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# SKETCH OF DESCRIPTION

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

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°35'31" W | 2635.12' |
| L2 | S 89°58'35" W | 1141.84' |
| L3 | N 89°13'50" W | 1176.30' |
| L4 | S 89°49'55" W | 409.87' |
| L5 | N 88°22'47" W | 616.74' |
| L6 | N 00°09'43" W | 42.57' |
| L7 | N 88°33'01" W | 990.85' |
| L8 | N 80°31'38" W | 787.25' |
| L9 | N 89°40'22" W | 282.70' |
| L10 | N 11°13'40" E | 13.82' |
| L11 | N 11°13'40" E | 31.65' |
| L12 | N 08°35'44" E | 32.39' |
| L13 | N 54°04'34" E | 39.29' |
| L14 | N 40°51'34" E | 44.31' |
| L15 | N 52°54'52" E | 38.00' |
| L16 | N 80°32'24" E | 38.50' |
| L17 | N 05°57'46" W | 57.29' |
| L18 | N 12°09'01" W | 37.52' |
| L19 | S 88°22'47" E | 127.10' |
| L20 | N 89°49'50" E | 232.34' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L21 | S 00°10'10" E | 62.00' |
| L22 | N 89°49'50" E | 59.43' |
| L23 | S 00°34'16" E | 210.06' |
| L24 | S 89°58'34" W | 297.37' |
| L25 | S 89°55'42" W | 274.89' |
| L26 | N 01°02'18" E | 32.69' |
| L27 | N 01°02'18" E | 104.74' |
| L28 | N 76°30'53" W | 34.12' |
| L29 | N 17°03'01" W | 31.18' |
| L30 | N 19°50'56" E | 57.18' |
| L31 | N 45°34'41" W | 60.18' |
| L32 | N 09°44'29" E | 26.46' |
| L33 | N 42°28'56" E | 103.24' |
| L34 | N 07°53'46" E | 37.00' |
| L35 | N 20°50'34" E | 34.01' |
| L36 | N 41°53'57" E | 68.70' |
| L37 | N 09°59'19" E | 60.76' |
| L38 | N 00°06'57" E | 61.08' |
| L39 | N 18°53'30" W | 33.08' |
| L40 | N 06°33'04" W | 53.45' |
| L41 | N 04°50'54" E | 31.16' |
| L42 | S 89°24'24" E | 713.71' |
| L43 | S 00°35'36" W | 17.17' |
| L44 | S 05°47'56" E | 50.40' |
| L45 | S 00°00'00" E | 45.14' |
| L46 | N 89°49'29" W | 602.04' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 11329.16' | 2767.14' | 2760.26' | N 45°10'55" E | 13°59'40" |
| C2 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |
| C3 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C4 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C5 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C6 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

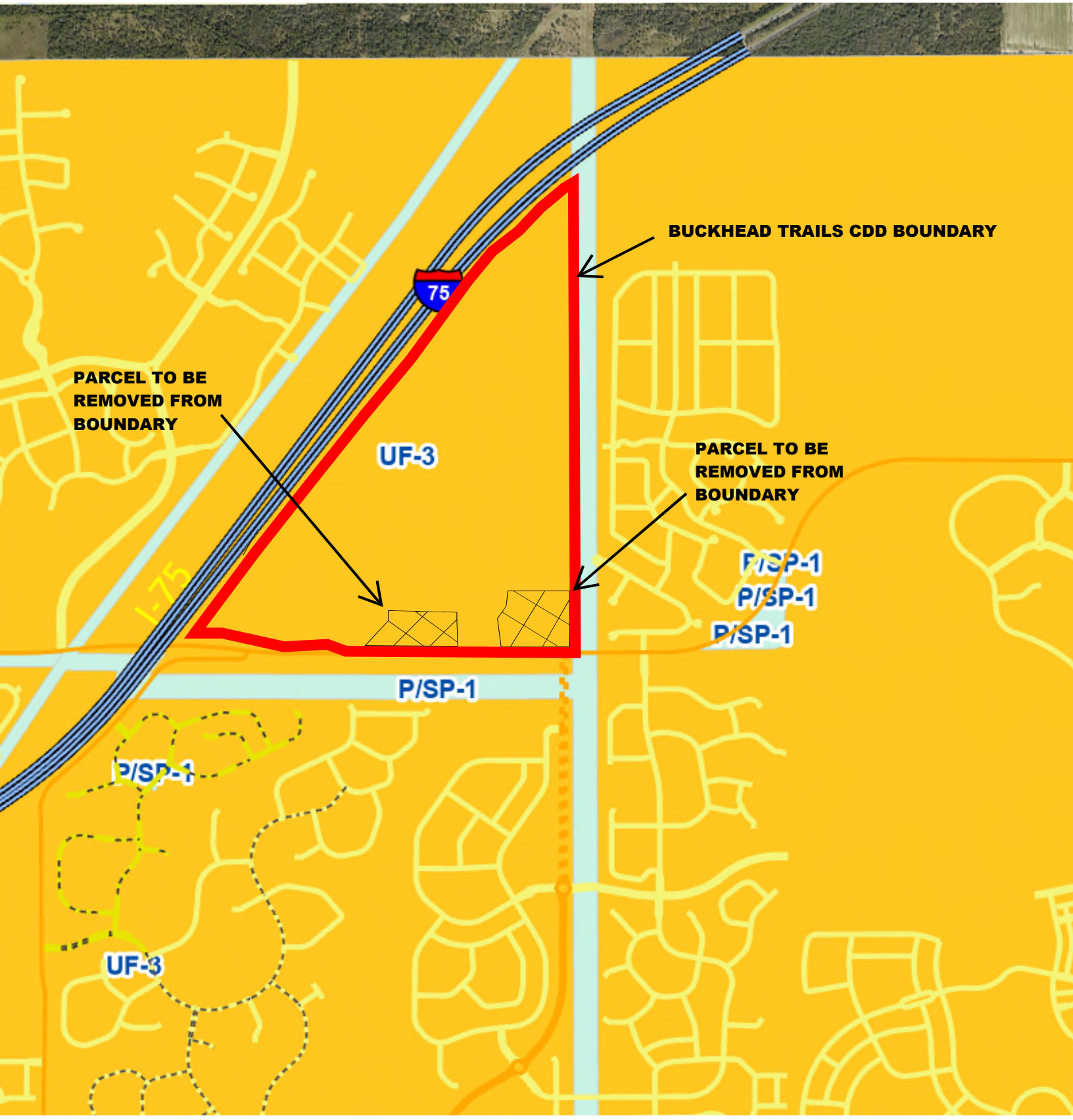
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# EXHIBIT 7


BUCKHEAD TRAILS CDD BOUNDARY
75
PARCEL TO BE REMOVED FROM BOUNDARY
UF-3
PARCEL TO BE REMOVED FROM BOUNDARY
I-75
P/SP-1
P/SP-1
P/SP-1
P/SP-1
P/SP-1
UF-3

# EXHIBIT 8

# 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 Buckhead Trails II Community Development District ("District"). The District was established by Ordinance Nos. 22-58 and 24-25E, passed by the Board of County Commissioners of Manatee County, Florida. The current size of the District is approximately 445.67 +/- acres and the District is located entirely within Manatee County, Florida ("County"). The petition to amend the boundaries of the District seeks to remove approximately 14.302 +/- acres located in the County from the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 431.368 +/- acres and is planned to be developed with a total of 1021 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 Buckhead Trails II 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 1021 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 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 Buckhead Trails II.

### 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 (as defined herein), 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 SERC, "Transactional Costs" are direct costs that are readily ascertainable by the County based upon standard business practices, and may include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(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. (The County, according to the Census 2020, has a population of 949,611; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) In evaluating the impacts described in paragraphs (a) and (e), the County must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.
2. Changes to the market value of goods or services produced, provided, or sold.
3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

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

(h) 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, 431.368 +/- acre area will still promote local economic activity, create local 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, 445.67 +/- 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 1021 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 14.302 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 14.302 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 431.368 +/- acre master planned residential development currently anticipated to contain a total of approximately 1021 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 3,573.50 +/- 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 14.302 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 the County. 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.

The County has a population of 399,716 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 District.

# EXHIBIT 9

**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, KC Buckeye East LLC, 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 Buckhead Trails II 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: Roslyn Raymie

Name: Bryon T. LoPreste

**KC BUCKEYE EAST LLC**

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026

**STATE OF FLORIDA**
**COUNTY OF** HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2026, by James P. Harvey, as Authorized Signatory of KC Buckeye East LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

Name: Bryon T. LoPreste
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**ORDINANCE NO. 26-45 (f.k.a. ORDINANCE NO. 24-25 & f.k.a ORDINANCE NO. 22-58)**

**AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CONTRACTING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 14.302 ACRES OF LAND; AMENDING SUBSECTION 2-8-82 OF THE MANATEE COUNTY CODE OF ORDINANCES DESCRIBING 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**, subsection 190.046(1), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for contraction to this community development district's boundaries that were previously established by county ordinance; and

**WHEREAS**, the Buckhead Trails II Community Development District (the "District") has been created by law and established pursuant to Manatee County Ordinance No. 22-58, adopted on December 6, 2022, effective as filed with the Secretary of State of Florida on December 8, 2022, as amended by Manatee County Ordinance No. 24-25, adopted on February 22, 2024, effective as filed with the Secretary of State of Florida on February 22, 2024; and

**WHEREAS**, Ordinance 22-58 described the boundaries of the District, as including approximately 409.16 acres of land; and

**WHEREAS**, Ordinance No. 24-25 described the amendment of boundaries of

the District, by adding approximately 36.51 acres bringing the total acreage from approximately 409.16 acres to approximately 445.67 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 (the "Board"), has relied thereon in adopting this Ordinance; and

**WHEREAS**, the District's board of supervisors (the "Petitioner") has filed a petition (the "Petition") with the Board requesting adoption of an ordinance contracting the boundaries of the District pursuant to subsection 190.046(1), Florida Statutes; and

**WHEREAS**, the Petition designated approximately 14.302 acres of land to be removed from the District, as described therein; and

**WHEREAS**, pursuant to sections 190.046(1)(g) and 125.66, 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**, KC Buckeye East LLC, a Florida limited liability company, is the owner of the approximately 14.302 acres of land proposed to be removed from the District and has consented in writing to the contraction 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 sections 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 190.046(1), Florida Statutes, as amended, in making its determination to grant or deny the petition for adoption of an ordinance 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 was established under Ordinance No. 22-58 and subsequently amended by Ordinance No. 24-25, both being 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**, the contraction of the District will yield approximately 431.368 acres of territory, and the 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 sections 190.046(1) and 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. Contraction of boundaries. The boundaries of the District are hereby contracted pursuant to subsection 190.046(1), Florida Statutes, by removing approximately 14.302 acres of land from the geographic boundaries and control of the District to a total of approximately 431.368 acres of land, are described and depicted in **Exhibit "A."**

Section 5. Amending subsection 2-8-82 of the Manatee County Code of Ordinances. Subsection 2-8-82 of the Manatee County Code of Ordinances is hereby amended to read as follows:

Sec. 2-8-82. Buckhead Trails II Community Development District.

***

(b) *Boundaries*. The boundaries of the district are described in the metes and bounds description attached Ord. No. 26-45 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 the Boundaries of Buckhead Trails II Community Development District via County Ordinance No. 26-45 requesting amendment to the boundaries of the District through contraction dated April 6, 2026, signed by Carlos de la Ossa, District Chairman, and 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 CivicPlus, 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 8th day of October 2026.

**BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA**

**By:_____**
**Chairperson**

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

**By:_____**
**Deputy Clerk**

**ZNS ENGINEERING**
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

**EXHIBIT A**

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID BUCKEYE ROAD RIGHT-OF-WAY LINE AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1, THE FOLLOWING FOUR COURSES: (1) S89°58'35"W, 1141.84 FEET; (2) N89°13'48"W, 1176.31 FEET; (3) S89°49'50"W, 409.87 FEET; (4) N88°22'47"W, 616.73 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTHERLY LINE OF BUCKEYE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: (1) N00°09'43"W, 42.57 FEET; (2) N88°33'01"W, 990.85 FEET; (3) N80°31'38"W, 787.25 FEET; (4) N89°40'22"W, 282.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N38°11'05"E, 5730.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET, A CENTRAL ANGLE OF 13°59'40"; (2) ALONG THE ARC OF SAID CURVE 2767.12 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY S01°06'57"W, 4045.66 FEET; THENCE S00°35'29"W, 2635.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,413,387 SQUARE FEET OR 445.67 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH
OF
# LAND
LOCATED IN
# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-10-2022



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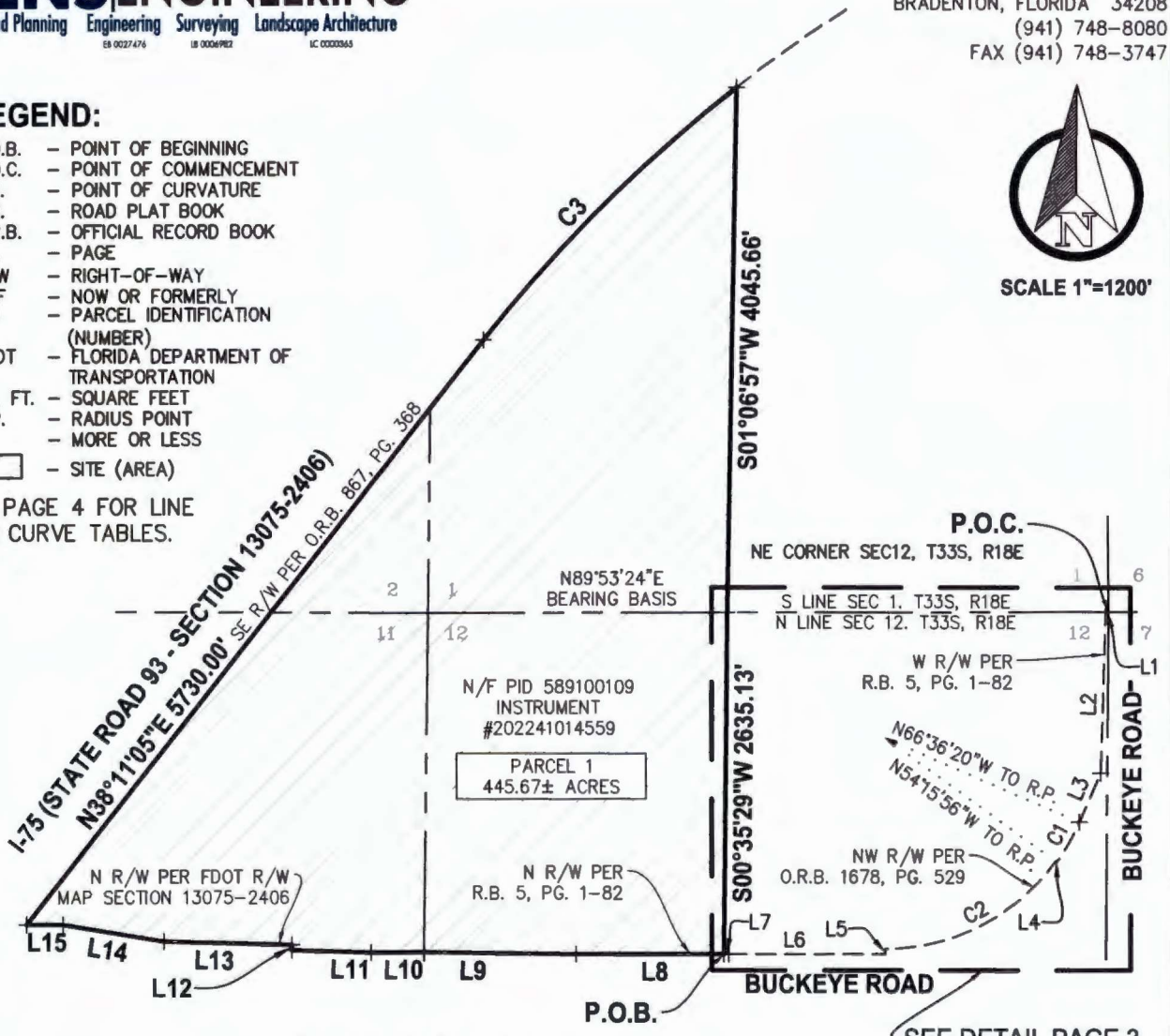
# EXHIBIT A

## LEGEND:

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
R.B. – ROAD PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
PID – PARCEL IDENTIFICATION (NUMBER)
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
SQ. FT. – SQUARE FEET
R.P. – RADIUS POINT
± – MORE OR LESS
– SITE (AREA)

SEE PAGE 4 FOR LINE AND CURVE TABLES.

SCALE 1"=1200'




SEE DETAIL PAGE 3

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH
OF
# LAND
LOCATED IN
# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**



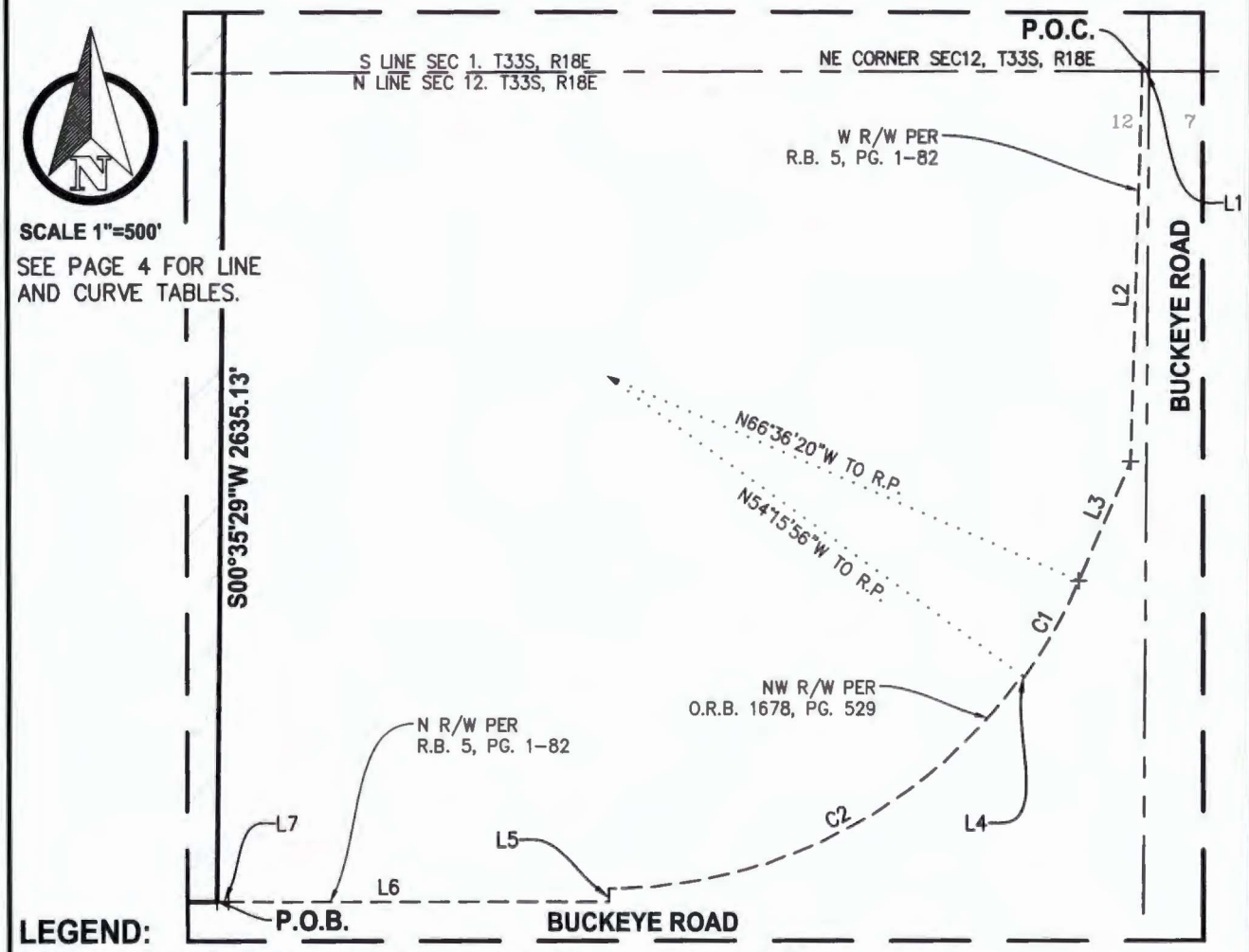
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# EXHIBIT A

DETAIL FROM PAGE 2




SCALE 1"=500'

SEE PAGE 4 FOR LINE AND CURVE TABLES.

## LEGEND:

| | | | |
|---|---|---|---|
| P.O.B. | – POINT OF BEGINNING | SQ. FT. | – SQUARE FEET |
| P.O.C. | – POINT OF COMMENCEMENT | R.P. | – RADIUS POINT |
| P.C. | – POINT OF CURVATURE | ± | – MORE OR LESS |
| R.B. | – ROAD PLAT BOOK | ▭ | – SITE (AREA) |
| O.R.B. | – OFFICIAL RECORD BOOK | | |
| PG. | – PAGE | | |
| R/W | – RIGHT-OF-WAY | | |
| N/F | – NOW OR FORMERLY | | |
| PID | – PARCEL IDENTIFICATION (NUMBER) | | |
| SQ. FT. | – SQUARE FEET | | |

NOT A BOUNDARY SURVEY

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## MANATEE COUNTY, FLORIDA

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**MANATEE COUNTY, FLORIDA**

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BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S01°46'28"W | 1241.54' |
| L3 | S23°24'03"W | 413.28' |
| L4 | N54°20'21"W | 10.00' |
| L5 | S00°06'39"E | 42.41' |
| L6 | N89°56'58"W | 1214.12' |
| L7 | S89°58'35"W | 36.73' |
| L8 | S89°58'35"W | 1141.84' |

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L9 | N89°13'48"W | 1176.31' |
| L10 | S89°49'50"W | 409.87' |
| L11 | N88°22'47"W | 616.73' |
| L12 | N00°09'43"W | 42.57' |
| L13 | N88°33'01"W | 990.85' |
| L14 | N80°31'38"W | 787.25' |
| L15 | N89°40'22"W | 282.70' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |
| C3 | 11329.16' | 13°59'40" | 2767.12' | N45°10'54"E |

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

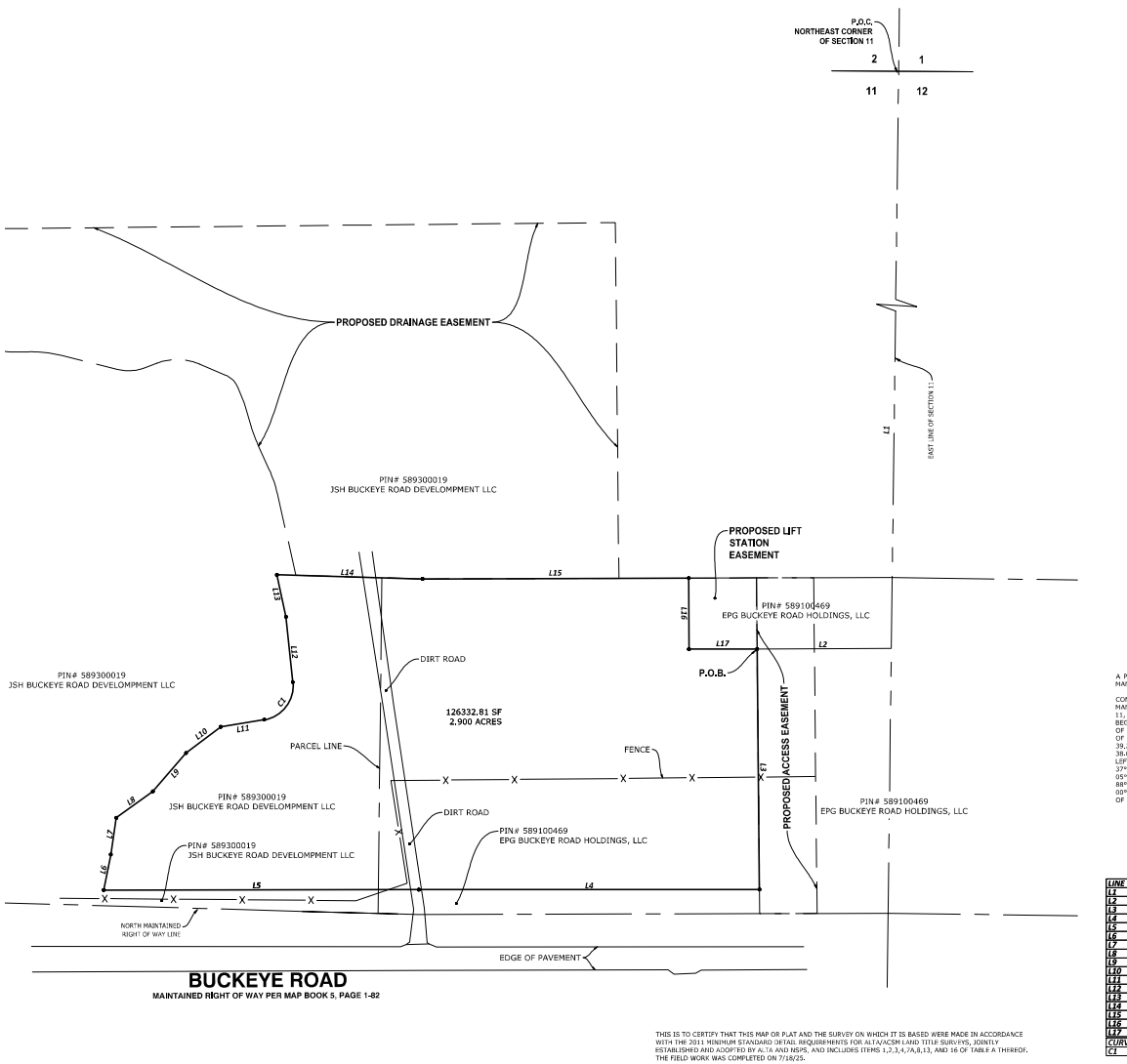
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



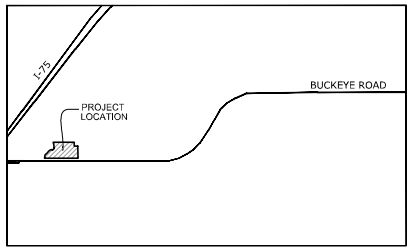
T:_2022\453206 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg

# CONTRACTION PARCELS

## ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE N 89°52'24" E A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 05°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°43'35" W | 2384.36' |
| L2 | S 89°49'50" W | 117.13' |
| L3 | S 00°34'16" E | 210.06' |
| L4 | S 89°58'34" W | 297.37' |
| L5 | S 89°55'42" W | 274.89' |
| L6 | N 11°13'40" E | 31.65' |
| L7 | N 08°35'44" E | 32.39' |
| L8 | N 54°04'34" E | 39.29' |
| L9 | N 40°51'34" E | 44.31' |
| L10 | N 52°54'52" E | 38.00' |
| L11 | N 89°52'24" E | 38.50' |
| L12 | N 05°57'46" W | 57.29' |
| L13 | N 12°09'01" W | 37.52' |
| L14 | S 88°22'47" E | 127.10' |
| L15 | N 89°49'50" E | 232.34' |
| L16 | S 00°10'10" E | 62.00' |
| L17 | N 89°49'50" E | 59.43' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100**
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

ROBERT S. FLANARY, JR.
FLORIDA SURVEYOR, REGISTRATION NO. 5677

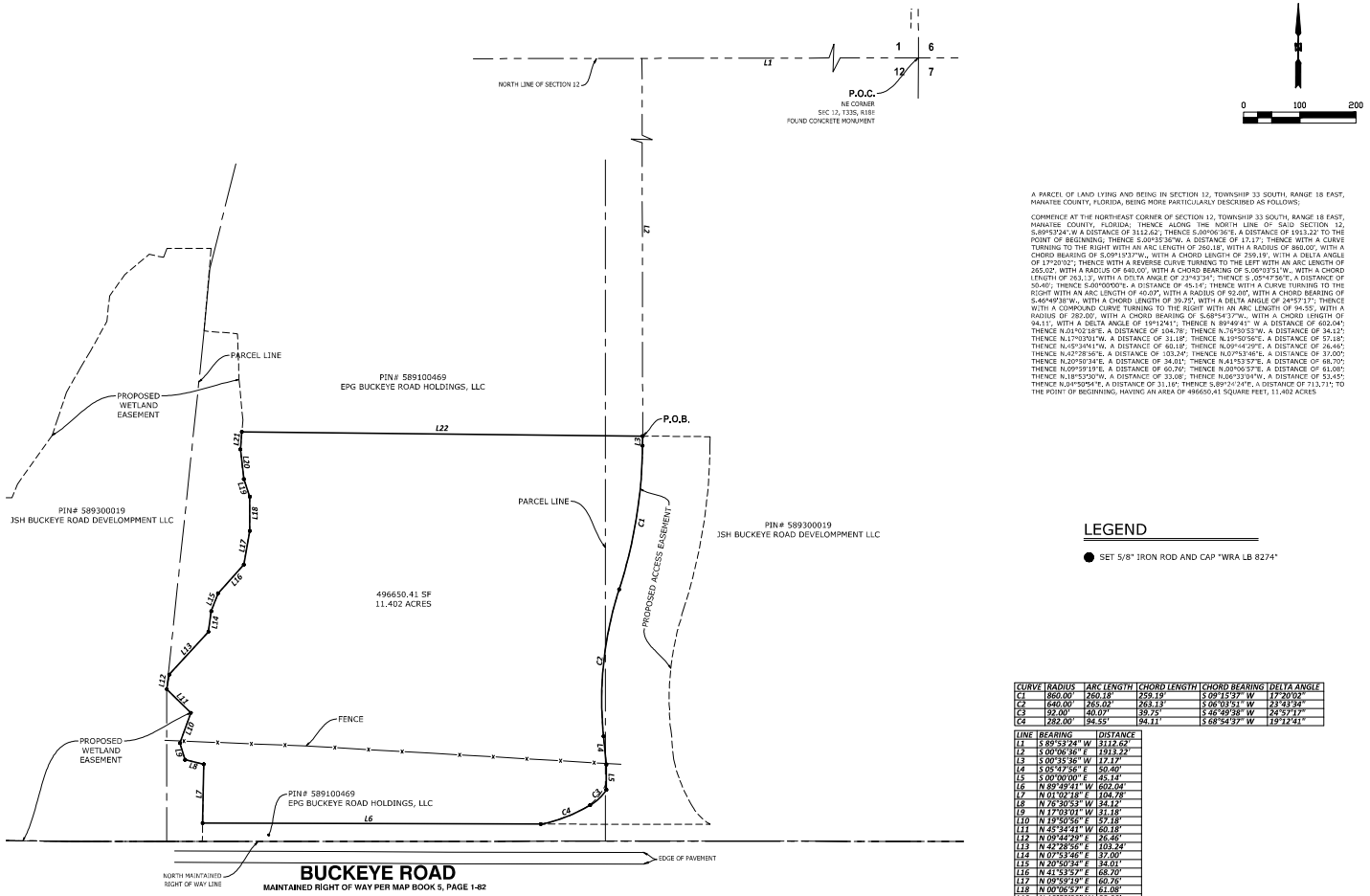
| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

| | | |
|---|---|---|
| O:\05 FWC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF |
| PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 SCALE: 1"=50' |

SHEET
1
OF 1

# ALTA/NSPS LAND TITLE SURVEY




A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18', THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.00°06'57"E, A DISTANCE OF 37.00'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°24'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

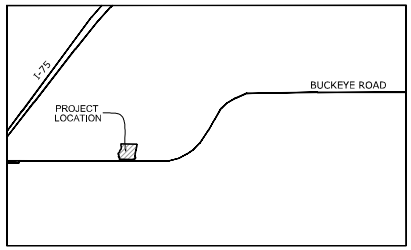
## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C2 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C3 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C4 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°53'24" W | 3112.62' |
| L2 | S 00°06'36" E | 1913.22' |
| L3 | S 00°35'36" W | 17.17' |
| L4 | S 05°47'56" E | 50.40' |
| L5 | S 00°00'00" E | 45.14' |
| L6 | N 89°49'41" W | 602.04' |
| L7 | N 01°02'18" E | 104.78' |
| L8 | N 76°30'53" W | 34.12' |
| L9 | N 17°03'01" W | 31.18' |
| L10 | N 19°50'56" E | 57.18' |
| L11 | N 45°34'41" W | 60.18' |
| L12 | N 09°44'29" E | 26.46' |
| L13 | N 42°28'56" E | 103.24' |
| L14 | N 07°53'46" E | 37.00' |
| L15 | N 20°50'34" E | 34.01' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°59'19" E | 60.76' |
| L18 | N 00°06'57" E | 61.08' |
| L19 | N 18°53'30" W | 33.08' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°50'54" E | 31.16' |
| L22 | S 89°24'24" E | 713.71' |

LOCATION MAP
NOT TO SCALE




SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347229, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200**

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA
Robert S. Flanary
ROBERT S. FLANARY
FLORIDA SURVEYOR REGISTRATION NO. 5677

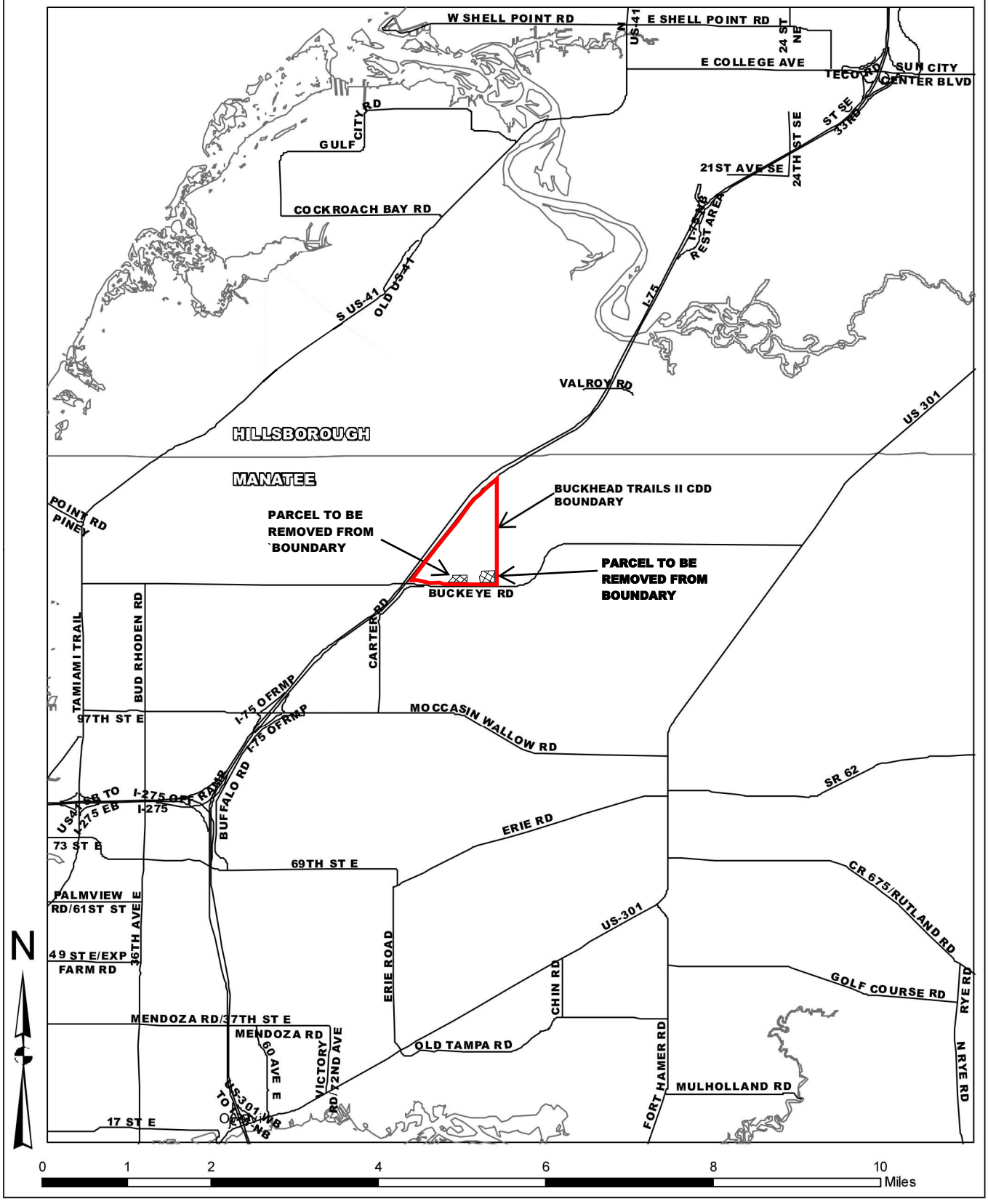
| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

O:\05 FNC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

# BUCKHEAD TRAILS II CDD



# EXHIBIT B

# PETITION TO AMEND THE BOUNDARIES OF BUCKHEAD TRAILS II 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

**PETITION TO AMEND THE BOUNDARIES OF THE**
**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

Certification of Attorney

Certification of Petitioner

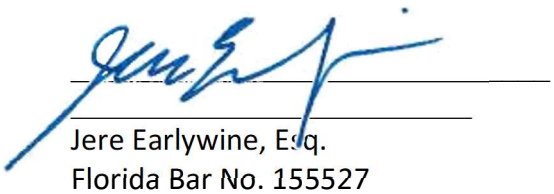
Petition to Amend the Boundaries of the Buckhead Trails II Community Development District

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 – Statement of Estimated Regulatory Costs
Exhibit 9 – 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

## ATTORNEY CERTIFICATION

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

**KC BUCKEYE EAST LLC**

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026

**BEFORE THE COUNTY COMMISSION OF MANATEE COUNTY, FLORIDA**

**PETITION TO AMEND THE BOUNDARIES OF**
**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Buckhead Trails II Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance Nos. 22-58 and 24-25, 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 Nos. 22-58 and 24-25 to remove approximately 14.302 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 445.67 acres of land and is located south of the Hillsborough County Line, north of Buckeye Road, east of I-75 and west of US 301. 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 14.302 acres are set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 431.368 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 2026-02 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 Nicholas Dister, Carlos de la Ossa, Ryan Motko, Austin Berns and Alberto Viera.

