



**SPECIAL PERMIT NO. SP-15-02
DAYSPRING EPISCOPAL CONFERENCE CENTER**

FINAL ORDER OF MANATEE COUNTY HEARING OFFICER DENNIS STOTTS ON BEHALF OF MANATEE COUNTY GRANTING A SPECIAL PERMIT NO. SP-15-02 TO ALLOW A PUBLIC COMMUNITY USE IN THE FORM OF A PLACE OF WORSHIP, CONFERENCE CENTER AND RECREATIONAL RETREAT IN THE A-1/NCO AND A/NCO (AGRICULTURAL SUBURBAN AND NORTH CENTRAL OVERLAY, AND GENERAL AGRICULTURE WITH NORTH CENTRAL OVERLAY DISTRICT, RESPECTIVELY) ZONING DISTRICT LOCATED ON THE SOUTH SIDE OF 25TH STREET EAST AND EAST SIDE OF 80TH AVENUE EAST, COMMONLY KNOWN AS 8005, 8411, 8515, 8519, 8527, 8531, AND 8535 25TH STREET EAST AND 2040 80TH AVENUE EAST, PARRISH (MANATEE COUNTY) (97.08± ACRES).

WHEREAS, the Board of County Commissioners of Manatee County adopted the Manatee County Land Development Code, Manatee County Ordinance 90-01, as amended; and

WHEREAS, pursuant to the Land Development Code, Manatee County Ordinance 90-01, as amended, the Hearing Officer has the authority to grant Special Permits; and

WHEREAS, Diocese of Southwest Florida requested a Special Permit to allow a public community use in the form of a Place of Worship, Conference Center and Recreational Retreat in the A-1/NCO and A/NCO (Agricultural Suburban and North Central Overlay and General Agriculture with North Central Overlay respectively zoning district; and

WHEREAS, the Board of County Commissioners adopted Resolution No. R-15-179 on December 3, 2015 granting Special Approval for a non-residential project exceeding 30,000 square feet in the RES-3 and UF-3 Future Land Use Categories and adjacent to a perennial lake or stream (Manatee River); and,

WHEREAS, on December 16, 2015 the aforementioned Hearing Officer held a public hearing to receive the staff report, applicant, and public comment, and argument regarding the proposed Special Permit for public community use in the form of a Place of Worship, Conference Center and Recreational Retreat.

NOW, THEREFORE, after consideration of the application for Special Permit 15-02 requested by the Diocese of Southwest Florida the Hearing Officer makes the following Findings of Fact and Conclusions of Law and issues the Final Order as follows:

Section 1. Findings of Fact. The aforementioned Hearing Officer, after considering comment, argument, evidence, documentation and staff report presented, as well as all other matters presented at the Public Hearing above referenced, hereby makes the following Findings of Fact:

- A. The site is in the RES-3/CHHA/CEA (Residential – 3 dwelling units per acre/Coastal High Hazard Area/Coastal Evacuation Area), UF-3/CHHA/CEA (Urban Fringe – 3 dwelling units per gross acre/Coastal High Hazard Area/Coastal Evacuation Area) and AG-R/CHHA/CEA (Agriculture/Rural/Coastal High Hazard Area/Coastal Evacuation Area) Future Land Use Categories.
- B. The request is to approve a Special Permit to allow a public community use in the form of a Place of Worship, Conference Center and Recreational Retreat on the south side of 25th Street East and east side of 80th Avenue East, commonly known as 8005, 8411, 8515, 8519, 8527, 8531 and 8535 25th Street East and 2040 80th Avenue East, Parrish (Manatee County).
- C. The site is a 97.08± acre property, zoned A-1/NCO (Suburban Agriculture/North Central Overlay District) and A/NCO (General Agriculture/North Central Overlay District).
- D. The overall site lies within Zones X and AE per FIRM Panel 12081CO190E, effective 3/17/2014. The proposed project is entirely in the Zone X.
- E. There are 23.08 acres of wetlands on the property, there are no proposed wetland impacts within the project area, and it appears that there is no tree removal and replacement proposed.

