

ORDINANCE NO. 26-06

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

...

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

...

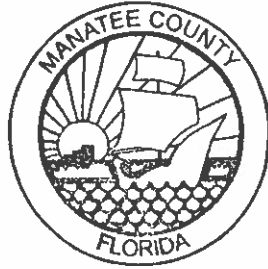
Section 6. Reliance upon representations. The contraction of the boundaries of the District is specifically based upon the representations made in the Petition to Amend Manatee County Ordinance No. 22-13, related to Ordinance 26-06, which to amends the external boundaries of the District through the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

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

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

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

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



**BOARD OF COUNTY
COMMISSIONERS OF MANATEE
COUNTY, FLORIDA**

By: [Signature]
Chairperson

**ATTEST: ANGELINA COLONASSO, CLERK
OF THE CIRCUIT COURT AND
COMPTROLLER**

By: [Signature] Deputy Clerk

SKETCH OF DESCRIPTION

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

DESCRIPTION

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

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



WATER RESOURCE ASSOCIATES, LLC

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

LEGEND:

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

Robert S Flanary

Digitally signed by Robert S Flanary
Date: 2021.08.26 14:41:18 -0400

SURVEYORS NOTES:

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

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

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

REVISION DATE 8/26/21

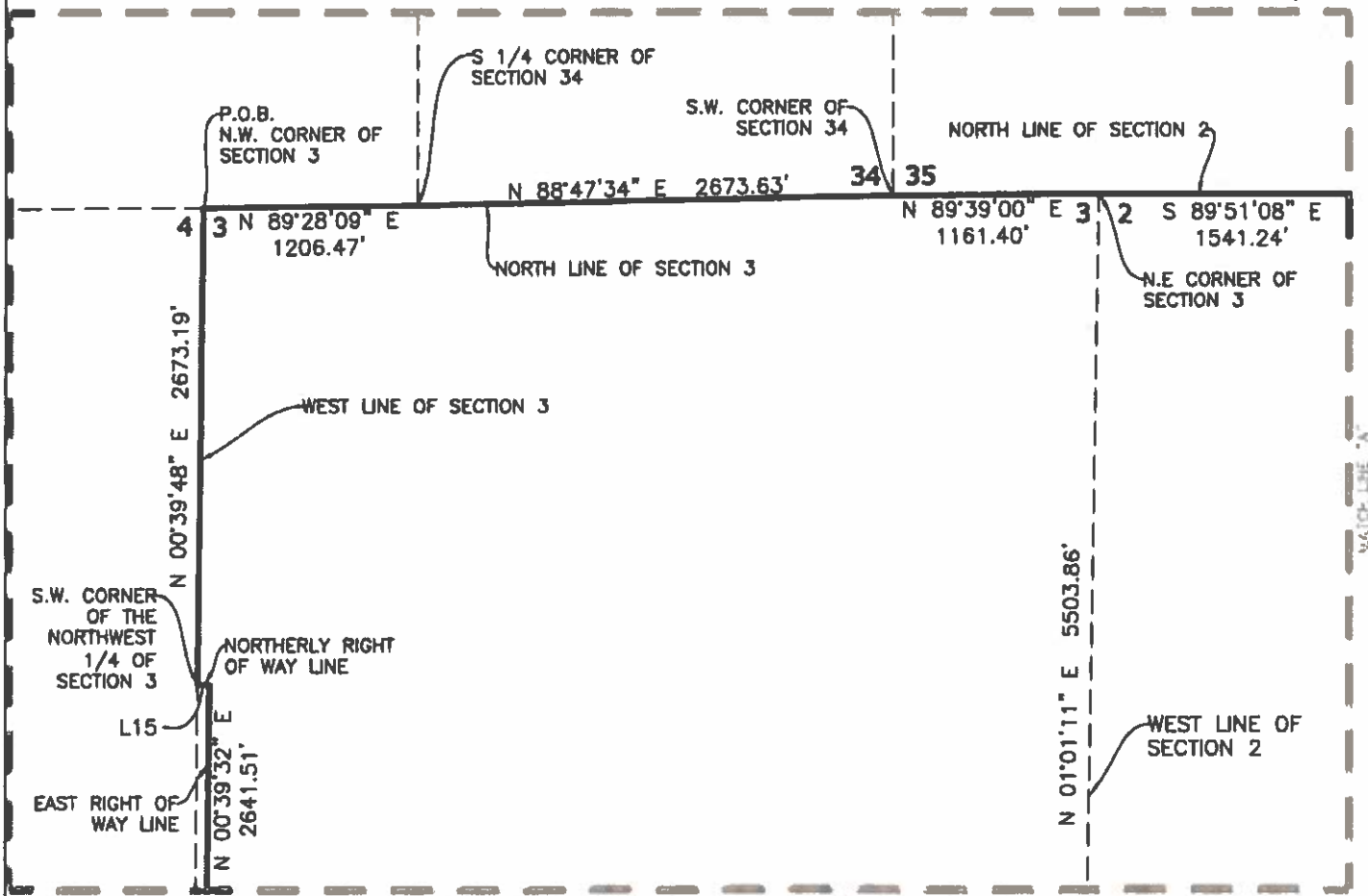
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					PETITION PAGE 7 S1838

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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LINE	BEARING	DISTANCE
L15	S 89°56'00" W	66.01'



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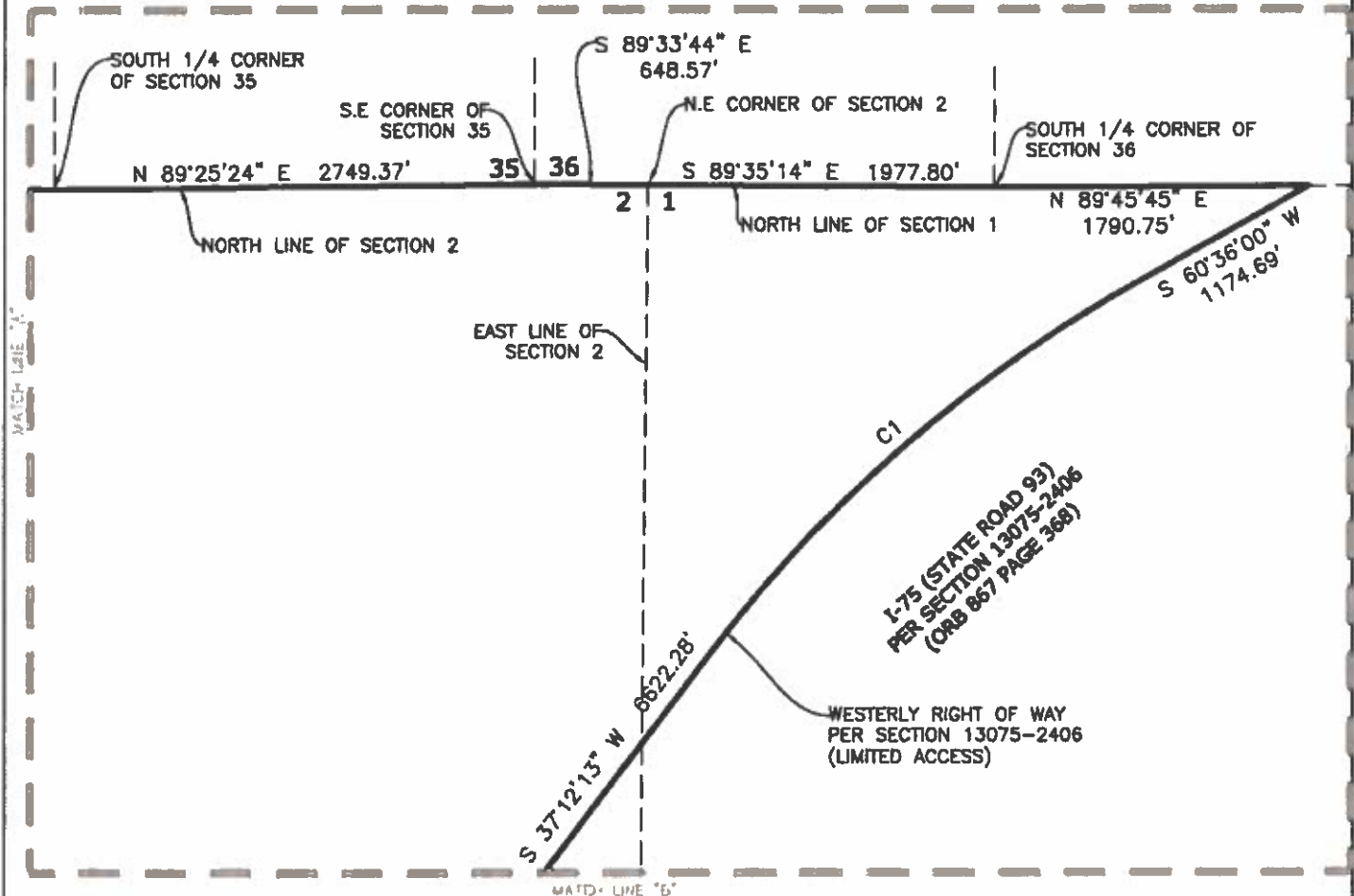
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PETITION PAGE 9

SKETCH OF DESCRIPTION

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



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



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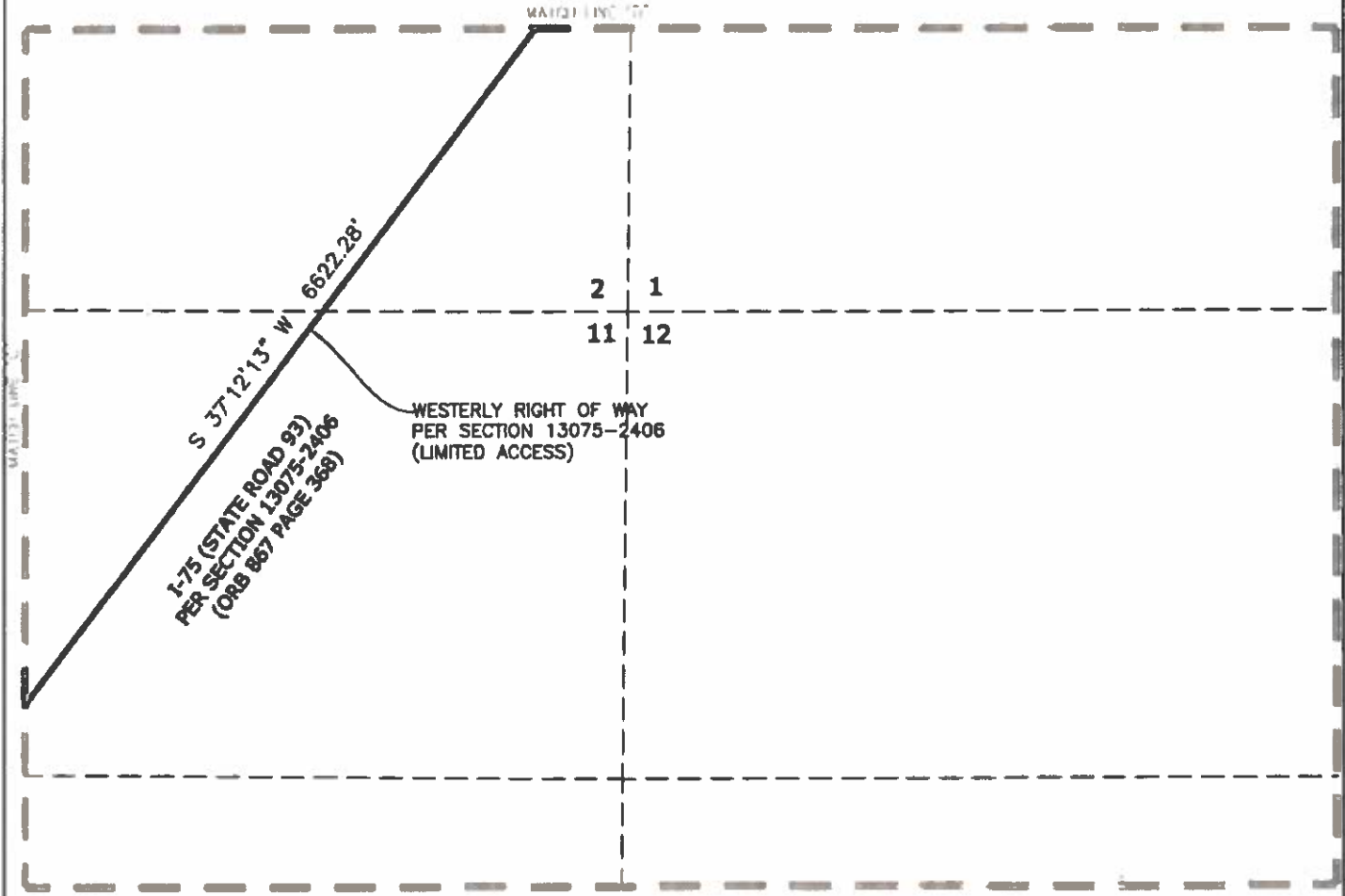
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PETITION PAGE 10