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. District Facilities and Services. There are no services and facilities currently provided by the District to the Contraction Parcel.

7. Statement of Estimated Regulatory Costs. **Exhibit 9** 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.

8. Agent Authorization. **Exhibit 10** 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

9. 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 Nos. 22-58 and 24-25 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 6th day of April, 2026.

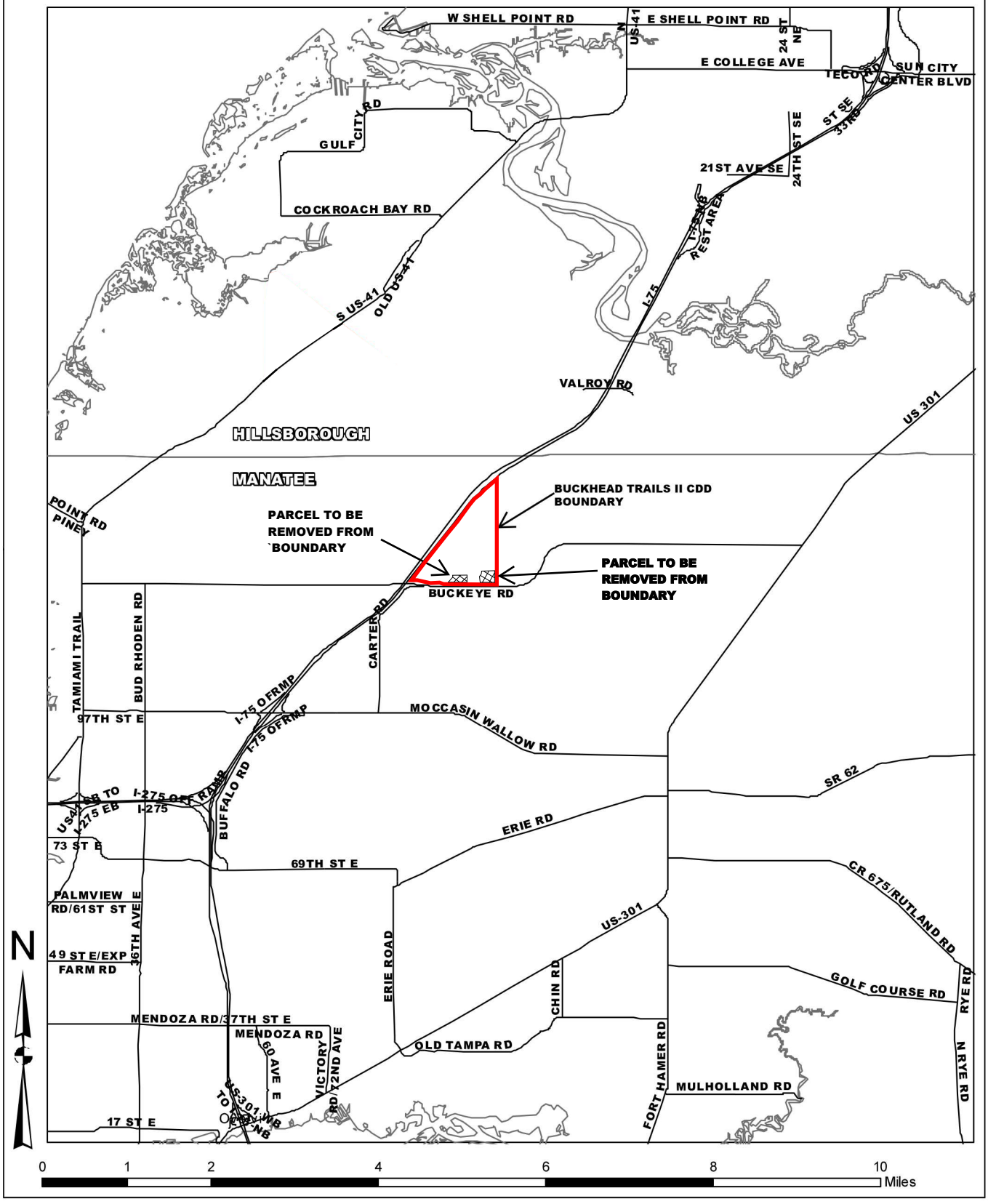
KUTAK ROCK LLP



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

# BUCKHEAD TRAILS II CDD



# EXHIBIT 2

**ZNS ENGINEERING**
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

**EXHIBIT A**

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID BUCKEYE ROAD RIGHT-OF-WAY LINE AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1, THE FOLLOWING FOUR COURSES: (1) S89°58'35"W, 1141.84 FEET; (2) N89°13'48"W, 1176.31 FEET; (3) S89°49'50"W, 409.87 FEET; (4) N88°22'47"W, 616.73 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTHERLY LINE OF BUCKEYE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: (1) N00°09'43"W, 42.57 FEET; (2) N88°33'01"W, 990.85 FEET; (3) N80°31'38"W, 787.25 FEET; (4) N89°40'22"W, 282.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N38°11'05"E, 5730.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET, A CENTRAL ANGLE OF 13°59'40"; (2) ALONG THE ARC OF SAID CURVE 2767.12 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY S01°06'57"W, 4045.66 FEET; THENCE S00°35'29"W, 2635.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,413,387 SQUARE FEET OR 445.67 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH
OF
# LAND
LOCATED IN
# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-10-2022



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**ZNS ENGINEERING**
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

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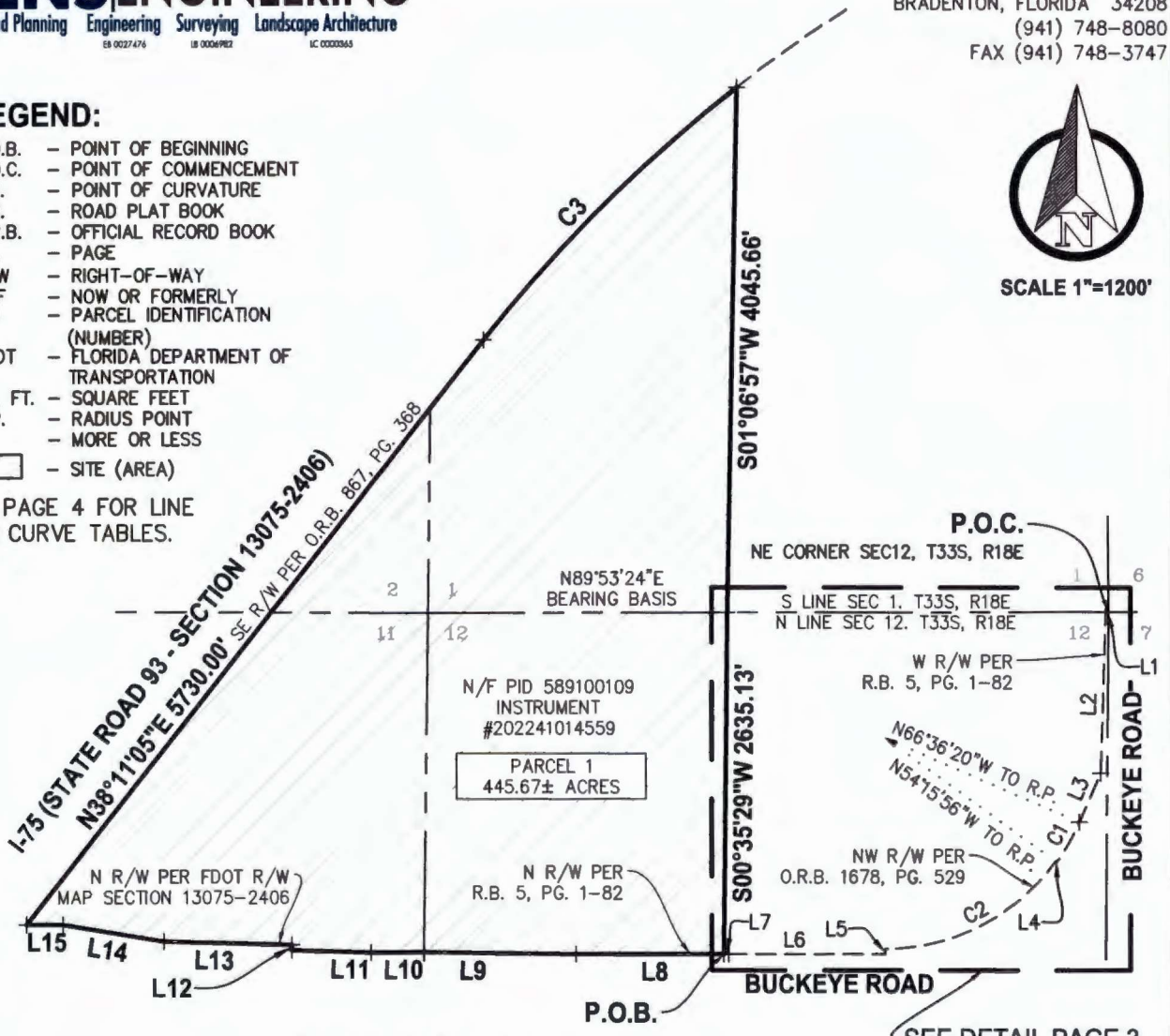
# EXHIBIT A

## LEGEND:

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
R.B. – ROAD PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
PID – PARCEL IDENTIFICATION (NUMBER)
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
SQ. FT. – SQUARE FEET
R.P. – RADIUS POINT
± – MORE OR LESS
– SITE (AREA)

SEE PAGE 4 FOR LINE AND CURVE TABLES.

SCALE 1"=1200'




SEE DETAIL PAGE 3

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH
OF
# LAND
LOCATED IN
# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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## NOTES:

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2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**



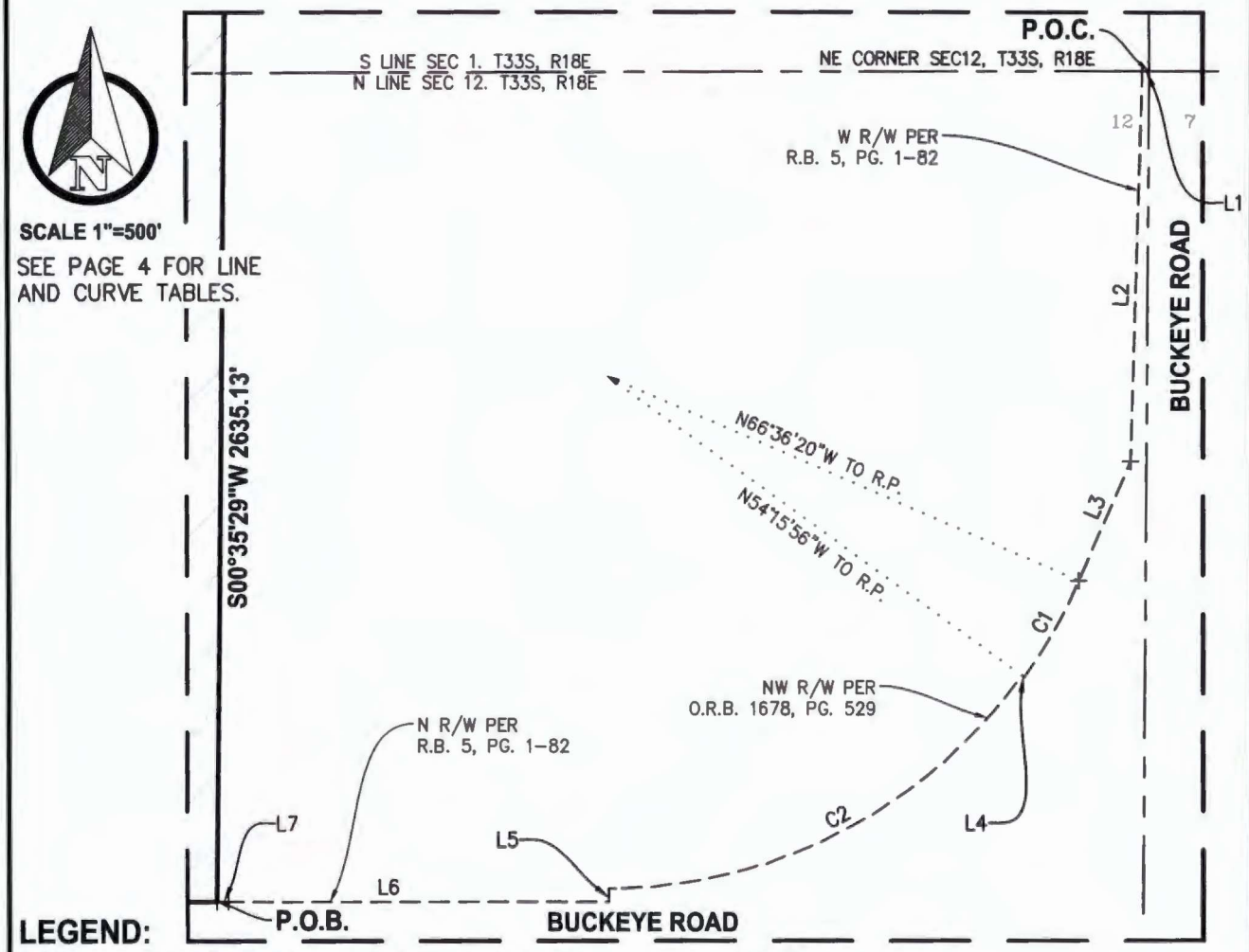
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**ZNS ENGINEERING**
Land Planning Engineering Surveying Landscape Architecture
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201 5th AVENUE DRIVE EAST
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(941) 748-8080
FAX (941) 748-3747

# EXHIBIT A

DETAIL FROM PAGE 2




SCALE 1"=500'

SEE PAGE 4 FOR LINE AND CURVE TABLES.

## LEGEND:

| | | | |
|---|---|---|---|
| P.O.B. | – POINT OF BEGINNING | SQ. FT. | – SQUARE FEET |
| P.O.C. | – POINT OF COMMENCEMENT | R.P. | – RADIUS POINT |
| P.C. | – POINT OF CURVATURE | ± | – MORE OR LESS |
| R.B. | – ROAD PLAT BOOK | ▭ | – SITE (AREA) |
| O.R.B. | – OFFICIAL RECORD BOOK | | |
| PG. | – PAGE | | |
| R/W | – RIGHT-OF-WAY | | |
| N/F | – NOW OR FORMERLY | | |
| PID | – PARCEL IDENTIFICATION (NUMBER) | | |
| SQ. FT. | – SQUARE FEET | | |

NOT A BOUNDARY SURVEY

## DESCRIPTION & SKETCH
OF
## LAND
LOCATED IN
## SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
## MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

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# EXHIBIT A

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BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S01°46'28"W | 1241.54' |
| L3 | S23°24'03"W | 413.28' |
| L4 | N54°20'21"W | 10.00' |
| L5 | S00°06'39"E | 42.41' |
| L6 | N89°56'58"W | 1214.12' |
| L7 | S89°58'35"W | 36.73' |
| L8 | S89°58'35"W | 1141.84' |

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L9 | N89°13'48"W | 1176.31' |
| L10 | S89°49'50"W | 409.87' |
| L11 | N88°22'47"W | 616.73' |
| L12 | N00°09'43"W | 42.57' |
| L13 | N88°33'01"W | 990.85' |
| L14 | N80°31'38"W | 787.25' |
| L15 | N89°40'22"W | 282.70' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |
| C3 | 11329.16' | 13°59'40" | 2767.12' | N45°10'54"E |

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

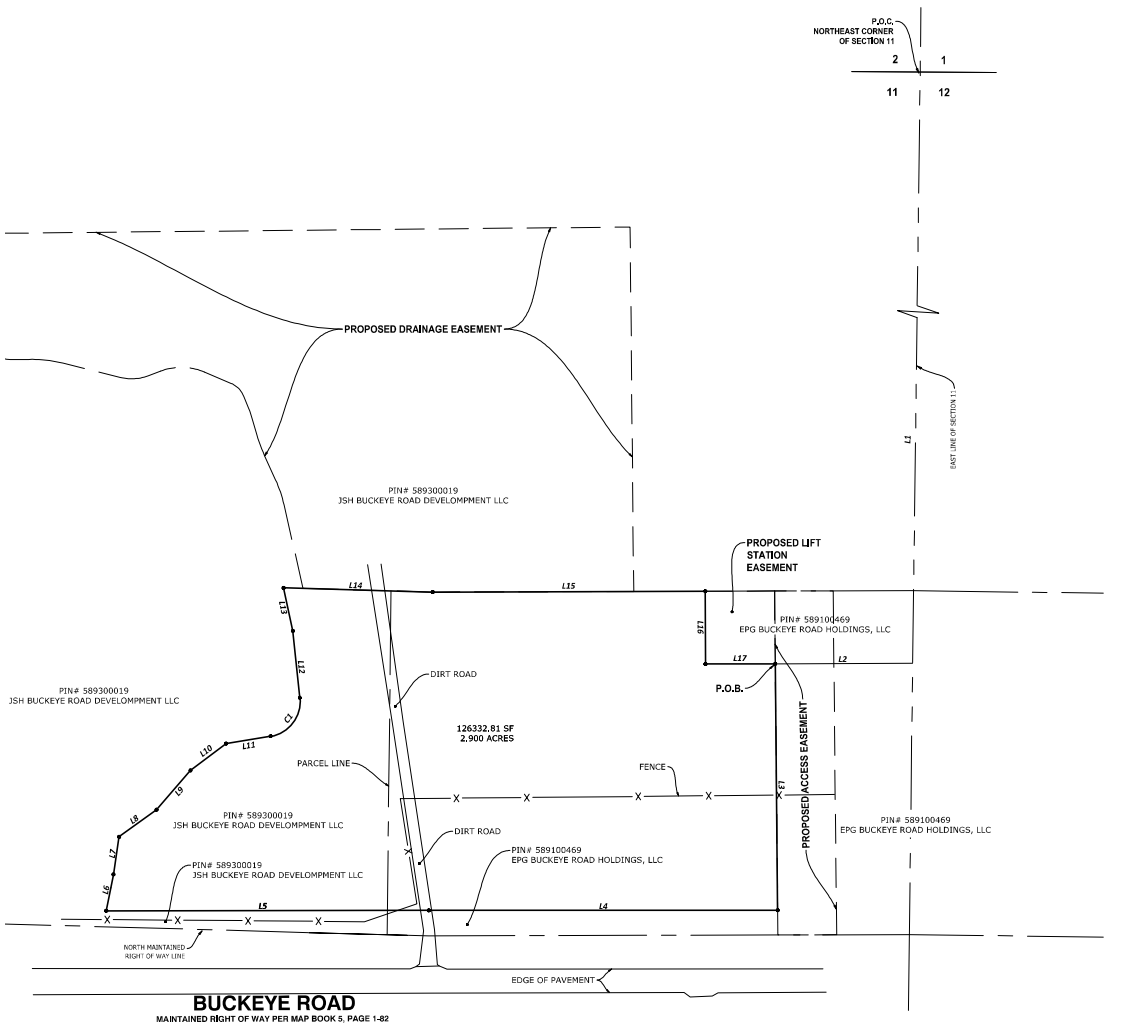
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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



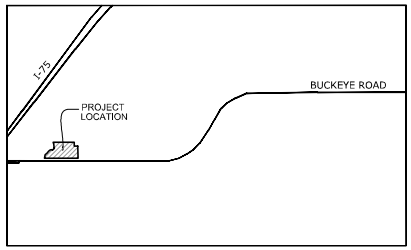
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# EXHIBIT 3

# ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 05°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°43'35" W | 2384.36' |
| L2 | S 89°49'50" W | 117.13' |
| L3 | S 00°34'16" E | 210.06' |
| L4 | S 89°58'34" W | 297.37' |
| L5 | S 89°55'42" W | 274.89' |
| L6 | N 11°13'40" E | 31.65' |
| L7 | N 08°35'44" E | 32.39' |
| L8 | N 54°04'34" E | 39.29' |
| L9 | N 40°51'34" E | 44.31' |
| L10 | N 52°54'52" E | 38.00' |
| L11 | N 80°52'24" E | 38.50' |
| L12 | N 05°57'46" W | 57.29' |
| L13 | N 12°09'01" W | 37.52' |
| L14 | S 88°22'47" E | 127.10' |
| L15 | N 89°49'50" E | 232.34' |
| L16 | S 00°10'10" E | 62.00' |
| L17 | N 89°49'50" E | 59.43' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY. RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100**
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
Digitally signed by Robert S Flanary
DN: c=US, o=Water Resource Associates, LLC, ou=Florida Licensed Surveyor and Mapper, cn=Robert S Flanary, email=bob@wraengineering.com, serialNumber=A01410C0000018E78C83DF0C0001D177, 2.5.4.65=3.6.1.4.1.311.60.2.1.3=US, 2.5.4.5=F19000126-00707
Robert S. Flanary
ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

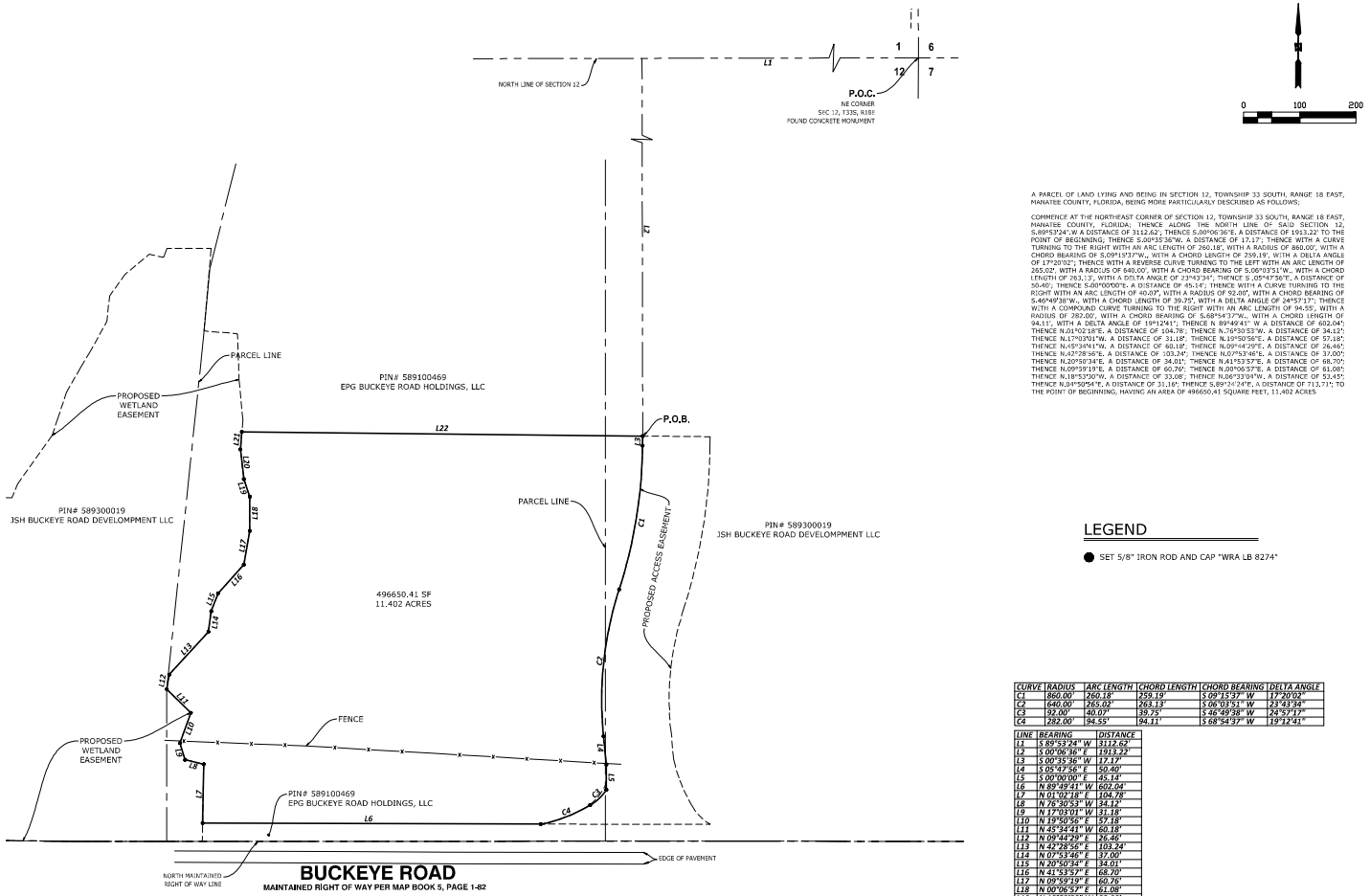
| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

| | | | |
|---|---|---|---|
| O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG | | DRAWN BY: RSF | CHECKED BY: RSF |
| PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE: 1"=50' |

SHEET
1
OF 1

# ALTA/NSPS LAND TITLE SURVEY




A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18', THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.00°06'57"E, A DISTANCE OF 37.00'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°24'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

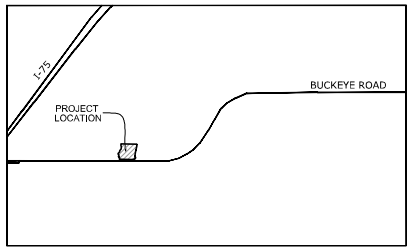
## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C2 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C3 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C4 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°53'24" W | 3112.62' |
| L2 | S 00°06'36" E | 1913.22' |
| L3 | S 00°35'36" W | 17.17' |
| L4 | S 05°47'56" E | 50.40' |
| L5 | S 00°00'00" E | 45.14' |
| L6 | N 89°49'41" W | 602.04' |
| L7 | N 01°02'18" E | 104.78' |
| L8 | N 76°30'53" W | 34.12' |
| L9 | N 17°03'01" W | 31.18' |
| L10 | N 19°50'56" E | 57.18' |
| L11 | N 45°34'41" W | 60.18' |
| L12 | N 09°44'29" E | 26.46' |
| L13 | N 42°28'56" E | 103.24' |
| L14 | N 07°53'46" E | 37.00' |
| L15 | N 20°50'34" E | 34.01' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°59'19" E | 60.76' |
| L18 | N 00°06'57" E | 61.08' |
| L19 | N 18°53'30" W | 33.08' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°50'54" E | 31.16' |
| L22 | S 89°24'24" E | 713.71' |

LOCATION MAP
NOT TO SCALE




SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347229, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200**

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA
Robert S. Flanary
ROBERT S. FLANARY
FLORIDA SURVEYOR REGISTRATION NO. 5677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

O:\05 FNC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

# EXHIBIT 4

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY PER ROAD PLAT BOOK 5, PAGE 1, S89°58'35"W, 198.92 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX COURSES: (1) N00°00'00"E, 2659.29 FEET; (2) N76°58'28"W, 279.00 FEET; (3) S14°16'35"W, 1756.83 FEET; (4) S04°46'47"W, 111.33 FEET; (5) S05°58'19"W, 641.34 FEET; (6) S00°01'25"E, 271.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED BUCKEYE ROAD PER ROAD PLAT BOOK 5, PAGE 1; THENCE THE FOLLOWING FOUR COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: (1) S89°58'35"W, 161.97 FEET; (2) N89°13'48"W, 1176.31 FEET; (3) S89°49'50"W, 409.87 FEET; (4) N88°22'47"W, 616.73 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BUCKEYE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: (1) N00°09'43"W, 42.57 FEET; (2) N88°33'01"W, 990.85 FEET; (3) N80°31'38"W, 787.25 FEET; (4) N89°40'22"W, 282.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N38°11'05"E, 5730.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET, AND A CENTRAL ANGLE OF 13°59'40"; (2) ALONG THE ARC OF SAID CURVE 2767.12 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY S01°06'57"W, 4045.66 FEET; THENCE S00°35'29"W, 2635.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,823,068 SQUARE FEET OR 409.16 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFFIXED.

**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-14-2022



T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 3 SD_REVISED.dwg

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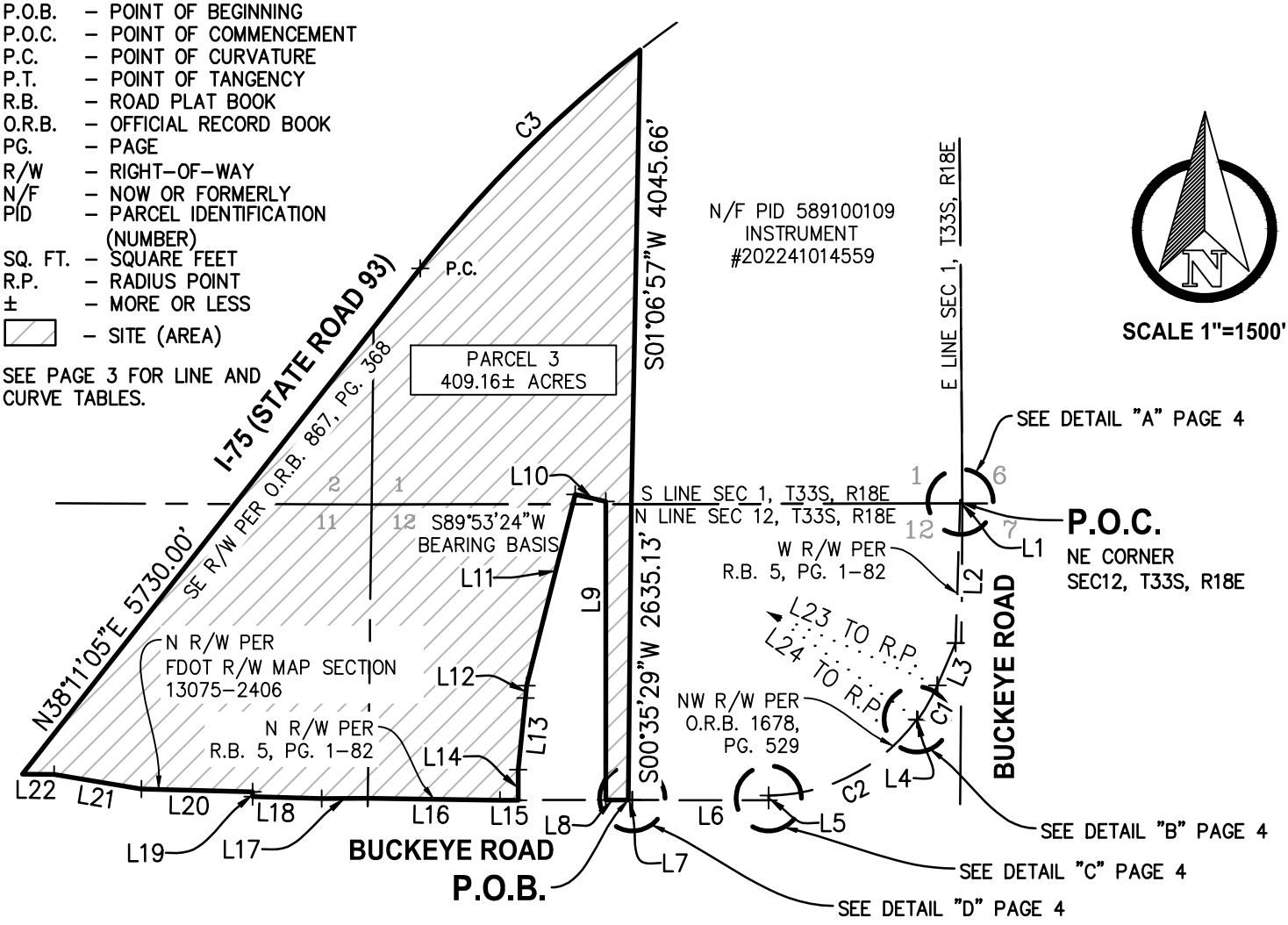
# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LEGEND:

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
P.T. – POINT OF TANGENCY
R.B. – ROAD PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
PID – PARCEL IDENTIFICATION (NUMBER)
SQ. FT. – SQUARE FEET
R.P. – RADIUS POINT
± – MORE OR LESS
– SITE (AREA)

SEE PAGE 3 FOR LINE AND CURVE TABLES.




NOT A BOUNDARY SURVEY

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**



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(941) 748-8080
FAX (941) 748-3747

## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S01°46'28"W | 1241.54' |
| L3 | S23°24'03"W | 413.28' |
| L4 | N54°20'21"W | 10.00' |
| L5 | S00°06'39"E | 42.41' |
| L6 | N89°56'58"W | 1214.12' |
| L7 | S89°58'35"W | 36.73' |
| L8 | S89°58'35"W | 198.92' |
| L9 | N00°00'00"E | 2659.29' |
| L10 | N76°58'28"W | 279.00' |
| L11 | S14°16'35"W | 1756.83' |
| L12 | S04°46'47"W | 111.33' |

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L13 | S05°58'19"W | 641.34' |
| L14 | S00°01'25"E | 271.12' |
| L15 | S89°58'35"W | 161.97' |
| L16 | N89°13'48"W | 1176.31' |
| L17 | S89°49'50"W | 409.87' |
| L18 | N88°22'47"W | 616.73' |
| L19 | N00°09'43"W | 42.57' |
| L20 | N88°33'01"W | 990.85' |
| L21 | N80°31'38"W | 787.25' |
| L22 | N89°40'22"W | 282.70' |
| L23 | N66°36'20"W | 1640.00' |
| L24 | N54°15'56"W | 1630.00' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |
| C3 | 11329.16' | 13°59'40" | 2767.12' | N45°10'54"E |

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



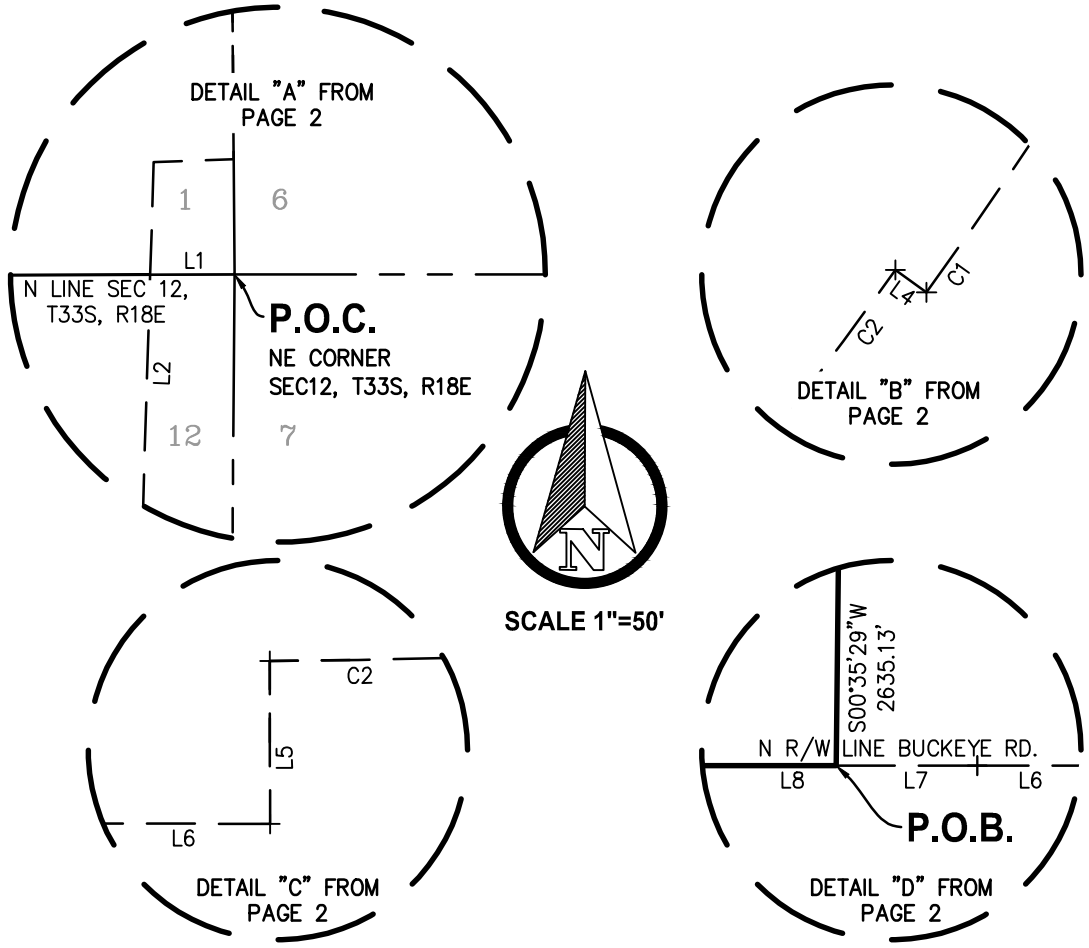
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# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## DETAILS




NOT A BOUNDARY SURVEY

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

## SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
## MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



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ZNS ENGINEERING
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**EXHIBIT A**

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201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

# TOGETHER WITH:

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 235.65 FEET TO THE **POINT OF BEGINNING**; THENCE, S89°58'35"W, 780.94 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, N00°01'25"W, 271.12; THENCE, N05°58'19"E, 641.34 FEET; THENCE, N04°46'47", 111.33 FEET; THENCE, N14°16'35"E, 1756.83 FEET; THENCE, S76°58'28"E, 279.00 FEET; THENCE S00°00'00"E, 2659.29 FEET TO THE POINT OF BEGINNING

CONTAINING 1,590,319 SQUARE FEET OR 36.51 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 4**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-10-2022

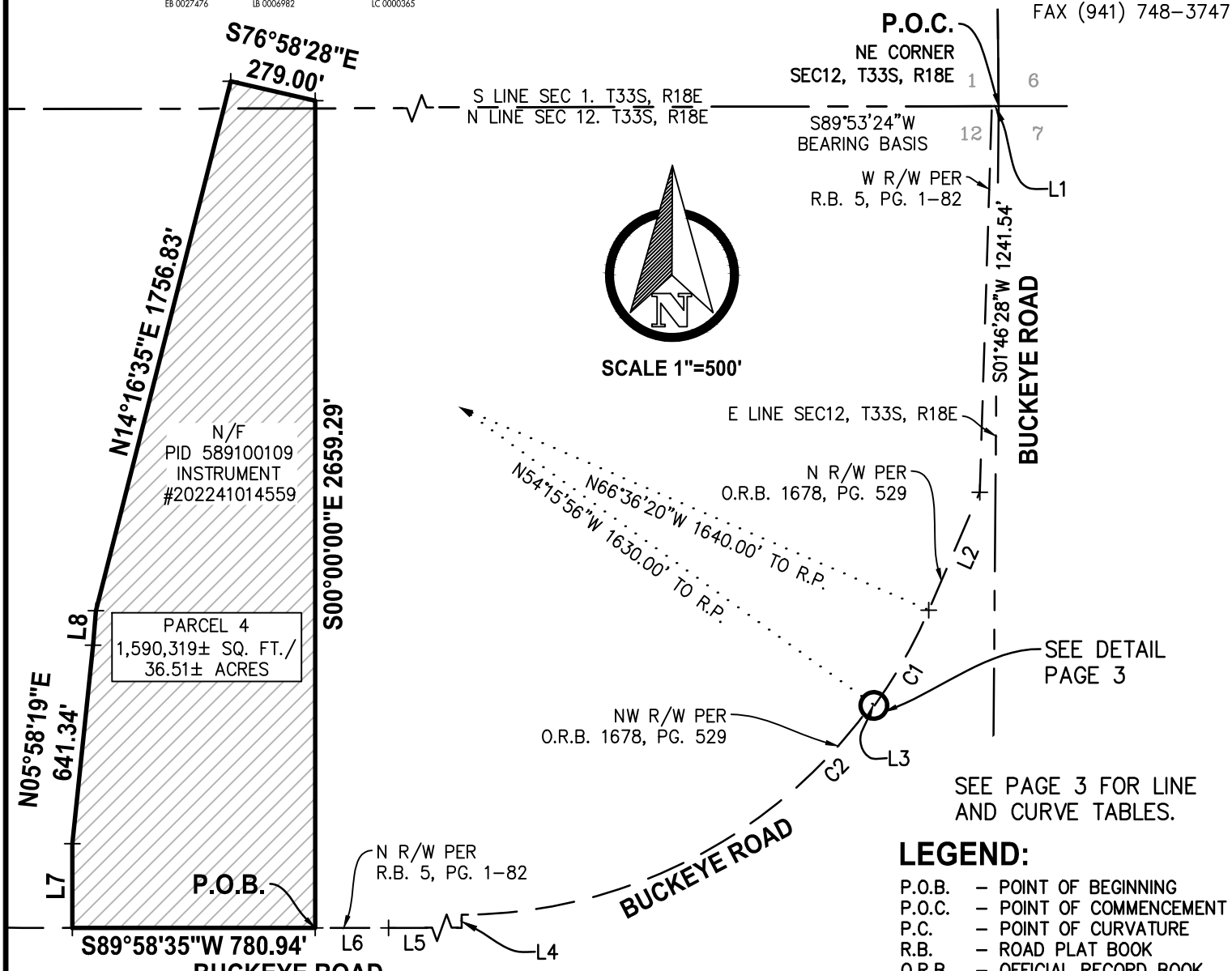


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# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747




SEE PAGE 3 FOR LINE AND CURVE TABLES.