Section 2. Conclusions of Law. Based upon the prior Findings of Fact and considering the testimony, evidence, documentation and the staff report presented, and a review of the applicable provisions of the Manatee County Comprehensive Plan and Manatee County Land Development Code, the above referenced Hearing Officer hereby makes the following Conclusions of Law:

- A. This Hearing Officer has jurisdiction over the parties and subject matter in this proceeding pursuant to the Land Development Code.
- B. The applicant has the burden of proving entitlement to the Special Permit it seeks. Irvine v. Duval County Planning Commission, 495 So.2d 167 (Fla. 1986); Florida Department of Transportation v. J.W.C. Company, Inc., 396 So.2d 778 (Fla. 1st DCA 1981).
- C. The proposed use is consistent with the Comprehensive Plan Policies 2.2.1.8.2, 2.2.1.10.2, and 2.2.1.11.2 which lists public and semi-public uses in the range of potential uses in the Ag/R (Agriculture/Rural), RES-3

(Residential – 3 dwelling units per acre) and UF-3 (Urban Fringe - 3 dwelling units per acre) Future Land Use Categories, and 2.1.2.7 which requires review for all proposed development for compatibility and appropriate timing.

- D. The applicant has met present requirements of the Manatee County Comprehensive Plan and present requirements for the issuance of a Special Permit pursuant to the Manatee County Land Development Code, Sections 316 (Special Permit Criteria), 531.39 (Standards for Specific Uses – Public Community Use).
- E. Adequate measures have been taken to provide ingress and egress to the site.
- F. Adequate measures have been taken to ensure that the proposed use is consistent with the community character of the surrounding development and community.
- G. There are no known archaeological, historical, or cultural resources on-site.
- H. Adequate provisions have been made for buffers, landscaping, parking areas, and other improvements associated with the proposed use.

Section 3. Order. Based upon the foregoing, a Special Permit is hereby approved and issued to the Diocese of Southwest Florida and more particularly described in Exhibit "A" attached hereto and incorporated herein, for a Special Permit to allow a public community use in the form of a Place of Worship, Conference Center and Recreational Retreat on the south side of 25th Street East and east side of 80th Avenue East, commonly known as 8005, 8411, 8515, 8519, 8527, 8531 and 8535 25th Street East and 2040 80th Avenue East, Parrish (Manatee County) subject to the following conditions:

1. This Special Permit shall not be effective until it has been recorded in the Public Records of Manatee County, Florida, by the applicant and a copy of the recorded Order is received by the Building and Development Services.
2. The site plan submitted with this application will be part of this approval. Administrative approval by Manatee County of a Final Site Plan will be required subsequent to the approval of this Special Permit.
3. To the extent required pursuant to the North Central Overlay (NCO) requirements, architectural elevations demonstrating consistency with the NCO requirements will be required at the time of Final Site Plan submittal.
4. Any impacts (fill) within the 100-year floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table.

5. There shall be a full 25-year attenuation on all stormwater ponds within the development.
6. Public swimming pools and spas shall meet the standards in Chapter 64E-9, Florida Administrative Code, and require an Initial and an Annual operating permit from FL Department of Health.
7. The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or federal agency, shall be provided to the County for any listed species found on-site, prior to Final Site Plan approval.
8. A Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing).
 - GPS coordinates (latitude/longitude) of the well.
 - The methodology used to secure the well during construction (e.g. fence, tape).
 - The final disposition of the well - used, capped, or plugged.
9. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.
10. Applicant shall submit a revised Preliminary Site Plan and Final Site Plan consistent with revised Preliminary Site Plan – Concept dated December 15, 2015 submitted at the public hearing.
11. Applicant shall place replacement trees along that portion of the southerly property line located south of the proposed maintenance building and future parking area. At Final Site Plan, staff may require additional evergreen shrubbery plantings native to Florida to supplement the landscaping in this area but not to exceed more than thirty-three per hundred linear feet. This landscaping shall not be planted in a linear fashion but may be meandered or clustered to retain the old Florida feel of the property and screen the proposed maintenance building and future parking area designated as Phase II. There shall also be replacement trees placed on the western property line as shown in the planting plan submitted at the public hearing.