SKETCH OF DESCRIPTION

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SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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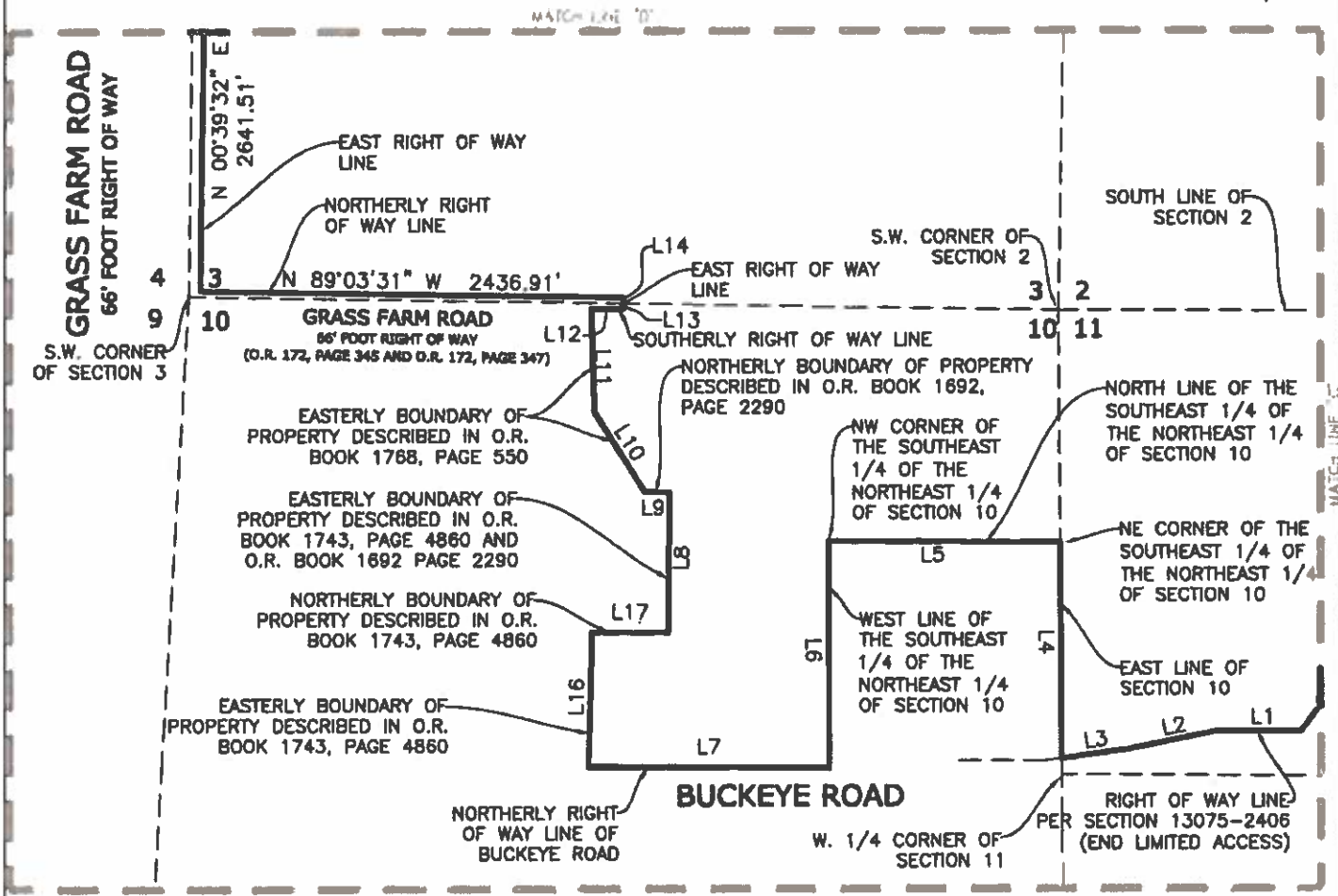
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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER	11 S1838

PETITION PAGE 11

SKETCH OF DESCRIPTION

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(SKETCH IS NOT A SURVEY)



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

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REVISION DATE 8/26/21

CDD PARCEL

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

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

LESS AND EXCEPT:

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES. LLC

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Robert S Flanary



Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary
o=Florida, ou=US
Date: 2024.11.11 12:52:03-0500

LEGEND:

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SURVEYORS NOTES:

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

ROBERT S. FLANARY, P.S.M.

Florida Surveyor's Registration No. 5677

DATE

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REVISION DATE 1/11/24

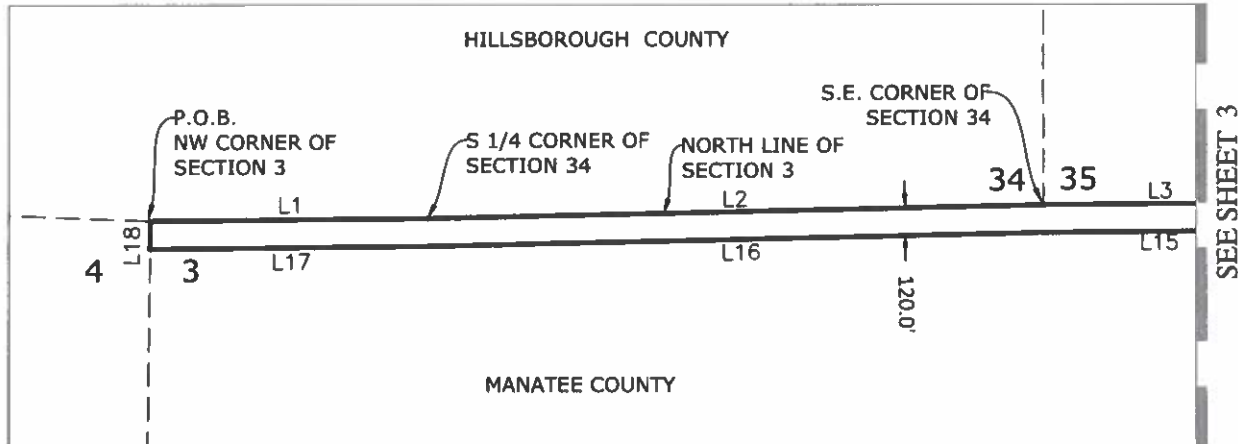
PINEY POINT ROAD SKETCH

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	7/12/23	SCALE:	N.T.S.
CHECKED	RSF	DATE:	7/12/23	JOB NUMBER	S0116

SKETCH OF DESCRIPTION

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



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



LEGEND:

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

SURVEYORS NOTES:

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



WATER RESOURCE ASSOCIATES, LLC

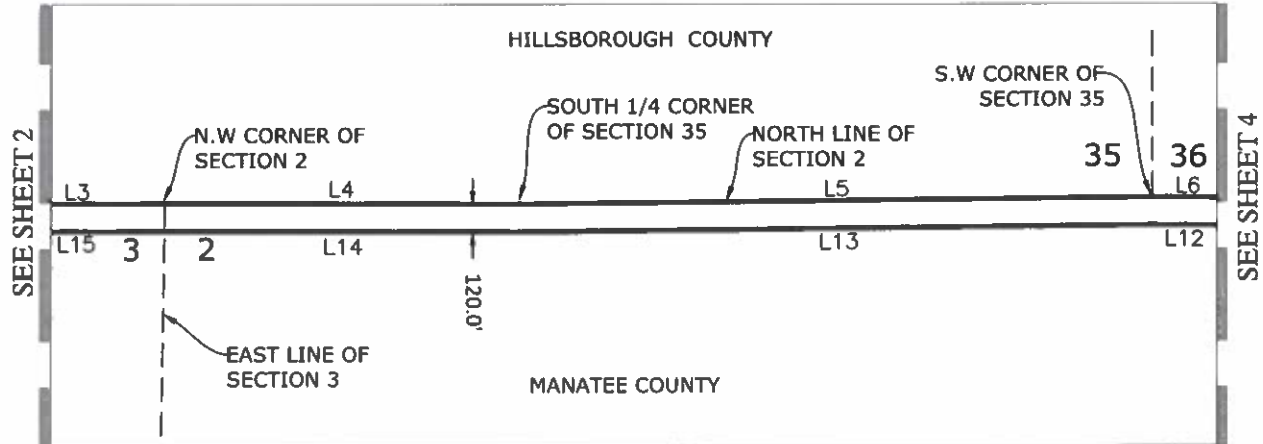
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

PINEY POINT ROAD SKETCH

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

SKETCH OF DESCRIPTION

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



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



LEGEND:

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

SURVEYORS NOTES:

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



WATER RESOURCE ASSOCIATES, LLC

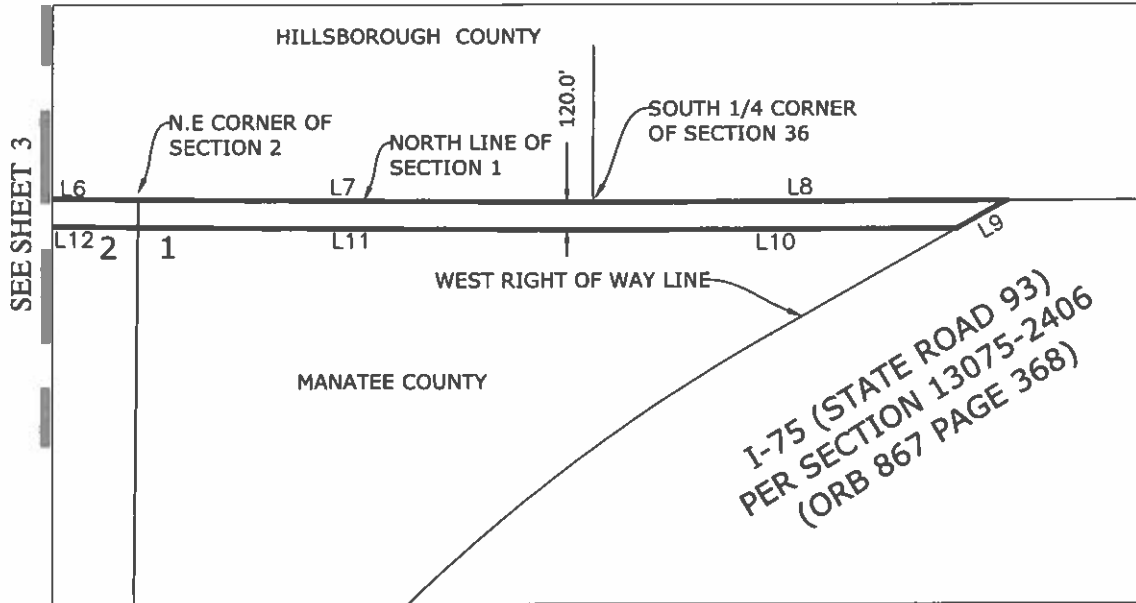
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University Park, Florida 34201
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www.wraengineering.com LB 8274

PINEY POINT ROAD SKETCH

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

SKETCH OF DESCRIPTION

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



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



LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

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

PINEY POINT ROAD SKETCH

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

SKETCH OF DESCRIPTION

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

LESS AND EXCEPT:

LEGAL DESCRIPTION:

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

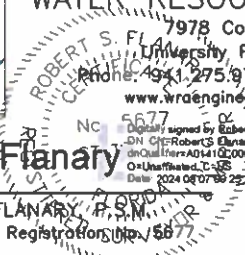
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10, THENCE S 00°20'36" E, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1330.82'; THENCE N 89°37'42" W A DISTANCE OF 1332.07' TO THE POINT OF BEGINNING; THENCE N 89°37'42" W A DISTANCE OF 72.99'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN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



WATER RESOURCE ASSOCIATES, LLC

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,
o=User:rsf@wra.com, ou=Engineering, c=US
Date: 2024.08.07.08:22:28-04:00

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

DATE

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

COASTERRA COMMERCIAL

DRAWN RSF DATE: 8/7/24

SCALE: N.T.S.