## LEGEND:

| | | |
|---|---|---|
| P.O.B. | – | POINT OF BEGINNING |
| P.O.C. | – | POINT OF COMMENCEMENT |
| P.C. | – | POINT OF CURVATURE |
| R.B. | – | ROAD PLAT BOOK |
| O.R.B. | – | OFFICIAL RECORD BOOK |
| PG. | – | PAGE |
| R/W | – | RIGHT-OF-WAY |
| N/F | – | NOW OR FORMERLY |
| PID | – | PARCEL IDENTIFICATION (NUMBER) |
| SQ. FT. | – | SQUARE FEET |
| ± | – | MORE OR LESS |
| | – | SITE (AREA) |

NOT A BOUNDARY SURVEY

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

# SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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## NOTES:

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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

**SKETCH AND DESCRIPTION**
**PARCEL 4**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**



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Land Planning Engineering Surveying Landscape Architecture
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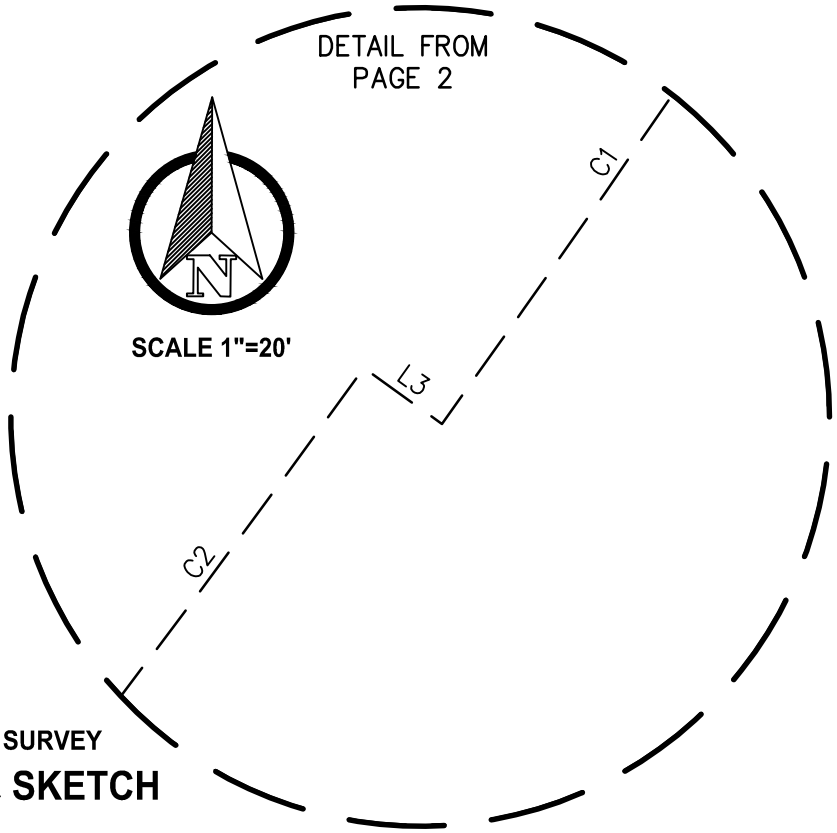
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201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S23°24'03"W | 413.28' |
| L3 | N54°20'21"W | 10.00' |
| L4 | S00°06'39"E | 42.41' |
| L5 | N89°56'58"W | 1214.12' |
| L6 | S89°58'35"W | 235.65' |
| L7 | N00°01'25"W | 271.12' |
| L8 | N04°46'47"E | 111.33' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |




SCALE 1"=20'

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

# SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 4**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



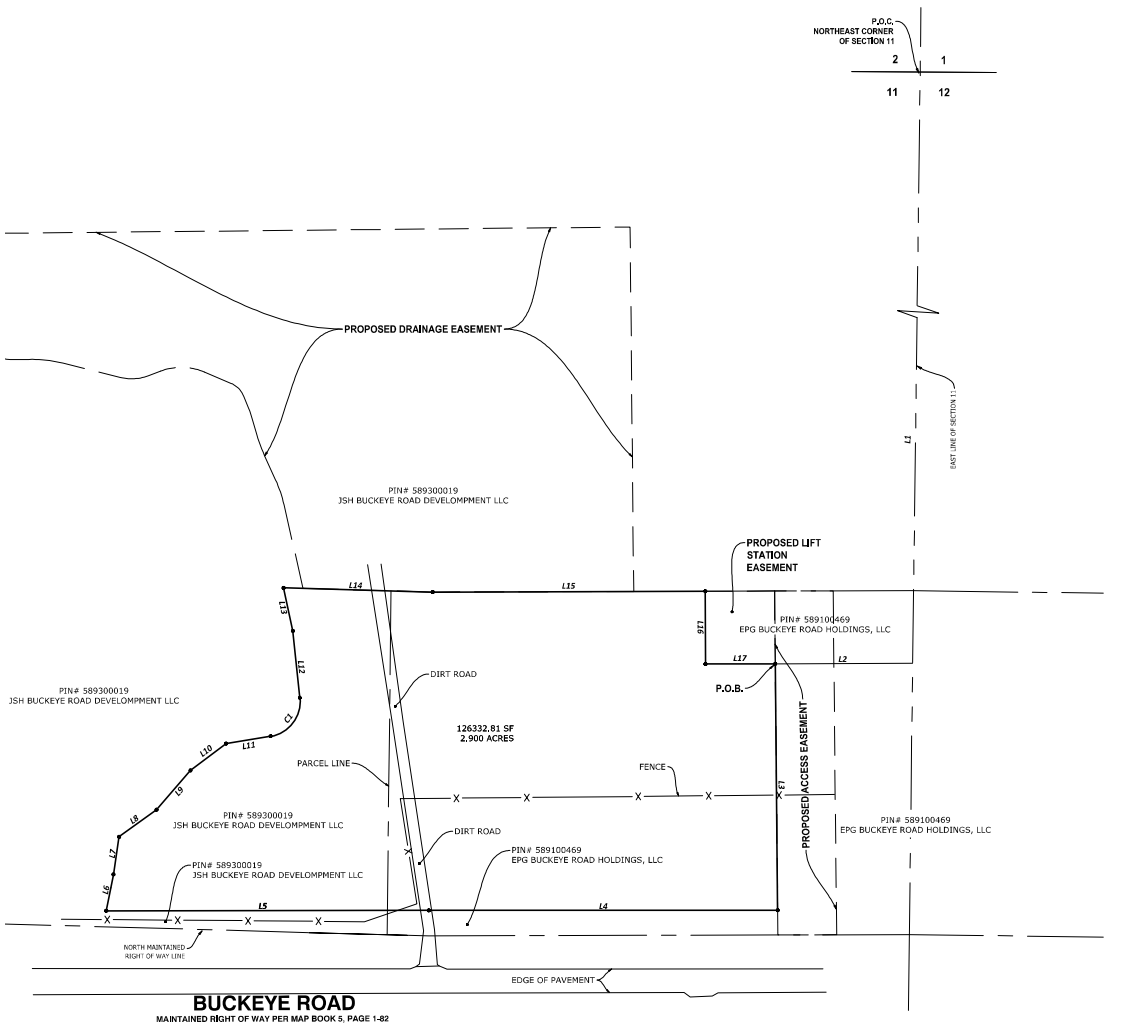
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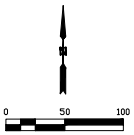
## LESS AND EXCEPT:

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;

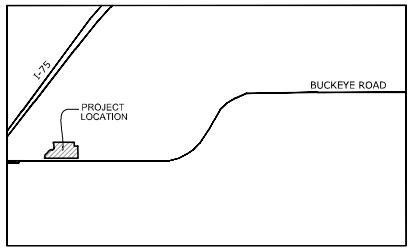
COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE N 80°32'24" E A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10",; THENCE N 05°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

# ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 09°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°43'35" W | 2384.36' |
| L2 | S 89°49'50" W | 117.13' |
| L3 | S 00°34'16" E | 210.06' |
| L4 | S 89°58'34" W | 297.37' |
| L5 | S 89°55'42" W | 274.89' |
| L6 | N 11°13'40" E | 31.65' |
| L7 | N 08°35'44" E | 32.39' |
| L8 | N 54°04'34" E | 39.29' |
| L9 | N 40°51'34" E | 44.31' |
| L10 | N 52°54'52" E | 38.00' |
| L11 | N 80°52'24" E | 36.50' |
| L12 | N 05°57'46" W | 57.29' |
| L13 | N 12°09'01" W | 37.52' |
| L14 | S 88°22'47" E | 127.10' |
| L15 | N 89°49'50" E | 232.34' |
| L16 | S 00°10'10" E | 62.00' |
| L17 | N 89°49'50" E | 59.43' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100**
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Robert S Flanary
DN: c=US, o=Florida, cn=Robert S Flanary, 0.9.2342.19200300.100.1.1=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.5=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.11=2.16.840.1.113730.3.1.241, 0.9.2342.19200300.100.1.3=5677, 2.5.4.5=A01410C00000187AC60F0C0000222177
Date: 2025.08.26 09:57:07

ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

| | | | |
|---|---|---|---|
| O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG | | DRAWN BY: RSF | CHECKED BY: RSF |
| PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE: 1"=50' |

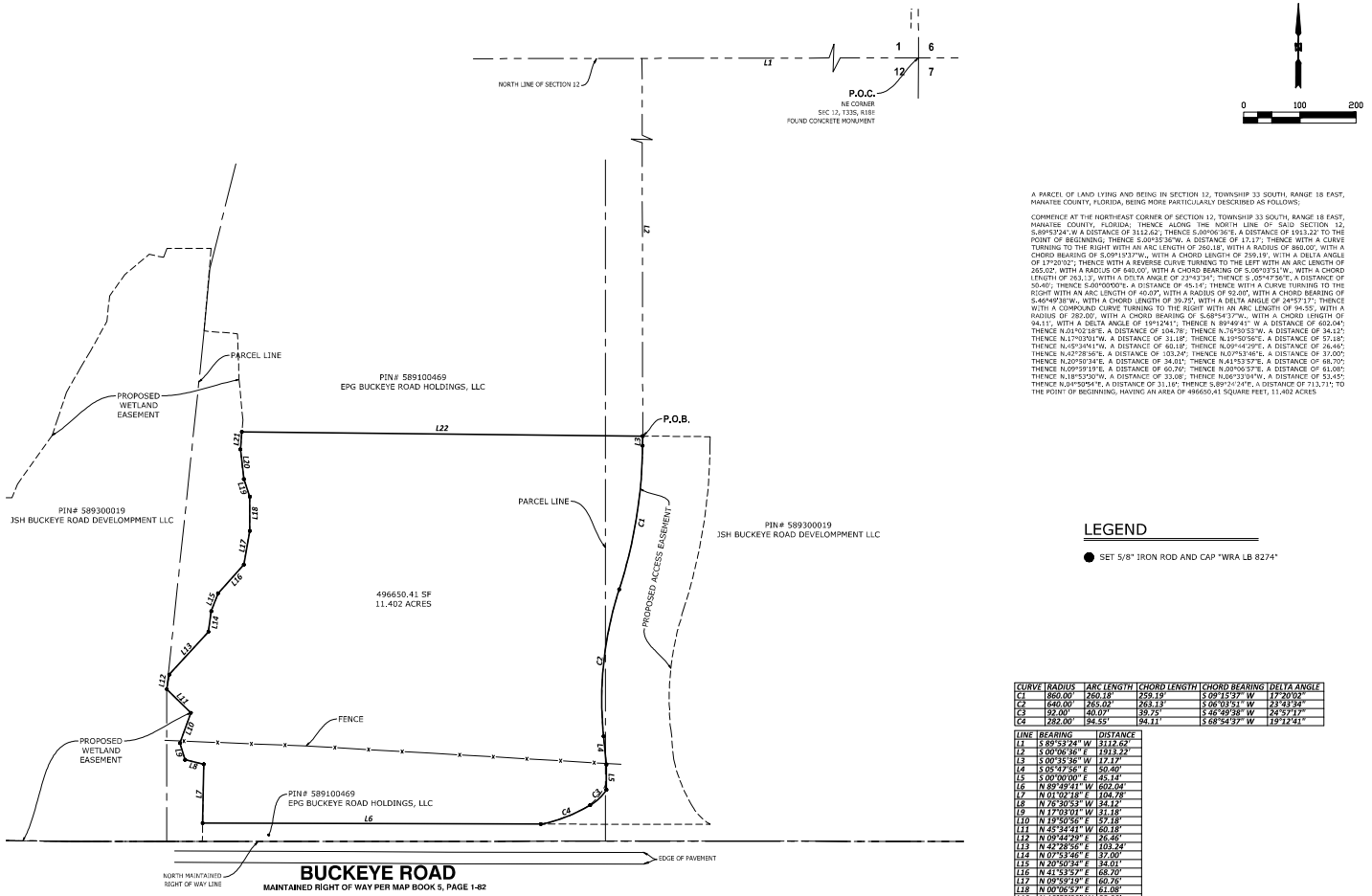
SHEET
1
OF 1

## FURTHER LESS AND EXCEPT:

A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E. A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S .05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E. A DISTANCE OF 104.78'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

# ALTA/NSPS LAND TITLE SURVEY




A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18'; THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°53'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

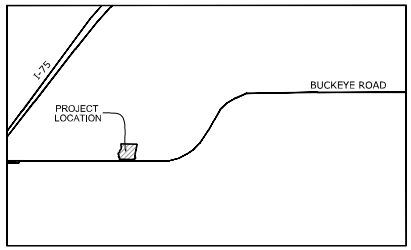
## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C2 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C3 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C4 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°53'24" W | 3112.62' |
| L2 | S 00°06'36" E | 1913.22' |
| L3 | S 09°35'36" W | 17.17' |
| L4 | S 05°47'56" E | 50.40' |
| L5 | S 00°00'00" E | 45.14' |
| L6 | N 89°49'41" W | 602.04' |
| L7 | N 01°02'18" E | 104.78' |
| L8 | N 76°30'53" W | 34.12' |
| L9 | N 17°03'01" W | 31.18' |
| L10 | N 19°50'56" E | 57.18' |
| L11 | N 45°34'41" W | 60.18' |
| L12 | N 09°44'29" E | 26.46' |
| L13 | N 42°28'56" E | 103.24' |
| L14 | N 07°53'46" E | 37.00' |
| L15 | N 20°50'34" E | 34.01' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°59'19" E | 60.76' |
| L18 | N 00°06'57" E | 61.08' |
| L19 | N 18°53'30" W | 33.08' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°50'54" E | 31.16' |
| L22 | S 89°24'24" E | 713.71' |

LOCATION MAP
NOT TO SCALE




SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD, (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200**

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA

Robert S. Flanary

ROBERT S. FLANARY
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 5677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

O:\05 FSC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

# EXHIBIT 5

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

---

**CONSENT AND JOINDER OF LANDOWNER FOR THE AMENDMENT OF THE BOUNDARIES OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT [CONTRACTION PARCEL]**

The undersigned ("Petitioner") 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") currently located within the Buckhead Trails II Community Development District ("District"). The undersigned 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 23rd day of February, 2026.

**WITNESS**

By: _____
Name: Roslyn Raymie
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

By: _____
Name: Bryon T. LoPreste
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

**KC BUCKEYE EAST LLC**

By: _____
Name: James P. Harvey

**STATE OF FLORIDA**
**COUNTY OF** HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2026, by James P. Harvey, as Authorized Signatory of KC Buckeye East LLC, on its behalf. He [ x ] is personally known to me or [ ___ ] produced _____ as identification.

_____
Notary Public, State of Florida

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

**EXHIBIT A:** Legal Description

**CERTIFICATE AS TO THE RESOLUTIONS OF**

**THE MANAGER**

**OF**

**KC BUCKEYE EAST LLC**

THE UNDERSIGNED, being the Manager of KC BUCKEYE EAST LLC (the "Company"), does hereby certify that the following is a true and complete copy of a Resolution adopted by the Manager of said Company which Resolution has not been revoked, rescinded, cancelled or modified and remains in full force and effect.

**RESOLVED**, that the Company shall execute all contracts, documents, purchase agreements, affidavits, deeds, settlement statements, agreements, instruments and all necessary papers and documents in connection with the leasing, acquisitions, development, and disposition of real property for sale; and

**IT IS FURTHER RESOLVED**, that the following individuals acting on behalf of the Company are authorized, empowered and directed to do singly, all such further acts, and execute and deliver all such contracts, closing documents, settlement statements, purchase and sale agreements, papers, leases, documents, instruments, and agreements and otherwise take any action as may be necessary or appropriate in connection with the aforesaid resolution:

| | |
|---|---|
| James Harvey | Authorized Signatory |
| John Peckham | Authorized Signatory |
| Troy Simpson | Authorized Signatory |

**AND BE IT FURTHER RESOLVED**, that all actions heretofore taken by the foregoing persons and all things done by this authority with respect to the foregoing resolution, and the actions contemplated thereby, are hereby agreed to, ratified, approved and adopted.

**CERTIFIED** that the Operating Agreement of the Company does not impair or restrict the Company's ability to execute and deliver the documents contemplated by this resolution.

**IN WITNESS WHEREOF**, this written resolution is made effective as of the 13th day of January, 2026.

**KC BUCKEYE EAST LLC**

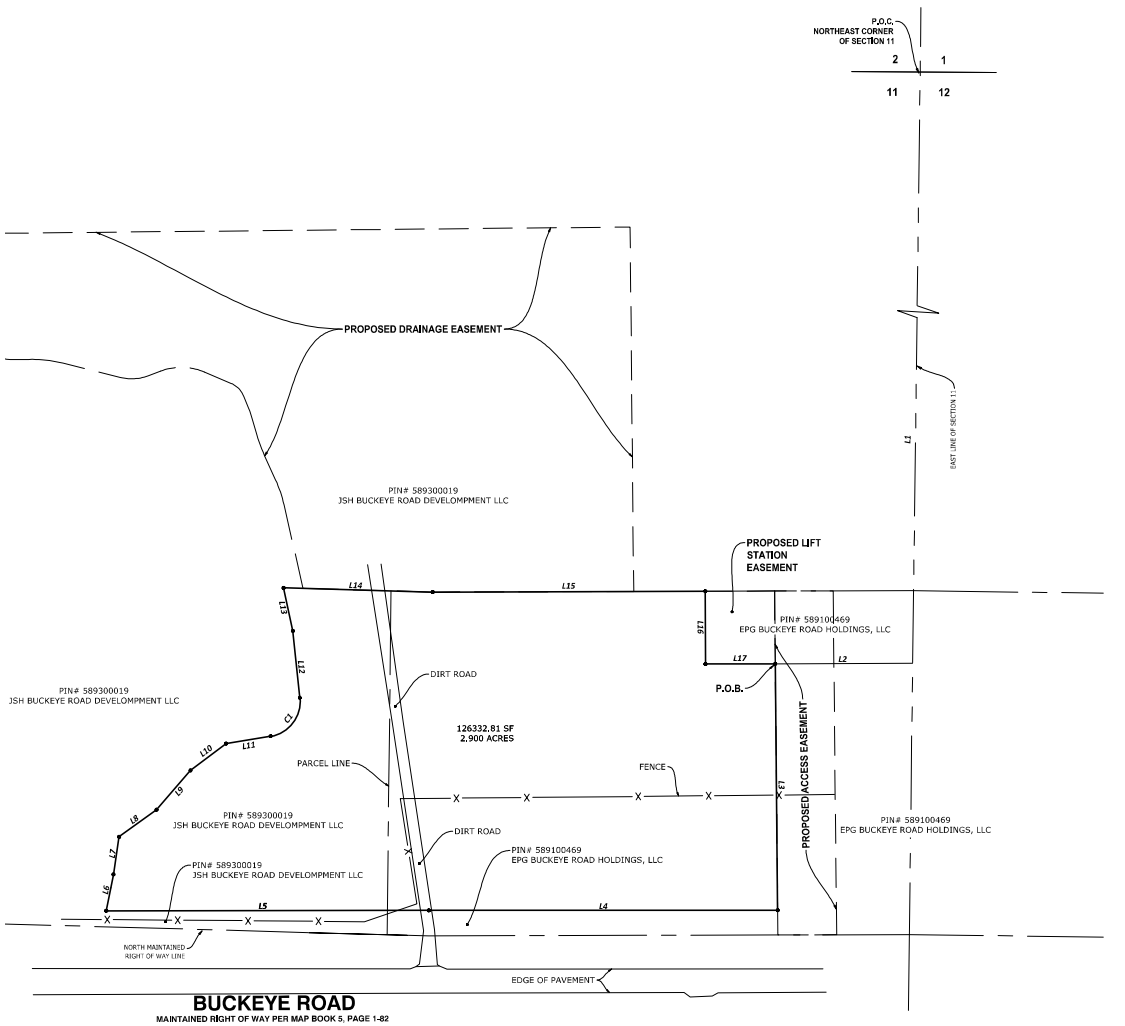
By: The Kolter Group LLC, its Manager

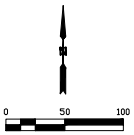
By: _____

Howard Erbstein
Manager

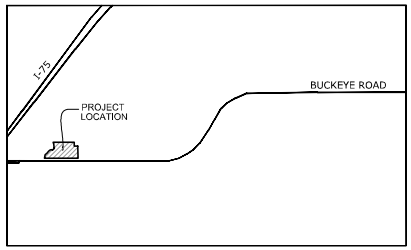
**EXHIBIT A:**
Legal Description

# ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 09°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°43'35" W | 2384.36' |
| L2 | S 89°49'50" W | 117.13' |
| L3 | S 00°34'16" E | 210.06' |
| L4 | S 89°58'34" W | 297.37' |
| L5 | S 89°55'42" W | 274.89' |
| L6 | N 11°13'40" E | 31.65' |
| L7 | N 08°35'44" E | 32.39' |
| L8 | N 54°04'34" E | 39.29' |
| L9 | N 40°51'34" E | 44.31' |
| L10 | N 52°54'52" E | 38.00' |
| L11 | N 80°52'24" E | 36.50' |
| L12 | N 05°57'46" W | 57.29' |
| L13 | N 12°09'01" W | 37.52' |
| L14 | S 88°22'47" E | 127.10' |
| L15 | N 89°49'50" E | 232.34' |
| L16 | S 00°10'10" E | 62.00' |
| L17 | N 89°49'50" E | 59.43' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100**
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Robert S Flanary
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Date: 2025.08.26 09:57:07

ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

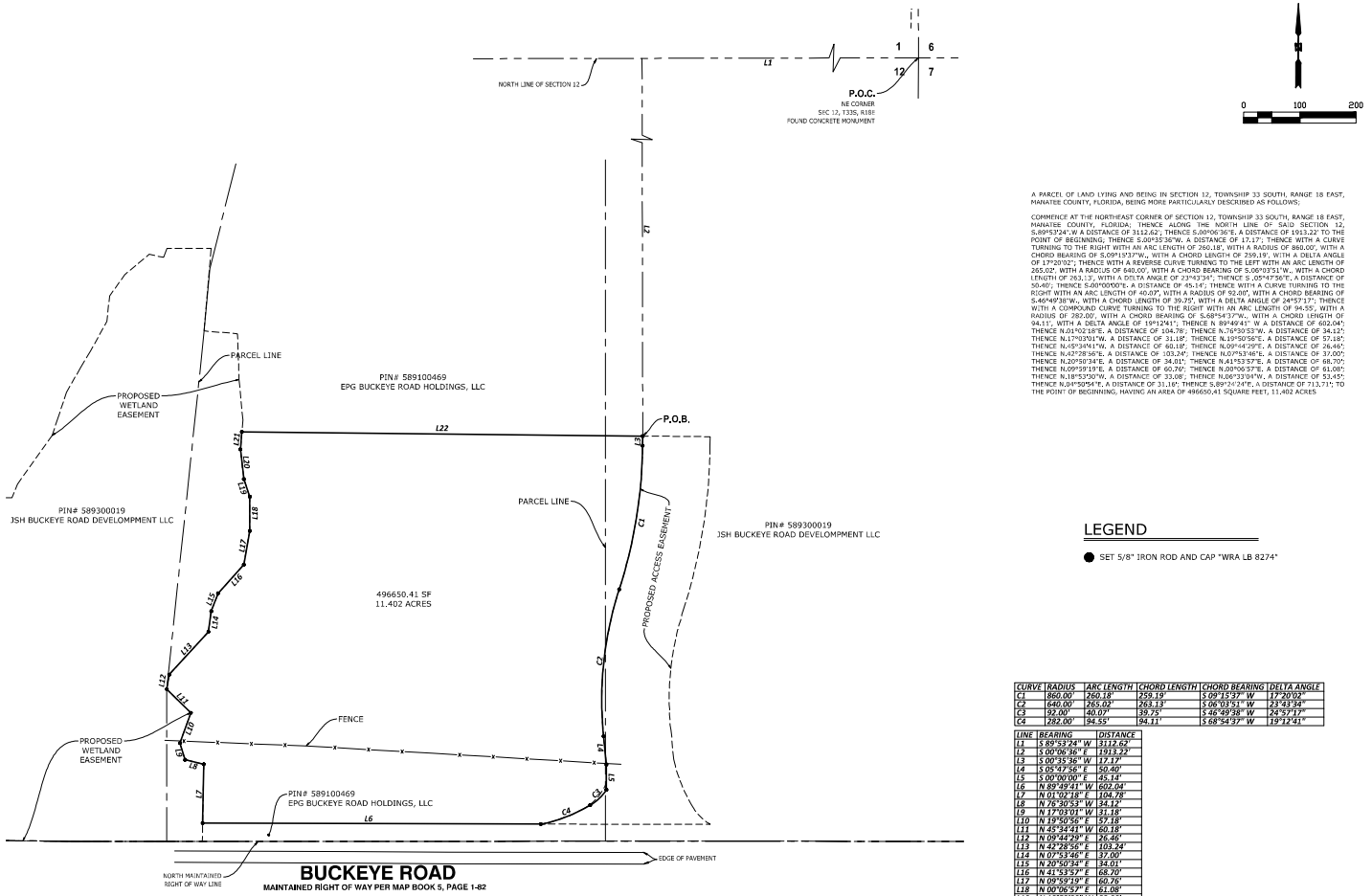
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WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

| | | | |
|---|---|---|---|
| O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG | | DRAWN BY: RSF | CHECKED BY: RSF |
| PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE: 1"=50' |

SHEET
1
OF 1

# ALTA/NSPS LAND TITLE SURVEY




A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18'; THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°53'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

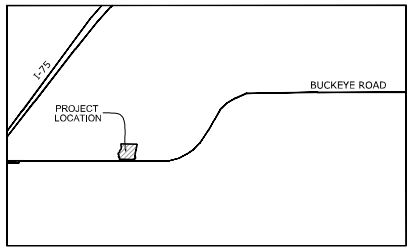
## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C2 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C3 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C4 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°53'24" W | 3112.62' |
| L2 | S 00°06'36" E | 1913.22' |
| L3 | S 09°35'36" W | 17.17' |
| L4 | S 05°47'56" E | 50.40' |
| L5 | S 00°00'00" E | 45.14' |
| L6 | N 89°49'41" W | 602.04' |
| L7 | N 01°02'18" E | 104.78' |
| L8 | N 76°30'53" W | 34.12' |
| L9 | N 17°03'01" W | 31.18' |
| L10 | N 19°50'56" E | 57.18' |
| L11 | N 45°34'41" W | 60.18' |
| L12 | N 09°44'29" E | 26.46' |
| L13 | N 42°28'56" E | 103.24' |
| L14 | N 07°53'46" E | 37.00' |
| L15 | N 20°50'34" E | 34.01' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°59'19" E | 60.76' |
| L18 | N 00°06'57" E | 61.08' |
| L19 | N 18°53'30" W | 33.08' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°50'54" E | 31.16' |
| L22 | S 89°24'24" E | 713.71' |

LOCATION MAP
NOT TO SCALE




SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD, (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200**

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA

Robert S. Flanary

ROBERT S. FLANARY
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 5677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

O:\05 FSC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

# EXHIBIT 6

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT RESCINDING AND REPLACING RESOLUTION 2025-09 IN ITS ENTIRETY; AUTHORIZING 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 Buckhead Trails II 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,** on September 24, 2025, the District previously adopted Resolution 2025-09 directing the Chairman and District staff to request the passage of an ordinance amending the District's boundaries, which the District desires to rescind and replace in its entirety, with this Resolution; 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

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**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 landowner, KC Buckeye East LLC ("**Landowner**") 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 BUCKHEAD TRAILS II 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. RESCINDMENT OF RESOLUTION 2025-09.** Resolution 2025-09 adopted by the Board on September 24, 2025, is hereby rescinded in its entirety.

**3. 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.

**4. LANDOWNER FUNDING.** The Landowner agrees to make available to the District such monies as are necessary to fund and enable the District to effect the Boundary Amendment. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Boundary Amendment expenses separate from other services provided to the District.

**5. AUTHORIZATION FOR AGENT**. The Board hereby authorizes Jere Earlywine, Esq., of Kutak Rock, LLP, to act as agent of the District with regard to any and all matters pertaining to the Boundary Amendment. 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.

**6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

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**PASSED AND ADOPTED** this 25th day of February, 2026.

ATTEST:

DocuSigned by:
Jayna Cooper
D2AA837090BA417...
Assistant Secretary

**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

Signed by:
Carlos de La Ossa
CC0CB251E795481...
Chairman/Vice-Chairman, Board of Supervisors

**Exhibit A:** Legal Description of District Boundaries, as Amended

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

**Exhibit A:**

Legal Description of District Boundaries, as Amended

.

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY PER ROAD PLAT BOOK 5, PAGE 1, S89°58'35"W, 198.92 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX COURSES: (1) N00°00'00"E, 2659.29 FEET; (2) N76°58'28"W, 279.00 FEET; (3) S14°16'35"W, 1756.83 FEET; (4) S04°46'47"W, 111.33 FEET; (5) S05°58'19"W, 641.34 FEET; (6) S00°01'25"E, 271.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED BUCKEYE ROAD PER ROAD PLAT BOOK 5, PAGE 1; THENCE THE FOLLOWING FOUR COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: (1) S89°58'35"W, 161.97 FEET; (2) N89°13'48"W, 1176.31 FEET; (3) S89°49'50"W, 409.87 FEET; (4) N88°22'47"W, 616.73 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BUCKEYE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: (1) N00°09'43"W, 42.57 FEET; (2) N88°33'01"W, 990.85 FEET; (3) N80°31'38"W, 787.25 FEET; (4) N89°40'22"W, 282.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N38°11'05"E, 5730.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET, AND A CENTRAL ANGLE OF 13°59'40"; (2) ALONG THE ARC OF SAID CURVE 2767.12 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY S01°06'57"W, 4045.66 FEET; THENCE S00°35'29"W, 2635.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,823,068 SQUARE FEET OR 409.16 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-14-2022



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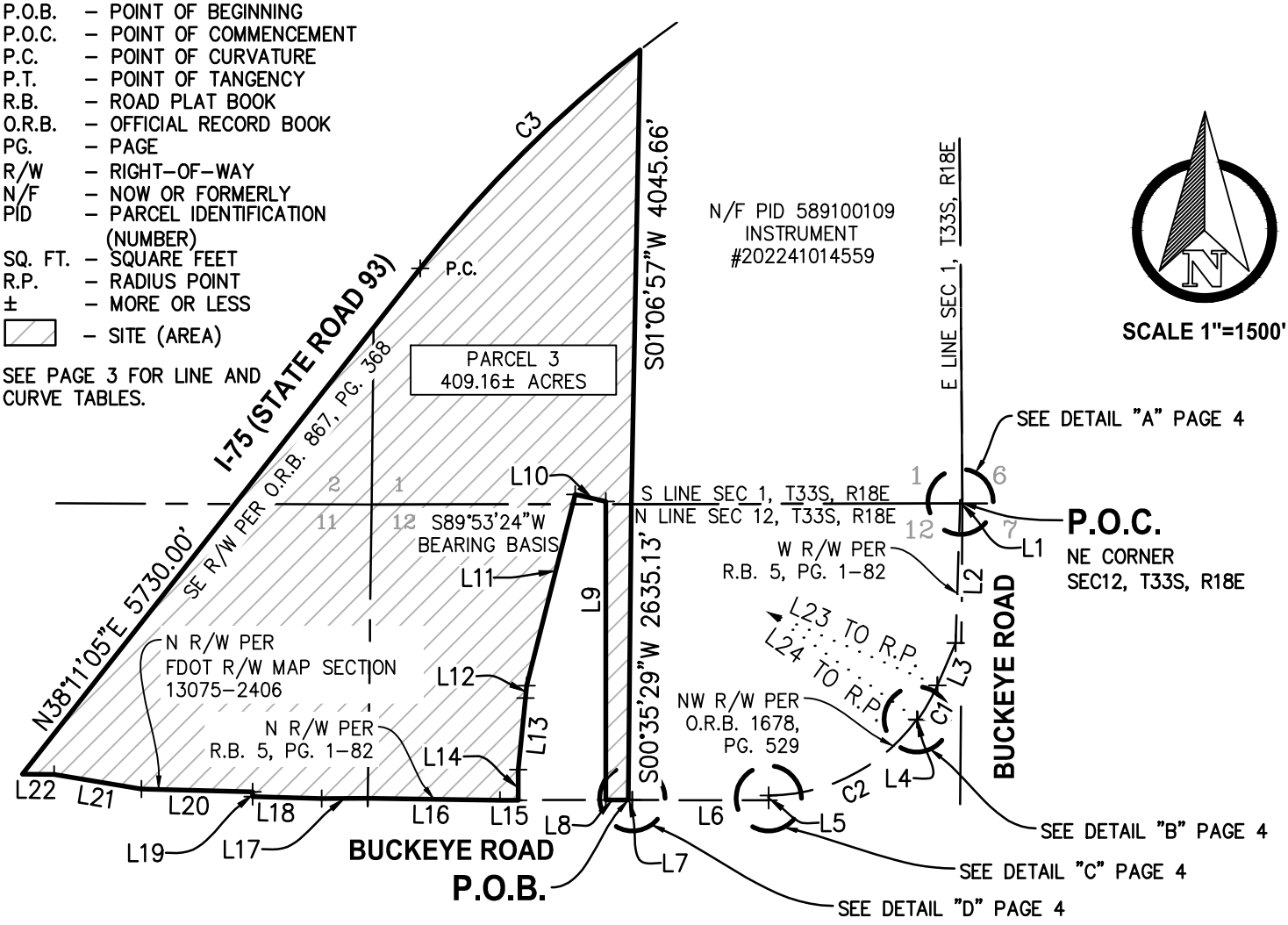
# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LEGEND:

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
P.T. – POINT OF TANGENCY
R.B. – ROAD PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
PID – PARCEL IDENTIFICATION (NUMBER)
SQ. FT. – SQUARE FEET
R.P. – RADIUS POINT
± – MORE OR LESS
– SITE (AREA)

SEE PAGE 3 FOR LINE AND CURVE TABLES.