12. There shall be no vehicular access drive connecting the property to the ingress/egress easement which draws access from 80th Avenue East (Wellon Ranch Road), located generally along the southern side of the property.

Section 4. Severability. In the event that any portion or section of this Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decisions shall in no manner affect the remaining portions or sections of the Special Permit which shall remain in full force and effect.

Section 5. Effective Date. The effective date of this Special Permit shall be upon execution of this Order and its recordation in the Official Records by the applicant with the Office of the Clerk of the Circuit Court and receipt of a copy of the recorded Order by the Building and Development Services Department. Upon the effective date of this Special Permit, the previously approved Special Permit No. 82-42 shall be superseded and of no further force or effect.

ORDERED ON BEHALF OF MANATEE COUNTY this 22 day of January, 2016.

MANATEE COUNTY, FLORIDA



BY: Devin M. Stotts, as
Hearing Officer for Manatee County

ATTEST: ANGELINA COLONNESE,
Clerk of the Circuit Court

BY: [Signature]
Deputy Clerk

EXHIBIT "A"
Legal Description

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1 (DESCRIBED IN O.R. BOOK 943, PAGE 1174)

DESCRIPTION:

THE N.W. 1/4 OF THE S.W. 1/4, ALL U.S. LOT 2, SECTION 11, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LESS LANDS DESCRIBED IN DEED BOOK 380, PAGE 919; OFFICIAL RECORD 69, PAGE 63; OFFICIAL RECORD BOOK 67, PAGE 68; OFFICIAL RECORD BOOK 150, PAGE 73; OFFICIAL RECORD BOOK 162, PAGE 630; OFFICIAL RECORD BOOK 166, PAGE 336; OFFICIAL RECORD BOOK 169, PAGE 198; OFFICIAL RECORD BOOK 192, PAGE 774; OFFICIAL RECORD BOOK 209, PAGE 274; AND OFFICIAL RECORD BOOK 210, PAGE 383, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA TOGETHER WITH ANY RIPARIAN RIGHTS THEREUNTO APPERTAINING. LESS AND EXCEPT (O.R. BOOK 1057, PAGE 518)

THE NORTH 42.00 FEET AND THE WEST 42.00 FEET OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 11, TOWNSHIP 34 SOUTH, RANGE 18 EAST, EXCLUDING THOSE PORTIONS PREVIOUSLY ACQUIRED BY MANATEE COUNTY BY MAINTENANCE.

PARCEL 2 (DESCRIBED IN O.R. BOOK 1139, PAGE 513)

DESCRIPTION:

COMMENCE AT THE N.W. CORNER OF U.S. LOT 1, SECTION 11, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°45'29" E, ALONG THE NORTH LINE OF SAID U.S. LOT 1, A DISTANCE OF 25 FEET; THENCE S 00°01'08" E, ALONG WELLON AVENUE 313.23 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S 00°01'08" E, ALONG THE EAST RIGHT OF WAY LINE OF WELLON AVENUE, 20.75 FEET; THENCE S 74°44'42" E, 343.05 FEET; THENCE S 89°45'29" E, 170.0 FEET; THENCE N 72°23'15" E, 627.93 FEET; THENCE N 00°01'08" W, 235 FEET TO A POINT OF THE SAID NORTH LINE OF U.S. LOT 1; THENCE N 89°45'29" W, ALONG SAID NORTH LINE, 614.98 FEET; THENCE S 03°54'15" W, 406.65 FEET; THENCE N 89°45'29" W, 126.00 FEET; THENCE N 74°44'42" W, 342.05 FEET TO THE POINT OF BEGINNING.