REVISION DATE

SKETCH IS NOT A SURVEY

CHECKED RSF DATE: 8/7/24

JOB NUMBER S0116

SKETCH OF DESCRIPTION

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

LEGEND:

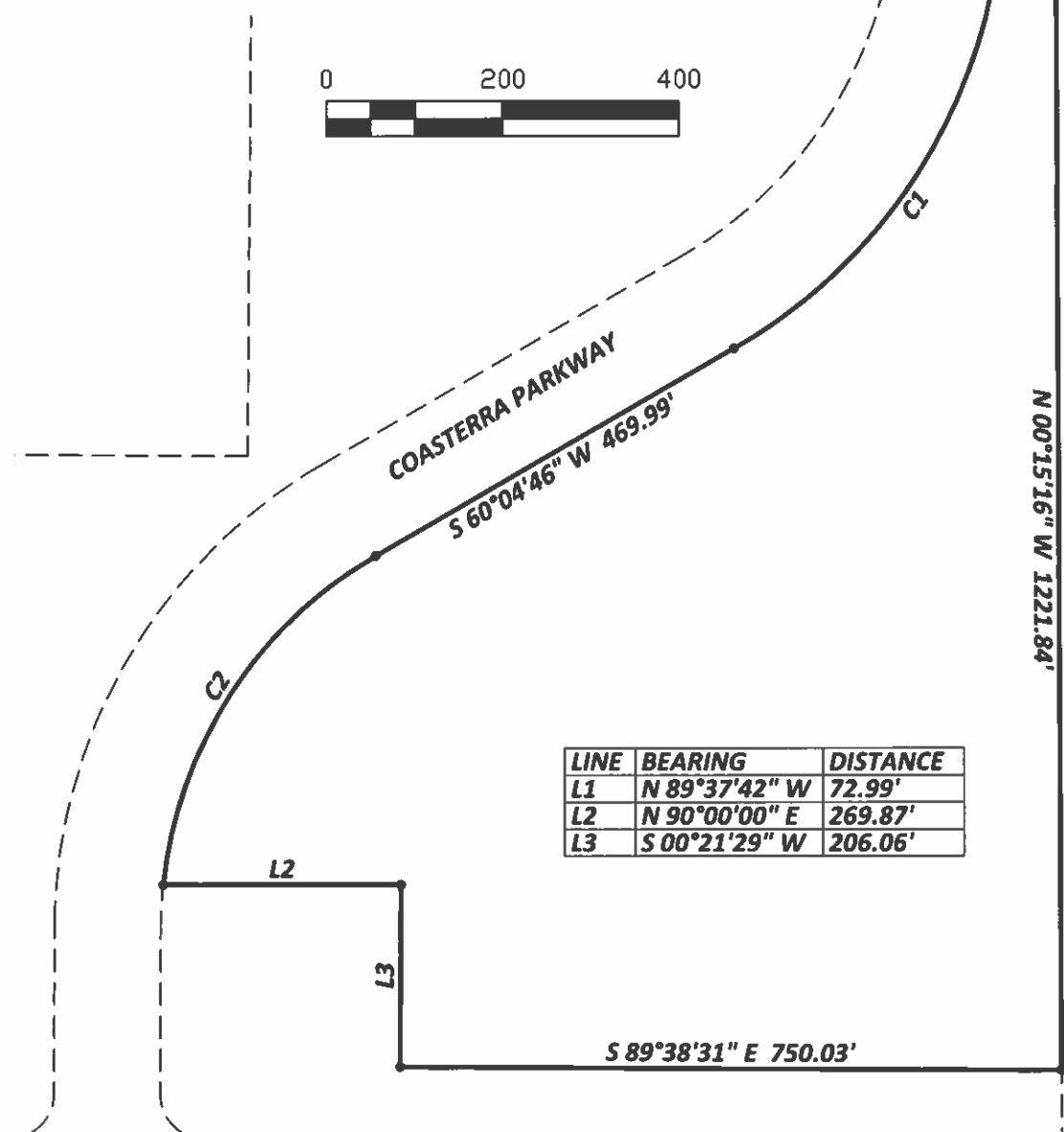
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

P.O.C.
N.E. CORNER
OF SECTION 10

S 00°20'36" E
1330.82'

P.O.B.

N 89°37'42" W
1332.07'



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

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



WATER RESOURCE ASSOCIATES, LLC

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

SURVEYORS NOTES:

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

COASTERRA COMMERCIAL

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	8/7/24	SCALE:	1"=200'
CHECKED	RSF	DATE:	8/7/24	JOB NUMBER	S0116

SKETCH OF DESCRIPTION

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

LESS AND EXCEPT:

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES. LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201

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

Robert S Flanary



Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary,
o=Water Resource Associates, c=US,
date=2025.03.21 05:56:40-0400

ROBERT S. FLANARY, R.O.S.M.
Florida Surveyor's Registration No. 8577

DATE

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

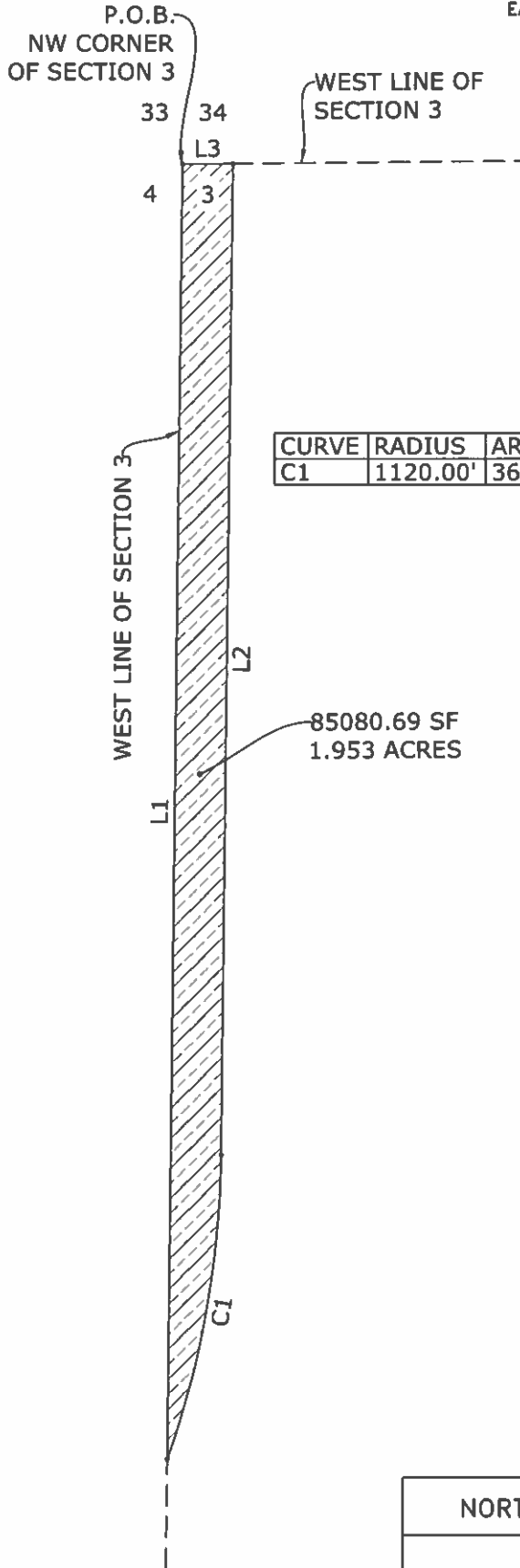
NORTHWEST 2 ACRES

DRAWN RSF DATE: 3/21/25 SCALE: N.T.S.

SKETCH IS NOT A SURVEY CHECKED RSF DATE: 3/21/25 JOB NUMBER S0116

SKETCH OF DESCRIPTION

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



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

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

85080.69 SF
1.953 ACRES

LEGEND:

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

SURVEYORS NOTES:

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



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NORTHWEST 2 ACRES

DRAWN	RSF	DATE:	3/21/25	SCALE:	1"=200'
CHECKED	RSF	DATE:	3/21/25	JOB NUMBER	S0116

REVISION DATE

SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

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

LESS AND EXCEPT:

LEGAL DESCRIPTION:

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

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



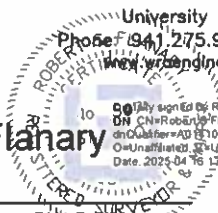
WATER RESOURCE ASSOCIATES, LLC

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University Park, Florida 34201

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

Robert S Flanary



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

DATE

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

RV STORAGE AREA

	DRAWN	RSF	DATE:	4/9/25	SCALE: N.T.S.
	CHECKED	RSF	DATE:	4/9/25	JOB NUMBER S0116

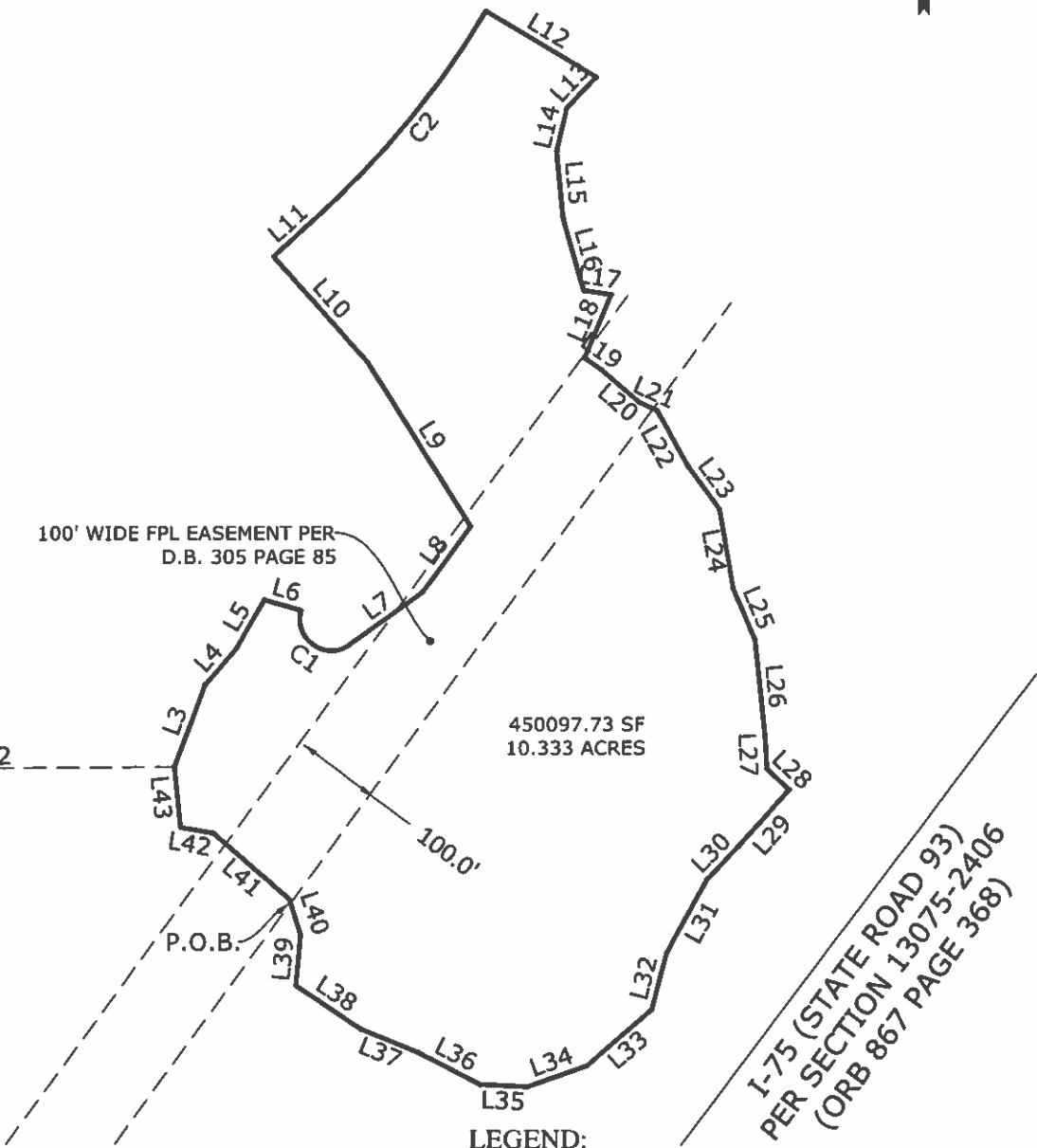
SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

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



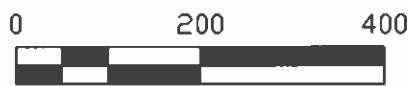
3 | 2
10 | 11
P.O.C.
N.W. CORNER
SECTION 11



100' WIDE FPL EASEMENT PER
D.B. 305 PAGE 85

450097.73 SF
10.333 ACRES

I-75 (STATE ROAD 93)
PER SECTION 13075-2406
(ORB 867 PAGE 368)



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

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



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

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

REVISION DATE

SKETCH OF DESCRIPTION

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

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

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

LEGEND:

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

SURVEYORS NOTES:

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



WATER RESOURCE ASSOCIATES, LLC

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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

RV STORAGE AREA

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

Composite Exhibit B

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

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

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

July 2nd, 2025

TABLE OF CONTENTS

Manatee County Application

Certification of Attorney

Certification of Petitioner

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

Exhibit 1 – General Location Map

Exhibit 2 – Original Legal Description

Exhibit 3 – Contraction Parcel Legal Description

Exhibit 4 – Amended Legal Description

Exhibit 5 – Landowner Consent

Exhibit 6 – Boundary Amendment Resolution

Exhibit 7 – Future Land Use Map

Exhibit 8 – Existing and Proposed Utilities

Exhibit 9 – Proposed Facilities & Estimated Costs of Construction and Timetable

Exhibit 10 – Statement of Estimated Regulatory Costs

Exhibit 11 – Authorization of Agent

Submitted by:

Jere Earlywine, Esq.

Florida Bar No. 155527

Jere.Earlywine@KutakRock.com

KUTAK ROCK LLP

107 West College Avenue

Tallahassee, Florida 32301

Ph: (850) 528-6152

**MANATEE COUNTY GOVERNMENT
PLANNING DEPARTMENT
LAND DEVELOPMENT APPLICATION**

FOR STAFF USE ONLY	
Date: _____	File Number: _____
File Name: _____	

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

NAME OF THE PROJECT: NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

TYPE OF APPROVAL DESIRED: AMENDMENT OF A COMMUNITY DEVELOPMENT DISTRICT

LIST CASE NUMBERS OF PREVIOUS APPROVALS: N/A

A. Property Information

1. Legal Description: See attached Exhibit A
2. D. P. Number(s): See attached Exhibit B
3. Section: _____ Township: _____ Range: _____
Section: _____ Township: _____ Range: _____
4. Subdivision Name (if Platted): N/A
5. Lot: N/A Block: N/A
7. Address or Location of Property (See Address Coordinator, if physical address is needed): The site is generally located south of the Hillsborough County Line, north of Buckeye Road, west of I-75 and east of US 41.
8. Present Zoning Classification: PDMU
9. (If Rezone) Proposed Zoning Classification: N/A
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: N/A
11. Future Land Use Category: UF-3
12. Flood Zone Category: A, X Map/Panel Numbers: 12081C0038E, 12081C0039E
13. Property Size (to the nearest tenth of acre or sq. ft.): 1,555.47 (Original Boundaries)
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): Vacant, Agricultural
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
 - a. North: Agricultural c. East: Vacant
 - b. South: Vacant d. West: Agricultural, Vacant
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
Amendment of the boundaries of a community development district per Chapter 190, Florida Statutes.