NOT A BOUNDARY SURVEY

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**



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BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S01°46'28"W | 1241.54' |
| L3 | S23°24'03"W | 413.28' |
| L4 | N54°20'21"W | 10.00' |
| L5 | S00°06'39"E | 42.41' |
| L6 | N89°56'58"W | 1214.12' |
| L7 | S89°58'35"W | 36.73' |
| L8 | S89°58'35"W | 198.92' |
| L9 | N00°00'00"E | 2659.29' |
| L10 | N76°58'28"W | 279.00' |
| L11 | S14°16'35"W | 1756.83' |
| L12 | S04°46'47"W | 111.33' |

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L13 | S05°58'19"W | 641.34' |
| L14 | S00°01'25"E | 271.12' |
| L15 | S89°58'35"W | 161.97' |
| L16 | N89°13'48"W | 1176.31' |
| L17 | S89°49'50"W | 409.87' |
| L18 | N88°22'47"W | 616.73' |
| L19 | N00°09'43"W | 42.57' |
| L20 | N88°33'01"W | 990.85' |
| L21 | N80°31'38"W | 787.25' |
| L22 | N89°40'22"W | 282.70' |
| L23 | N66°36'20"W | 1640.00' |
| L24 | N54°15'56"W | 1630.00' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |
| C3 | 11329.16' | 13°59'40" | 2767.12' | N45°10'54"E |

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



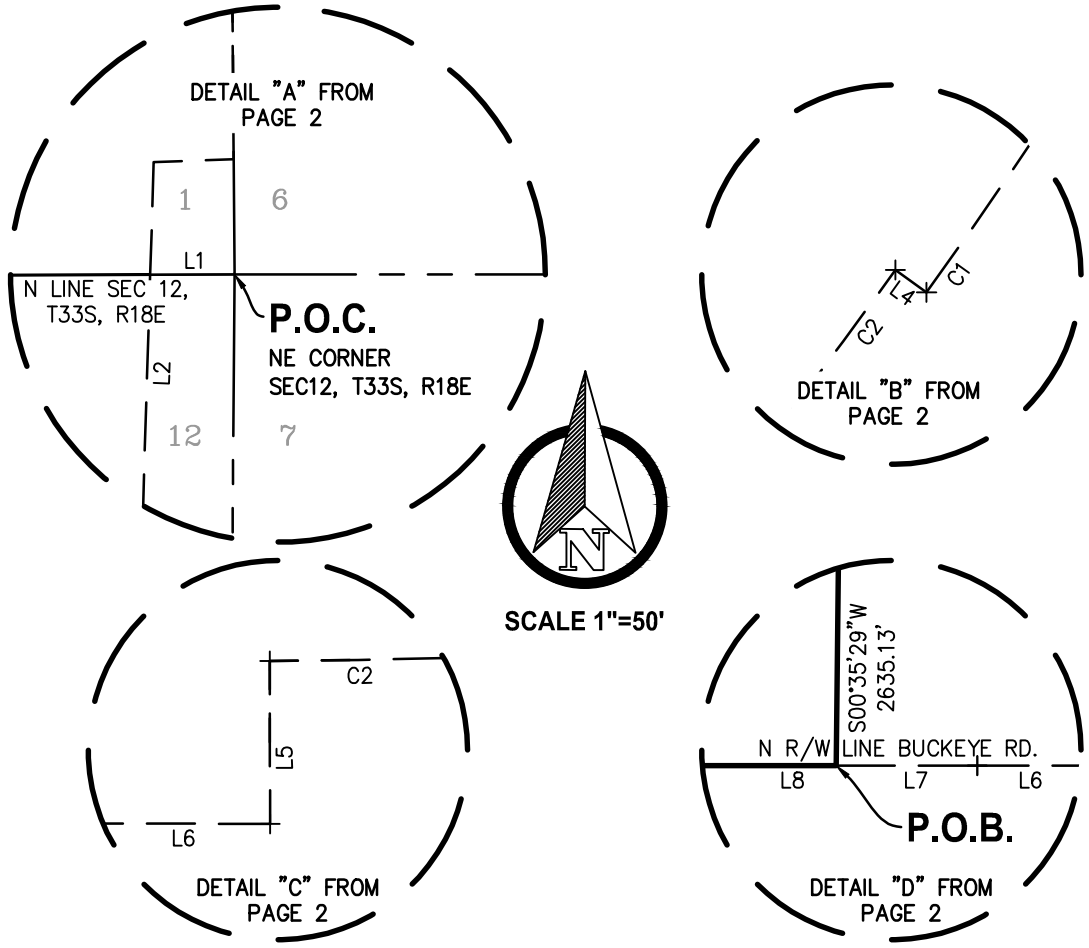
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(941) 748-8080
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## DETAILS




NOT A BOUNDARY SURVEY

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

## SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
## MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 3 SD_REVISED.dwg

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

**EXHIBIT A**

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

# TOGETHER WITH:

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 235.65 FEET TO THE **POINT OF BEGINNING**; THENCE, S89°58'35"W, 780.94 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, N00°01'25"W, 271.12; THENCE, N05°58'19"E, 641.34 FEET; THENCE, N04°46'47", 111.33 FEET; THENCE, N14°16'35"E, 1756.83 FEET; THENCE, S76°58'28"E, 279.00 FEET; THENCE S00°00'00"E, 2659.29 FEET TO THE POINT OF BEGINNING

CONTAINING 1,590,319 SQUARE FEET OR 36.51 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFFIXED.

**SKETCH AND DESCRIPTION**
**PARCEL 4**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-10-2022

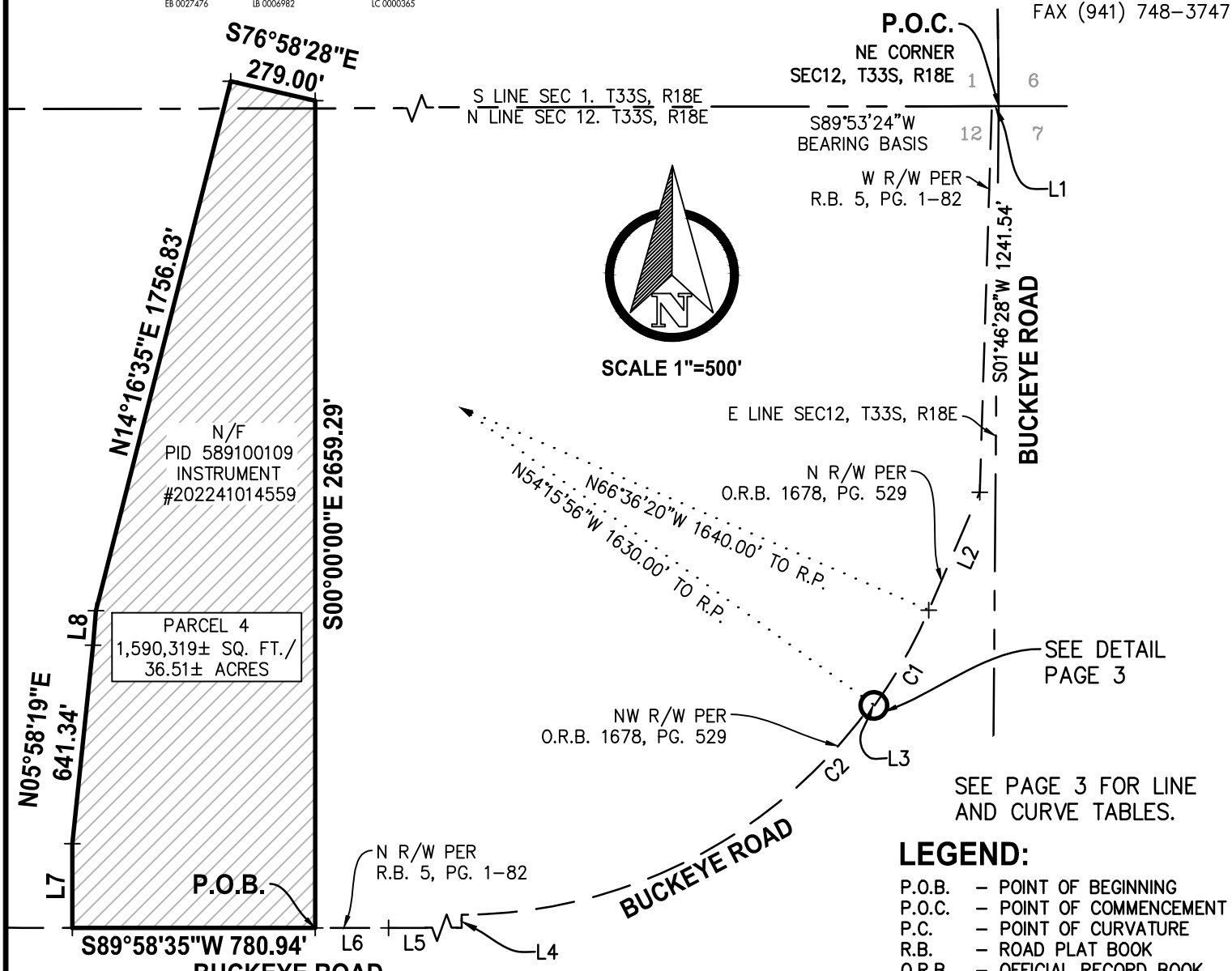


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ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747




SEE PAGE 3 FOR LINE AND CURVE TABLES.

## LEGEND:

| | | |
|---|---|---|
| P.O.B. | – | POINT OF BEGINNING |
| P.O.C. | – | POINT OF COMMENCEMENT |
| P.C. | – | POINT OF CURVATURE |
| R.B. | – | ROAD PLAT BOOK |
| O.R.B. | – | OFFICIAL RECORD BOOK |
| PG. | – | PAGE |
| R/W | – | RIGHT-OF-WAY |
| N/F | – | NOW OR FORMERLY |
| PID | – | PARCEL IDENTIFICATION (NUMBER) |
| SQ. FT. | – | SQUARE FEET |
| ± | – | MORE OR LESS |
| | – | SITE (AREA) |

NOT A BOUNDARY SURVEY

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

# SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

**SKETCH AND DESCRIPTION**
**PARCEL 4**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**



T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 4 SD.dwg

ZNS ENGINEERING
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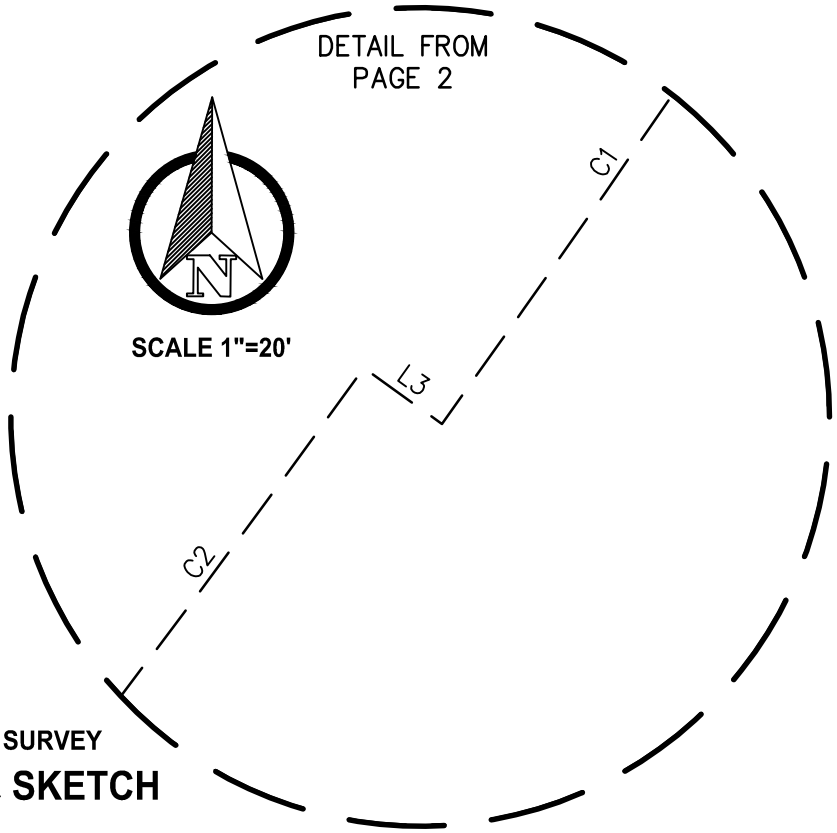
# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S23°24'03"W | 413.28' |
| L3 | N54°20'21"W | 10.00' |
| L4 | S00°06'39"E | 42.41' |
| L5 | N89°56'58"W | 1214.12' |
| L6 | S89°58'35"W | 235.65' |
| L7 | N00°01'25"W | 271.12' |
| L8 | N04°46'47"E | 111.33' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |




SCALE 1"=20'

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

# SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 4**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



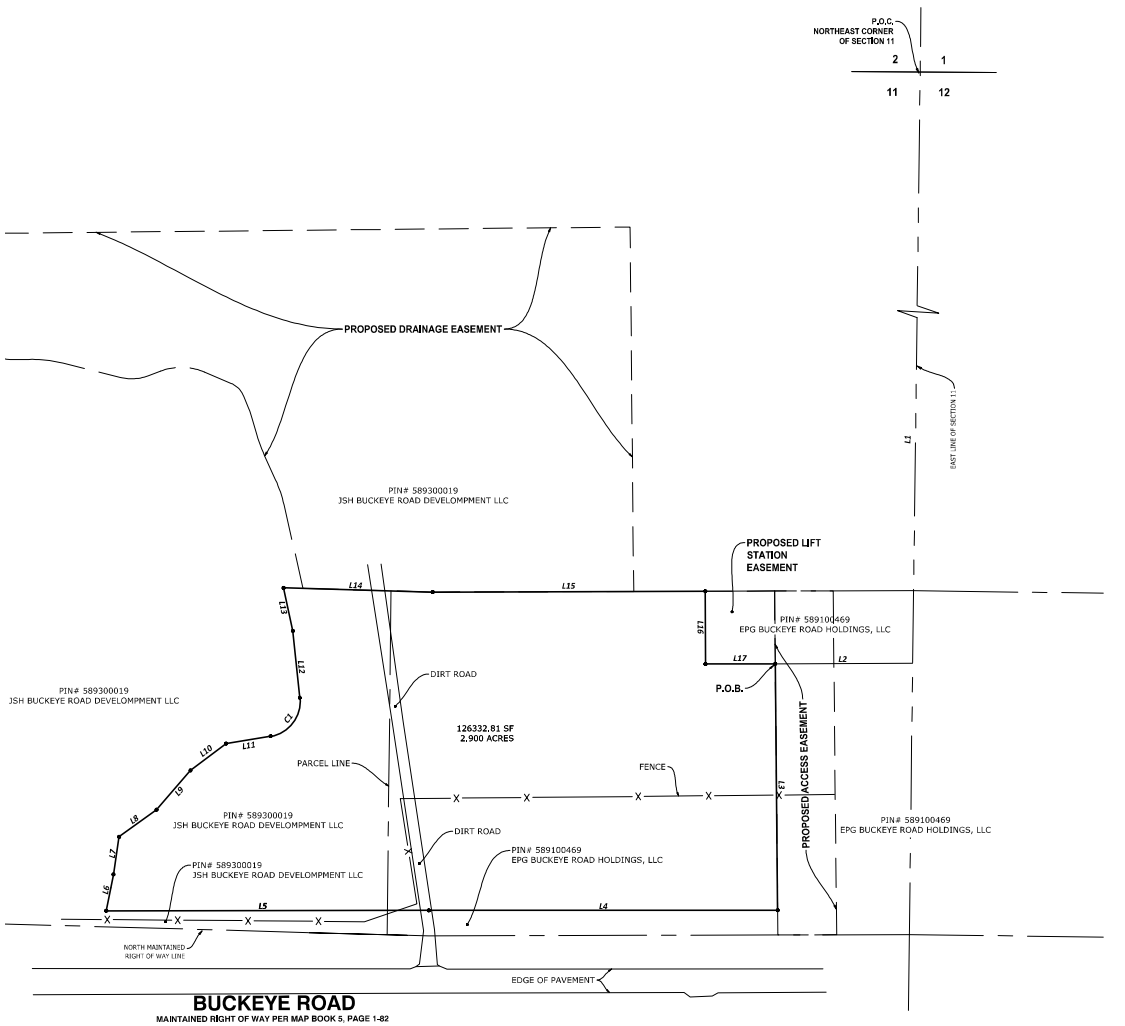
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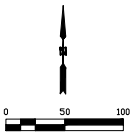
## LESS AND EXCEPT:

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;

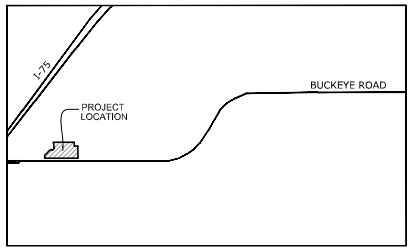
COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE N 80°32'24" E A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10",; THENCE N 05°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

# ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 09°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°43'35" W | 2384.36' |
| L2 | S 89°49'50" W | 117.13' |
| L3 | S 00°34'16" E | 210.06' |
| L4 | S 89°58'34" W | 297.37' |
| L5 | S 89°55'42" W | 274.89' |
| L6 | N 11°13'40" E | 31.65' |
| L7 | N 08°35'44" E | 32.39' |
| L8 | N 54°04'34" E | 39.29' |
| L9 | N 40°51'34" E | 44.31' |
| L10 | N 52°54'52" E | 38.00' |
| L11 | N 80°52'24" E | 36.50' |
| L12 | N 05°57'46" W | 57.29' |
| L13 | N 12°09'01" W | 37.52' |
| L14 | S 88°22'47" E | 127.10' |
| L15 | N 89°49'50" E | 232.34' |
| L16 | S 00°10'10" E | 62.00' |
| L17 | N 89°49'50" E | 59.43' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100**
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Robert S Flanary
DN: c=US, o=Florida, cn=Robert S Flanary, 0.9.2342.19200300.100.1.1=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.5=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.11=2.16.840.1.113730.3.1.241, 0.9.2342.19200300.100.1.3=5677, 2.5.4.5=A01410C00000187AC60F0C0000222177
Date: 2025.08.26 09:57:07

ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

| | | | |
|---|---|---|---|
| O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG | | DRAWN BY: RSF | CHECKED BY: RSF |
| PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE: 1"=50' |

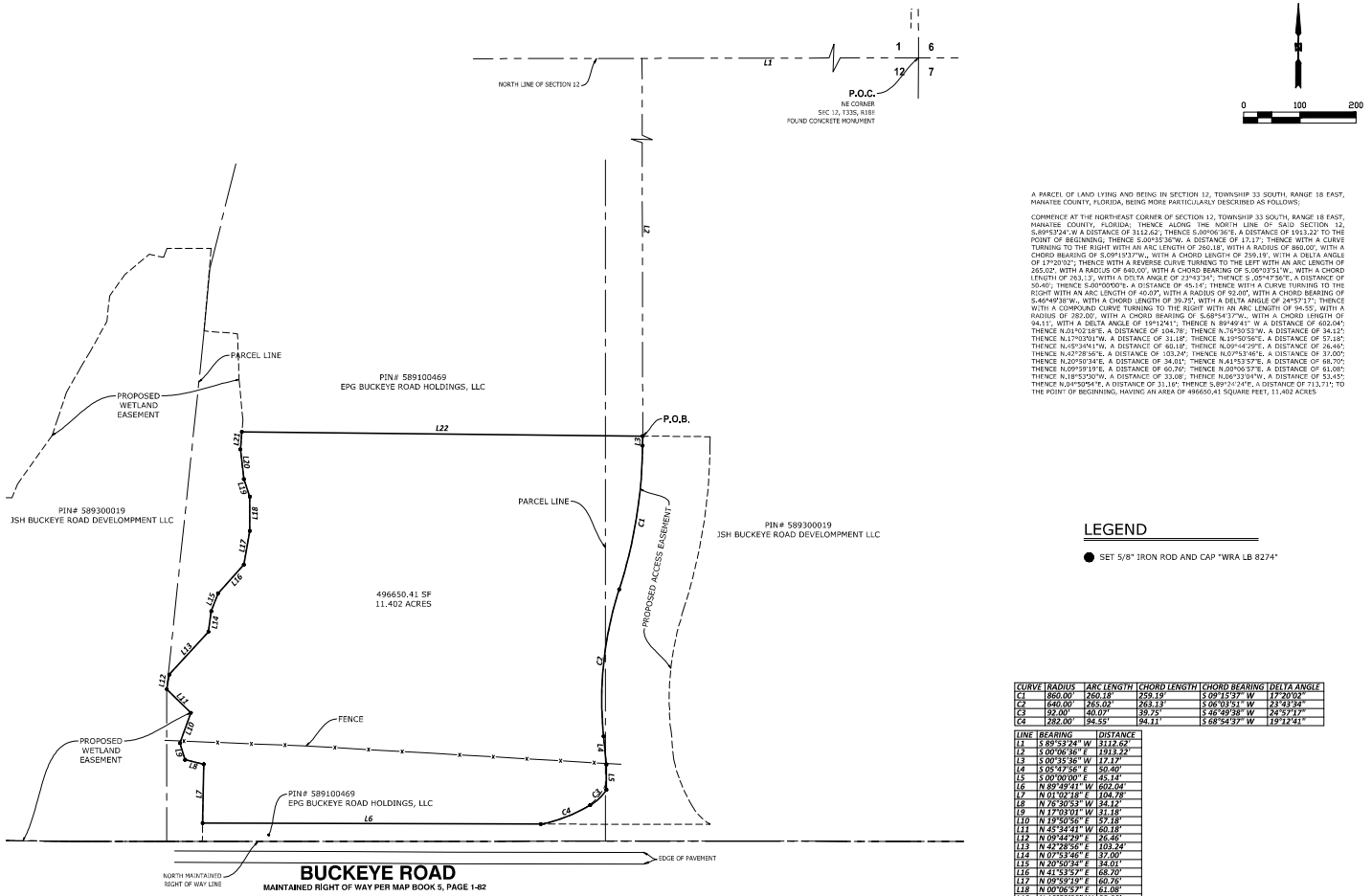
SHEET
1
OF 1

## FURTHER LESS AND EXCEPT:

A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E. A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S .05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E. A DISTANCE OF 104.78'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

# ALTA/NSPS LAND TITLE SURVEY




A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18'; THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°53'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

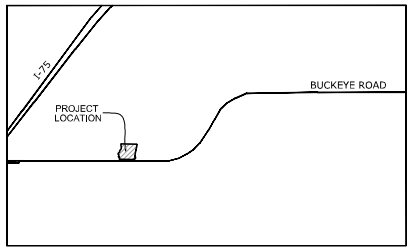
## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C2 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C3 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C4 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°53'24" W | 3112.62' |
| L2 | S 00°06'36" E | 1913.22' |
| L3 | S 09°35'36" W | 17.17' |
| L4 | S 05°47'56" E | 50.40' |
| L5 | S 00°00'00" E | 45.14' |
| L6 | N 89°49'41" W | 602.04' |
| L7 | N 01°02'18" E | 104.78' |
| L8 | N 76°30'53" W | 34.12' |
| L9 | N 17°03'01" W | 31.18' |
| L10 | N 19°50'56" E | 57.18' |
| L11 | N 45°34'41" W | 60.18' |
| L12 | N 09°44'29" E | 26.46' |
| L13 | N 42°28'56" E | 103.24' |
| L14 | N 07°53'46" E | 37.00' |
| L15 | N 20°50'34" E | 34.01' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°59'19" E | 60.76' |
| L18 | N 00°06'57" E | 61.08' |
| L19 | N 18°53'30" W | 33.08' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°50'54" E | 31.16' |
| L22 | S 89°24'24" E | 713.71' |

LOCATION MAP
NOT TO SCALE




SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD, (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200**

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA

Robert S. Flanary

ROBERT S. FLANARY
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 5677

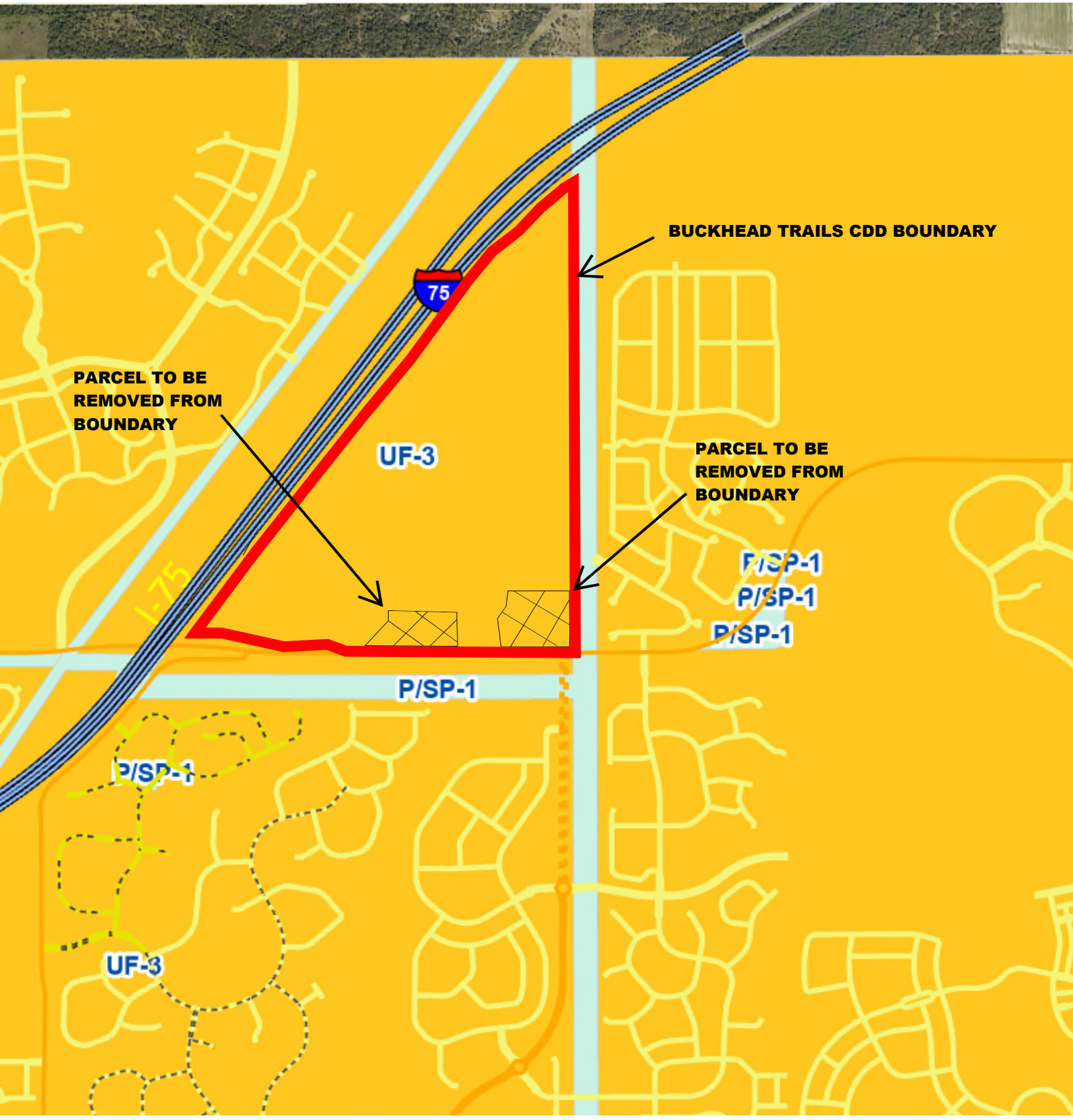
| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

O:\05 FSC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

# EXHIBIT 7


BUCKHEAD TRAILS CDD BOUNDARY
75
PARCEL TO BE REMOVED FROM BOUNDARY
UF-3
PARCEL TO BE REMOVED FROM BOUNDARY
I-75
P/SP-1
P/SP-1
P/SP-1
P/SP-1
P/SP-1
UF-3

# EXHIBIT 8

# 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 Buckhead Trails II Community Development District ("District"). The District was established by Ordinance Nos. 22-58 and 24-25E, passed by the Board of County Commissioners of Manatee County, Florida. The current size of the District is approximately 445.67 +/- acres and the District is located entirely within Manatee County, Florida ("County"). The petition to amend the boundaries of the District seeks to remove approximately 14.302 +/- acres located in the County from the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 431.368 +/- acres and is planned to be developed with a total of 1021 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 Buckhead Trails II 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 1021 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 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 Buckhead Trails II.

### 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 (as defined herein), 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 SERC, "Transactional Costs" are direct costs that are readily ascertainable by the County based upon standard business practices, and may include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(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. (The County, according to the Census 2020, has a population of 949,611; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) In evaluating the impacts described in paragraphs (a) and (e), the County must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.
2. Changes to the market value of goods or services produced, provided, or sold.
3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

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

(h) 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, 431.368 +/- acre area will still promote local economic activity, create local 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, 445.67 +/- 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 1021 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 14.302 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 14.302 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 431.368 +/- acre master planned residential development currently anticipated to contain a total of approximately 1021 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 3,573.50 +/- 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 14.302 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 the County. 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.

The County has a population of 399,716 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 District.

# EXHIBIT 9

**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, KC Buckeye East LLC, 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 Buckhead Trails II 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: Roslyn Raymie

Name: Bryon T. LoPreste

**KC BUCKEYE EAST LLC**

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026

**STATE OF FLORIDA**
**COUNTY OF** HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2026, by James P. Harvey, as Authorized Signatory of KC Buckeye East LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

Name: Bryon T. LoPreste
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

# PETITION TO AMEND THE BOUNDARIES OF BUCKHEAD TRAILS II 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

**PETITION TO AMEND THE BOUNDARIES OF THE**
**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

Certification of Attorney

Certification of Petitioner

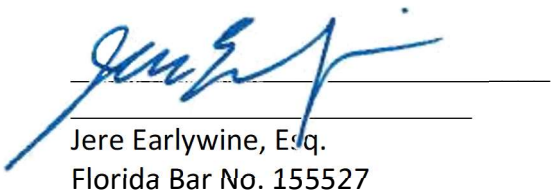
Petition to Amend the Boundaries of the Buckhead Trails II Community Development District

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 – Statement of Estimated Regulatory Costs
Exhibit 9 – 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

## ATTORNEY CERTIFICATION

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

**KC BUCKEYE EAST LLC**

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026

**BEFORE THE COUNTY COMMISSION OF MANATEE COUNTY, FLORIDA**

**PETITION TO AMEND THE BOUNDARIES OF**
**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Buckhead Trails II Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance Nos. 22-58 and 24-25, 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 Nos. 22-58 and 24-25 to remove approximately 14.302 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 445.67 acres of land and is located south of the Hillsborough County Line, north of Buckeye Road, east of I-75 and west of US 301. 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 14.302 acres are set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 431.368 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 2026-02 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 Nicholas Dister, Carlos de la Ossa, Ryan Motko, Austin Berns and Alberto Viera.

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. District Facilities and Services. There are no services and facilities currently provided by the District to the Contraction Parcel.

7. Statement of Estimated Regulatory Costs. **Exhibit 9** 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.

8. Agent Authorization. **Exhibit 10** 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

9. 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 Nos. 22-58 and 24-25 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 6th day of April, 2026.

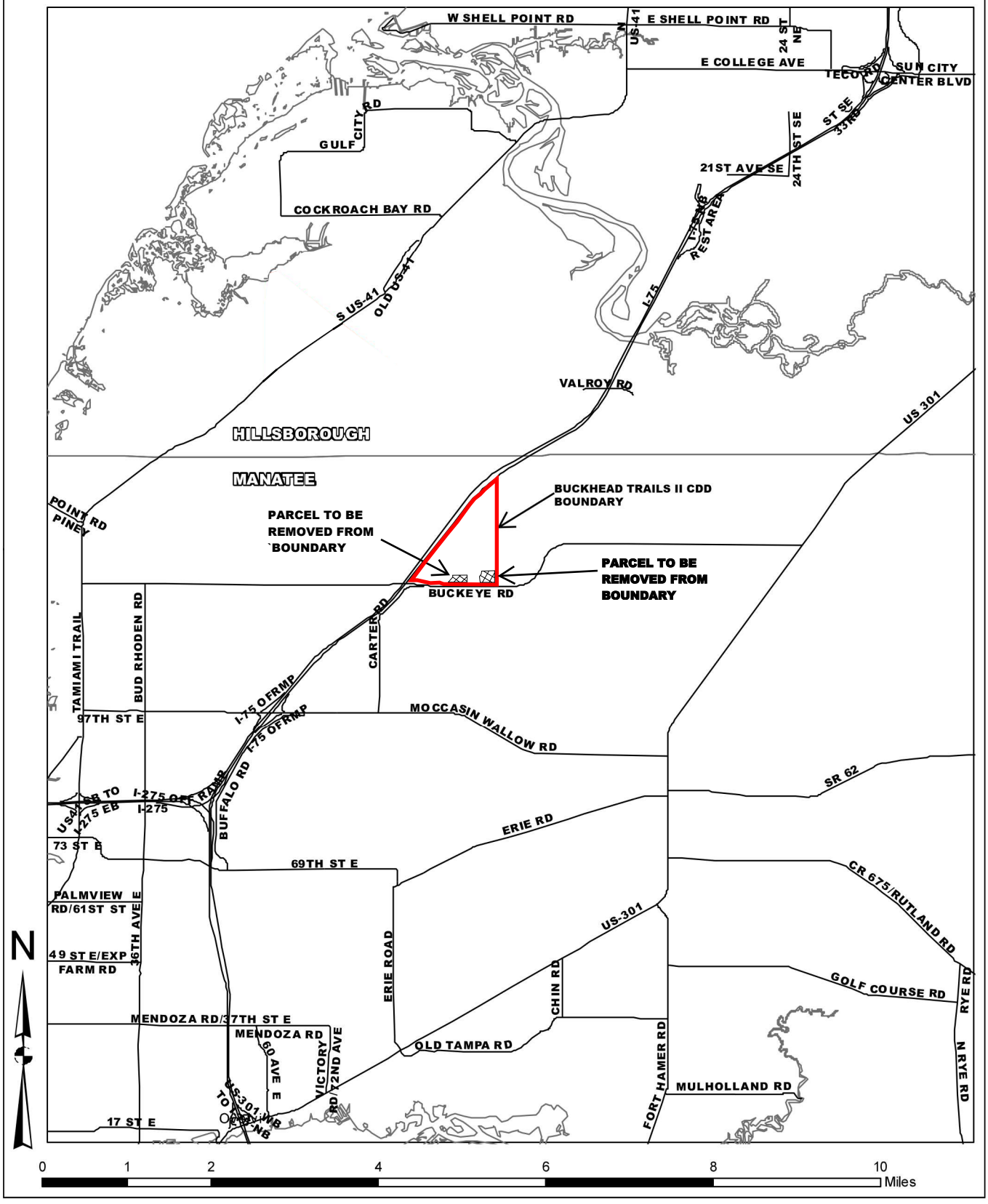
KUTAK ROCK LLP



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

# BUCKHEAD TRAILS II CDD



# EXHIBIT 2

**ZNS ENGINEERING**
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

**EXHIBIT A**

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID BUCKEYE ROAD RIGHT-OF-WAY LINE AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1, THE FOLLOWING FOUR COURSES: (1) S89°58'35"W, 1141.84 FEET; (2) N89°13'48"W, 1176.31 FEET; (3) S89°49'50"W, 409.87 FEET; (4) N88°22'47"W, 616.73 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTHERLY LINE OF BUCKEYE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: (1) N00°09'43"W, 42.57 FEET; (2) N88°33'01"W, 990.85 FEET; (3) N80°31'38"W, 787.25 FEET; (4) N89°40'22"W, 282.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N38°11'05"E, 5730.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET, A CENTRAL ANGLE OF 13°59'40"; (2) ALONG THE ARC OF SAID CURVE 2767.12 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY S01°06'57"W, 4045.66 FEET; THENCE S00°35'29"W, 2635.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,413,387 SQUARE FEET OR 445.67 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH
OF
# LAND
LOCATED IN
# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-10-2022



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Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

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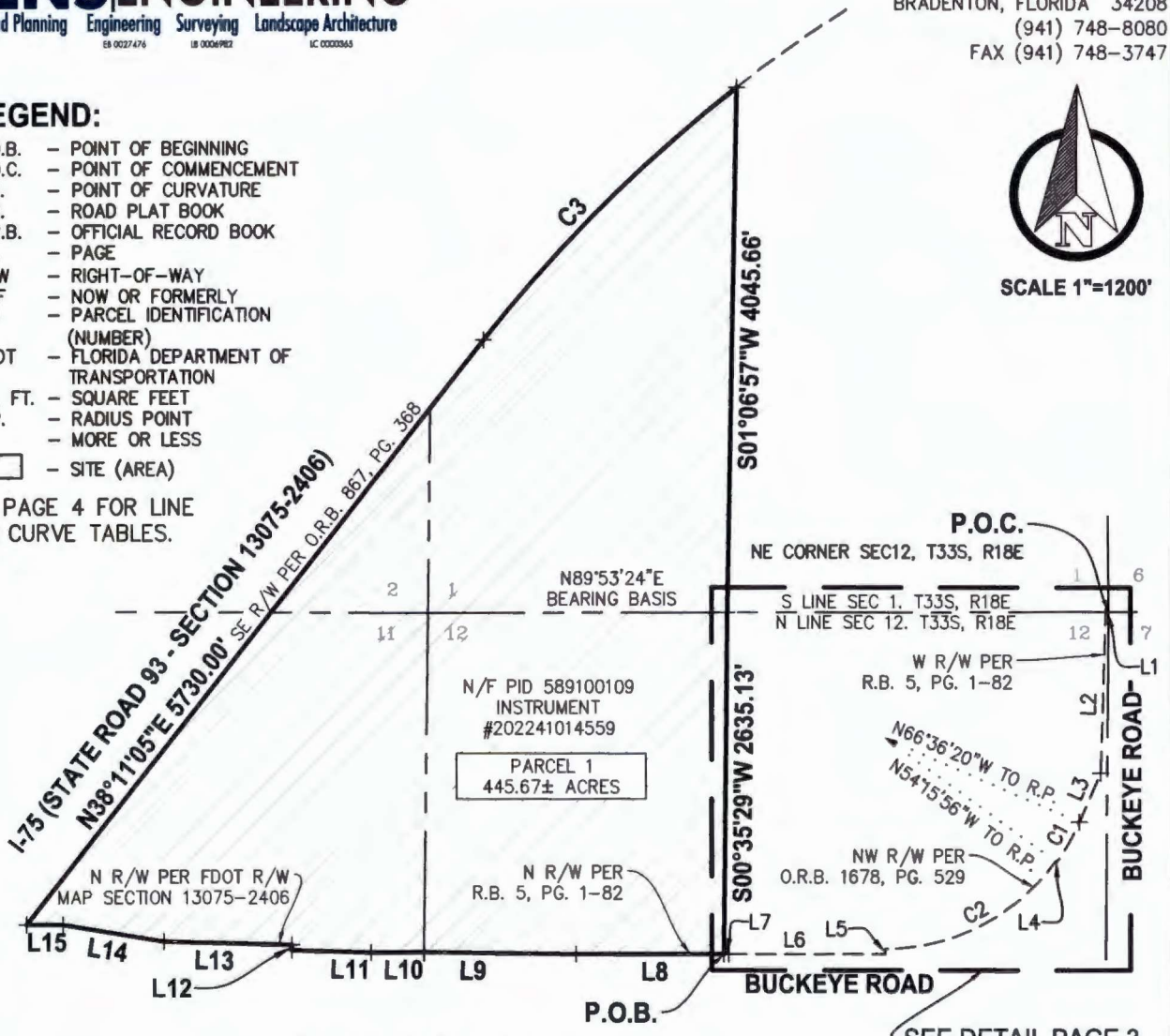
# EXHIBIT A

## LEGEND:

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
R.B. – ROAD PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
PID – PARCEL IDENTIFICATION (NUMBER)
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
SQ. FT. – SQUARE FEET
R.P. – RADIUS POINT
± – MORE OR LESS
– SITE (AREA)

SEE PAGE 4 FOR LINE AND CURVE TABLES.