PARCEL 3 (DESCRIBED IN O.R. BOOK 1131, PAGE 295)

DESCRIPTION:

COMMENCE AT THE N.W. CORNER OF U.S. LOT 1, SECTION 11, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°45'29" E, ALONG THE NORTH LINE OF SAID U.S. LOT 1, A DISTANCE OF 25 FEET; THENCE S 00°01'08" E, ALONG THE EAST RIGHT OF WAY LINE OF WELLON AVENUE 335.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S 00°01'08" E, ALONG SAID RIGHT OF WAY LINE 21.77 FEET; THENCE S 74°44'42" E, 342.05 FEET; THENCE S 89°45'29" E, 170.00 FEET; THENCE N 72°23'15" E, 627.93 FEET; THENCE S 00°01'08" E, 606.53 FEET TO A CONCRETE MONUMENT MARKING A POINT ON LINE; THENCE CONTINUE S 00°01'08" E, ALONG SAID LINE TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE MANATEE RIVER; THENCE EASTERLY ALONG SAID MEAN HIGH WATER LINE, TO ITS INTERSECTION WITH THE EAST LINE OF THE AFOREMENTIONED U.S. LOT 1; THENCE N 00°25'42" W, ALONG SAID EAST LINE, 10 FEET, MORE OR LESS, TO A CONCRETE MONUMENT MARKING A POINT ON LINE; THENCE CONTINUE N 00°25'42" W, ALONG SAID EAST LINE, 912.17 FEET TO THE NORTHEAST CORNER OF SAID U.S. LOT 1, SAID CORNER LYING 1349.82 FEET EAST OF THE AFOREMENTIONED N.W. CORNER OF SAID U.S. LOT 1; THENCE N 89°45'29" W, ALONG THE NORTH LINE OF SAID U.S. LOT 1, A DISTANCE OF 226.32 FEET; THENCE S 00°01'08" E, 235 FEET; THENCE S 72°23'15" W, 627.93 FEET; THENCE N 89°45'29" W, 170 FEET; THENCE N 74°44'42" W, 342.05 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (DESCRIBED IN ORB 1320, PG. 3825)

DESCRIPTION:

BEGIN AT THE NORTHWEST CORNER OF U.S. GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 34 SOUTH, RANGE 18 EAST OF THE TALLAHASSEE MERIDIAN; THENCE GO S 00°13'30" E ALONG THE WESTERLY LINE OF AN EXISTING 50.00 FOOT ROAD A DISTANCE OF 254.57 FEET TO A POINT; THENCE GO N 80°08'45" E ALONG THE NORTHERLY LINE OF AN EXISTING 50.00 FOOT ROAD, A DISTANCE OF 402.78 FEET TO A POINT; THENCE GO S 25°12'00" E ALONG THE EASTERLY LINE OF AN EXISTING 50.00 FOOT ROAD, A DISTANCE OF 258.00 FEET TO A POINT; THENCE GO S 34°41'00" E ALONG AN EXISTING 50.00 FOOT ROAD, A DISTANCE OF 85.00 FEET TO A POINT; THENCE GO S 49°57'30" E ON EASTERLY LINE OF 50.00 FOOT ROAD, A DISTANCE OF 187.20 FEET TO A POINT; THENCE GO S 55°56'30" E ALONG AN EXISTING 50.00 FOOT ROAD, A DISTANCE OF 143.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 55°56'30" E, A DISTANCE OF 230.31 FEET; THENCE N 85°09'30" E, A DISTANCE OF 194.40 FEET; THENCE N 32°01'00" W, A DISTANCE OF 232.95 FEET; THENCE N 63°50'00" W, A DISTANCE OF 70.77 FEET; THENCE N 29°10'00" W, A DISTANCE OF 25.90 FEET TO THE CENTER OF THE OPENING OF A BOAT BASIN; THENCE S 57°12'30" W (DEED) S 59°07'18" W (SURVEY), A DISTANCE OF 130.00 FEET (DEED) 124.24 FEET (SURVEY); THENCE S 46°12'30" W, A DISTANCE OF 108.38 FEET TO THE POINT OF BEGINNING; TOGETHER WITH THE RIGHT TO USE THE THAT CERTAIN 50.00 FOOT ROAD EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 783, PAGE 989, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ALSO TOGETHER WITH ALL RIPARIAN RIGHTS OF THE GRANTOR THEREUNTO BELONGING OR IN ANYWISE APPERTAINING.