B. Names/Addresses

List all person(s) having ownership in subject property

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

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

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

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

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

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

C. Signature

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

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



(Signature of Petitioner)

Additional Information

CONTACT:

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

Telephone: (941) 748-4501, Extension 6871

Fax Number: (941) 708-6152

<http://www.mymanatee.org>

EXHIBIT A

Legal Description of District Boundary, As Amended

SKETCH OF DESCRIPTION

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

DESCRIPTION

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

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



WATER RESOURCE ASSOCIATES, LLC

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

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

Robert S Flanary

LEGEND:

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

SURVEYORS NOTES:

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

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

DATE

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

REVISION DATE 8/28/21

CDD PARCEL

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

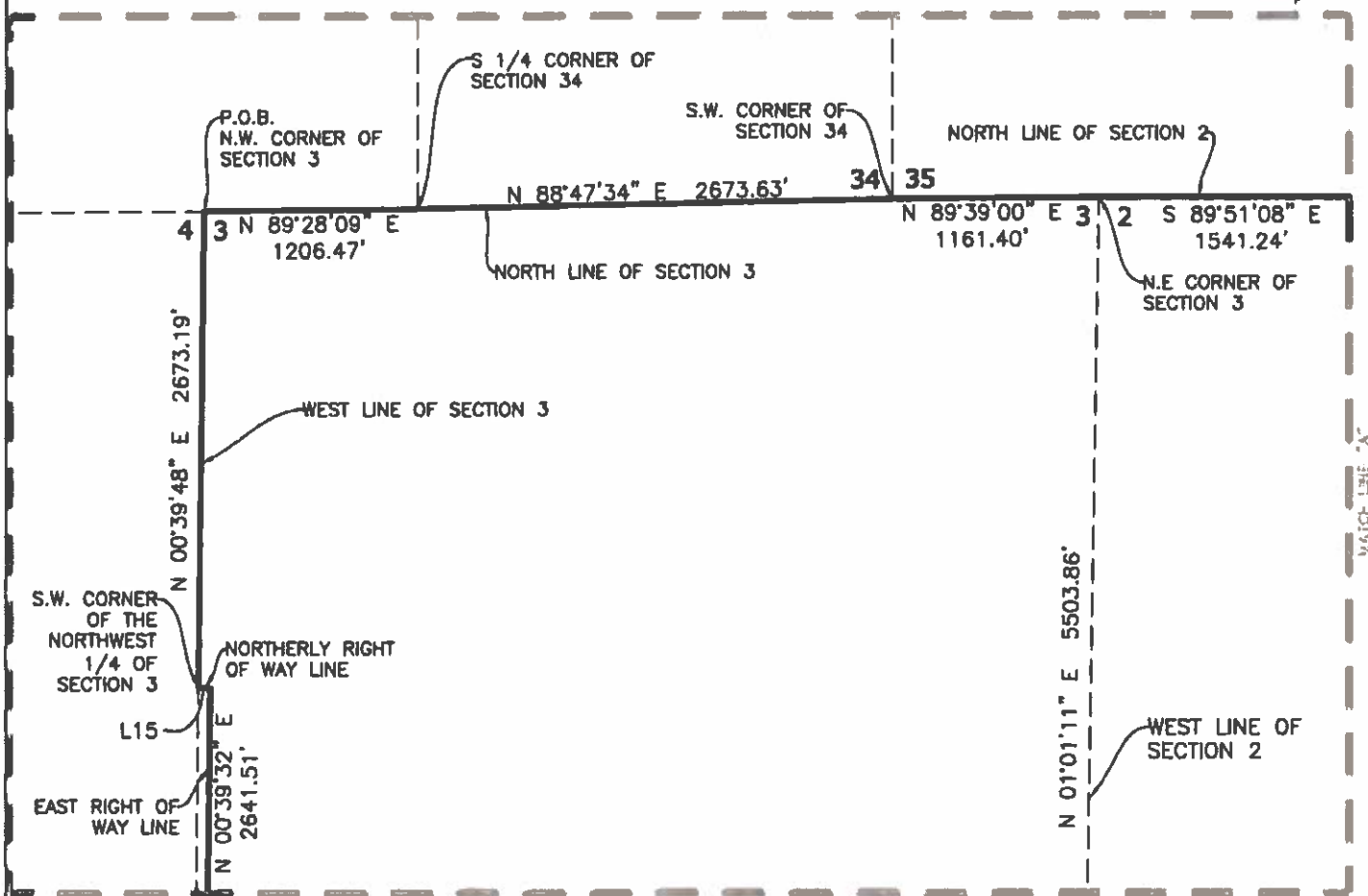
SKETCH IS NOT A SURVEY

CHECKED RSF DATE: 7/28/21

JOB NUMBER 51838
PETITION PAGE 7

SKETCH OF DESCRIPTION

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



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



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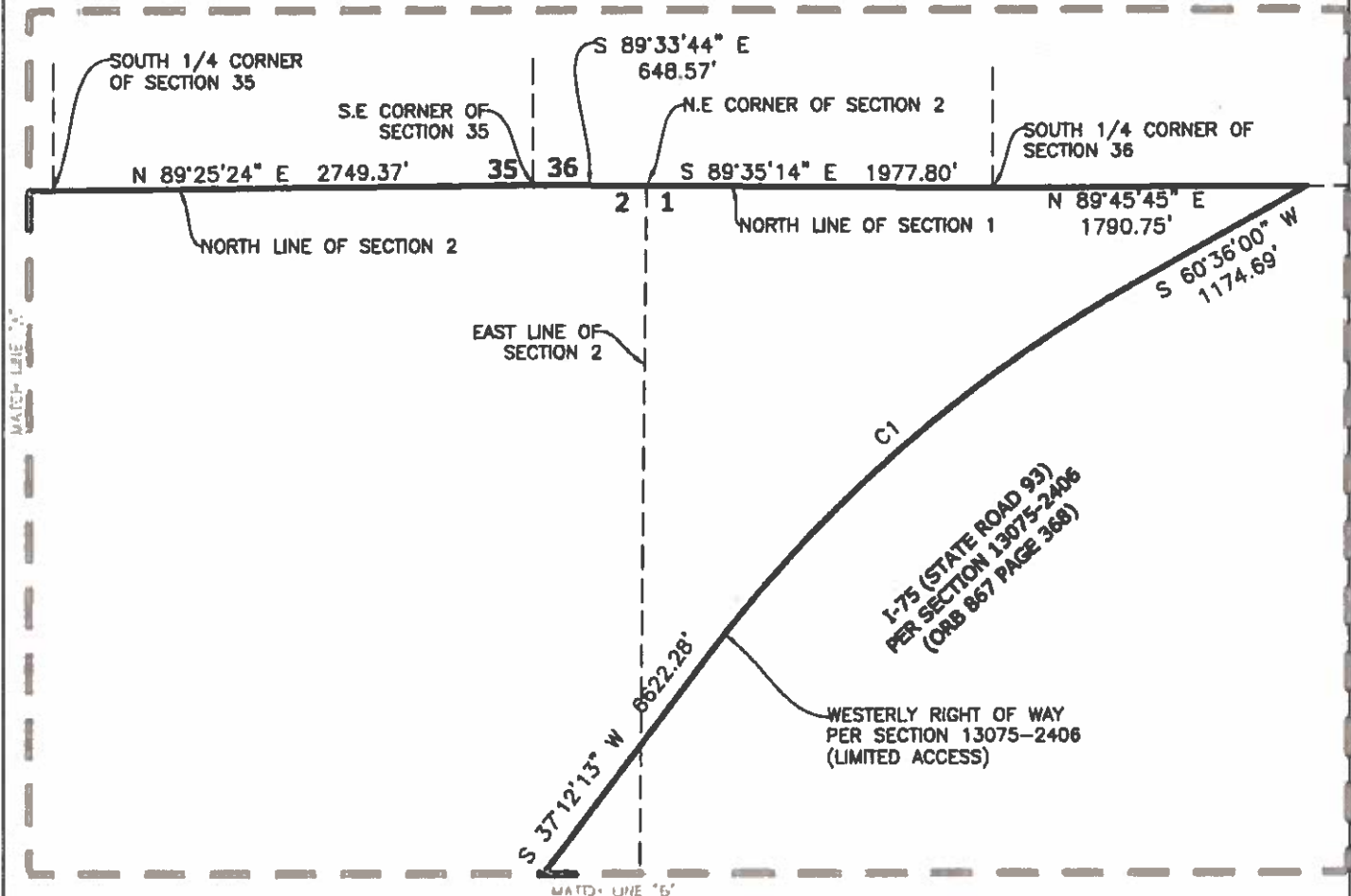
REVISION DATE 8/28/21

CDD PARCEL

	DRAWN	RSF	DATE:	7/28/21	SCALE:	N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER	9 S1838

SKETCH OF DESCRIPTION

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



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

LEGEND:

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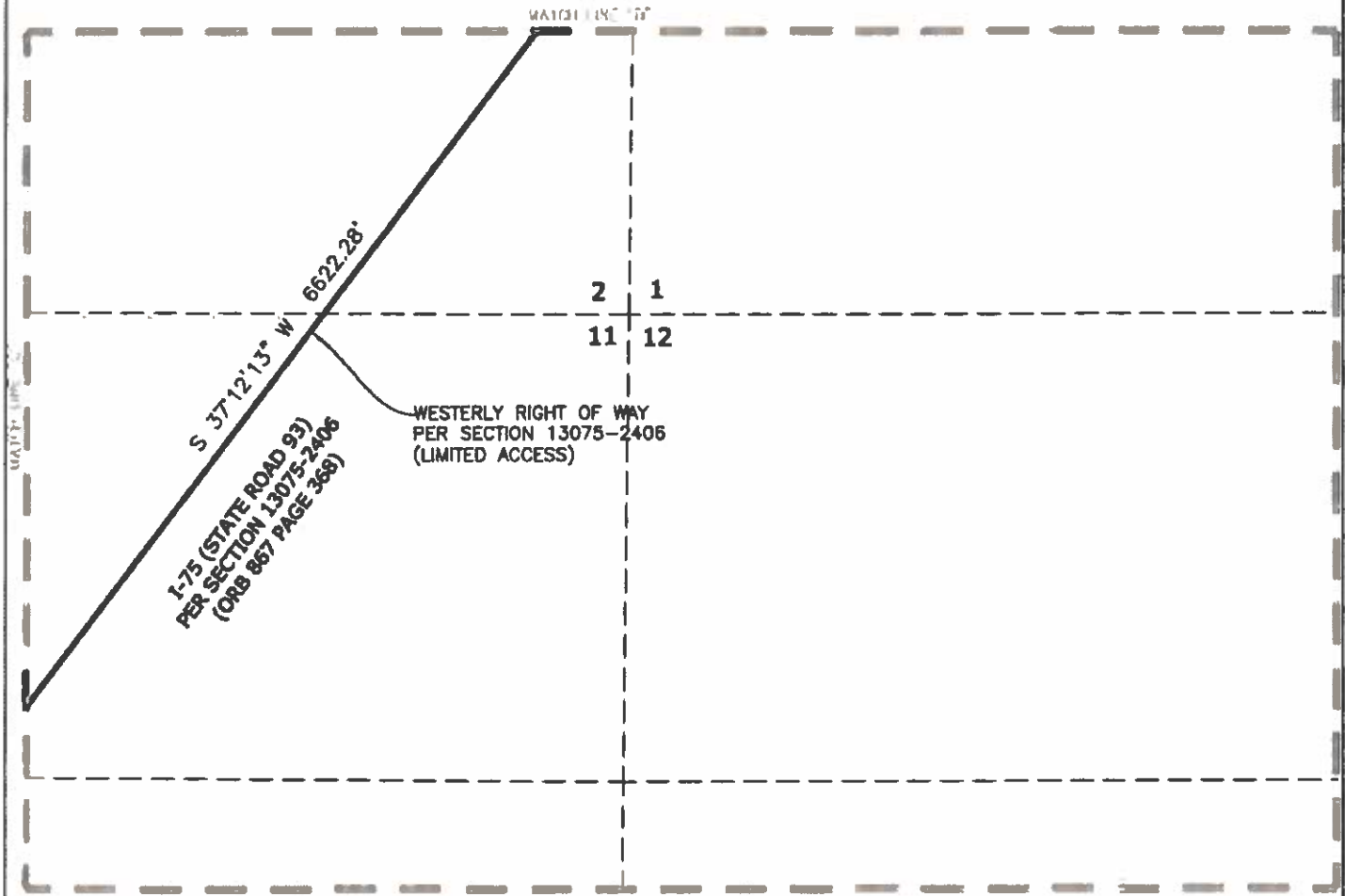
REVISION DATE 8/28/21

CDD PARCEL

SKETCH IS NOT A SURVEY	DRAWN	RSF	DATE:	7/28/21	SCALE:	N.T.S.
	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER	10 S1838

SKETCH OF DESCRIPTION

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



WESTERLY RIGHT OF WAY
PER SECTION 13075-2406
(LIMITED ACCESS)

I-75 (STATE ROAD 93)
PER SECTION 13075-2406
(ORB 867 PAGE 368)

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REVISION DATE 8/28/21

CDD PARCEL

DRAWN RSF DATE: 7/28/21

SCALE: N.T.S.