SCALE 1"=1200'




SEE DETAIL PAGE 3

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH
OF
# LAND
LOCATED IN
# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**



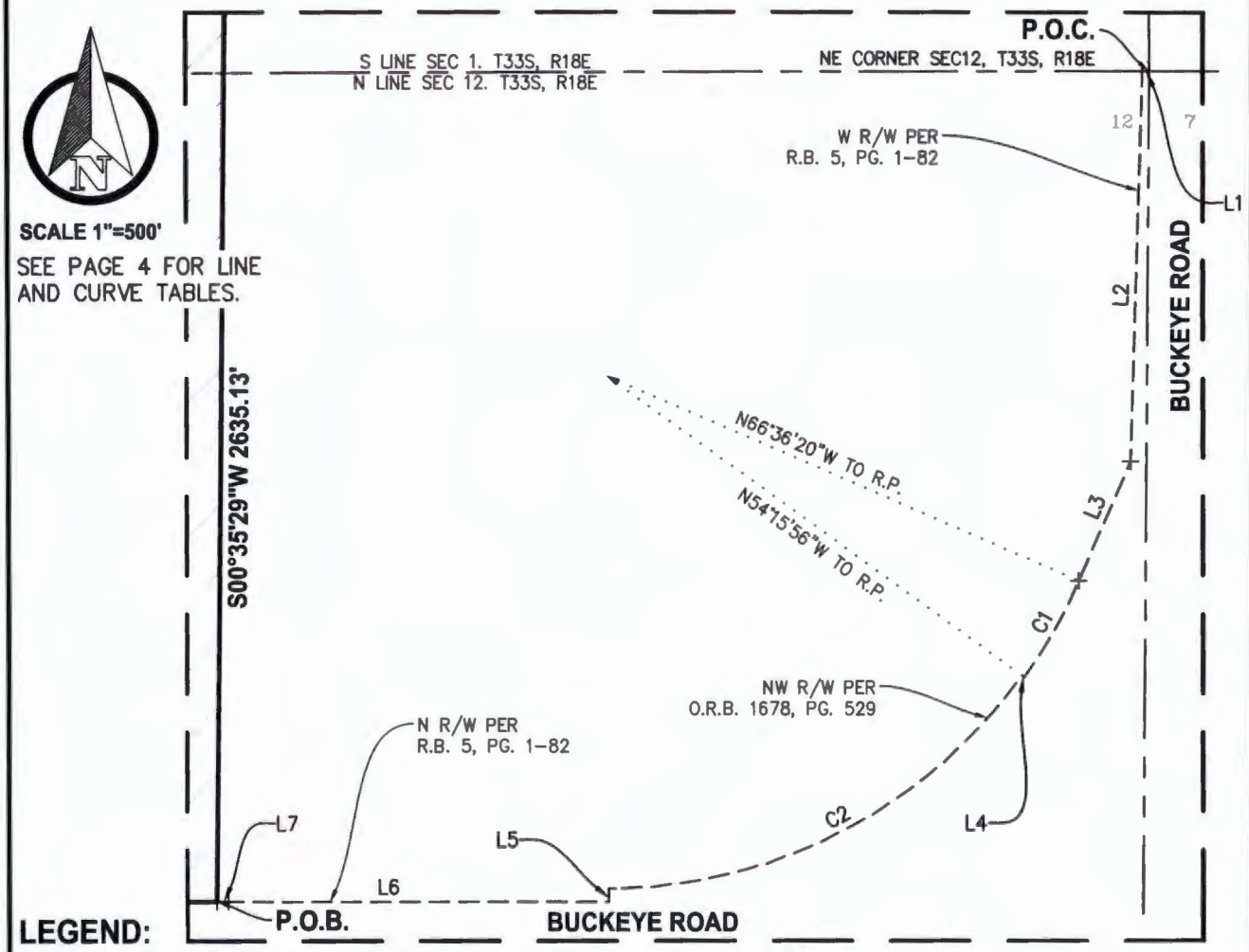
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# EXHIBIT A

DETAIL FROM PAGE 2




SCALE 1"=500'

SEE PAGE 4 FOR LINE AND CURVE TABLES.

## LEGEND:

| | | | |
|---|---|---|---|
| P.O.B. | – POINT OF BEGINNING | SQ. FT. | – SQUARE FEET |
| P.O.C. | – POINT OF COMMENCEMENT | R.P. | – RADIUS POINT |
| P.C. | – POINT OF CURVATURE | ± | – MORE OR LESS |
| R.B. | – ROAD PLAT BOOK | ▭ | – SITE (AREA) |
| O.R.B. | – OFFICIAL RECORD BOOK | | |
| PG. | – PAGE | | |
| R/W | – RIGHT-OF-WAY | | |
| N/F | – NOW OR FORMERLY | | |
| PID | – PARCEL IDENTIFICATION (NUMBER) | | |
| SQ. FT. | – SQUARE FEET | | |

NOT A BOUNDARY SURVEY

## DESCRIPTION & SKETCH
OF
## LAND
LOCATED IN
## SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
## MANATEE COUNTY, FLORIDA

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**MANATEE COUNTY, FLORIDA**

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# EXHIBIT A

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BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S01°46'28"W | 1241.54' |
| L3 | S23°24'03"W | 413.28' |
| L4 | N54°20'21"W | 10.00' |
| L5 | S00°06'39"E | 42.41' |
| L6 | N89°56'58"W | 1214.12' |
| L7 | S89°58'35"W | 36.73' |
| L8 | S89°58'35"W | 1141.84' |

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L9 | N89°13'48"W | 1176.31' |
| L10 | S89°49'50"W | 409.87' |
| L11 | N88°22'47"W | 616.73' |
| L12 | N00°09'43"W | 42.57' |
| L13 | N88°33'01"W | 990.85' |
| L14 | N80°31'38"W | 787.25' |
| L15 | N89°40'22"W | 282.70' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |
| C3 | 11329.16' | 13°59'40" | 2767.12' | N45°10'54"E |

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

© ZNS ENGINEERING, L.C. THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

**SKETCH AND DESCRIPTION**
**PARCEL 1**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

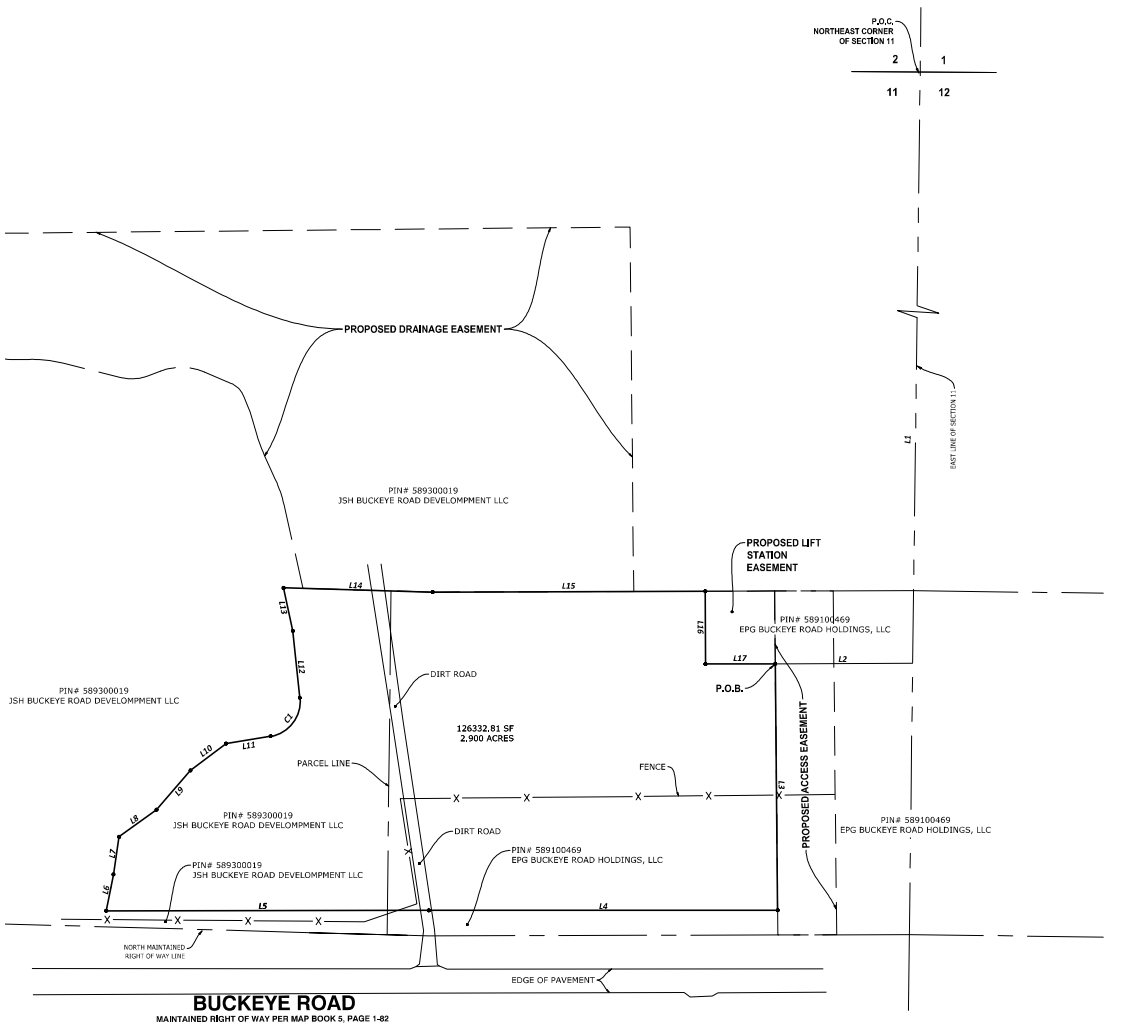
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



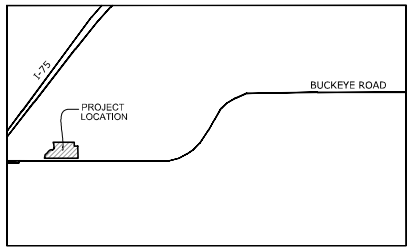
T:_2022\453206 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg

# EXHIBIT 3

# ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 05°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°43'35" W | 2384.36' |
| L2 | S 89°49'50" W | 117.13' |
| L3 | S 00°34'16" E | 210.06' |
| L4 | S 89°58'34" W | 297.37' |
| L5 | S 89°55'42" W | 274.89' |
| L6 | N 11°13'40" E | 31.65' |
| L7 | N 08°35'44" E | 32.39' |
| L8 | N 54°04'34" E | 39.29' |
| L9 | N 40°51'34" E | 44.31' |
| L10 | N 52°54'52" E | 38.00' |
| L11 | N 80°52'24" E | 38.50' |
| L12 | N 05°57'46" W | 57.29' |
| L13 | N 12°09'01" W | 37.52' |
| L14 | S 88°22'47" E | 127.10' |
| L15 | N 89°49'50" E | 232.34' |
| L16 | S 00°10'10" E | 62.00' |
| L17 | N 89°49'50" E | 59.43' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY. RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100**
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
Digitally signed by Robert S Flanary
DN: c=US, o=Water Resource Associates, LLC, ou=Florida Licensed Surveyor and Mapper, cn=Robert S Flanary, email=bob@wraengineering.com, serialNumber=A01410C0000018E78C83DF0C0001D177, 2.5.4.65=3.6.1.4.1.311.60.2.1.3=US, 2.5.4.5=F19000126-00707
Robert S. Flanary
ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

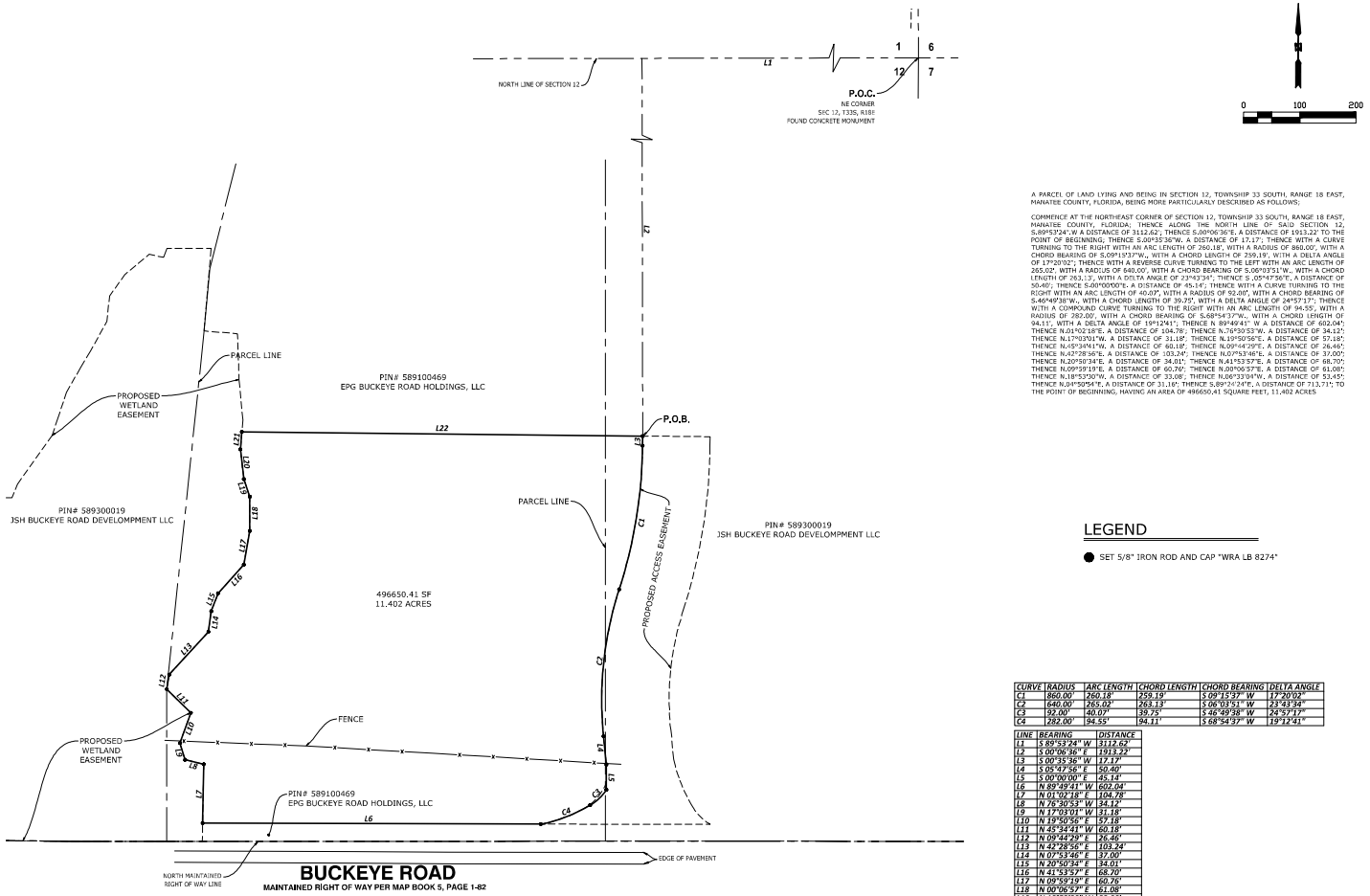
| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

| | | | |
|---|---|---|---|
| O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG | | DRAWN BY: RSF | CHECKED BY: RSF |
| PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE: 1"=50' |

SHEET
1
OF 1

# ALTA/NSPS LAND TITLE SURVEY




A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18', THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.00°06'57"E, A DISTANCE OF 37.00'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°24'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

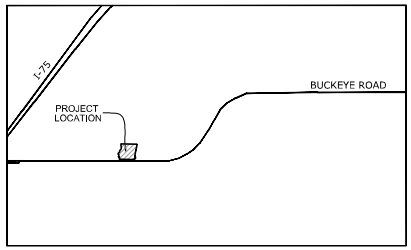
## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C2 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C3 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C4 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°53'24" W | 3112.62' |
| L2 | S 00°06'36" E | 1913.22' |
| L3 | S 00°35'36" W | 17.17' |
| L4 | S 05°47'56" E | 50.40' |
| L5 | S 00°00'00" E | 45.14' |
| L6 | N 89°49'41" W | 602.04' |
| L7 | N 01°02'18" E | 104.78' |
| L8 | N 76°30'53" W | 34.12' |
| L9 | N 17°03'01" W | 31.18' |
| L10 | N 19°50'56" E | 57.18' |
| L11 | N 45°34'41" W | 60.18' |
| L12 | N 09°44'29" E | 26.46' |
| L13 | N 42°28'56" E | 103.24' |
| L14 | N 07°53'46" E | 37.00' |
| L15 | N 20°50'34" E | 34.01' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°59'19" E | 60.76' |
| L18 | N 00°06'57" E | 61.08' |
| L19 | N 18°53'30" W | 33.08' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°50'54" E | 31.16' |
| L22 | S 89°24'24" E | 713.71' |

LOCATION MAP
NOT TO SCALE




SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347229, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200**

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA
Robert S. Flanary
ROBERT S. FLANARY
FLORIDA SURVEYOR REGISTRATION NO. 5677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

O:\05 FNC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

# EXHIBIT 4

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY PER ROAD PLAT BOOK 5, PAGE 1, S89°58'35"W, 198.92 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX COURSES: (1) N00°00'00"E, 2659.29 FEET; (2) N76°58'28"W, 279.00 FEET; (3) S14°16'35"W, 1756.83 FEET; (4) S04°46'47"W, 111.33 FEET; (5) S05°58'19"W, 641.34 FEET; (6) S00°01'25"E, 271.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED BUCKEYE ROAD PER ROAD PLAT BOOK 5, PAGE 1; THENCE THE FOLLOWING FOUR COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: (1) S89°58'35"W, 161.97 FEET; (2) N89°13'48"W, 1176.31 FEET; (3) S89°49'50"W, 409.87 FEET; (4) N88°22'47"W, 616.73 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BUCKEYE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: (1) N00°09'43"W, 42.57 FEET; (2) N88°33'01"W, 990.85 FEET; (3) N80°31'38"W, 787.25 FEET; (4) N89°40'22"W, 282.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N38°11'05"E, 5730.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET, AND A CENTRAL ANGLE OF 13°59'40"; (2) ALONG THE ARC OF SAID CURVE 2767.12 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY S01°06'57"W, 4045.66 FEET; THENCE S00°35'29"W, 2635.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,823,068 SQUARE FEET OR 409.16 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFFIXED.

**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-14-2022



T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 3 SD_REVISED.dwg

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

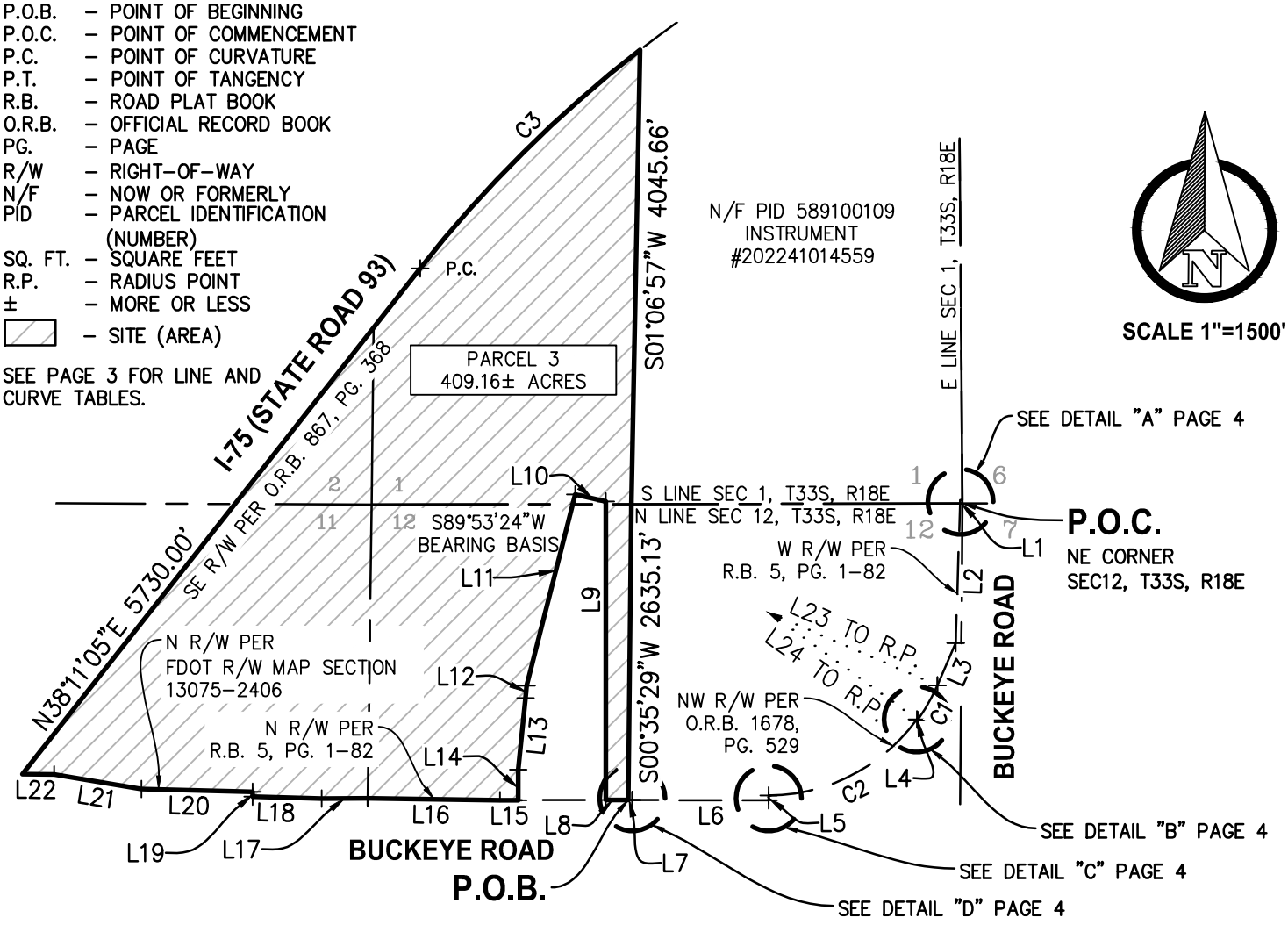
# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LEGEND:

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
P.T. – POINT OF TANGENCY
R.B. – ROAD PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
PID – PARCEL IDENTIFICATION (NUMBER)
SQ. FT. – SQUARE FEET
R.P. – RADIUS POINT
± – MORE OR LESS
– SITE (AREA)

SEE PAGE 3 FOR LINE AND CURVE TABLES.




NOT A BOUNDARY SURVEY

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**



T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 3 SD_REVISED.dwg

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S01°46'28"W | 1241.54' |
| L3 | S23°24'03"W | 413.28' |
| L4 | N54°20'21"W | 10.00' |
| L5 | S00°06'39"E | 42.41' |
| L6 | N89°56'58"W | 1214.12' |
| L7 | S89°58'35"W | 36.73' |
| L8 | S89°58'35"W | 198.92' |
| L9 | N00°00'00"E | 2659.29' |
| L10 | N76°58'28"W | 279.00' |
| L11 | S14°16'35"W | 1756.83' |
| L12 | S04°46'47"W | 111.33' |

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L13 | S05°58'19"W | 641.34' |
| L14 | S00°01'25"E | 271.12' |
| L15 | S89°58'35"W | 161.97' |
| L16 | N89°13'48"W | 1176.31' |
| L17 | S89°49'50"W | 409.87' |
| L18 | N88°22'47"W | 616.73' |
| L19 | N00°09'43"W | 42.57' |
| L20 | N88°33'01"W | 990.85' |
| L21 | N80°31'38"W | 787.25' |
| L22 | N89°40'22"W | 282.70' |
| L23 | N66°36'20"W | 1640.00' |
| L24 | N54°15'56"W | 1630.00' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |
| C3 | 11329.16' | 13°59'40" | 2767.12' | N45°10'54"E |

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



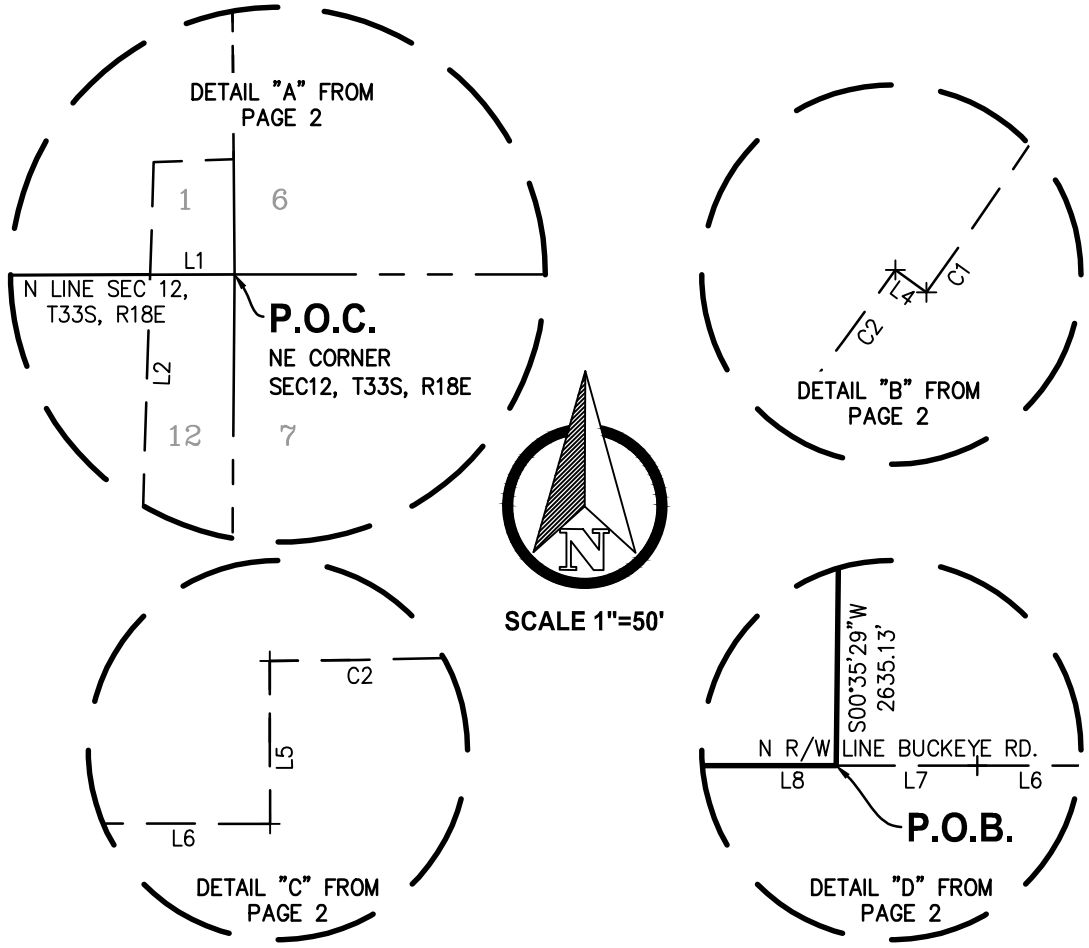
T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 3 SD_REVISED.dwg

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## DETAILS




NOT A BOUNDARY SURVEY

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

## SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
## MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 3 SD_REVISED.dwg

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

**EXHIBIT A**

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

# TOGETHER WITH:

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 235.65 FEET TO THE **POINT OF BEGINNING**; THENCE, S89°58'35"W, 780.94 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, N00°01'25"W, 271.12; THENCE, N05°58'19"E, 641.34 FEET; THENCE, N04°46'47", 111.33 FEET; THENCE, N14°16'35"E, 1756.83 FEET; THENCE, S76°58'28"E, 279.00 FEET; THENCE S00°00'00"E, 2659.29 FEET TO THE POINT OF BEGINNING

CONTAINING 1,590,319 SQUARE FEET OR 36.51 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 4**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-10-2022

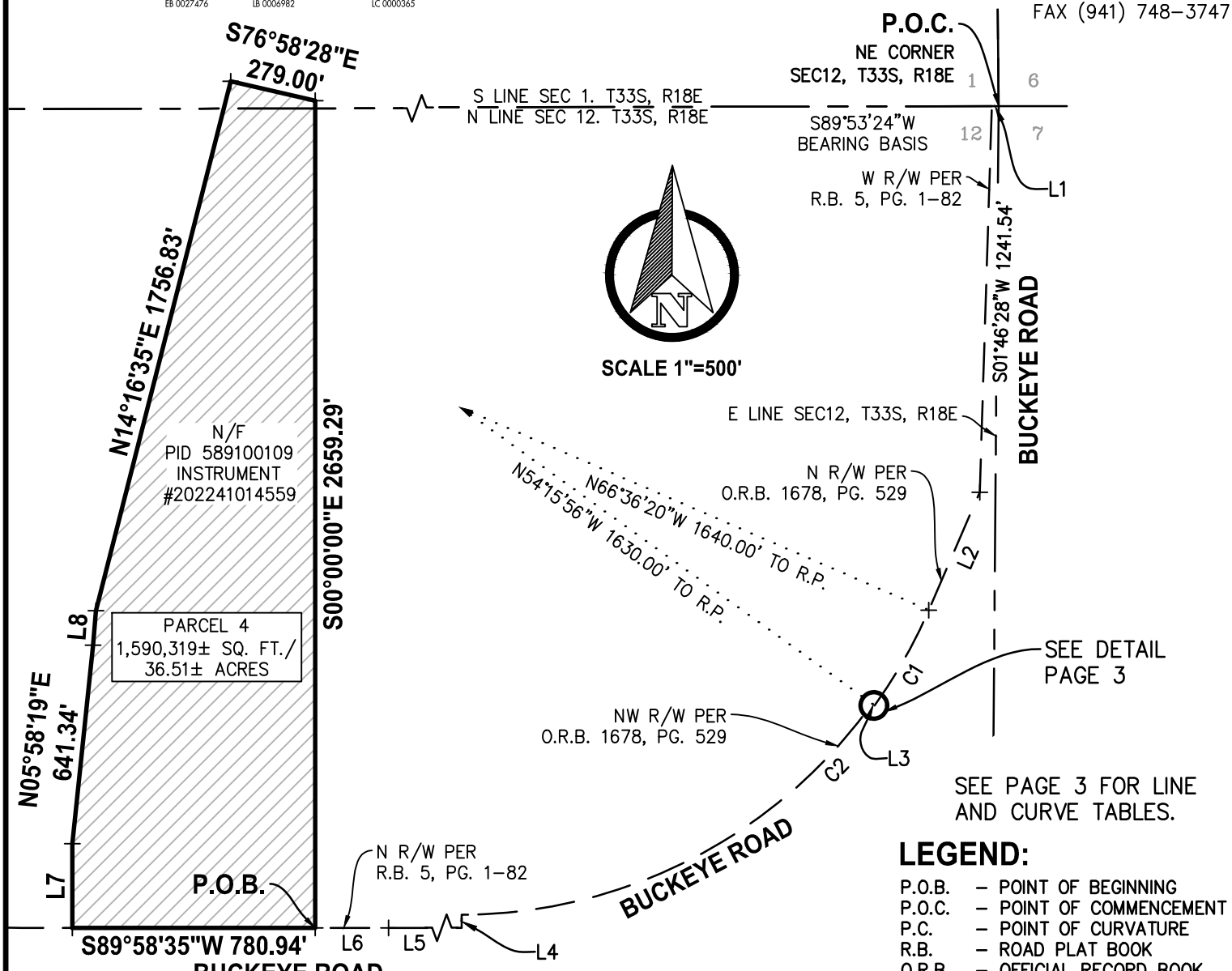


T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 4 SD.dwg

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747




SEE PAGE 3 FOR LINE AND CURVE TABLES.