PARCEL 5 (ORB 1185, PG. 1064)

DESCRIPTION:

BEGIN AT THE NW CORNER OF U.S. GOVERNMENT LOT 2 IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; THENCE GO S 0°13'30" E ALONG WESTERLY LINE OF AN EXISTING 50 FOOT ROAD, A DISTANCE OF 254.57 FEET TO A POINT; THENCE GO N 80°08'45" E ALONG THE NORTHERLY LINE OF AN EXISTING 50 FOOT ROAD A DISTANCE OF 402.78 TO A POINT; THENCE GO S 25°12' E ALONG THE EASTERLY LINE OF AN EXISTING 50 FOOT ROAD A DISTANCE OF 258.0 FEET TO A POINT; THENCE GO S 34°41' E ALONG AN EXISTING 50 FOOT ROAD A DISTANCE OF 85.0 FEET TO A POINT; THENCE GO S 49°57'30" E ALONG EASTERLY LINE OF 50 FOOT ROAD 179.2 FEET TO A P.O.B.; THENCE CONTINUE S 49°57'30" E ALONG EASTERLY SIDE OF SAID 50 FOOT ROAD A DISTANCE OF 8.0' TO A POINT; THENCE GO S 55°56'30" E A DISTANCE OF 143.19 FEET TO A POINT; THENCE GO N 46°12'30" E A DISTANCE OF 108.38 FEET TO A POINT ON THE WESTERLY EDGE OF A BOAT BASIN; THENCE GO N 57°12'30" E A DISTANCE OF 130 FEET TO A POINT ON THE EASTERLY END OF SAID BOAT BASIN, THE SAME POINT BEING THE WESTERLY SIDE OF AN EXISTING CREEK; THENCE N 29°10' W A DISTANCE OF 25.9 FEET TO A POINT; THENCE GO N 18°14' W 107.53 FEET TO A POINT NEAR THE WESTERLY SIDE OF SAID CREEK; THENCE GO N 74°16' W A DISTANCE OF 140.63 FEET TO A POINT NEAR THE WESTERLY SIDE OF SAID CREEK; THENCE GO S 30°17'30" W 257.47 FEET TO THE POINT OF BEGINNING; ALSO INCLUDED IS ANY AND ALL LAND BETWEEN SAID DESCRIBED LAND AND BANK OF SAID CREEK.

ALSO

BEGIN AT THE NW CORNER OF U.S. GOVERNMENT LOT 2 IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, THENCE GO S 0°13'30" E ALONG THE WESTERLY LINE OF AN EXISTING 50 FOOT ROAD A DISTANCE OF 254.57 FEET TO A POINT; THENCE GO N 80°08'45" E ALONG THE NORTHERLY LINE OF AN EXISTING 50 FOOT ROAD A DISTANCE OF 402.78 FEET TO A POINT; THENCE GO S 25°12' E ALONG THE EASTERLY LINE OF AN EXISTING 50 FOOT ROAD A DISTANCE OF 258.0 FEET TO A POINT; THENCE GO S 34°41' E ALONG AN EXISTING 50 FOOT ROAD, A DISTANCE OF 85.0 FEET TO A POINT; THENCE GO S 49°57'30" E ALONG EASTERLY LINE OF A 50 FOOT ROAD A DISTANCE OF 59.2 FEET TO THE P.O.B.; THENCE CONTINUE S 49°57'30" E ALONG EASTERLY SIDE OF SAID 50 FOOT ROAD A DISTANCE OF 120 FEET TO A POINT; THENCE GO N 30°17'30" E A DISTANCE OF 257.47 FEET TO A POINT NEAR THE WESTERLY BANK OF A CREEK; THENCE GO N 12°06' W A DISTANCE OF 100.04 FEET ALONG SAID CREEK TO A POINT; THENCE GO N 54°00'30" W A DISTANCE OF 20.0 FEET TO A POINT; THENCE GO S 37°46' W A DISTANCE OF 319.1 FEET TO A P.O.B. ALSO INCLUDED IN THE ABOVE DESCRIBED LAND ANY AND ALL LAND LYING BETWEEN THE EASTERLY LINE OF ABOVE DESCRIBED LAND AND ABOVE MENTIONED CREEK. TOGETHER WITH RIGHT TO USE ABOVE MENTIONED 50 FOOT EASEMENT FOR ROAD.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL 6 (DESCRIBED IN ORB 1317, PG. 1311)