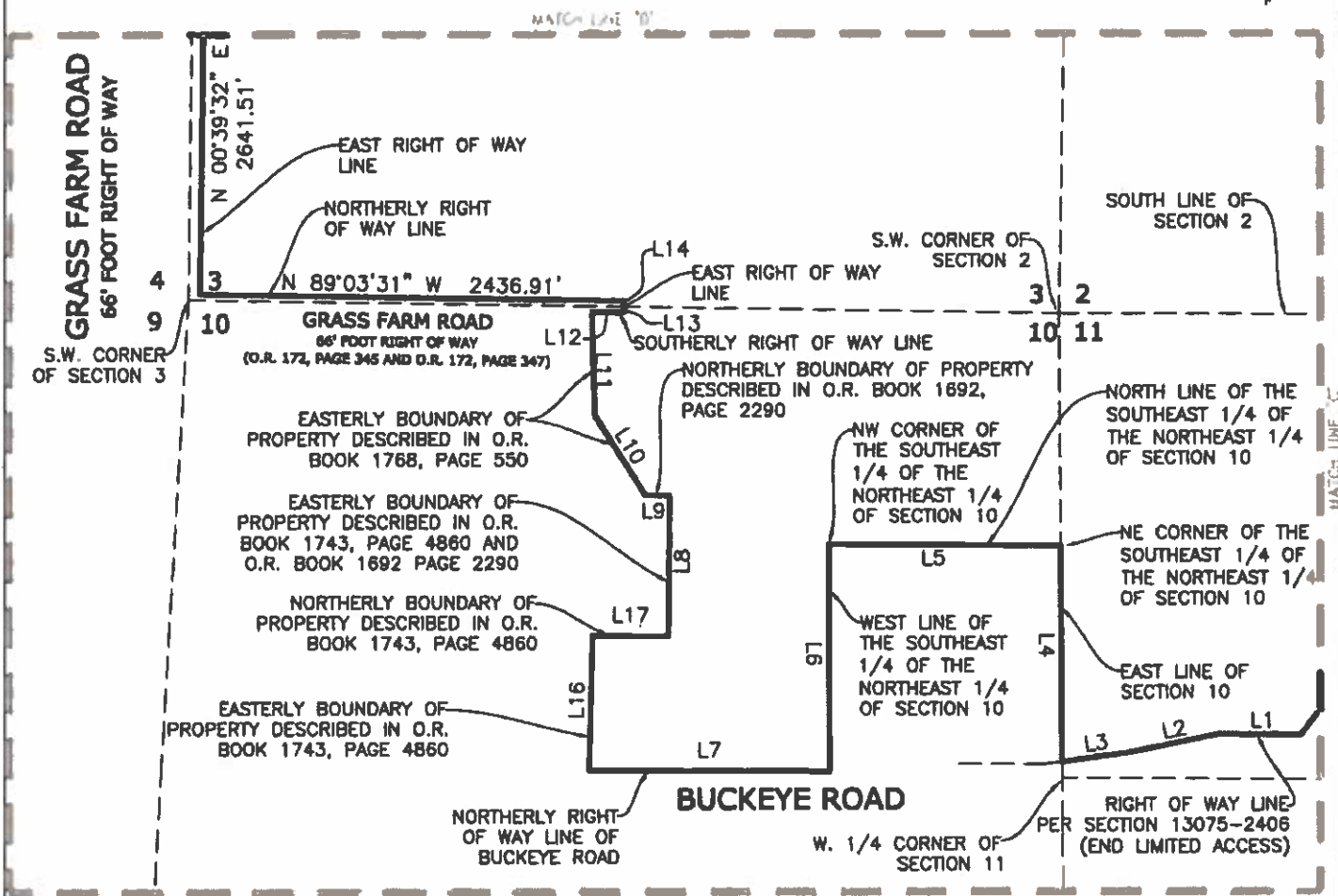
SKETCH IS NOT A SURVEY

CHECKED RSF DATE: 7/28/21
PETITION PAGE 11

JOB NUMBER 51838

SKETCH OF DESCRIPTION

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



LINE	BEARING	DISTANCE
L1	N 89°36'41" W	478.10'
L2	S 78°27'47" W	512.09'
L3	S 82°16'56" W	398.18'
L4	N 00°20'36" W	1241.18'
L5	N 89°37'18" W	1332.07'
L6	S 00°15'16" E	531.85'
L7	N 89°39'11" W	919.82'
L8	N 00°26'38" E	807.05'
L9	N 89°38'39" W	141.74'
L10	N 32°22'52" W	542.74'
L11	N 01°21'05" W	593.37'
L12	S 89°03'31" E	178.50'
L13	N 01°30'40" E	33.00'
L14	N 00°50'13" E	33.00'

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REVISION DATE 8/26/21

CDD PARCEL				
DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE: 7/28/21	JOB NUMBER 12 S1838
			PETITION PAGE	

SKETCH OF DESCRIPTION

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

LESS AND EXCEPT:

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES. LLC

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University Park, Florida 34201

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SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

Robert S Flanary



Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary,
dnQualifier=014100000018C639049D700128398,
o=Florida, c=US
Date: 2024.07.11 12:52:03-0500

SURVEYORS NOTES:

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

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

DATE

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

REVISION DATE 1/11/24

PINEY POINT ROAD SKETCH

DRAWN RSF DATE: 7/12/23

SCALE:
N.T.S.

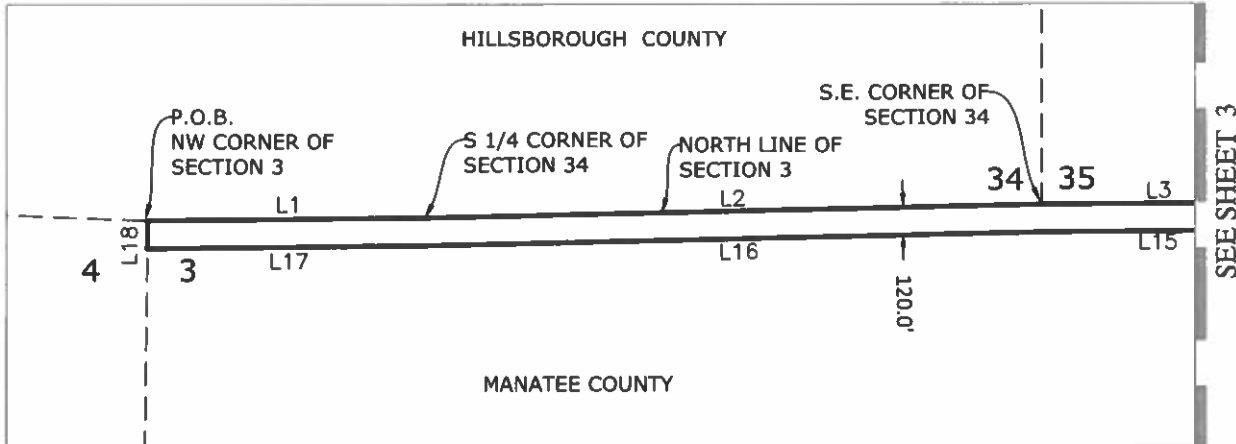
SKETCH IS NOT A SURVEY

CHECKED RSF DATE: 7/12/23

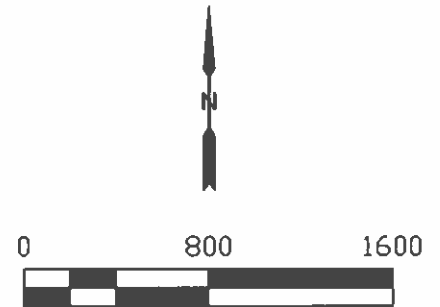
JOB NUMBER
S0116

SKETCH OF DESCRIPTION

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



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



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SURVEYORS NOTES:

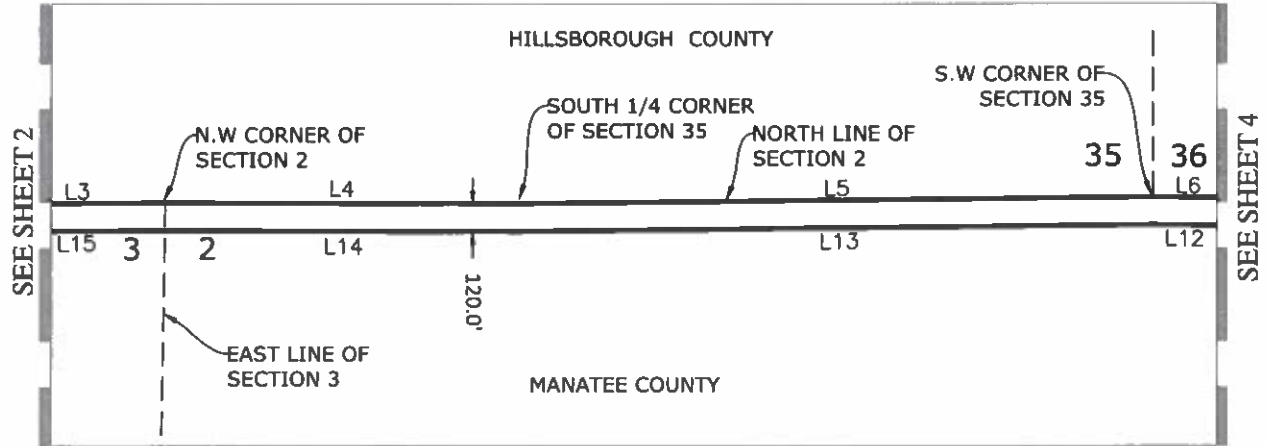
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

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

SKETCH OF DESCRIPTION

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



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



LEGEND:

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



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

SURVEYORS NOTES:

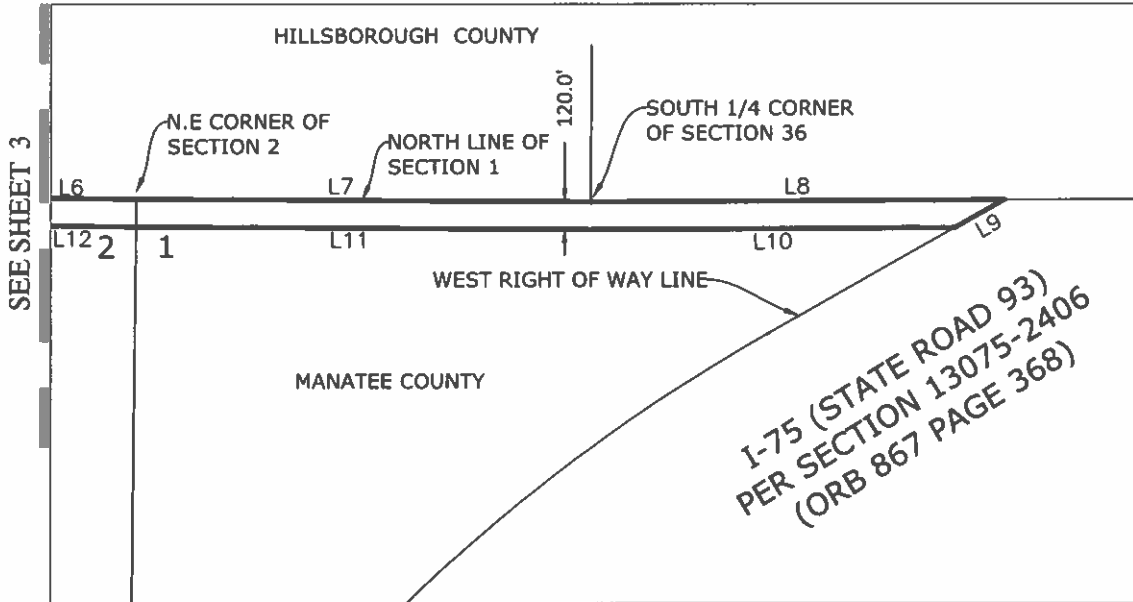
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE NORTH LINE OF SECTION 3, BEING N89°28'04"E

PINEY POINT ROAD SKETCH

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

SKETCH OF DESCRIPTION

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



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



LEGEND:

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SURVEYORS NOTES:

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

PINEY POINT ROAD SKETCH

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

SKETCH OF DESCRIPTION

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

LESS AND EXCEPT:

LEGAL DESCRIPTION:

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

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



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Robert S. Flanary
Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary,
o=Water Resource Associates, ou=Engineering, c=US,
Date: 2026.02.23.06.02.50-0500

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

DATE

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

COASTERRA COMMERCIAL

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN RSF DATE: 2/23/26

SCALE:
N.T.S.