## LEGEND:

| | | |
|---|---|---|
| P.O.B. | – | POINT OF BEGINNING |
| P.O.C. | – | POINT OF COMMENCEMENT |
| P.C. | – | POINT OF CURVATURE |
| R.B. | – | ROAD PLAT BOOK |
| O.R.B. | – | OFFICIAL RECORD BOOK |
| PG. | – | PAGE |
| R/W | – | RIGHT-OF-WAY |
| N/F | – | NOW OR FORMERLY |
| PID | – | PARCEL IDENTIFICATION (NUMBER) |
| SQ. FT. | – | SQUARE FEET |
| ± | – | MORE OR LESS |
| | – | SITE (AREA) |

NOT A BOUNDARY SURVEY

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

# SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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## NOTES:

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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

**SKETCH AND DESCRIPTION**
**PARCEL 4**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**



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ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

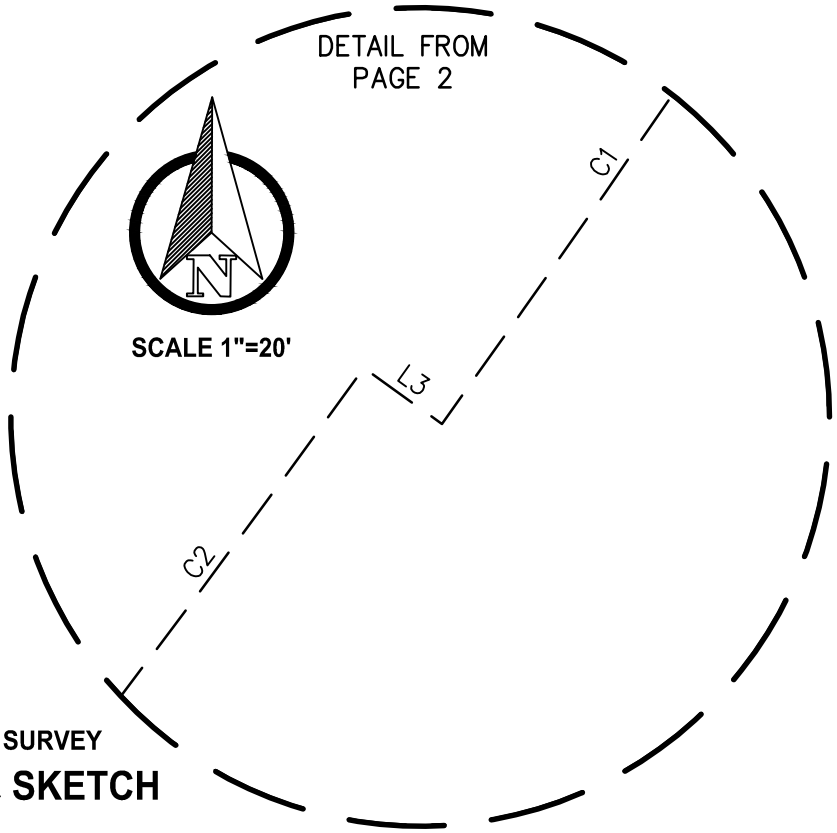
# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S23°24'03"W | 413.28' |
| L3 | N54°20'21"W | 10.00' |
| L4 | S00°06'39"E | 42.41' |
| L5 | N89°56'58"W | 1214.12' |
| L6 | S89°58'35"W | 235.65' |
| L7 | N00°01'25"W | 271.12' |
| L8 | N04°46'47"E | 111.33' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |




SCALE 1"=20'

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

# SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 4**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



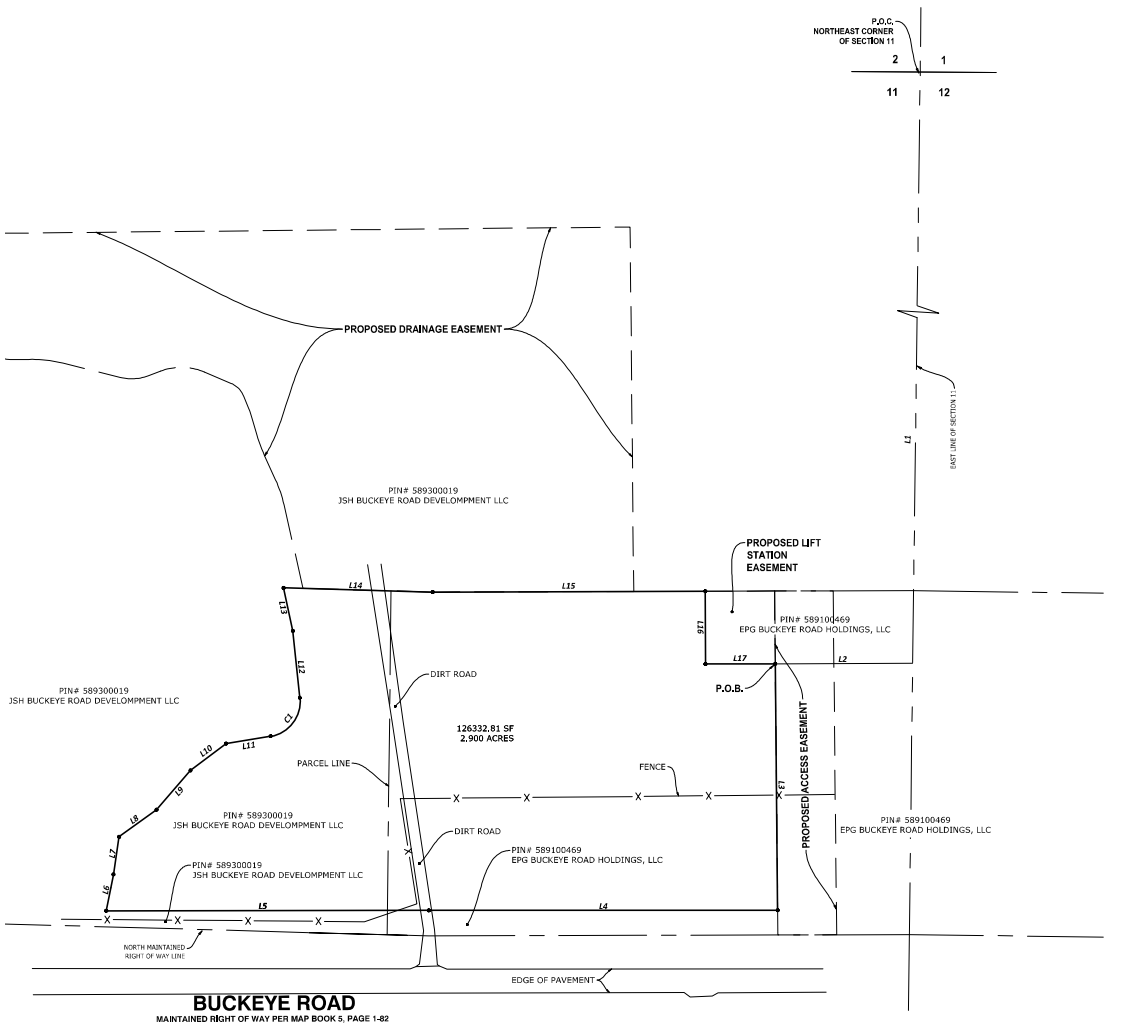
T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 4 SD.dwg

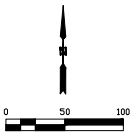
## LESS AND EXCEPT:

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;

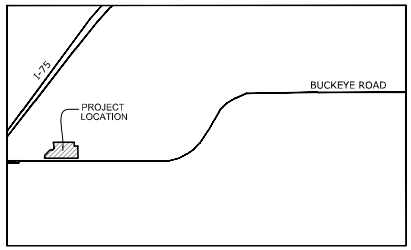
COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE N 80°32'24" E A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10",; THENCE N 05°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

# ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 09°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°43'35" W | 2384.36' |
| L2 | S 89°49'50" W | 117.13' |
| L3 | S 00°34'16" E | 210.06' |
| L4 | S 89°58'34" W | 297.37' |
| L5 | S 89°55'42" W | 274.89' |
| L6 | N 11°13'40" E | 31.65' |
| L7 | N 08°35'44" E | 32.39' |
| L8 | N 54°04'34" E | 39.29' |
| L9 | N 40°51'34" E | 44.31' |
| L10 | N 52°54'52" E | 38.00' |
| L11 | N 80°52'24" E | 36.50' |
| L12 | N 05°57'46" W | 57.29' |
| L13 | N 12°09'01" W | 37.52' |
| L14 | S 88°22'47" E | 127.10' |
| L15 | N 89°49'50" E | 232.34' |
| L16 | S 00°10'10" E | 62.00' |
| L17 | N 89°49'50" E | 59.43' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100**
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Robert S Flanary
DN: c=US, o=Florida, cn=Robert S Flanary, 0.9.2342.19200300.100.1.1=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.5=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.11=2.16.840.1.113730.3.1.241, 0.9.2342.19200300.100.1.3=5677, 2.5.4.5=A01410C00000187AC60F0C0000222177
Date: 2025.08.26 09:57:07

ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

| | | | |
|---|---|---|---|
| O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG | | DRAWN BY: RSF | CHECKED BY: RSF |
| PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE: 1"=50' |

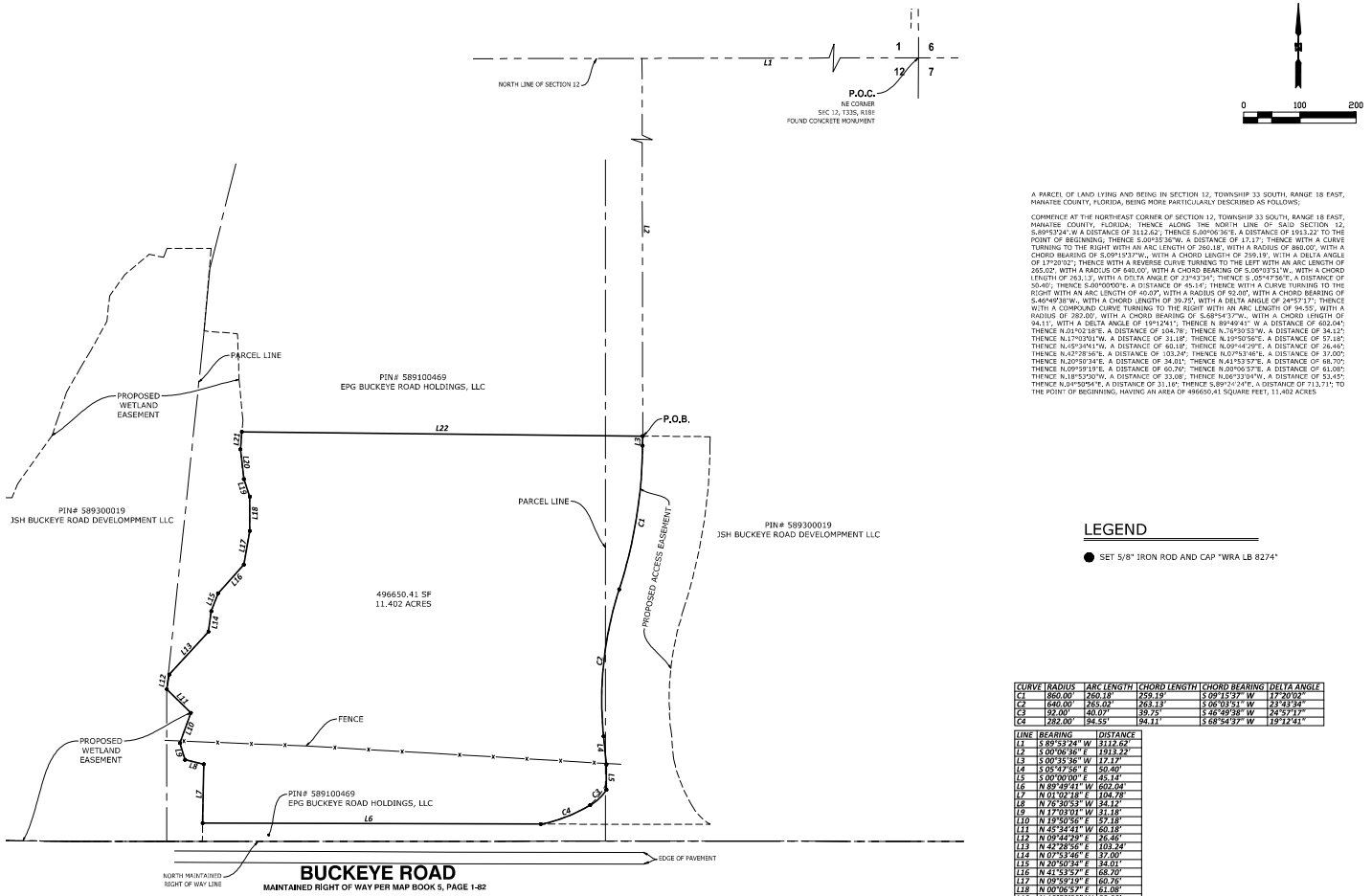
SHEET
1
OF 1

## FURTHER LESS AND EXCEPT:

A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E. A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S .05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E. A DISTANCE OF 104.78'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

# ALTA/NSPS LAND TITLE SURVEY




A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18'; THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°53'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

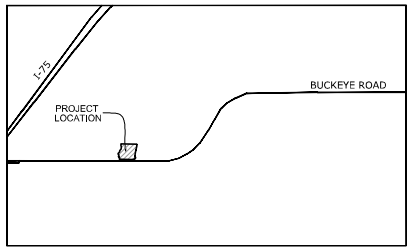
## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C2 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C3 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C4 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°53'24" W | 3112.62' |
| L2 | S 00°06'36" E | 1913.22' |
| L3 | S 09°35'36" W | 17.17' |
| L4 | S 05°47'56" E | 50.40' |
| L5 | S 00°00'00" E | 45.14' |
| L6 | N 89°49'41" W | 602.04' |
| L7 | N 01°02'18" E | 104.78' |
| L8 | N 76°30'53" W | 34.12' |
| L9 | N 17°03'01" W | 31.18' |
| L10 | N 19°50'56" E | 57.18' |
| L11 | N 45°34'41" W | 60.18' |
| L12 | N 09°44'29" E | 26.46' |
| L13 | N 42°28'56" E | 103.24' |
| L14 | N 07°53'46" E | 37.00' |
| L15 | N 20°50'34" E | 34.01' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°59'19" E | 60.76' |
| L18 | N 00°06'57" E | 61.08' |
| L19 | N 18°53'30" W | 33.08' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°50'54" E | 31.16' |
| L22 | S 89°24'24" E | 713.71' |

LOCATION MAP
NOT TO SCALE




SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD, (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200**

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA

Robert S. Flanary

ROBERT S. FLANARY
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 5677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

O:\05 FSC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

# EXHIBIT 5

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

---

**CONSENT AND JOINDER OF LANDOWNER FOR THE AMENDMENT OF THE BOUNDARIES OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT [CONTRACTION PARCEL]**

The undersigned ("Petitioner") 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") currently located within the Buckhead Trails II Community Development District ("District"). The undersigned 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 23rd day of February, 2026.

**WITNESS**

By: _____
Name: Roslyn Raymie
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

By: _____
Name: Bryon T. LoPreste
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

**KC BUCKEYE EAST LLC**

By: _____
Name: James P. Harvey

**STATE OF FLORIDA**
**COUNTY OF** HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2026, by James P. Harvey, as Authorized Signatory of KC Buckeye East LLC, on its behalf. He [ x ] is personally known to me or [ ___ ] produced _____ as identification.

_____
Notary Public, State of Florida

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

**EXHIBIT A:** Legal Description

**CERTIFICATE AS TO THE RESOLUTIONS OF**

**THE MANAGER**

**OF**

**KC BUCKEYE EAST LLC**

THE UNDERSIGNED, being the Manager of KC BUCKEYE EAST LLC (the "Company"), does hereby certify that the following is a true and complete copy of a Resolution adopted by the Manager of said Company which Resolution has not been revoked, rescinded, cancelled or modified and remains in full force and effect.

**RESOLVED**, that the Company shall execute all contracts, documents, purchase agreements, affidavits, deeds, settlement statements, agreements, instruments and all necessary papers and documents in connection with the leasing, acquisitions, development, and disposition of real property for sale; and

**IT IS FURTHER RESOLVED**, that the following individuals acting on behalf of the Company are authorized, empowered and directed to do singly, all such further acts, and execute and deliver all such contracts, closing documents, settlement statements, purchase and sale agreements, papers, leases, documents, instruments, and agreements and otherwise take any action as may be necessary or appropriate in connection with the aforesaid resolution:

| | |
|---|---|
| James Harvey | Authorized Signatory |
| John Peckham | Authorized Signatory |
| Troy Simpson | Authorized Signatory |

**AND BE IT FURTHER RESOLVED**, that all actions heretofore taken by the foregoing persons and all things done by this authority with respect to the foregoing resolution, and the actions contemplated thereby, are hereby agreed to, ratified, approved and adopted.

**CERTIFIED** that the Operating Agreement of the Company does not impair or restrict the Company's ability to execute and deliver the documents contemplated by this resolution.

**IN WITNESS WHEREOF**, this written resolution is made effective as of the 13th day of January, 2026.

**KC BUCKEYE EAST LLC**

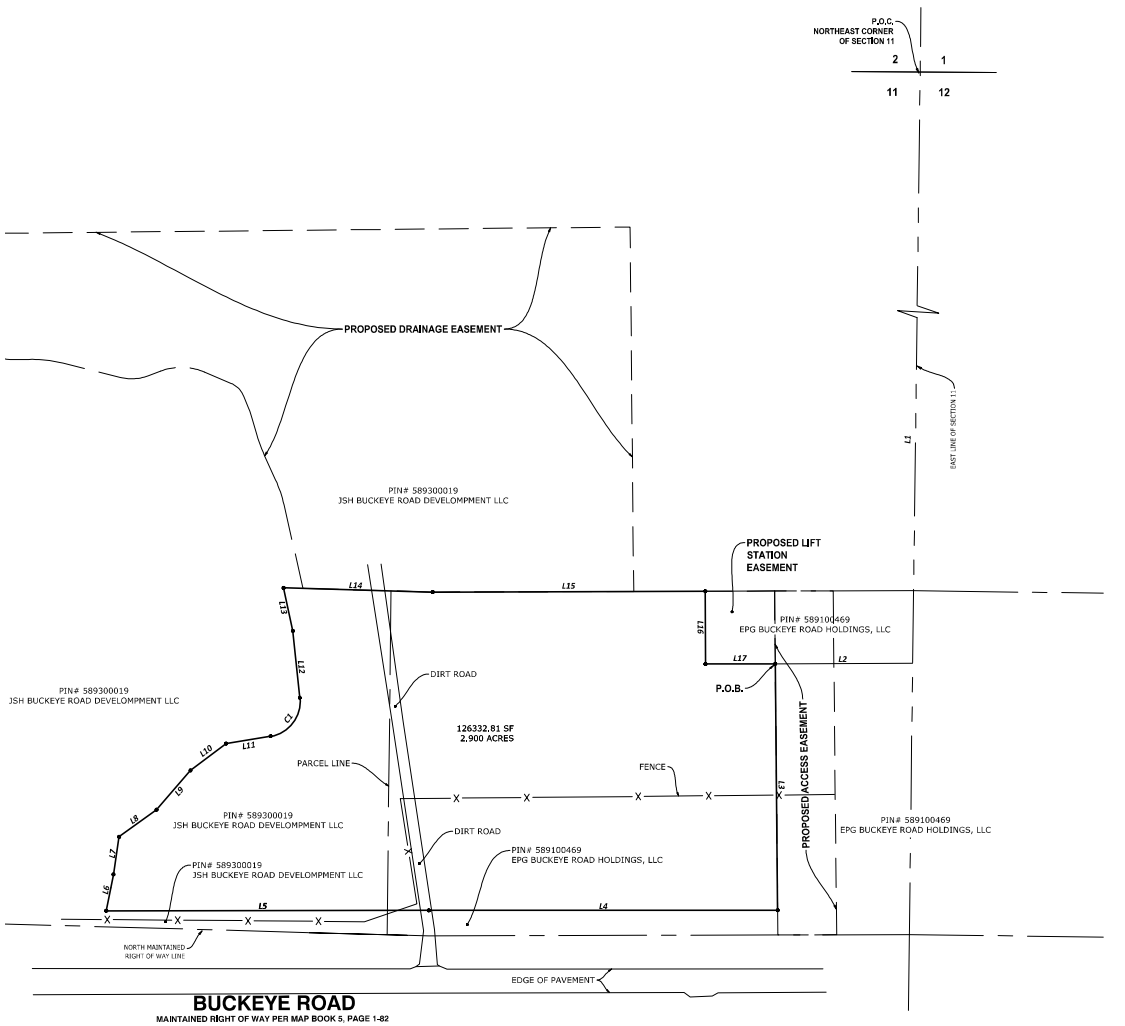
By: The Kolter Group LLC, its Manager

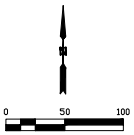
By: _____

Howard Erbstein
Manager

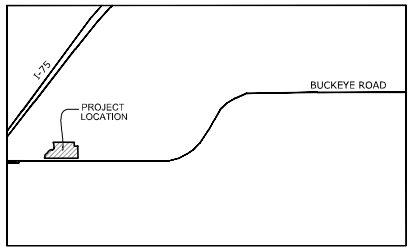
**EXHIBIT A:**
Legal Description

# ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 09°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°43'35" W | 2384.36' |
| L2 | S 89°49'50" W | 117.13' |
| L3 | S 00°34'16" E | 210.06' |
| L4 | S 89°58'34" W | 297.37' |
| L5 | S 89°55'42" W | 274.89' |
| L6 | N 11°13'40" E | 31.65' |
| L7 | N 08°35'44" E | 32.39' |
| L8 | N 54°04'34" E | 39.29' |
| L9 | N 40°51'34" E | 44.31' |
| L10 | N 52°54'52" E | 38.00' |
| L11 | N 80°52'24" E | 36.50' |
| L12 | N 05°57'46" W | 57.29' |
| L13 | N 12°09'01" W | 37.52' |
| L14 | S 88°22'47" E | 127.10' |
| L15 | N 89°49'50" E | 232.34' |
| L16 | S 00°10'10" E | 62.00' |
| L17 | N 89°49'50" E | 59.43' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

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14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100**
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Robert S Flanary
DN: c=US, o=Florida, cn=Robert S Flanary, 0.9.2342.19200300.100.1.1=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.5=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.11=2.16.840.1.113730.3.1.241, 0.9.2342.19200300.100.1.3=5677, 2.5.4.5=A01410C00000187AC60F0C0000222177
Date: 2025.08.26 09:57:07

ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

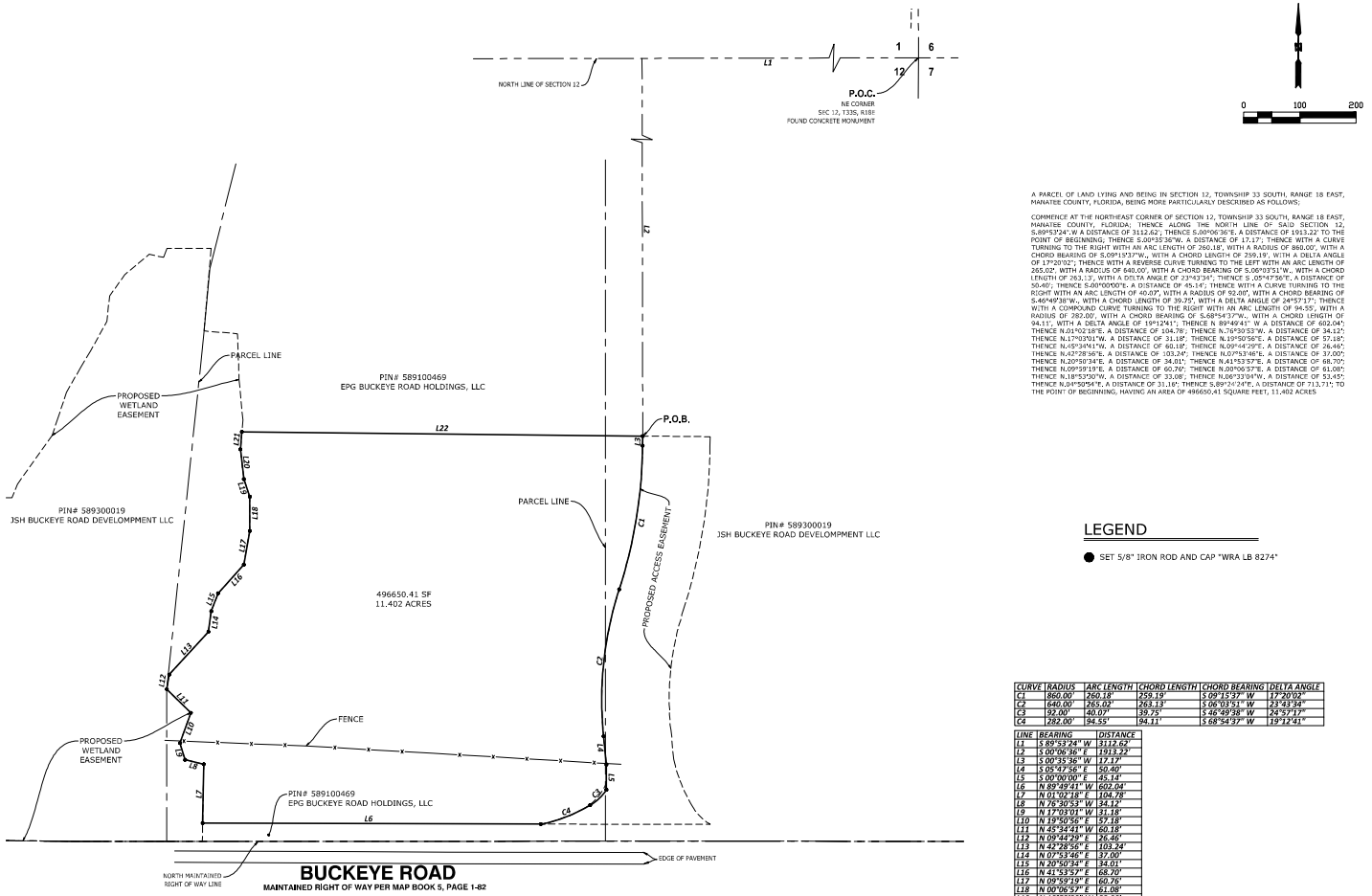
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WATER RESOURCE ASSOCIATES. LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

| | | | |
|---|---|---|---|
| O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG | | DRAWN BY: RSF | CHECKED BY: RSF |
| PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE: 1"=50' |

SHEET
1
OF 1

# ALTA/NSPS LAND TITLE SURVEY




A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18'; THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°53'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

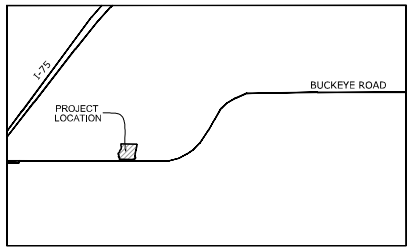
## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C2 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C3 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C4 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°53'24" W | 3112.62' |
| L2 | S 00°06'36" E | 1913.22' |
| L3 | S 09°35'36" W | 17.17' |
| L4 | S 05°47'56" E | 50.40' |
| L5 | S 00°00'00" E | 45.14' |
| L6 | N 89°49'41" W | 602.04' |
| L7 | N 01°02'18" E | 104.78' |
| L8 | N 76°30'53" W | 34.12' |
| L9 | N 17°03'01" W | 31.18' |
| L10 | N 19°50'56" E | 57.18' |
| L11 | N 45°34'41" W | 60.18' |
| L12 | N 09°44'29" E | 26.46' |
| L13 | N 42°28'56" E | 103.24' |
| L14 | N 07°53'46" E | 37.00' |
| L15 | N 20°50'34" E | 34.01' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°59'19" E | 60.76' |
| L18 | N 00°06'57" E | 61.08' |
| L19 | N 18°53'30" W | 33.08' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°50'54" E | 31.16' |
| L22 | S 89°24'24" E | 713.71' |

LOCATION MAP
NOT TO SCALE




SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD, (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200**

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA

Robert S. Flanary

ROBERT S. FLANARY
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 5677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

O:\05 FSC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

# EXHIBIT 6

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT RESCINDING AND REPLACING RESOLUTION 2025-09 IN ITS ENTIRETY; AUTHORIZING 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 Buckhead Trails II 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,** on September 24, 2025, the District previously adopted Resolution 2025-09 directing the Chairman and District staff to request the passage of an ordinance amending the District's boundaries, which the District desires to rescind and replace in its entirety, with this Resolution; 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

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**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 landowner, KC Buckeye East LLC ("**Landowner**") 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 BUCKHEAD TRAILS II 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. RESCINDMENT OF RESOLUTION 2025-09.** Resolution 2025-09 adopted by the Board on September 24, 2025, is hereby rescinded in its entirety.

**3. 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.

**4. LANDOWNER FUNDING.** The Landowner agrees to make available to the District such monies as are necessary to fund and enable the District to effect the Boundary Amendment. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Boundary Amendment expenses separate from other services provided to the District.

**5. AUTHORIZATION FOR AGENT**. The Board hereby authorizes Jere Earlywine, Esq., of Kutak Rock, LLP, to act as agent of the District with regard to any and all matters pertaining to the Boundary Amendment. 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.

**6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

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**PASSED AND ADOPTED** this 25th day of February, 2026.

ATTEST:

DocuSigned by:
Jayna Cooper
D2AA837090BA417...
Assistant Secretary

**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

Signed by:
Carlos de La Ossa
CC0CB251E795481...
Chairman/Vice-Chairman, Board of Supervisors

**Exhibit A:** Legal Description of District Boundaries, as Amended

Docusign Envelope ID: 6BE103E9-9B81-492D-80A1-68AD3377D1EF

**Exhibit A:**

Legal Description of District Boundaries, as Amended

.

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY PER ROAD PLAT BOOK 5, PAGE 1, S89°58'35"W, 198.92 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX COURSES: (1) N00°00'00"E, 2659.29 FEET; (2) N76°58'28"W, 279.00 FEET; (3) S14°16'35"W, 1756.83 FEET; (4) S04°46'47"W, 111.33 FEET; (5) S05°58'19"W, 641.34 FEET; (6) S00°01'25"E, 271.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED BUCKEYE ROAD PER ROAD PLAT BOOK 5, PAGE 1; THENCE THE FOLLOWING FOUR COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: (1) S89°58'35"W, 161.97 FEET; (2) N89°13'48"W, 1176.31 FEET; (3) S89°49'50"W, 409.87 FEET; (4) N88°22'47"W, 616.73 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BUCKEYE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: (1) N00°09'43"W, 42.57 FEET; (2) N88°33'01"W, 990.85 FEET; (3) N80°31'38"W, 787.25 FEET; (4) N89°40'22"W, 282.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N38°11'05"E, 5730.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET, AND A CENTRAL ANGLE OF 13°59'40"; (2) ALONG THE ARC OF SAID CURVE 2767.12 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY S01°06'57"W, 4045.66 FEET; THENCE S00°35'29"W, 2635.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,823,068 SQUARE FEET OR 409.16 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-14-2022



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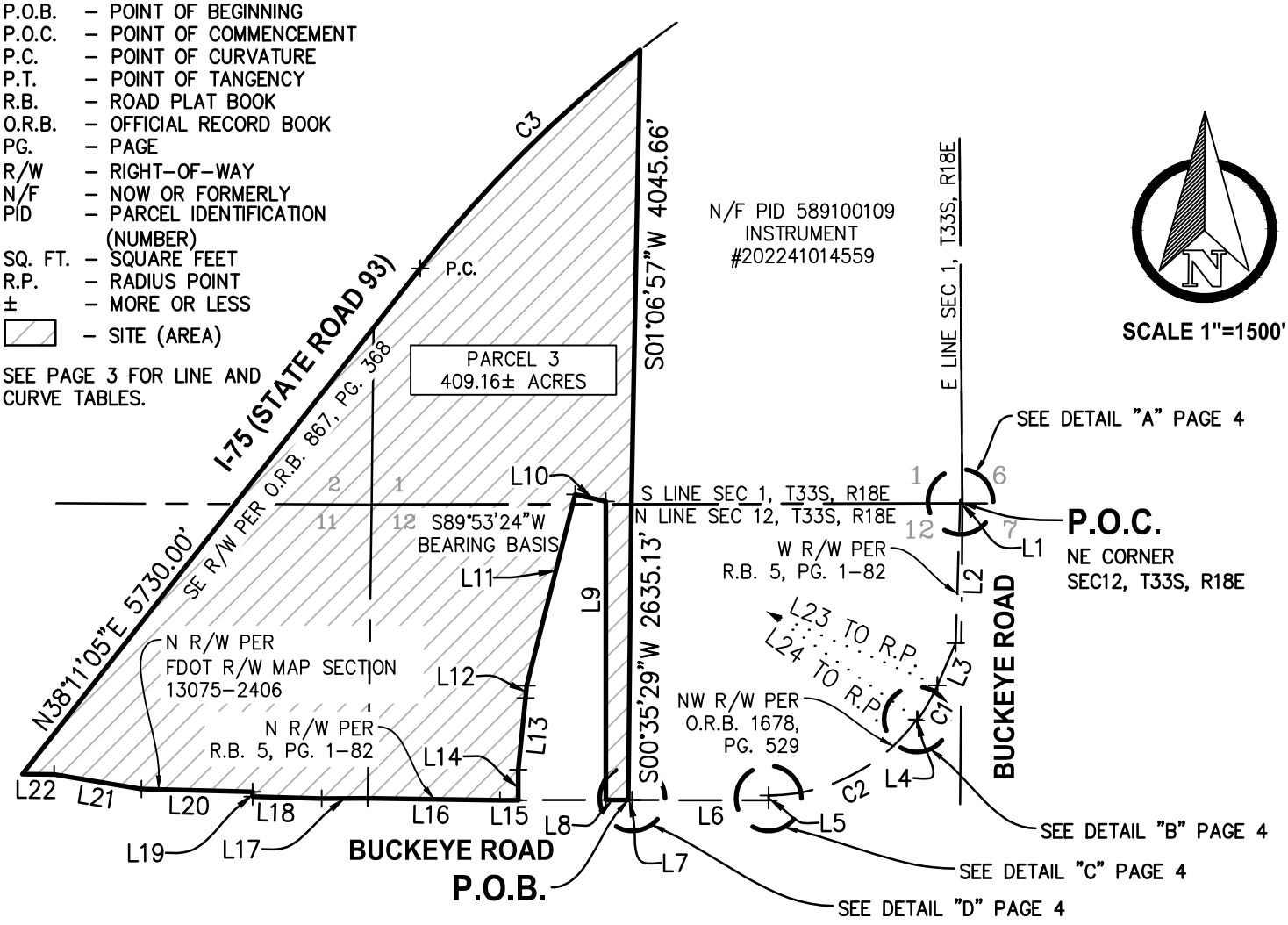
# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LEGEND:

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
P.T. – POINT OF TANGENCY
R.B. – ROAD PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
PID – PARCEL IDENTIFICATION (NUMBER)
SQ. FT. – SQUARE FEET
R.P. – RADIUS POINT
± – MORE OR LESS
– SITE (AREA)

SEE PAGE 3 FOR LINE AND CURVE TABLES.




NOT A BOUNDARY SURVEY

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**



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(941) 748-8080
FAX (941) 748-3747

## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S01°46'28"W | 1241.54' |
| L3 | S23°24'03"W | 413.28' |
| L4 | N54°20'21"W | 10.00' |
| L5 | S00°06'39"E | 42.41' |
| L6 | N89°56'58"W | 1214.12' |
| L7 | S89°58'35"W | 36.73' |
| L8 | S89°58'35"W | 198.92' |
| L9 | N00°00'00"E | 2659.29' |
| L10 | N76°58'28"W | 279.00' |
| L11 | S14°16'35"W | 1756.83' |
| L12 | S04°46'47"W | 111.33' |

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L13 | S05°58'19"W | 641.34' |
| L14 | S00°01'25"E | 271.12' |
| L15 | S89°58'35"W | 161.97' |
| L16 | N89°13'48"W | 1176.31' |
| L17 | S89°49'50"W | 409.87' |
| L18 | N88°22'47"W | 616.73' |
| L19 | N00°09'43"W | 42.57' |
| L20 | N88°33'01"W | 990.85' |
| L21 | N80°31'38"W | 787.25' |
| L22 | N89°40'22"W | 282.70' |
| L23 | N66°36'20"W | 1640.00' |
| L24 | N54°15'56"W | 1630.00' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |
| C3 | 11329.16' | 13°59'40" | 2767.12' | N45°10'54"E |

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



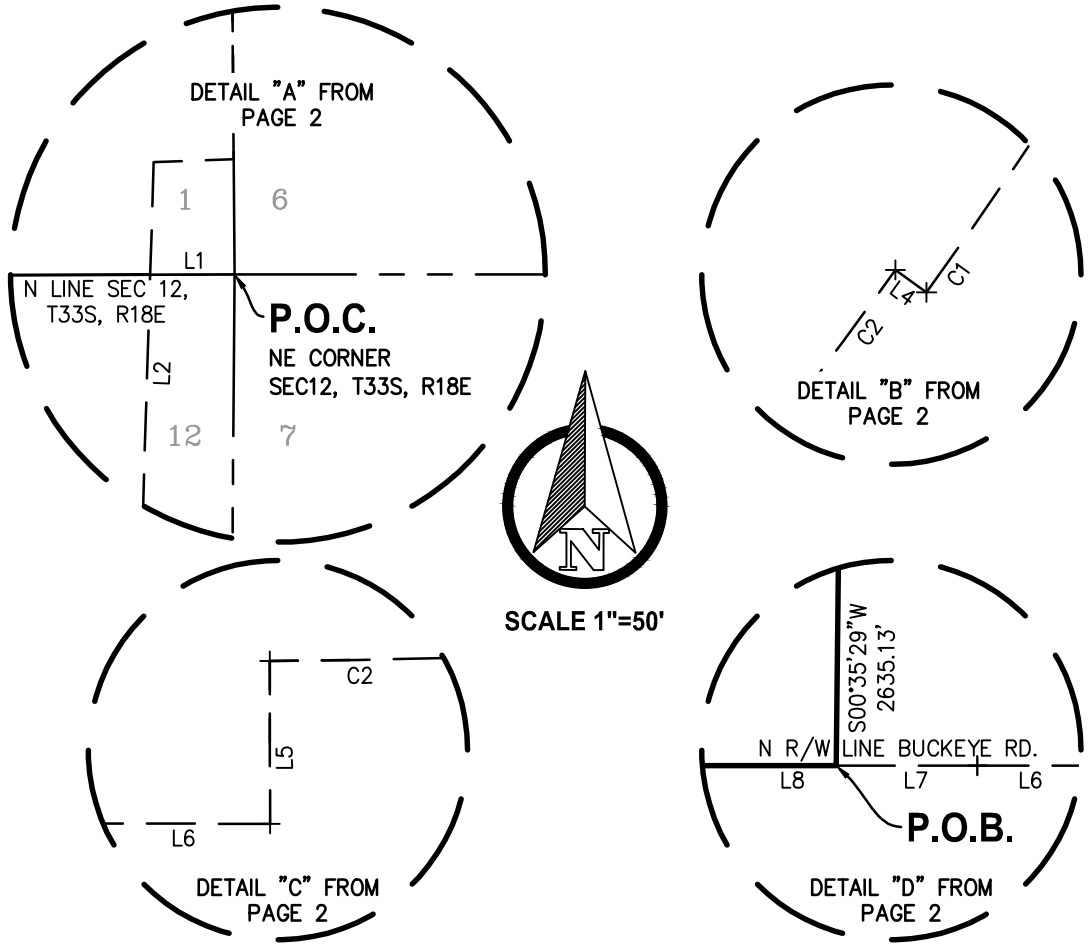
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BRADENTON, FLORIDA 34208
(941) 748-8080
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## DETAILS




NOT A BOUNDARY SURVEY

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

## SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
## MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 3 SD_REVISED.dwg

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

**EXHIBIT A**

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

# TOGETHER WITH:

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 235.65 FEET TO THE **POINT OF BEGINNING**; THENCE, S89°58'35"W, 780.94 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, N00°01'25"W, 271.12; THENCE, N05°58'19"E, 641.34 FEET; THENCE, N04°46'47", 111.33 FEET; THENCE, N14°16'35"E, 1756.83 FEET; THENCE, S76°58'28"E, 279.00 FEET; THENCE S00°00'00"E, 2659.29 FEET TO THE POINT OF BEGINNING

CONTAINING 1,590,319 SQUARE FEET OR 36.51 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

**OF**

# LAND

**LOCATED IN**

# SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFFIXED.

**SKETCH AND DESCRIPTION**
**PARCEL 4**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-10-2022

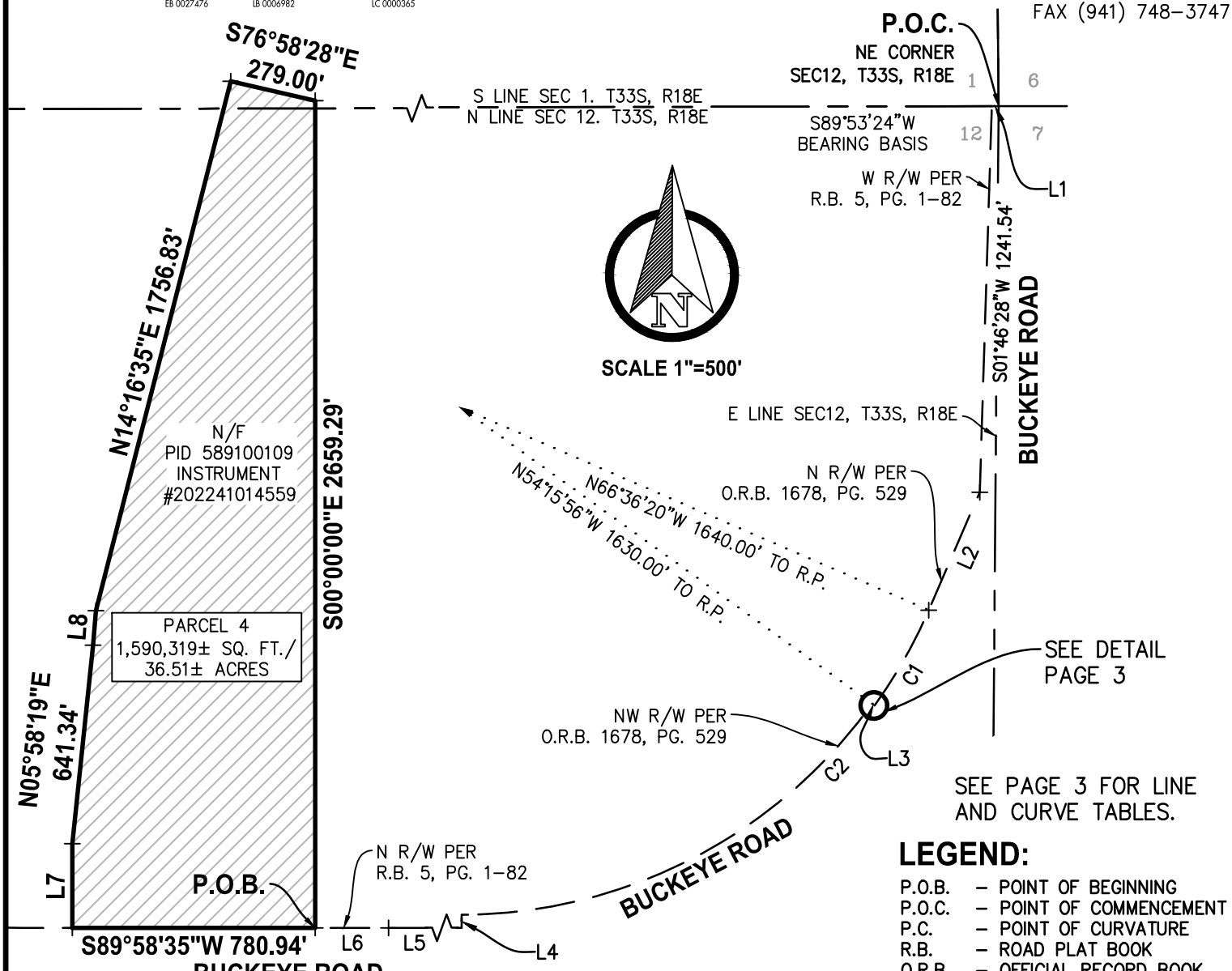


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ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747




SEE PAGE 3 FOR LINE AND CURVE TABLES.