DESCRIPTION:

BEGIN AT THE NORTHWEST CORNER OF U.S. GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 34 SOUTH, RANGE 18 EAST, S 00°13'30" E 305.28 FEET; N 80°08'45" E ALONG SOUTHERLY SIDE OF EXISTING ROAD 373.14 FEET; S 25°12' E 219.65 FEET TO SOUTHERLY SIDE OF SAID ROAD FOR A POINT OF BEGINNING; S 25°12' E 3.83 FEET; S 34°41' E 96.47 FEET TO A CONCRETE MONUMENT ALONG SAID ROAD; GO S 49°57'30" E 99.7 FEET ALONG SAID ROAD; S 40°2'30" W 225 FEET ALONG ROAD; N 42°15' W 200 FEET; N 40°35'30" E 225.0 FEET TO POINT OF BEGINNING, DESCRIBED IN O.R. BOOK 193, PAGE 710, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 7 (DESCRIBED IN O.R. BOOK 1450, PAGE 6202)

DESCRIPTION:

BEGINNING AT THE NW CORNER OF U.S. GOV'T LOT 2 OF SECTION 11, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE GO S 00°13'30" E, A DISTANCE OF 305.28 FEET TO A CONCRETE MONUMENT; THENCE GO N 80°08'45" E, ALONG THE SOUTHERLY SIDE OF AN EXISTING 50 FOOT ROAD A DISTANCE OF 373.14 FEET TO A POINT OF BEGINNING; THENCE GO S 25°12' E, A DISTANCE OF 219.65 FEET TO A CONCRETE MONUMENT ON THE SOUTHERLY SIDE OF SAID 50 FOOT ROAD; THENCE S 40°35'35" W, A DISTANCE OF 225 FEET TO A CONCRETE MONUMENT; THENCE GO N 89°29'30" W, A DISTANCE OF 147 FEET TO A CONCRETE MONUMENT; THENCE GO N 29°49'30" E, A DISTANCE OF 398 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (DESCRIBED IN O.R. BOOK 783, PAGE 989)

DESCRIPTION:

COMMENCE AT THE NW CORNER OF U.S. GOVERNMENT LOT 2, SECTION 11, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°13'30" EAST, 25 FEET TO THE SOUTH RIGHT OF WAY LINE OF AN EXISTING COUNTY ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE S 00°13'30" EAST 280.28 FEET; THENCE N 80°08'45" EAST 373.14 FEET; THENCE S 25°12' EAST 223.48 FEET; THENCE S 34°41' EAST 96.47 FEET; THENCE S 49°57'30" EAST 196.45 FEET; THENCE S 55°56'30" EAST 170.94 FEET; THENCE N 34°03'30" EAST 50 FEET; THENCE N 55°56'30" WEST 168.19 FEET; THENCE N 49°57'30" WEST 187.20 FEET; THENCE N 34°41' WEST 85.0 FEET; THENCE N 25°12' WEST 258.0 FEET; THENCE S 80°08'45" WEST 352.03 FEET; THENCE N 00°13'30" WEST 220.68 FEET; THENCE WEST, ALONG THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL 9 (DESCRIBED IN O.R. BOOK 192, PAGE 774)

DESCRIPTION:

COMMENCE AT THE NW CORNER OF U.S. GOVERNMENT LOT 2, OF SECTION 11, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE GO S 00°13'30" E, ALONG THE WEST R/W LINE OF 50 FOOT ROAD, A DISTANCE OF 305.28 FEET; THENCE N 80°08'45" E, ALONG THE SOUTHERN R/W LINE OF A 50 FOOT ROAD, A DISTANCE OF 373.14 FEET; THENCE GO S 25°12' E, ALONG WEST R/W LINE OF 50 FOOT ROAD, A DISTANCE OF 223.48 FEET; THENCE S 34°41' E, ALONG SAID 50 FOOT ROAD, A DISTANCE OF 96.47 FEET; THENCE S 49°57'30" E, ALONG SAID 50 FOOT ROAD, 149.7 FEET TO A POINT OF BEGINNING; THENCE CONTINUE S 49°57'30" E, ALONG SAID 50 FOOT ROAD, 46.75 FEET; THENCE S 55°56'30" E, ALONG 50 FOOT ROAD, 170.94 FEET; THENCE N 34°03'30" E, A DISTANCE OF 50 FEET; THENCE S 55°56'30" E, A DISTANCE OF 205.31 FEET; THENCE S 58°28'30" W, A DISTANCE OF 141.0 FEET; THENCE N 75°45' W, A DISTANCE OF 110.0 FEET, TO THE CENTER OF A DRAINAGE DITCH; THENCE ALONG CENTER OF SAID DRAINAGE DITCH, THE FOLLOWING BEARINGS AND DISTANCES: N 34°03'30" W, A DISTANCE OF 43.0 FEET; N 04°24'30" E, A DISTANCE OF 23.0 FEET; N 79°31'30" W, A DISTANCE OF 134.0 FEET; THENCE N 57°12'30" W, A DISTANCE OF 101.67 FEET TO THE EASTERLY R/W LINE OF A 50 FOOT ROAD; THENCE N 40°02'30" E, ALONG

EASTERLY R/W OF SAID 50 FOOT ROAD 141.0 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN OFFICIAL RECORDS BOOK 192, PAGE 774, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 10

COMMENCE AT THE NORTHWEST CORNER OF U.S. GOVERNMENT LOT 2 OF SECTION 11, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE GO S 00°13'30" E ALONG THE WEST RIGHT OF WAY LINE OF SAID 50 FOOT ROAD, A DISTANCE OF 305.28 FEET; THENCE N 80°08'45" E ALONG THE SOUTHERN RIGHT OF WAY LINE OF SAID 50 FOOT ROAD, A DISTANCE OF 373.14 FEET; THENCE GO S 25°12'00" E ALONG WEST RIGHT OF WAY LINE OF SAID 50 FOOT ROAD, A DISTANCE OF 223.48 FEET; THENCE S 34°41'00" E ALONG SAID 50 FOOT ROAD, A DISTANCE OF 96.47 FEET; THENCE S 49°57'30" E ALONG SAID 50 FOOT ROAD, A DISTANCE OF 99.70 FEET TO A POINT OF BEGINNING; THENCE CONTINUE S 49°57'30" E ALONG SAID 50 FOOT ROAD, A DISTANCE OF 50.00 FEET; THENCE S 40°02'30" E, A DISTANCE OF 141.00 FEET; THENCE N 57°12'30" W, A DISTANCE OF 50.00 FEET; THENCE N 40°02'30" E, A DISTANCE OF 141.00 FEET TO THE POINT OF BEGINNING.

Manatee Clerk of the Circuit Court
 Angelina Colonnese, Clerk of Court
 P.O. Box 25400 Bradenton FL 34206
 Visit our website: "www.manateeclerk.com"

ZNS ENGINEERING
 FRONT COUNTER

RECEIPT
 #1 of #1

Thank You - Rec.# 470081205 -
 470081205
 Case No: 2016 RC 000001 - 2016 RC 000001
 Bk./Pg./Doc.# 2604/4732/3472505 -
 2604/4740/3472505
 01/26/2016 13:15:14
 SCARANZA RECORDING CASH BOOK
 CHECK/MONEY 42784 78.00
 ORDER
 Total 78.00
 Receipt(s) Amount 78.00
 Change 0.00

PAYOR: Book# Page#
 DOC TYPE: AGR CALC AMOUNT: \$0.00
 PAGES: 9 FILE#
 Receipt: 470081205 1/26/16 1:14PM By: HHOEY

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
	RECORDING TRUST	199	000000341150	0	5.00
	RECORDING FEES	001	000000341100	0	37.00
	CLERK CT TECH FUND	199	000000341160	0	17.10
	FL ASSOC COURT CLERK	001	000000208911	0	0.90
	BD OF COUNTY COMM	001	000000208912	0	18.00

RECEIPT TOTAL: \$78.00
 GRAND TOTAL: \$78.00



Receipt#
 470081205 thru 470081205

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

THIS RECEIPT MUST BE VALIDATED BY CENTRAL CASHIERING