CHECKED RSF DATE: 2/23/26

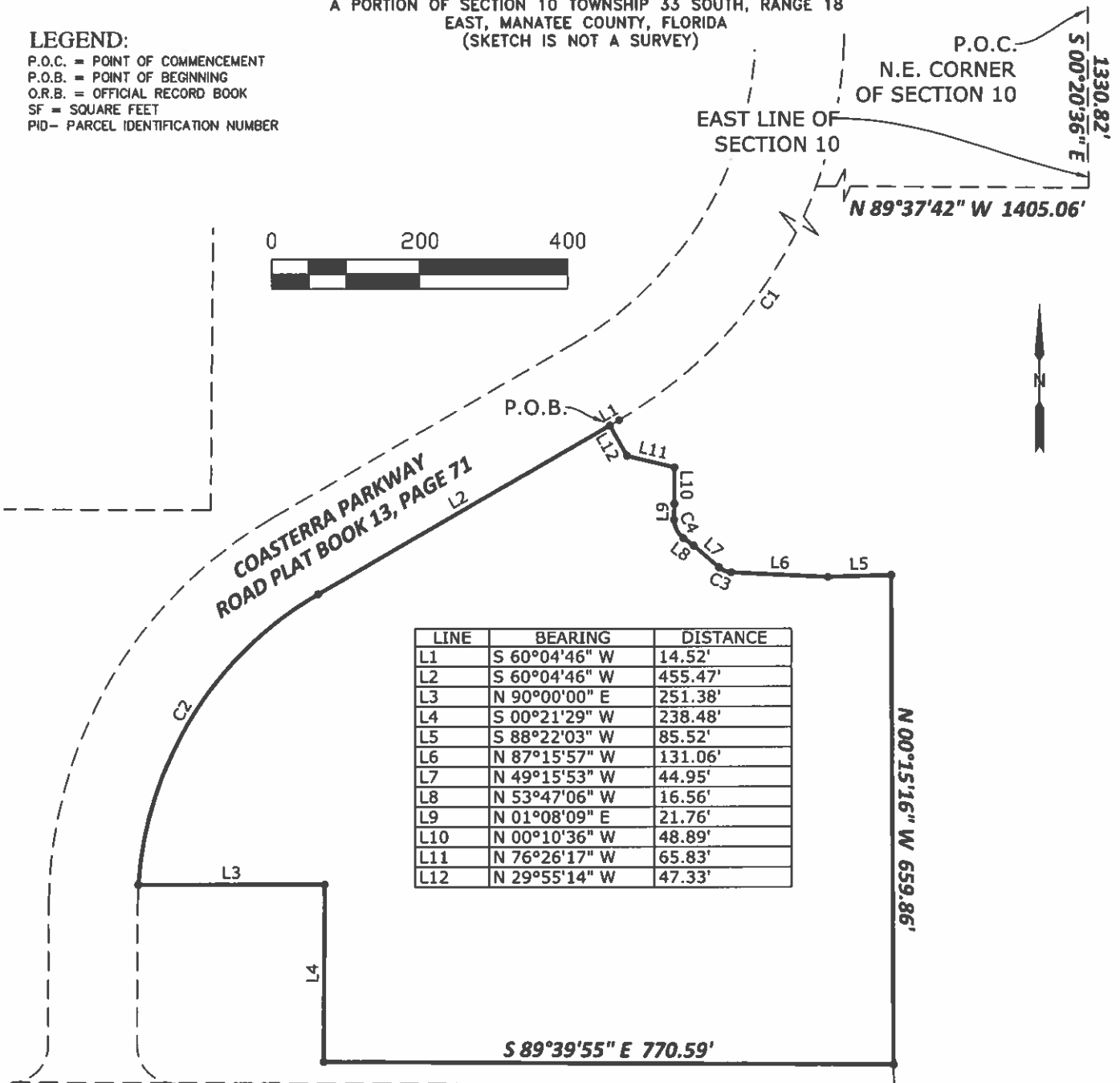
JOB NUMBER
S0116

SKETCH OF DESCRIPTION

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

LEGEND:

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



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

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

BUCKEYE ROAD



WATER RESOURCE ASSOCIATES, LLC

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SURVEYORS NOTES:

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

COASTERRA COMMERCIAL

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

SKETCH OF DESCRIPTION

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

LESS AND EXCEPT:

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES. LLC

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Robert S Flanary



Created by Robert S Flanary
D:\Client\Robert S Flanary
Qualifying ID 1410C0000018F4D727553000308AA
Unaffiliated, C=US
Date: 2025-03-21 05:56:40-0400

ROBERT S. FLANARY, P.E., S.M.
Florida Surveyor's Registration No. 8677

DATE

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

NORTHWEST 2 ACRES

	DRAWN	RSF	DATE:	3/21/25	SCALE: N.T.S.
	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

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

P.O.B.
NW CORNER
OF SECTION 3

33 34
L3
4 3

WEST LINE OF
SECTION 3



WEST LINE OF SECTION 3

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

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

85080.69 SF
1.953 ACRES

LEGEND:

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

SURVEYORS NOTES:

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



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NORTHWEST 2 ACRES

DRAWN RSF DATE: 3/21/25 SCALE: 1"=200'

REVISION DATE

SKETCH IS NOT A SURVEY CHECKED RSF DATE: 3/21/25 JOB NUMBER S0116

SKETCH OF DESCRIPTION

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

LESS AND EXCEPT:

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES. LLC

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Phone: 941.275.9721 Fax: 941.275.9729
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Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary
#d=Water*AD1416C000061876C0FDC8E0172117
O=United States CA US
Date: 2025.08.15.06:41:04:00

Robert S Flanary

ROBERT S. FLANARY, P.S.M.

Florida Surveyor's Registration No. 5677

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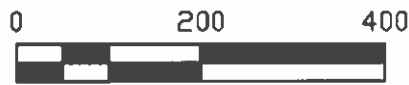
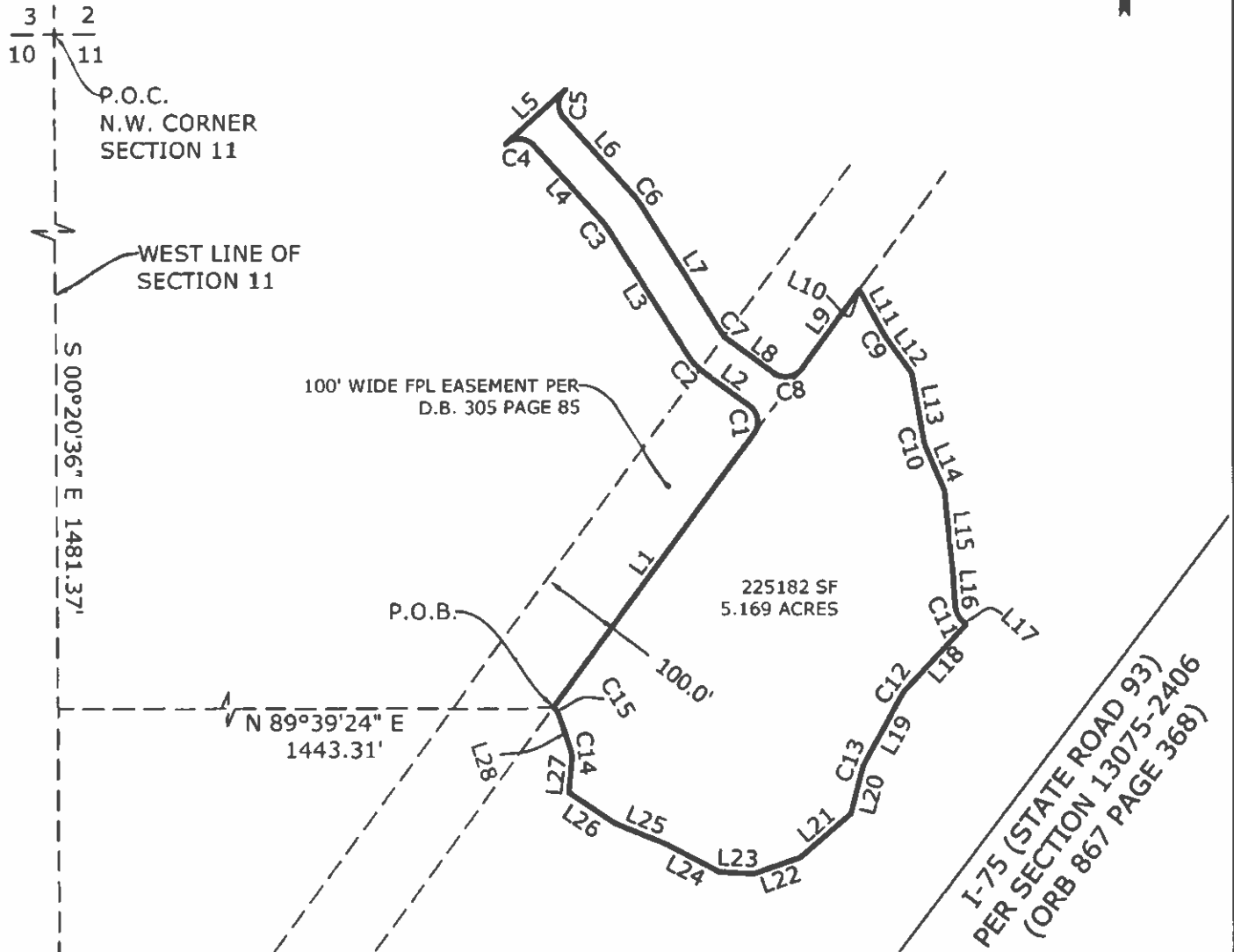
DATE

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

SKETCH OF DESCRIPTION

SHEET 2 OF 3

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



LEGEND:

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- PID = PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

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



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

SKETCH OF DESCRIPTION

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

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

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

LEGEND:

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

SURVEYORS NOTES:

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



WATER RESOURCE ASSOCIATES. LLC

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

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

EXHIBIT B

Property ID Nos.

<u>PARCEL ID</u>	<u>OWNER</u>
589900159	CC Manatee Land Investments LLC
589900239	CC Manatee Land Investments LLC
605600069	CC Manatee Land Investments LLC

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

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

ATTORNEY CERTIFICATION

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

A handwritten signature in blue ink, appearing to read "Jere Earlywine", is written over a horizontal line.

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

Attorney for Petitioner

PETITIONER CERTIFICATION

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

**NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT**



By: SUSAN COLLINS

Its: Chair

Date: May 28, 2025

BEFORE THE COUNTY COMMISSION OF MANATEE COUNTY, FLORIDA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

KUTAK ROCK LLP

A handwritten signature in blue ink, appearing to read "Jere Earlywine", is written over a horizontal line.

Jere Earlywine, Esq.

Florida Bar No. 155527

Jere.Earlywine@KutakRock.com

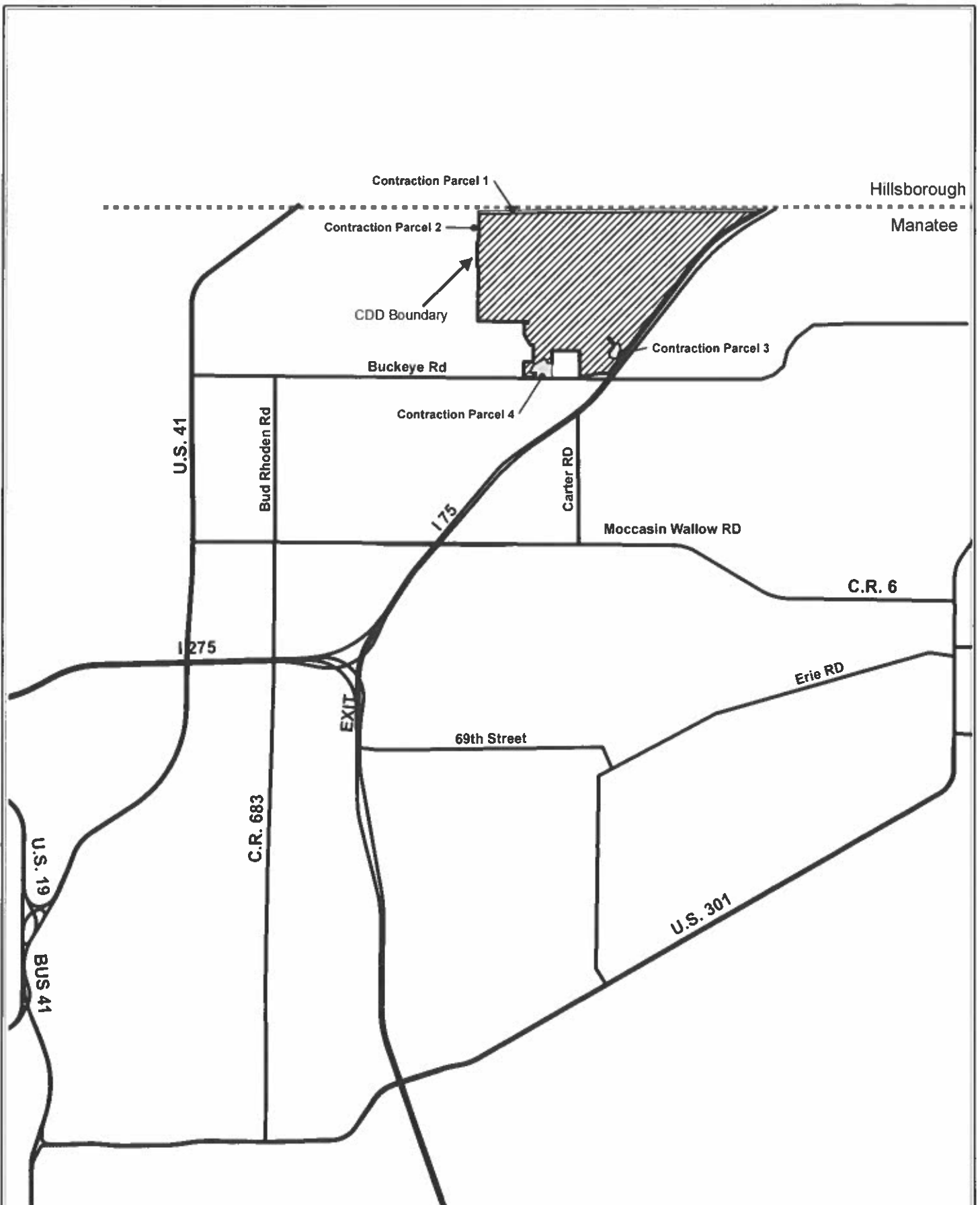
KUTAK ROCK LLP

107 West College Avenue

Tallahassee, Florida 32301

Ph: (850) 528-6152

EXHIBIT 1



Water Resource Associates, LLC
 Engineering - Environmental Science -
 Water Resource - Survey
 12363 Hampton Park Blvd.
 Phone: 813-265-3130
 www.wraengineering.com