## LEGEND:

| | | |
|---|---|---|
| P.O.B. | – | POINT OF BEGINNING |
| P.O.C. | – | POINT OF COMMENCEMENT |
| P.C. | – | POINT OF CURVATURE |
| R.B. | – | ROAD PLAT BOOK |
| O.R.B. | – | OFFICIAL RECORD BOOK |
| PG. | – | PAGE |
| R/W | – | RIGHT-OF-WAY |
| N/F | – | NOW OR FORMERLY |
| PID | – | PARCEL IDENTIFICATION (NUMBER) |
| SQ. FT. | – | SQUARE FEET |
| ± | – | MORE OR LESS |
| | – | SITE (AREA) |

NOT A BOUNDARY SURVEY

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

# SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

**SKETCH AND DESCRIPTION**
**PARCEL 4**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**



T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 4 SD.dwg

ZNS ENGINEERING
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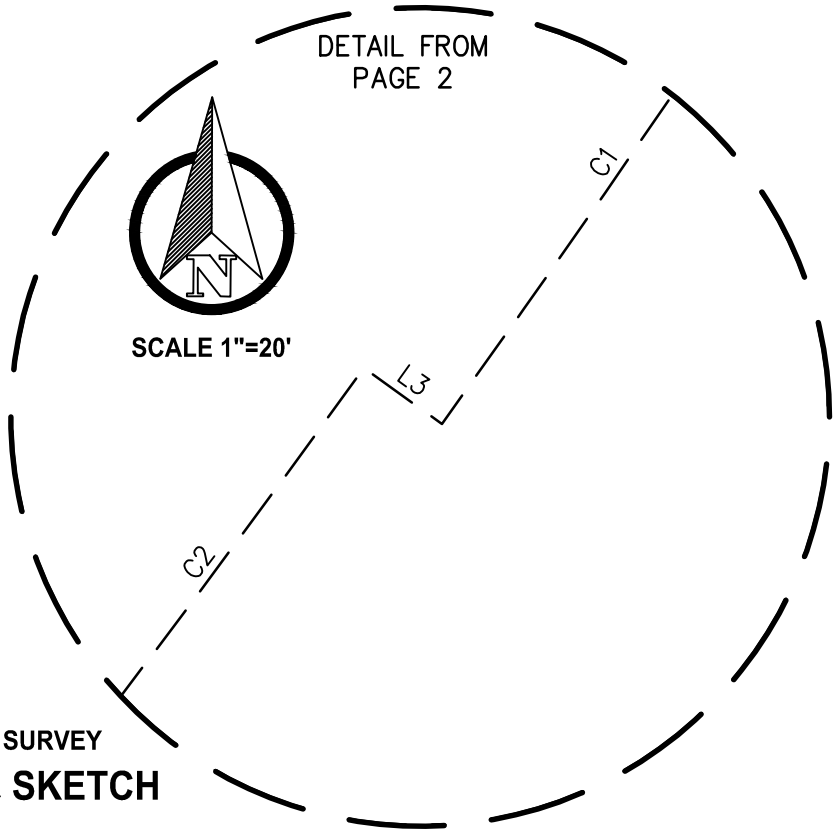
# EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S23°24'03"W | 413.28' |
| L3 | N54°20'21"W | 10.00' |
| L4 | S00°06'39"E | 42.41' |
| L5 | N89°56'58"W | 1214.12' |
| L6 | S89°58'35"W | 235.65' |
| L7 | N00°01'25"W | 271.12' |
| L8 | N04°46'47"E | 111.33' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |




SCALE 1"=20'

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

# SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 4**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



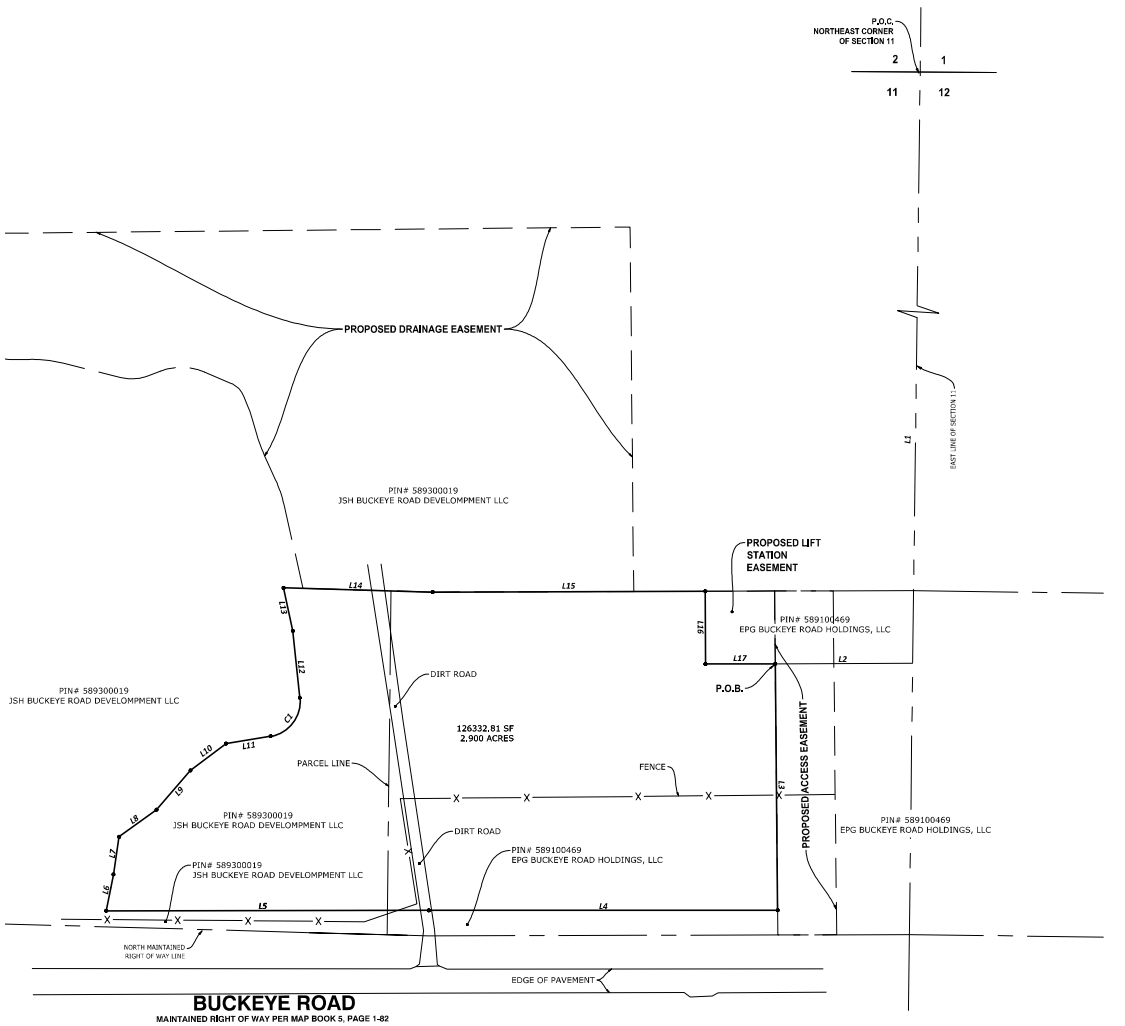
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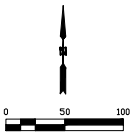
## LESS AND EXCEPT:

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;

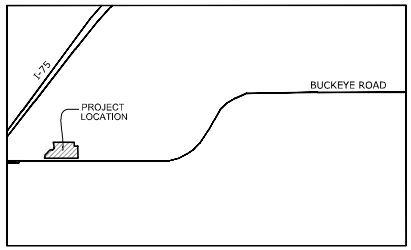
COMMENCE AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE N 80°32'24" E A DISTANCE OF 38.50'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10",; THENCE N 05°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

# ALTA/NSPS LAND TITLE SURVEY




LOCATION MAP
NOT TO SCALE




## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

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 NORTHEAST CORNER OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°43'35" W, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2384.36'; THENCE S 89°49'50" W A DISTANCE OF 117.13' TO THE POINT OF BEGINNING; THENCE S 00°34'16" E A DISTANCE OF 210.06'; THENCE S 89°58'34" W A DISTANCE OF 297.37'; THENCE S 89°55'42" W A DISTANCE OF 274.89'; THENCE N 11°13'40" E A DISTANCE OF 31.65'; THENCE N 08°35'44" E A DISTANCE OF 32.39'; THENCE N 54°04'34" E A DISTANCE OF 39.29'; THENCE N 40°51'34" E A DISTANCE OF 44.31'; THENCE N 52°54'52" E A DISTANCE OF 38.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.29', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 37°17'19" E, WITH A CHORD LENGTH OF 41.11', WITH A DELTA ANGLE OF 86°30'10"; THENCE N 09°57'46" W A DISTANCE OF 57.29'; THENCE N 12°09'01" W A DISTANCE OF 37.52'; THENCE S 88°22'47" E A DISTANCE OF 127.10'; THENCE N 89°49'50" E A DISTANCE OF 232.34'; THENCE S 00°10'10" E A DISTANCE OF 62.00'; THENCE N 89°49'50" E A DISTANCE OF 59.43'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 126332.81 SQUARE FEET, 2.900 ACRES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°43'35" W | 2384.36' |
| L2 | S 89°49'50" W | 117.13' |
| L3 | S 00°34'16" E | 210.06' |
| L4 | S 89°58'34" W | 297.37' |
| L5 | S 89°55'42" W | 274.89' |
| L6 | N 11°13'40" E | 31.65' |
| L7 | N 08°35'44" E | 32.39' |
| L8 | N 54°04'34" E | 39.29' |
| L9 | N 40°51'34" E | 44.31' |
| L10 | N 52°54'52" E | 38.00' |
| L11 | N 80°52'24" E | 36.50' |
| L12 | N 05°57'46" W | 57.29' |
| L13 | N 12°09'01" W | 37.52' |
| L14 | S 88°22'47" E | 127.10' |
| L15 | N 89°49'50" E | 232.34' |
| L16 | S 00°10'10" E | 62.00' |
| L17 | N 89°49'50" E | 59.43' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 45.29' | 41.11' | N 37°17'19" E | 86°30'10" |

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E. AND PANEL NUMBER 12081C0177E. MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30, 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1066, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 3744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 100**
CLIENT:

SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
KC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENBERG TRAURIG SCHREINER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

STATE OF FLORIDA
ROBERT S. FLANARY
No. 5677
PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Robert S Flanary
DN: c=US, o=Florida, cn=Robert S Flanary, 0.9.2342.19200300.100.1.1=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.5=A01410C00000187AC60F0C0000222177, 0.9.2342.19200300.100.1.11=2.16.840.1.113730.3.1.241, 0.9.2342.19200300.100.1.3=5677, 2.5.4.5=A01410C00000187AC60F0C0000222177
Date: 2025.08.26 09:57:07

ROBERT S. FLANARY, SURVEYOR AND MAPPER
FLORIDA SURVEYORS REGISTRATION NO. 5677

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

| | | | |
|---|---|---|---|
| O:\05 FINC BUCKHEAD WEST PARCEL 100 BOUNDARY SURVEY.DWG | | DRAWN BY: RSF | CHECKED BY: RSF |
| PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE: 1"=50' |

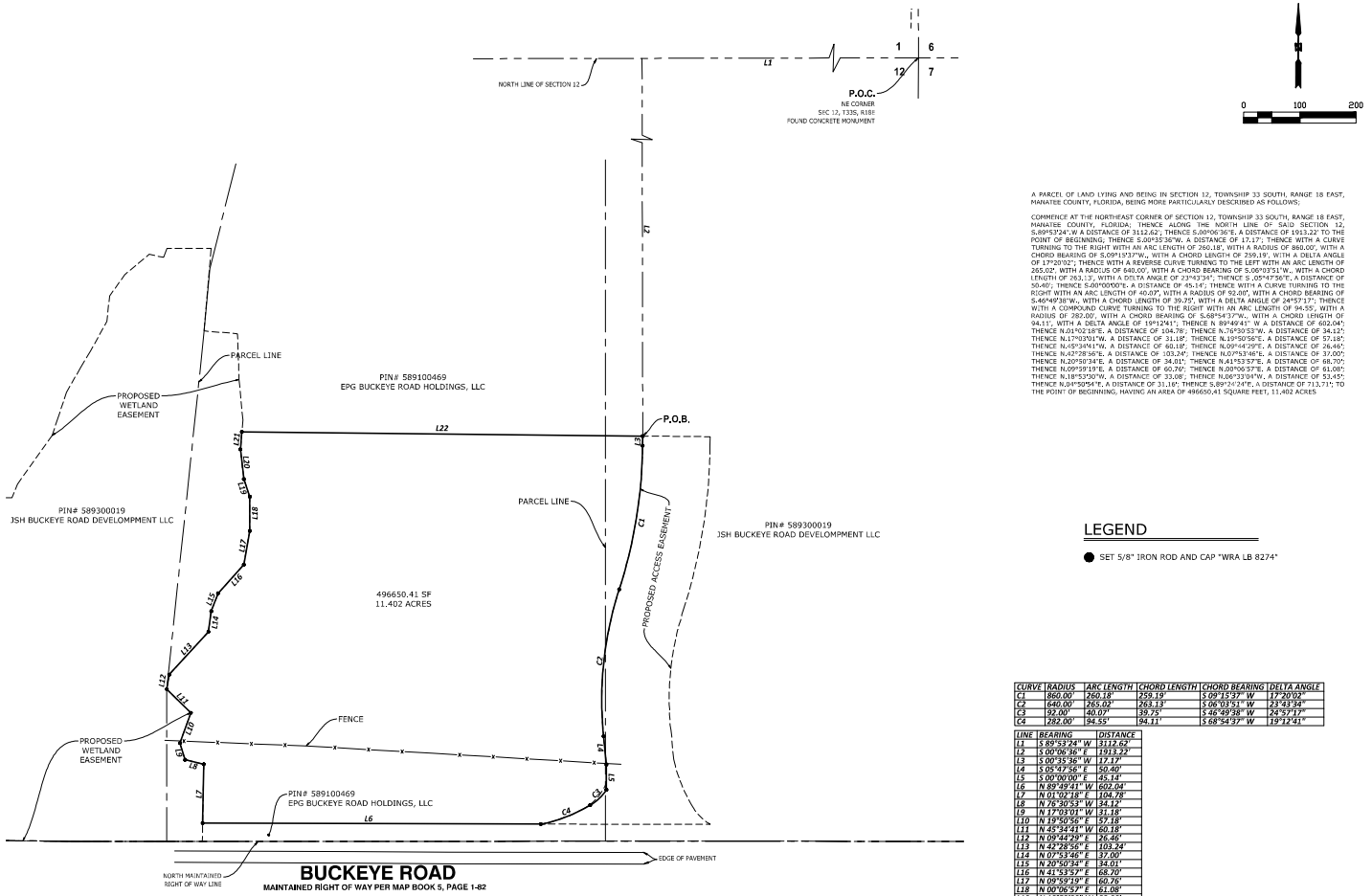
SHEET
1
OF 1

## FURTHER LESS AND EXCEPT:

A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E. A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING; THENCE S.00°35'36"W. A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S .05°47'56"E. A DISTANCE OF 50.40'; THENCE S.00°00'00"E. A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E. A DISTANCE OF 104.78'; THENCE N.76°30'53"W. A DISTANCE OF 34.12'; THENCE N.17°03'01"W. A DISTANCE OF 31.18'; THENCE N.19°50'56"E. A DISTANCE OF 57.18'; THENCE N.45°34'41"W. A DISTANCE OF 60.18'; THENCE N.09°44'29"E. A DISTANCE OF 26.46'; THENCE N.42°28'56"E. A DISTANCE OF 103.24'; THENCE N.07°53'46"E. A DISTANCE OF 37.00'; THENCE N.20°50'34"E. A DISTANCE OF 34.01'; THENCE N.41°53'57"E. A DISTANCE OF 68.70'; THENCE N.09°59'19"E. A DISTANCE OF 60.76'; THENCE N.00°06'57"E. A DISTANCE OF 61.08'; THENCE N.18°53'30"W. A DISTANCE OF 33.08'; THENCE N.06°33'04"W. A DISTANCE OF 53.45'; THENCE N.04°50'54"E. A DISTANCE OF 31.16'; THENCE S.89°24'24"E. A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

# ALTA/NSPS LAND TITLE SURVEY




A PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S.89°53'24".W A DISTANCE OF 3112.62'; THENCE S.00°06'36"E, A DISTANCE OF 1913.22' TO THE POINT OF BEGINNING, THENCE S.09°35'36"W, A DISTANCE OF 17.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.18', WITH A RADIUS OF 860.00', WITH A CHORD BEARING OF S.09°15'37"W., WITH A CHORD LENGTH OF 259.19', WITH A DELTA ANGLE OF 17°20'02"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 265.02', WITH A RADIUS OF 640.00', WITH A CHORD BEARING OF S.06°03'51"W., WITH A CHORD LENGTH OF 263.13', WITH A DELTA ANGLE OF 23°43'34"; THENCE S.05°47'56"E, A DISTANCE OF 50.40'; THENCE S.00°00'00"E, A DISTANCE OF 45.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 40.07', WITH A RADIUS OF 92.00', WITH A CHORD BEARING OF S.46°49'38"W., WITH A CHORD LENGTH OF 39.75', WITH A DELTA ANGLE OF 24°57'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 94.55', WITH A RADIUS OF 282.00', WITH A CHORD BEARING OF S.68°54'37"W., WITH A CHORD LENGTH OF 94.11', WITH A DELTA ANGLE OF 19°12'41"; THENCE N 89°49'41" W A DISTANCE OF 602.04'; THENCE N.01°02'18"E, A DISTANCE OF 104.78'; THENCE N.76°30'53"W, A DISTANCE OF 34.12'; THENCE N.17°03'01"W, A DISTANCE OF 31.18'; THENCE N.19°50'56"E, A DISTANCE OF 57.18'; THENCE N.45°34'41"W, A DISTANCE OF 60.18'; THENCE N.09°44'29"E, A DISTANCE OF 26.46'; THENCE N.42°28'56"E, A DISTANCE OF 103.24'; THENCE N.20°50'34"E, A DISTANCE OF 34.01'; THENCE N.41°53'57"E, A DISTANCE OF 68.70'; THENCE N.09°59'19"E, A DISTANCE OF 60.76'; THENCE N.00°06'57"E, A DISTANCE OF 61.08'; THENCE N.18°53'30"W, A DISTANCE OF 33.08'; THENCE N.06°33'04"W, A DISTANCE OF 53.45'; THENCE N.04°50'54"E, A DISTANCE OF 31.16'; THENCE S.89°53'24"E, A DISTANCE OF 713.71'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 496650.41 SQUARE FEET, 11.402 ACRES

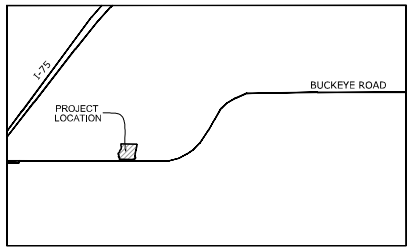
## LEGEND

● SET 5/8" IRON ROD AND CAP "WRA LB 8274"

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 860.00' | 260.18' | 259.19' | S 09°15'37" W | 17°20'02" |
| C2 | 640.00' | 265.02' | 263.13' | S 06°03'51" W | 23°43'34" |
| C3 | 92.00' | 40.07' | 39.75' | S 46°49'38" W | 24°57'17" |
| C4 | 282.00' | 94.55' | 94.11' | S 68°54'37" W | 19°12'41" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°53'24" W | 3112.62' |
| L2 | S 00°06'36" E | 1913.22' |
| L3 | S 09°35'36" W | 17.17' |
| L4 | S 05°47'56" E | 50.40' |
| L5 | S 00°00'00" E | 45.14' |
| L6 | N 89°49'41" W | 602.04' |
| L7 | N 01°02'18" E | 104.78' |
| L8 | N 76°30'53" W | 34.12' |
| L9 | N 17°03'01" W | 31.18' |
| L10 | N 19°50'56" E | 57.18' |
| L11 | N 45°34'41" W | 60.18' |
| L12 | N 09°44'29" E | 26.46' |
| L13 | N 42°28'56" E | 103.24' |
| L14 | N 07°53'46" E | 37.00' |
| L15 | N 20°50'34" E | 34.01' |
| L16 | N 41°53'57" E | 68.70' |
| L17 | N 09°59'19" E | 60.76' |
| L18 | N 00°06'57" E | 61.08' |
| L19 | N 18°53'30" W | 33.08' |
| L20 | N 06°33'04" W | 53.45' |
| L21 | N 04°50'54" E | 31.16' |
| L22 | S 89°24'24" E | 713.71' |

LOCATION MAP
NOT TO SCALE




SURVEYORS NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

3. 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.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 12, BEING S 89°53'24" W

5. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "A AND AE" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12081C0039E, AND PANEL NUMBER 12081C0177E, MAP EFFECTIVE DATE MARCH 17, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

8. PARCEL HAS NO ACCESS TO A PUBLIC RIGHT OF WAY.

TITLE

THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT COMMITMENT NUMBER 12347275, COMMITMENT DATE OF JULY 30 2025, REVISION DATE OF 8/8/25 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

6. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R. BOOK 505, PAGE 127. TOGETHER WITH MODIFICATION OF RIGHT-OF-WAY AGREEMENT RECORDED IN O.R. BOOK 643, PAGE 58, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHICH CONTAINS EASEMENTS, AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

7. RIGHT-OF-WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O.R. BOOK 635, PAGE 805, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, WHITCH CONTAINS EASEMENTS AND USE RESTRICTIONS. (DOES NOT INCLUDED SURVEYED PARCEL)

8. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN O R. BOOK 1006, PAGE 2513, OF SAID RECORDS. (DOES NOT INCLUDED SURVEYED PARCEL)

9. MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (MAIN BRANCH) RECORDED IN O R. BOOK 2221, PAGE 2744, TOGETHER WITH NOTICE RECORDED IN O. R. BOOK 2261, PAGE 4230, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

10.MOCCASIN WALLOW CONSORTIUM WASTEWATER PARTICIPATION AGREEMENT (EAST BRANCH) RECORDEDIN O.R. BOOK 2221, PAGE 4227, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

11. WASTEWATER PARTICIPATION AGREEMENT MOCCASIN WALLOW CONSORTIUM (MAIN BRANCH-PARTIAL OVERSIZING) RECORDED IN O.R. BOOK 2221, PAGE 4045, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (INCLUDES ALL THE SURVEYED PARCEL)

12. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 2616, PAGE 2171, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

13. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202141049570. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

14. PERMANENT UTILITIES EASEMENT TO MANATEE COUNTY, RECORDED IN INSTRUMENT NUMBER 202241033719, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. (DOES NOT INCLUDED SURVEYED PARCEL)

15. PERMANENT UTILITIES EASEMENT GRANTED UNTO MANATEE COUNTY RECORDED AT OFFICIAL RECORDS INSTRUMENT NUMBER 202541037849. (DOES NOT INCLUDED SURVEYED PARCEL)

16. THE MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD, (DOES NOT INCLUDED SURVEYED PARCEL)

17. THE MAINTAINED RIGHT OF WAY OF MOCCASIN WALLOW ROAD. (DOES NOT INCLUDED SURVEYED PARCEL)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/18/25.

**TITLE: ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY) PARCEL 200**

CLIENT:

SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFY TO: (FOR THE EXCLUSIVE USE OF)
FC BUCKEYE EAST LLC
CHICAGO TITLE INSURANCE COMPANY
GREENE MANFACK SCHERNER & JOHNSON, P.A.

SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE, AND ELECTRONIC SEAL.

STATE OF FLORIDA

Robert S. Flanary

ROBERT S. FLANARY
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 5677

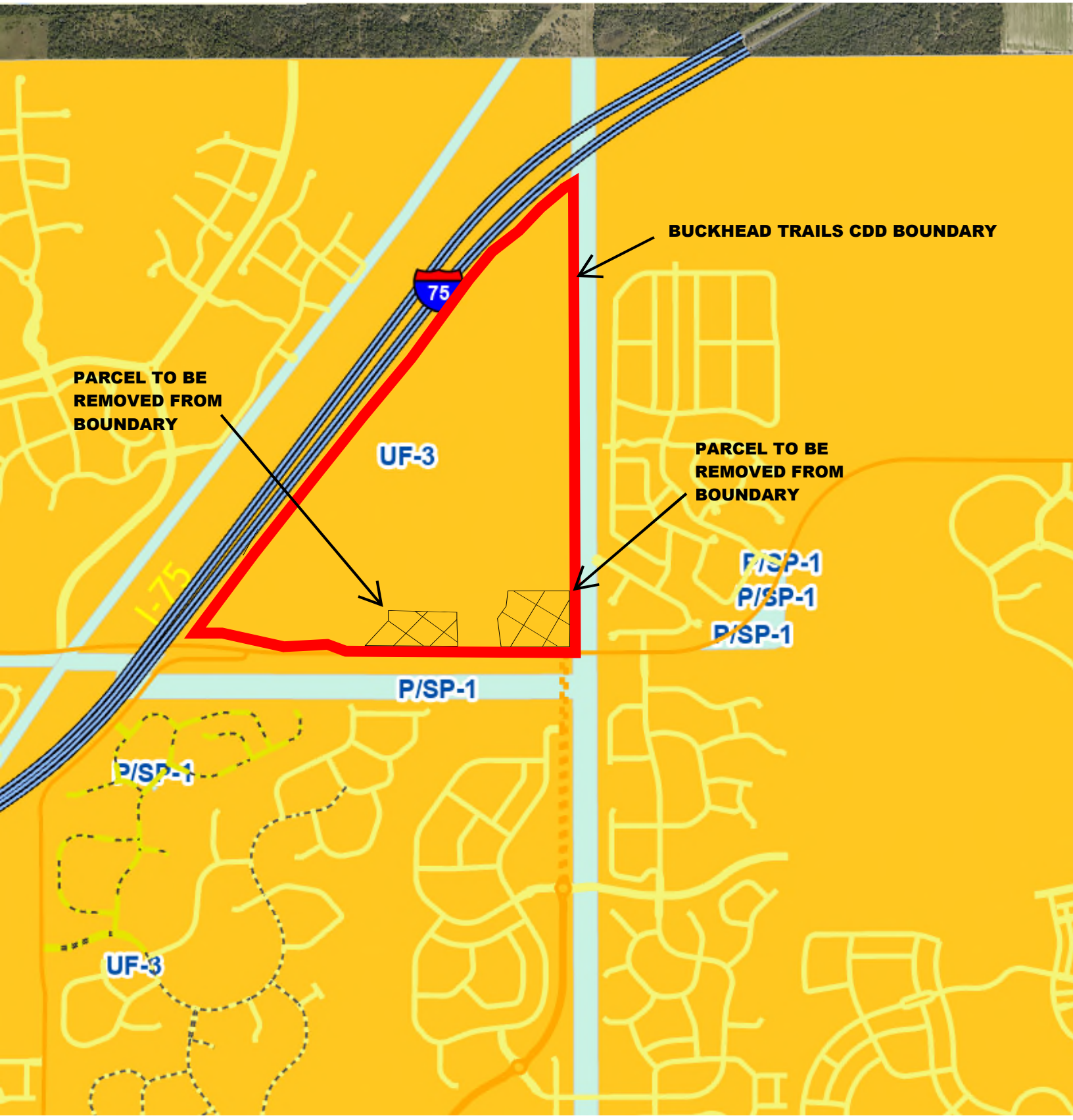
| NO. | REVISION | DATE | BY |
|---|---|---|---|
| | | | |

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

O:\05 FSC BUCKEYE\01 WEST PARCEL 200 BOUNDARY SURVEY.DWG | DRAWN BY: RSF | CHECKED BY: RSF
PROJ. NO.: S2283 | Field Book: 32 | FIELD DATE:7-18-25 | SCALE:1"=100'

SHEET 1 OF 1

# EXHIBIT 7


BUCKHEAD TRAILS CDD BOUNDARY
75
PARCEL TO BE REMOVED FROM BOUNDARY
UF-3
PARCEL TO BE REMOVED FROM BOUNDARY
I-75
P/SP-1
P/SP-1
P/SP-1
P/SP-1
P/SP-1
UF-3

# EXHIBIT 8

# 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 Buckhead Trails II Community Development District ("District"). The District was established by Ordinance Nos. 22-58 and 24-25E, passed by the Board of County Commissioners of Manatee County, Florida. The current size of the District is approximately 445.67 +/- acres and the District is located entirely within Manatee County, Florida ("County"). The petition to amend the boundaries of the District seeks to remove approximately 14.302 +/- acres located in the County from the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 431.368 +/- acres and is planned to be developed with a total of 1021 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 Buckhead Trails II 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 1021 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 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 Buckhead Trails II.

### 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 (as defined herein), 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 SERC, "Transactional Costs" are direct costs that are readily ascertainable by the County based upon standard business practices, and may include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(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. (The County, according to the Census 2020, has a population of 949,611; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) In evaluating the impacts described in paragraphs (a) and (e), the County must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.
2. Changes to the market value of goods or services produced, provided, or sold.
3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

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

(h) 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, 431.368 +/- acre area will still promote local economic activity, create local 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, 445.67 +/- 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 1021 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 14.302 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 14.302 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 431.368 +/- acre master planned residential development currently anticipated to contain a total of approximately 1021 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 3,573.50 +/- 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 14.302 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 the County. 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.

The County has a population of 399,716 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 District.

# EXHIBIT 9

**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, KC Buckeye East LLC, 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 Buckhead Trails II 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: Roslyn Raymie

Name: Bryon T. LoPreste

**KC BUCKEYE EAST LLC**

By: James P. Harvey
Its: Authorized Signatory

Date: February 23, 2026

**STATE OF FLORIDA**
**COUNTY OF** HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2026, by James P. Harvey, as Authorized Signatory of KC Buckeye East LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

BRYON T. LOPRESTE
MY COMMISSION # HH 456133
EXPIRES: January 27, 2028

Name: Bryon T. LoPreste
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

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 - IPL0372141 | | 3.0 | 222.0L |

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 BUCKHEAD TRAILS II 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 October 8, 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 Buckhead Trails II Community Development District ("Petitioner" or "District"):

**ORDINANCE NO. 26-__**

**AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CONTRACTING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 14.302 ACRES OF LAND; AMENDING SECTION 2-8-82 OF THE MANATEE COUNTY CODE OF ORDINANCES DESCRIBING 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 445.67 acres generally located south of the Hillsborough County Line, north of Buckeye Road, east of I-75, and west of US 301 in Parrish, in Manatee County, Florida. The proposed boundary amendment includes the removal of 14.302 acres, which will result in the amended District including 431.368 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 Planning 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, 9000 Town Center Parkway, Lakewood Ranch, Florida. Interested parties may obtain assistance regarding this matter by calling (941) 749-3070 during normal business hours.

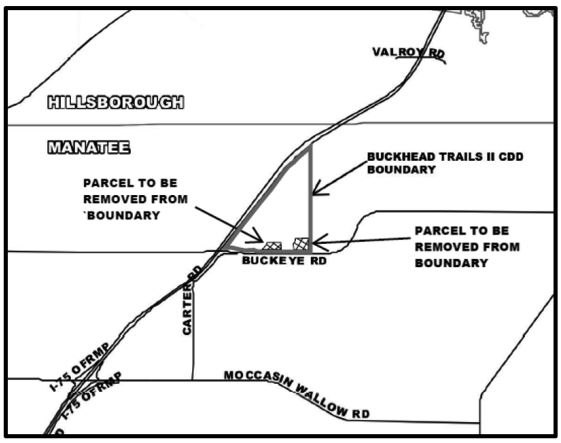
In accordance with Section 286.0105, Florida Statutes, if any person decides to appeal any decision made with respect to any matters considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, that person may need to assure that a verbatim record of 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 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:
09/20/26 Print

Print Tearsheet Link

Marketplace Link

Mary Castro

Sworn to and subscribed before me on Sep 21, 2026, 10:51 AM EDT

NOTARY PUBLIC STATE OF TEXAS
RUSS CAGE DAVIS
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135512448
MY COMMISSION EXPIRES 4/24/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

**NOTICE OF PUBLIC HEARING**
**ORDINANCE AMENDING THE BOUNDARIES OF THE BUCKHEAD TRAILS II**
**COMMUNITY DEVELOPMENT DISTRICT**

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**AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CONTRACTING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY REMOVING APPROXIMATELY 14.302 ACRES OF LAND; AMENDING SECTION 2-8-82 OF THE MANATEE COUNTY CODE OF ORDINANCES DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT AS CONTRACTED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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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 Planning 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, 9000 Town Center Parkway, Lakewood Ranch, Florida. Interested parties may obtain assistance regarding this matter by calling (941) 749-3070 during normal business hours.

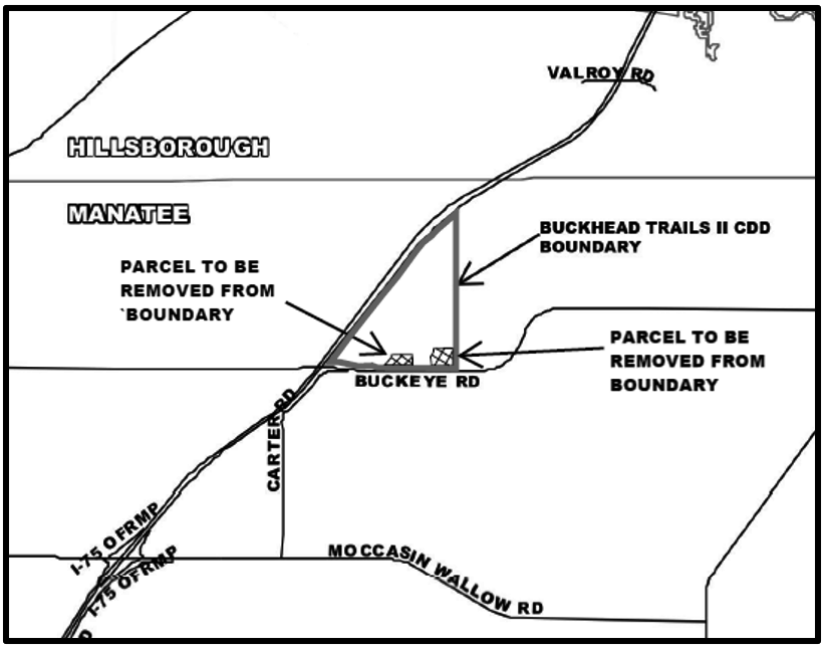
In accordance with Section 286.0105, Florida Statutes, if any person decides to appeal any decision made with respect to any matters considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, that person may need to assure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

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**SAID HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.**

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

Manatee County Development Services Department
Manatee County, Florida



# ORDINANCE NO. 22-58

**AN ORDINANCE OF MANATEE COUNTY, REGARDING PUBLIC SERVICES; ESTABLISHING BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-82 OF THE MANATEE COUNTY CODE OF ORDINANCES,ENTITLED "BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT," ESTABLISHING THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DESCRIBING THE BOUNDARIES OF THE DISTRICT, NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT, AND CONSENTING TO CERTAIN SPECIAL POWERS BY THE DISTRICT'S BOARD OF SUPERVISORS PURSUANT TO SECTION 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, EPG Buckeye Road Development, LLC, a Florida limited liability company, (Petitioner), has filed a petition with the Manatee County Board of County Commissioners (Board) to adopt an ordinance establishing the Buckhead Trails II Community Development District (District) pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Petitioner is the landowner of approximately 409.16 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(1)(d) and 190.005(2)(b). 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(1)(e) and 190.005(2)(c), 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 section 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 section 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 listed in sections 190.012(2)(a) and 190.012(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 Buckhead Trails II 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 establish certain additional special powers pursuant to section 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 2-8-82 of Manatee County Code of Ordinances. Section of the Manatee County Code of Ordinances ("Code") is hereby created to read as follows:

Sec. 2-8-82. Buckhead Trails II Community Development District.

(a) Establishment. Buckhead Trails II 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 "B".

(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) Ryan Motko

(2) Steve Luce

(3) Nicholas Dister

(4) Jeffery Hills

(5) Alberto Viero

(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 sections 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 6th day of December, 2022.

**BOARD OF COUNTY COMMISSIONERS**
**MANATEE COUNTY, FLORIDA**

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

**ZNS|ENGINEERING**
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

**EXHIBIT B**

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY PER ROAD PLAT BOOK 5, PAGE 1, S89°58'35"W, 198.92 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX COURSES: (1) N00°00'00"E, 2659.29 FEET; (2) N76°58'28"W, 279.00 FEET; (3) S14°16'35"W, 1756.83 FEET; (4) S04°46'47"W, 111.33 FEET; (5) S05°58'19"W, 641.34 FEET; (6) S00°01'25"E, 271.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED BUCKEYE ROAD PER ROAD PLAT BOOK 5, PAGE 1; THENCE THE FOLLOWING FOUR COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: (1) S89°58'35"W, 161.97 FEET; (2) N89°13'48"W, 1176.31 FEET; (3) S89°49'50"W, 409.87 FEET; (4) N88°22'47"W, 616.73 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BUCKEYE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: (1) N00°09'43"W, 42.57 FEET; (2) N88°33'01"W, 990.85 FEET; (3) N80°31'38"W, 787.25 FEET; (4) N89°40'22"W, 282.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N38°11'05"E, 5730.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET, AND A CENTRAL ANGLE OF 13°59'40"; (2) ALONG THE ARC OF SAID CURVE 2767.12 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY S01°06'57"W, 4045.66 FEET; THENCE S00°35'29"W, 2635.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,823,068 SQUARE FEET OR 409.16 ACRES MORE OR LESS.

NOT A BOUNDARY SURVEY

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFFIXED.

**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-14-2022



T:_2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 3 SD_REVISED.dwg

**ZNS|ENGINEERING**
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365

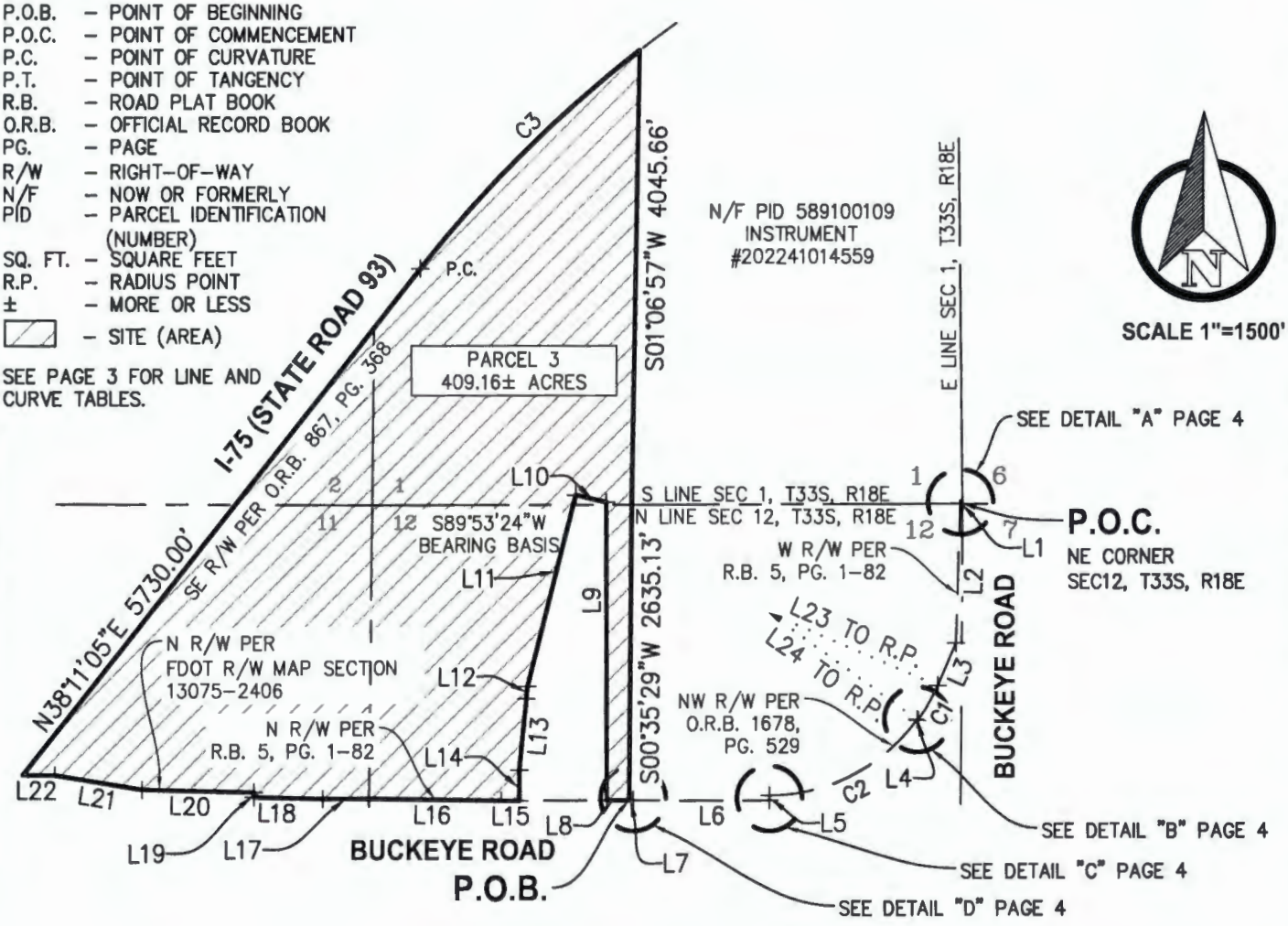
# EXHIBIT B

CERTIFICATE OF AUTHORIZATION # LB 6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

## LEGEND:

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
P.T. – POINT OF TANGENCY
R.B. – ROAD PLAT BOOK
O.R.B. – OFFICIAL RECORD BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
PID – PARCEL IDENTIFICATION (NUMBER)
SQ. FT. – SQUARE FEET
R.P. – RADIUS POINT
± – MORE OR LESS
– SITE (AREA)

SEE PAGE 3 FOR LINE AND CURVE TABLES.




N

SCALE 1"=1500'

NOT A BOUNDARY SURVEY

## DESCRIPTION & SKETCH

OF

## LAND

LOCATED IN

## SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
## MANATEE COUNTY, FLORIDA

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**SKETCH AND DESCRIPTION**
**PARCEL 3**
**N/F PID 589100109**
**MANATEE COUNTY, FLORIDA**

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.



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## LINE & CURVE TABLES

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S89°53'24"W | 21.97' |
| L2 | S01°46'28"W | 1241.54' |
| L3 | S23°24'03"W | 413.28' |
| L4 | N54°20'21"W | 10.00' |
| L5 | S00°06'39"E | 42.41' |
| L6 | N89°56'58"W | 1214.12' |
| L7 | S89°58'35"W | 36.73' |
| L8 | S89°58'35"W | 198.92' |
| L9 | N00°00'00"E | 2659.29' |
| L10 | N76°58'28"W | 279.00' |
| L11 | S14°16'35"W | 1756.83' |
| L12 | S04°46'47"W | 111.33' |

| BOUNDARY LINE DATA | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L13 | S05°58'19"W | 641.34' |
| L14 | S00°01'25"E | 271.12' |
| L15 | S89°58'35"W | 161.97' |
| L16 | N89°13'48"W | 1176.31' |
| L17 | S89°49'50"W | 409.87' |
| L18 | N88°22'47"W | 616.73' |
| L19 | N00°09'43"W | 42.57' |
| L20 | N88°33'01"W | 990.85' |
| L21 | N80°31'38"W | 787.25' |
| L22 | N89°40'22"W | 282.70' |
| L23 | N66°36'20"W | 1640.00' |
| L24 | N54°15'56"W | 1630.00' |

| BOUNDARY CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE # | RADIUS | CENTRAL ANGLE | ARC | CHORD BEARING |
| C1 | 1640.00' | 12°20'53" | 353.44' | S29°34'07"W |
| C2 | 1630.00' | 54°06'58" | 1539.54' | S62°47'33"W |
| C3 | 11329.16' | 13°59'40" | 2767.12' | N45°10'54"E |

**NOT A BOUNDARY SURVEY**

# DESCRIPTION & SKETCH

OF

# LAND

LOCATED IN

# SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
# MANATEE COUNTY, FLORIDA

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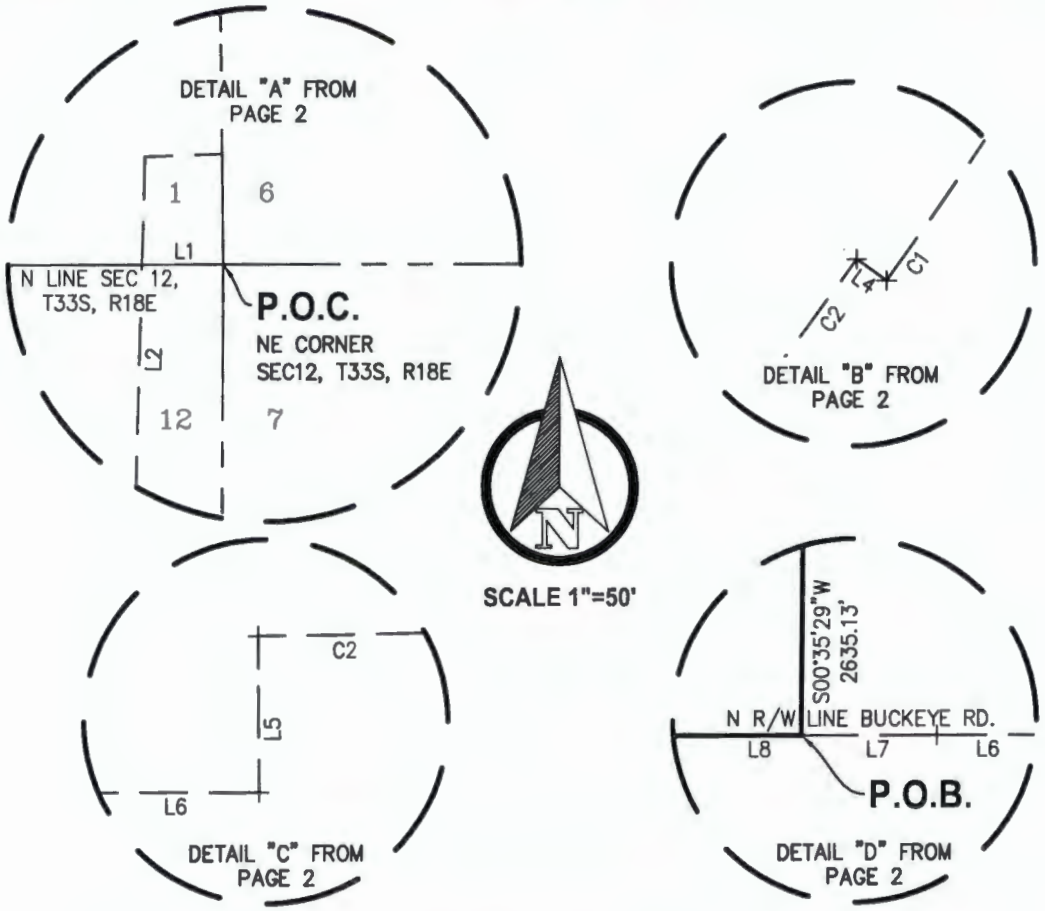
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## DETAILS




NOT A BOUNDARY SURVEY

## DESCRIPTION & SKETCH

OF

## LAND

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## SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
## MANATEE COUNTY, FLORIDA

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FLORIDA DEPARTMENT of STATE

**RON DESANTIS**
Governor

**CORD BYRD**
Secretary of State

December 8, 2022

Honorable Angelina Colonneso
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Vicki Tessmer

Dear Honorable Angelina Colonneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance 22-58, which was filed in this office on December 8, 2022.

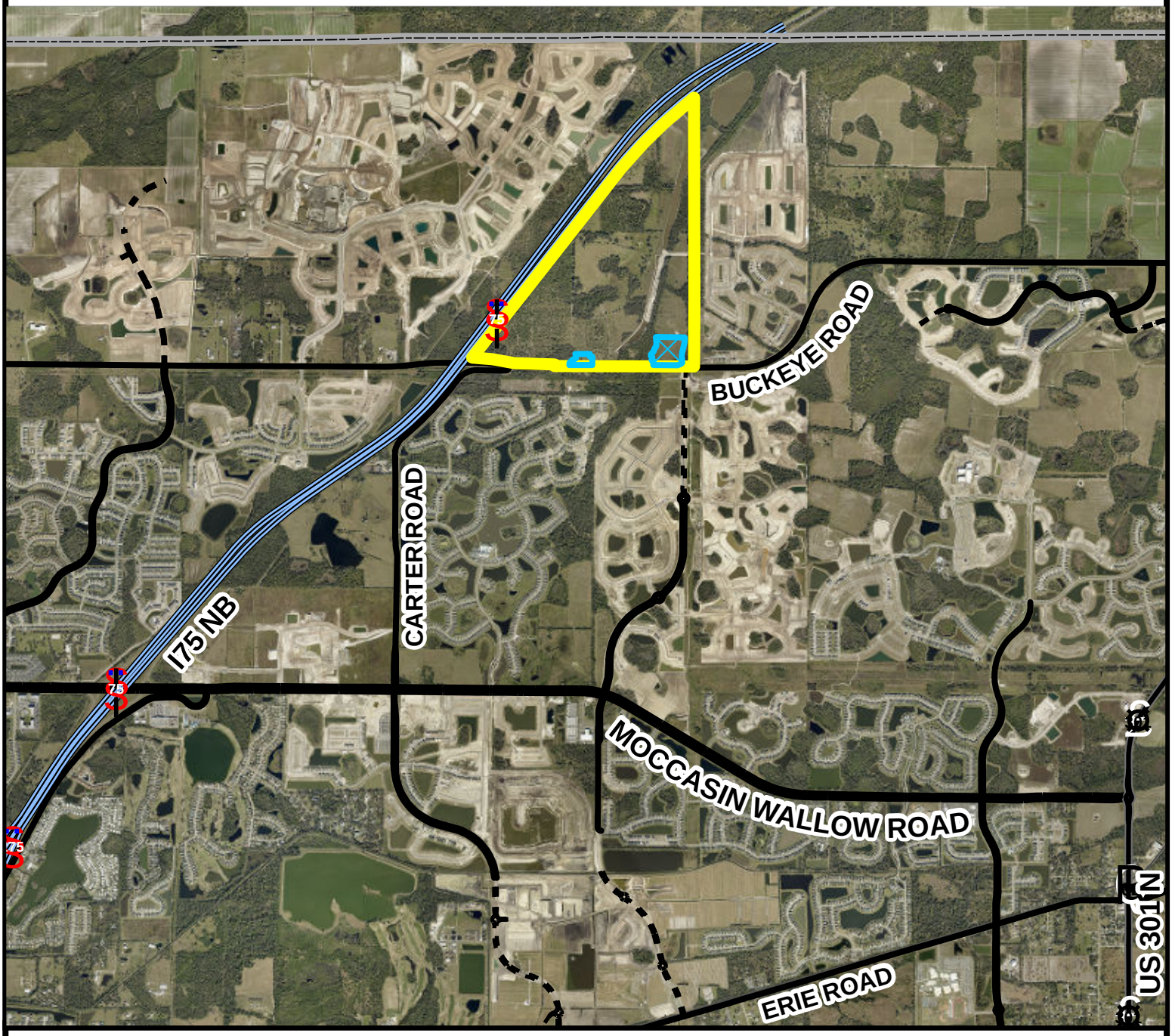
Sincerely,

Anya Owens
Program Administrator

ACO/rra

# AERIAL

*HILLSBOROUGH COUNTY*




Parcel ID #(s) Multiple

Project Name: Petition to Amend the Buckhead Trails II CDD
Project #: CDD-26-02
Accela #: PLN2604-0047

Contraction Parcels

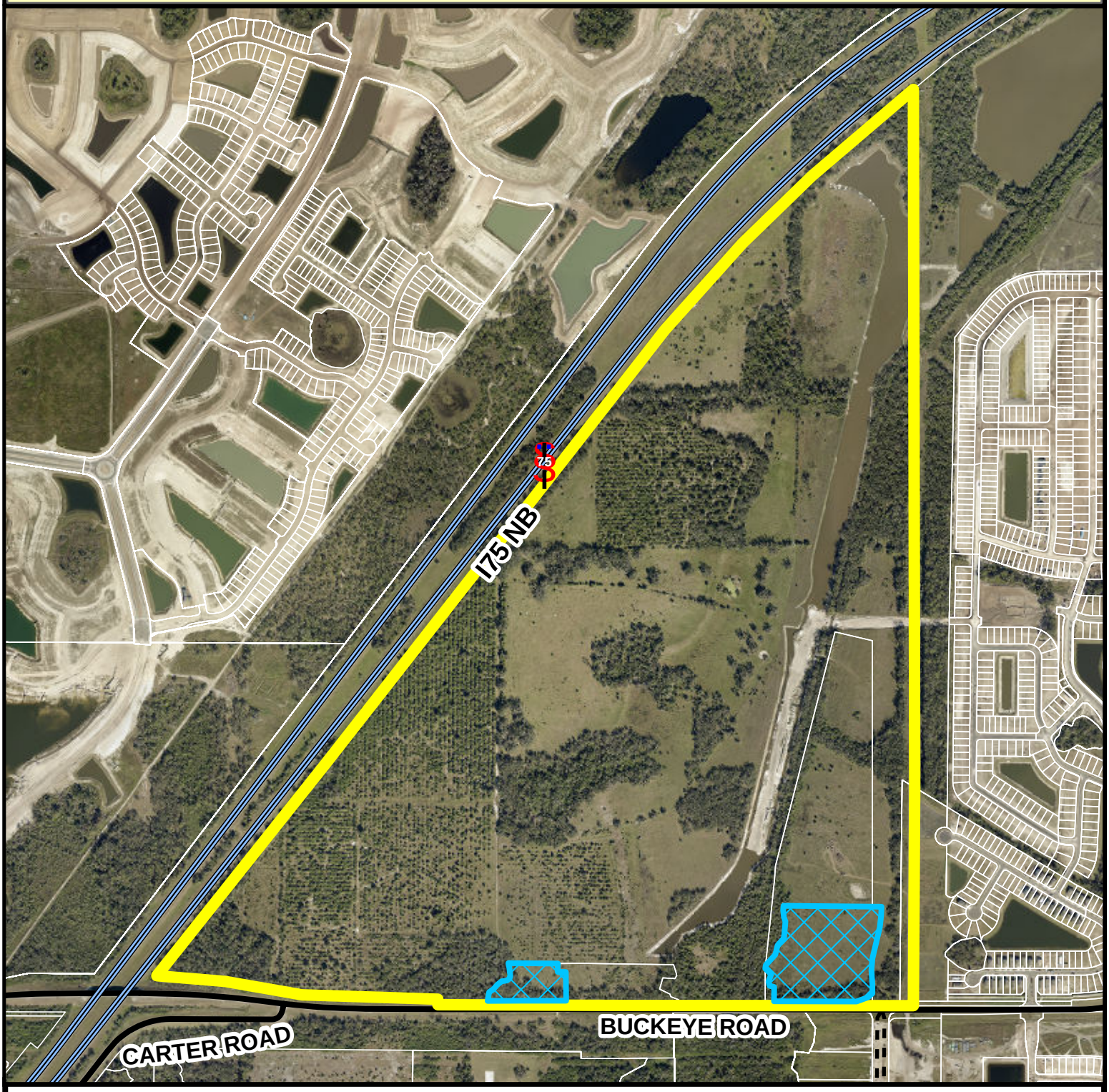
S/T/R: 01 33S 18E
Acreage: 445.67
Existing Zoning: PD-MU
Existing FLU: UF-3, P/SP-1
Overlays: ENT, FIG, MAN
Special Areas: PIDTIF, SUN

CHH: N
Watershed: NONE
Drainage Basin: UNNAMED DRAINAGE DITCH
Commissioner: Vacant

Manatee County
Staff Report Map
Map Prepared 4 / 2026

Feet
0 2,000 4,000

# AERIAL




Parcel ID #(s) Multiple

Project Name: Petition to Amend the Buckhead Trails II CDD
Project #: CDD-26-02
Accela #: PLN2604-0047

Contraction Parcels

S/T/R: 01 33S 18E
Acreage: 445.67
Existing Zoning: PD-MU
Existing FLU: UF-3, P/SP-1
Overlays: ENT, FIG, MAN
Special Areas: PIDTIF, SUN

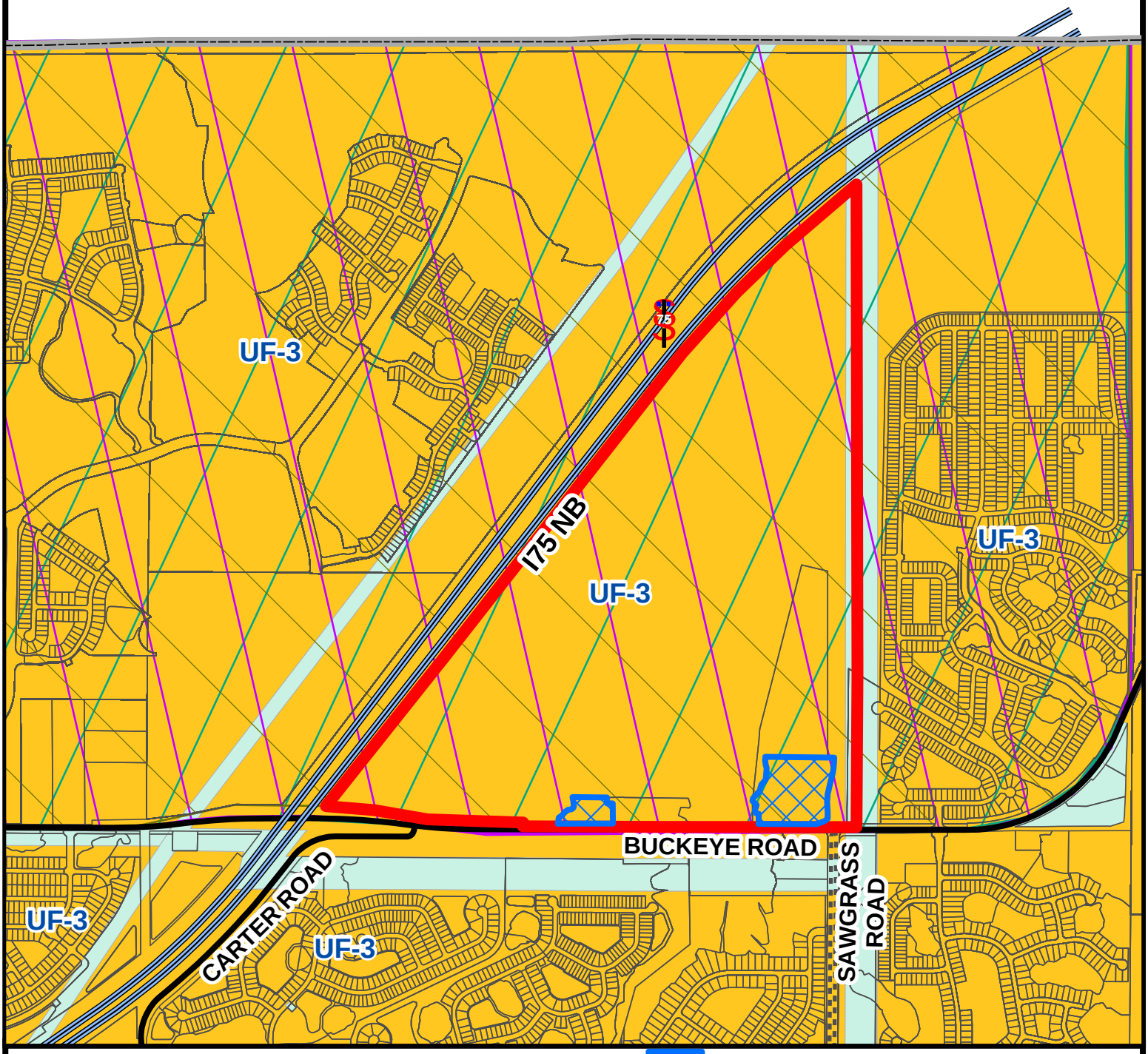
CHH: N
Watershed: NONE
Drainage Basin: UNNAMED DRAINAGE DITCH
Commissioner: Vacant

Manatee County
Staff Report Map
Map Prepared 4 / 2026

Feet
0 570 1,140

# FUTURE LAND USE

*HILLSBOROUGH COUNTY*




Parcel ID #(s) Multiple

Project Name: Petition to Amend the Buckhead Trails II CDD
Project #: CDD-26-02
Accela #: PLN2604-0047

S/T/R: 01 33S 18E
Acreage: 445.67
Existing Zoning: PD-MU
Existing FLU: UF-3, P/SP-1
Overlays: ENT, FIG, MAN
Special Areas: PIDTIF, SUN

CHH: N
Watershed: NONE
Drainage Basin: UNNAMED DRAINAGE DITCH
Commissioner: Vacant

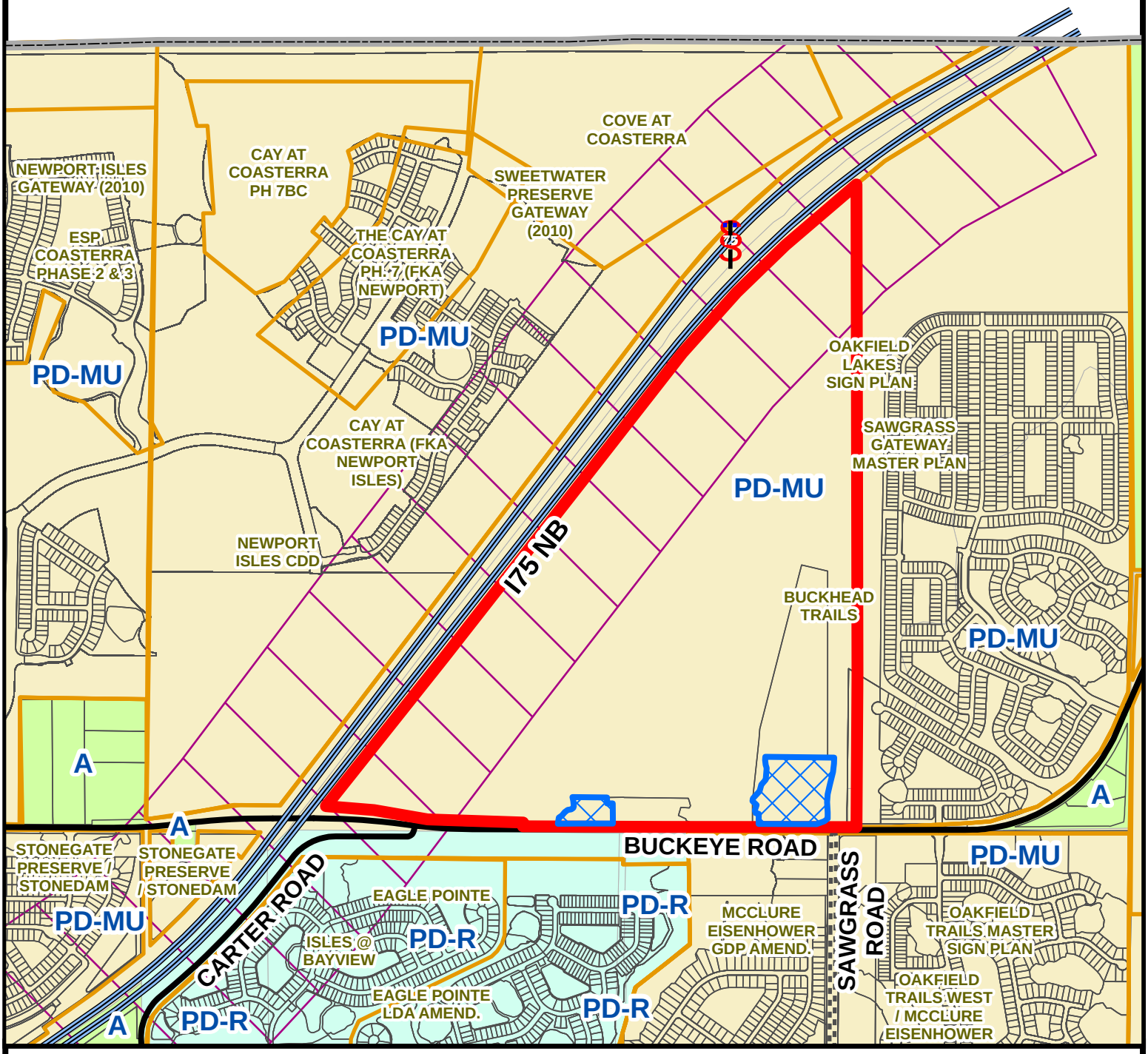
- Contraction Parcels
- FL International Gateway (FIG)
- Manufacturing Development Program (MAN)
- PORT IMPROVEMENT DISTRICT TIF

Manatee County
Staff Report Map
Map Prepared 4 / 2026

Feet
0 840 1,680

# ZONING

*HILLSBOROUGH COUNTY*




Parcel ID #(s) Multiple

Project Name: Petition to Amend the Buckhead Trails II CDD
Project #: CDD-26-02
Accela #: PLN2604-0047

Contraction Parcels

Entranceways

S/T/R: 01 33S 18E
Acreage: 633.10
Existing Zoning: PD-MU
Existing FLU: UF-3, P/SP-1
Overlays: ENT, FIG, MAN
Special Areas: PIDTIF, SUN

CHH: N
Watershed: NONE
Drainage Basin: UNNAMED DRAINAGE DITCH
Commissioner: Vacant

Manatee County
Staff Report Map
Map Prepared 4 / 2026

Feet
0 840 1,680

# Buckhead Trails II Community Development District (CDD) Amendment

## Ordinance No. 26-45

## PLN2604-0047

**Allecia Henry**

**Planner I**

**Board of County Commissioners**

**October 8, 2026**

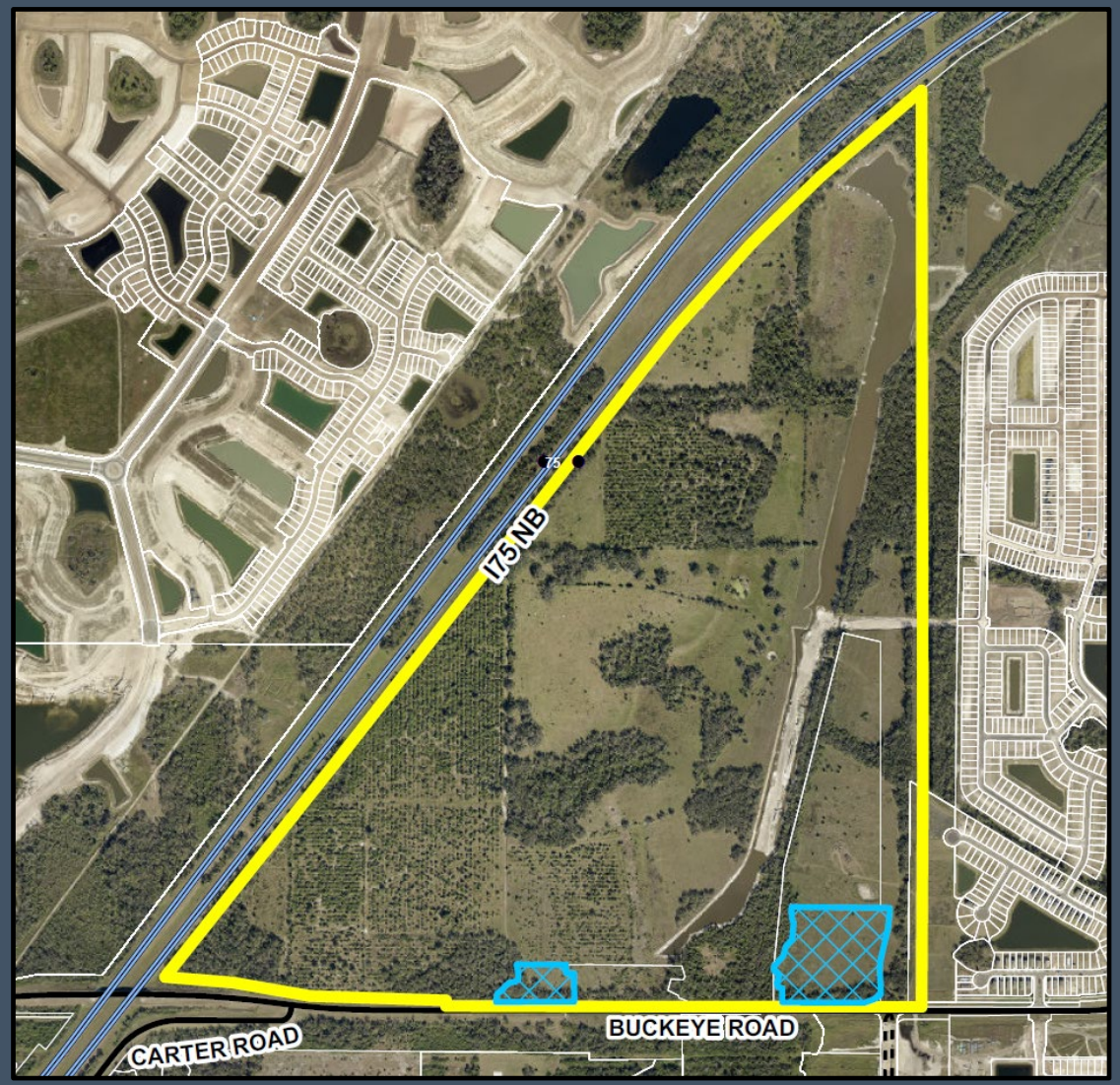
# Community Development District

CDDs established through Ch. 190 of the Florida Statutes

- Are independent local special purpose government
  - CDDs operate independently of the county government regarding certain services
- Do not have all the powers of a city/county government
  - Do not have police powers or zoning authority
- Serves a governmental/public purpose by:
  - Financing, providing, & managing certain basic infrastructure systems, facilities, & services
- Only property owners within the district are assessed fees

Manatee County FLORIDA

# Buckhead Trails II CDD Amendment




Site Details:

- Generally located south of the Hillsborough County Line, northeast of Buckeye Road and I-75 intersection in Parrish (Manatee County)
- Current acreage: 445.67 acres
- Proposed acreage: 431.368 acres

Previous Approvals:

- CDD established on December 6, 2022 (Ordinance 22-58)

# Buckhead Trails II CDD Amendment

Request:

- Remove 14.302 acres
- Special powers already granted to the District will remain:
  - Powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for:
    - Parks and facilities for indoor and outdoor recreational, cultural and educational uses;
    - Security (i.e.: guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars)

Manatee County FLORIDA

# Conclusion

The request appears to be consistent with the "Uniform Community Development District Act of 1980", the Comprehensive Plan, and in compliance with the requirements of the LDC.

Manatee County FLORIDA

# Questions?

Manatee County
FLORIDA