PROJECT: Newport Isles CDD

**Newport Isles CDD
 Manatee County, FL
 Location Map**

ORIGINAL DATE: 2/24/2026

REVISION DATE

JOB NUMBER: 2180

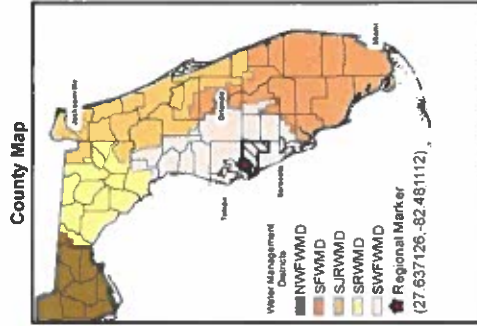
FILE NAME: Location Map

GIS OPERATOR: RJ



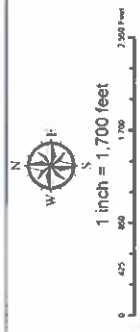
1 inch = 6,000 feet

- CDD Project Boundary (1,496,408 ac.)
- Contraction Parcel 1 (37,583 ac.)
- Contraction Parcel 2 (1,953 ac.)
- Contraction Parcel 3 (5,169 ac.)
- Contraction Parcel 4 (14,357 ac.)



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

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



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



EXHIBIT 2

EXHIBIT "A"

SKETCH OF DESCRIPTION

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

DESCRIPTION

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

BEGIN AT A NORTHWEST CORNER OF SAID SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE N 89°28'09" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1206.47' TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 18 EAST;; THENCE N 88°47'34" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 2673.63' TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N 89°39'00" E, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1161.40' TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S 89°51'08" E, ALONG THE NORTH LINE OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1541.24' TO THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 18 EAST;; THENCE N 89°25'24" E, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 2749.37' TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°33'44" E, ALONG THE SAID NORTH LINE OF SECTION 2, A DISTANCE OF 648.57' TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°35'14" E, ALONG THE NORTH LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1977.80' TO THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 18 EAST; THENCE N 89°45'45" E, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1790.75' TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 93 (I-75) AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 13075-2406; THENCE ALONG SAID WESTERLY THEN NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES (1) THENCE S 60°36'00" W A DISTANCE OF 1174.69'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3191.07', WITH A RADIUS OF 7813.44', WITH A CHORD BEARING OF S 48°54'06" W, WITH A CHORD LENGTH OF 3168.94', WITH A DELTA ANGLE OF 23°24'00"; (3) THENCE S 37°12'13" W A DISTANCE OF 8622.28'; (4) THENCE N 89°36'41" W A DISTANCE OF 478.10'; (5) THENCE S 78°27'47" W A DISTANCE OF 512.09'; (6) THENCE S 82°16'56" W A DISTANCE OF 398.18' TO THE EAST LINE OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°20'36" W, ALONG SAID EAST LINE OF SECTION 10, A DISTANCE OF 1241.18' TO THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE N 89°37'18" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1332.07' TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S 00°15'16" E, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1302.44' TO THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE N 89°44'52" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1383.67' TO THE EAST BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE N 01°33'58" E, ALONG SAID EAST BOUNDARY, A DISTANCE OF 773.01' TO THE NORTHERLY BOUNDARY OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860; THENCE S 89°39'11" E, ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1743, PAGE 4860, A DISTANCE OF 439.51', TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1743, PAGE 4860, AND O.R. BOOK 1692, PAGE 2290, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'38" E, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 807.05' TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 1692, PAGE 2290; THENCE N 89°38'39" W, ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 141.74' TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1768, PAGE 550 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY OF THOSE LAND DESCRIBED IN O.R. BOOK 1768, PAGE 550 THE FOLLOWING TWO (2) COURSES, (1) THENCE N 32°22'52" W A DISTANCE OF 542.74'; (2) THENCE N 01°21'05" W A DISTANCE OF 593.37' TO THE SOUTH RIGHT OF WAY LINE OF GRASS FARM ROAD AS RECORDED IN O.R. BOOK 172, PAGE 345 AND O.R. BOOK 172, PAGE 347 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH, EASTERLY AND NORTHERLY, RIGHT OF WAY LINE OF SAID GRASS FARM ROAD THE FOLLOWING SIX (6) COURSES, (1) THENCE S 89°03'31" E, A DISTANCE OF 178.50'; (2) THENCE N 01°30'40" E A DISTANCE OF 33.00'; (3) THENCE N 00°50'13" E A DISTANCE OF 33.00'; (4) THENCE N 89°03'31" W A DISTANCE OF 2436.91'; (5) THENCE N 00°39'32" E A DISTANCE OF 2641.51'; (6) THENCE S 89°56'00" W A DISTANCE OF 66.01' TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N 00°39'48" E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 2673.19' TO THE NORTHWEST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING, HAVING AN AREA OF 67756267.06 SQUARE FEET, 1555.470 ACRES



WATER RESOURCE ASSOCIATES. LLC

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

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

Robert S Flanary

LEGEND:

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

SURVEYORS NOTES:

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

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

DATE

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

REVISION DATE 8/28/21

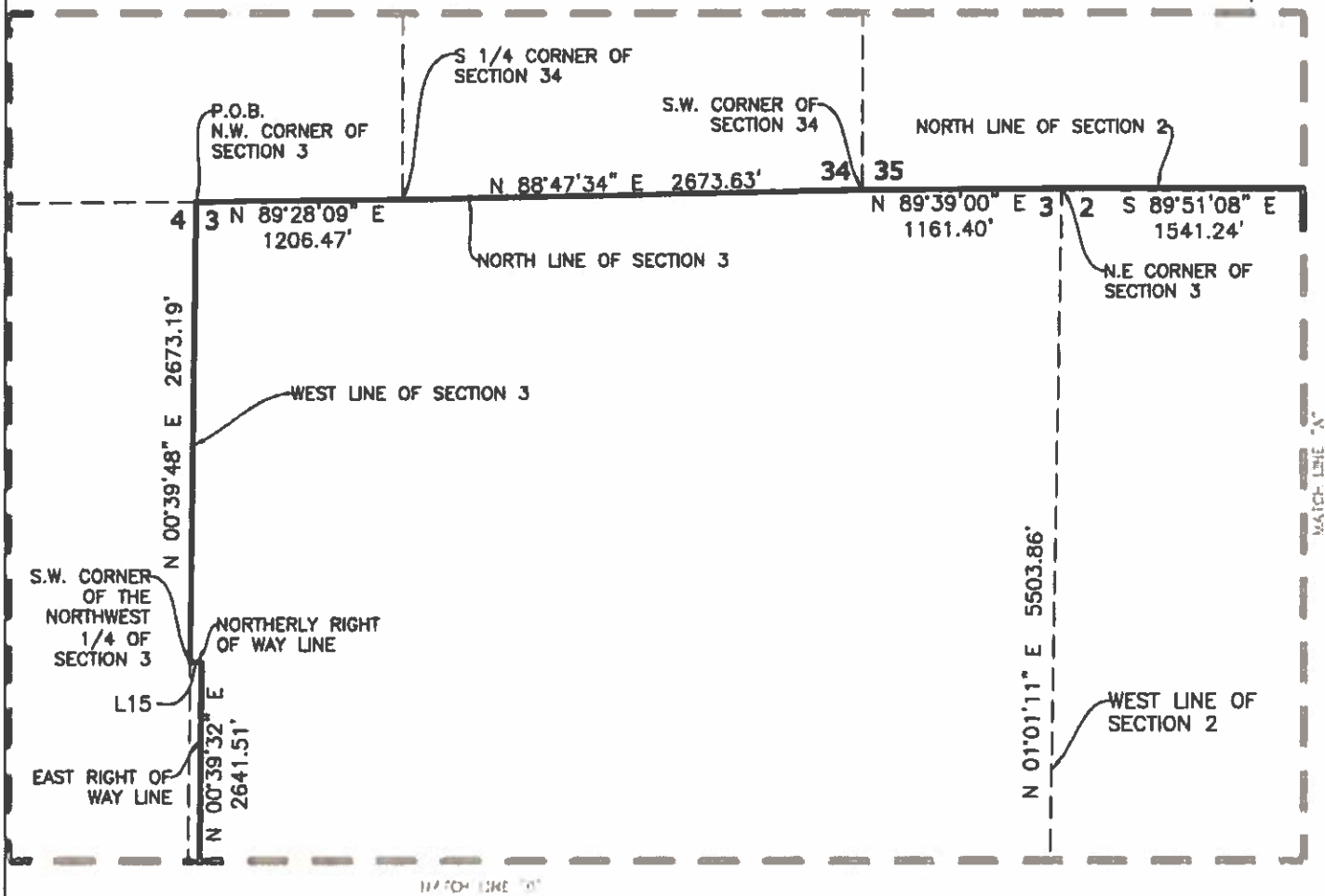
CDD PARCEL

DRAWN	RSF	DATE:	7/28/21	SCALE:	N.T.S.
CHECKED	RSF	DATE:	7/28/21	JOB NUMBER	PETITION PAGE 7 S1838

EXHIBIT "A" SKETCH OF DESCRIPTION

SHEET 3 OF 6

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



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



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REVISION DATE 6/28/21

CDD PARCEL

SKETCH IS NOT A SURVEY

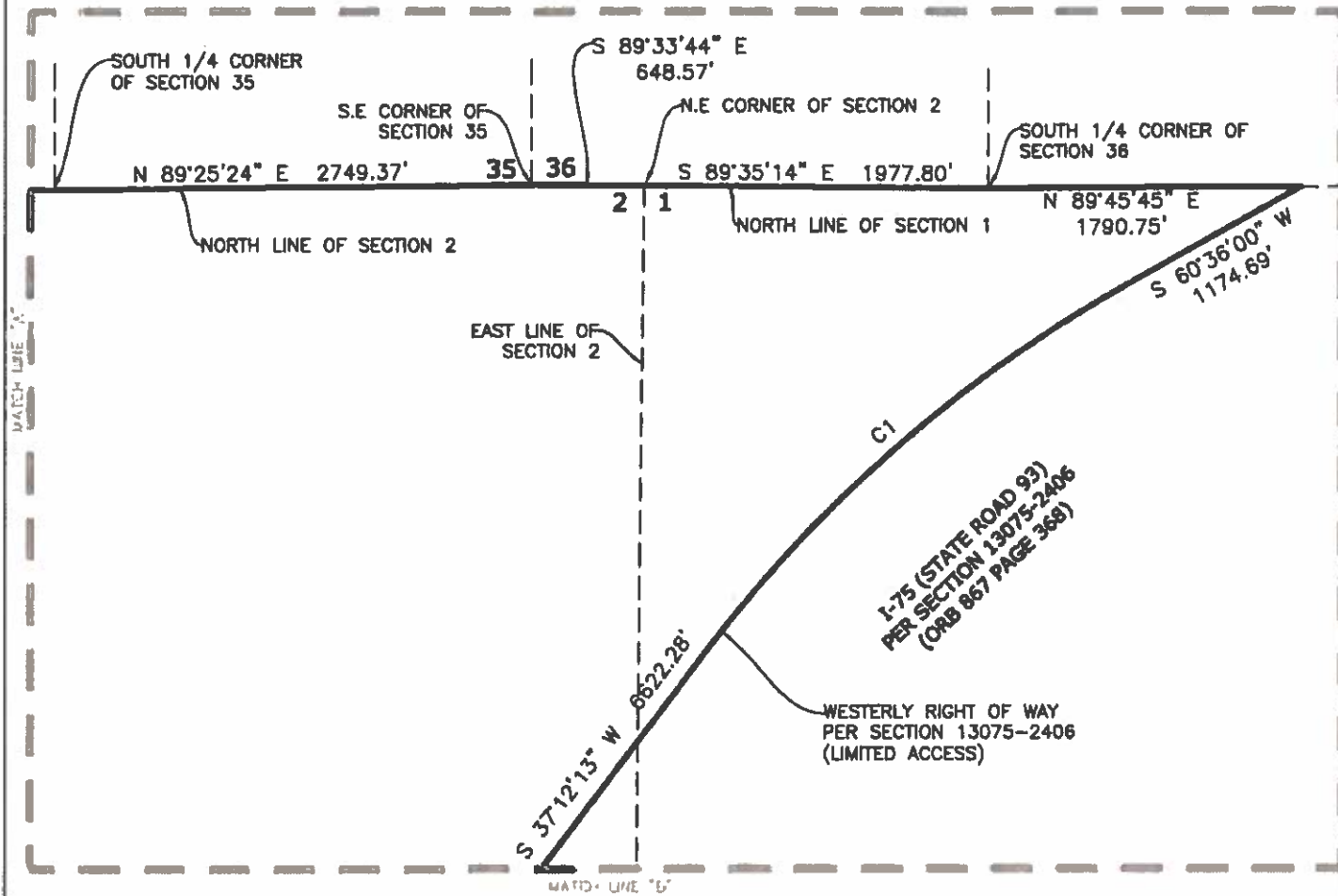
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CHECKED	RSF	DATE:	7/28/21	JOB NUMBER	9 S1838

PETITION PAGE 9

EXHIBIT "A" SKETCH OF DESCRIPTION

SHEET 4 OF 8

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



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

LEGEND:

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REVISION DATE 5/28/21

CDD PARCEL

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE: 7/28/21

SCALE:
N.T.S.

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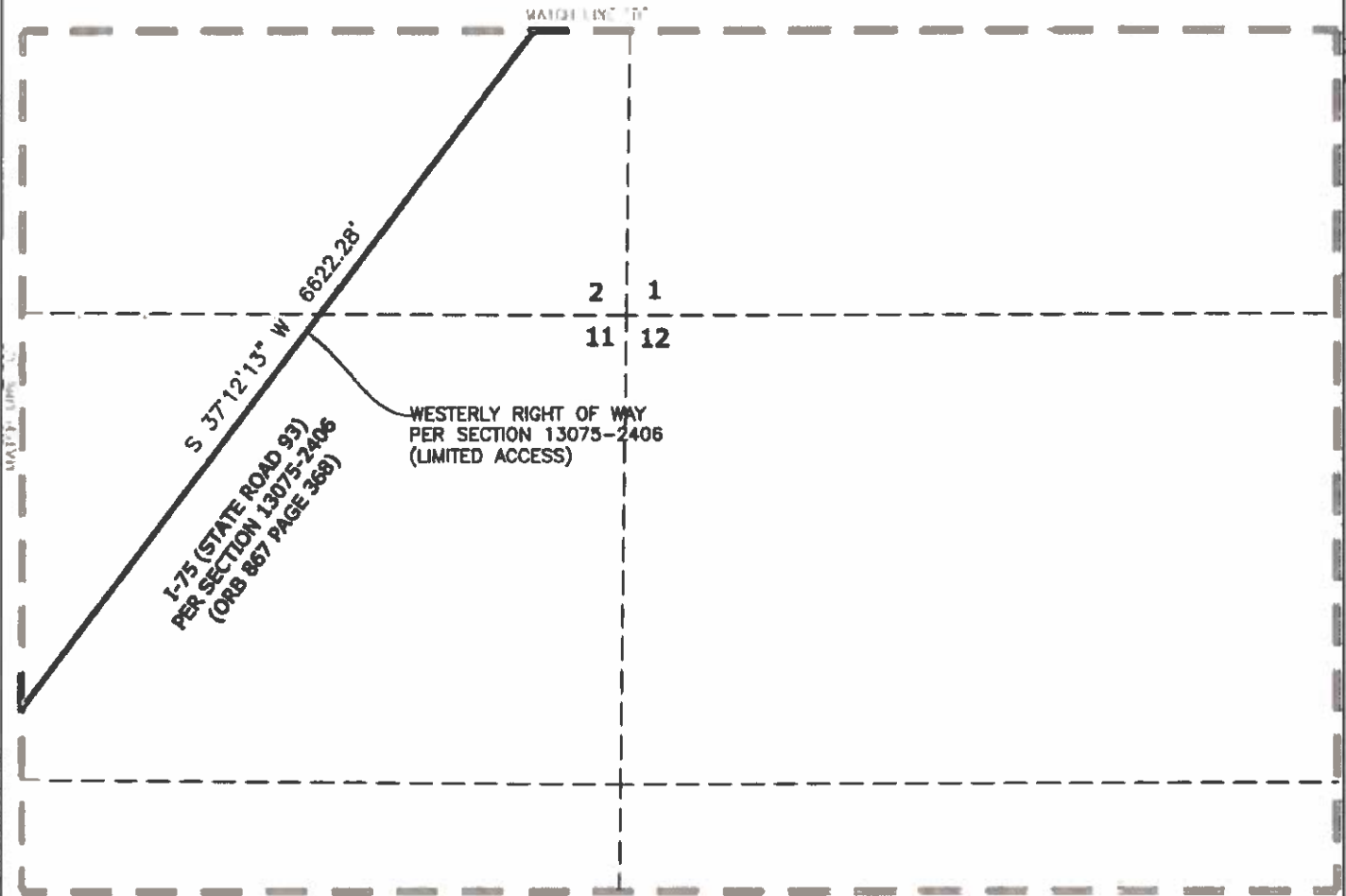
DATE: 7/28/21

JOB NUMBER
S1838

PETITION PAGE 10

EXHIBIT "A" SKETCH OF DESCRIPTION

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



LEGEND:

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REVISION DATE 8/28/21

CDD PARCEL

DRAWN RSF DATE: 7/28/21

SCALE:
N.T.S.

SKETCH IS NOT A SURVEY

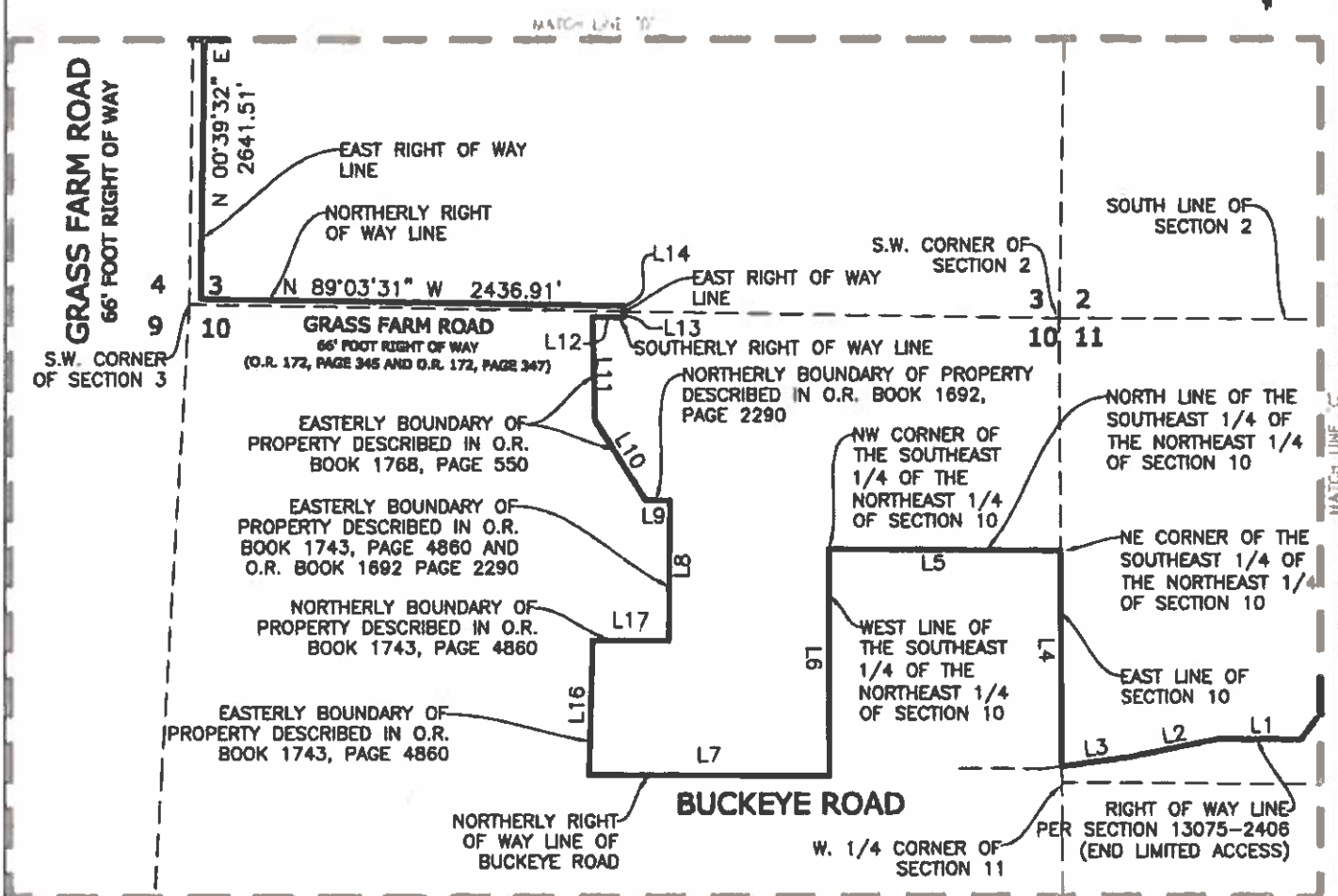
CHECKED RSF DATE: 7/28/21

JOB NUMBER
PETITION PAGE 11 S1838

EXHIBIT "A" SKETCH OF DESCRIPTION

SHEET 6 OF 6

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



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

LEGEND:

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



WATER RESOURCE ASSOCIATES, LLC

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

SURVEYORS NOTES:

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

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

REVISION DATE 8/28/21

CDD PARCEL

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	7/28/21	SCALE:	N.T.S.
CHECKED	RSF	DATE:	7/28/21	JOB NUMBER	12 S1838

PETITION PAGE 12

EXHIBIT 3

EXHIBIT "E" SKETCH OF DESCRIPTION

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

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES. LLC

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LEGEND:

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

Robert S Flanary



Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary,
o=Water Resource Associates, LLC,
ou=Engineering, email=rsflanary@wraengineering.com,
c=FLORIDA
Date: 2023.07.11 12:52:03-0500'

SURVEYORS NOTES:

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

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

DATE

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

REVISION DATE 1/11/24

PINEY POINT ROAD SKETCH

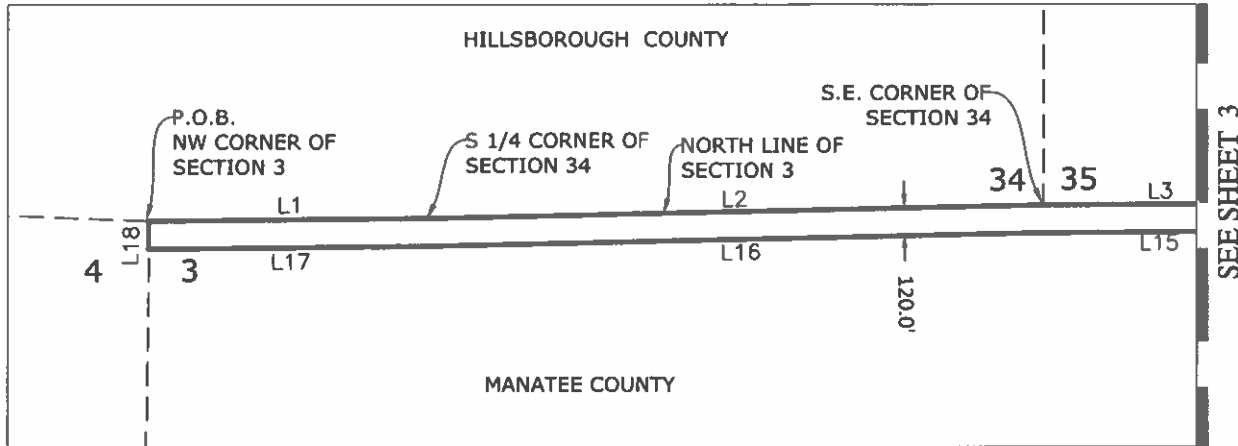
DRAWN	RSF	DATE:	7/12/23	SCALE:	N.T.S.
CHECKED	RSF	DATE:	7/12/23	JOB NUMBER	S0116

SKETCH IS NOT A SURVEY

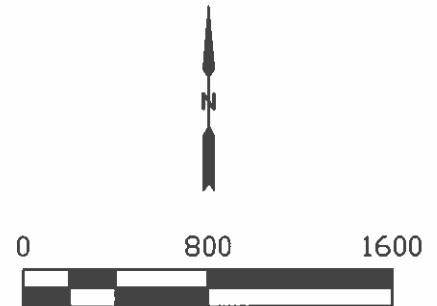
EXHIBIT "E"

SKETCH OF DESCRIPTION

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



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



LEGEND:

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- PID= PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

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



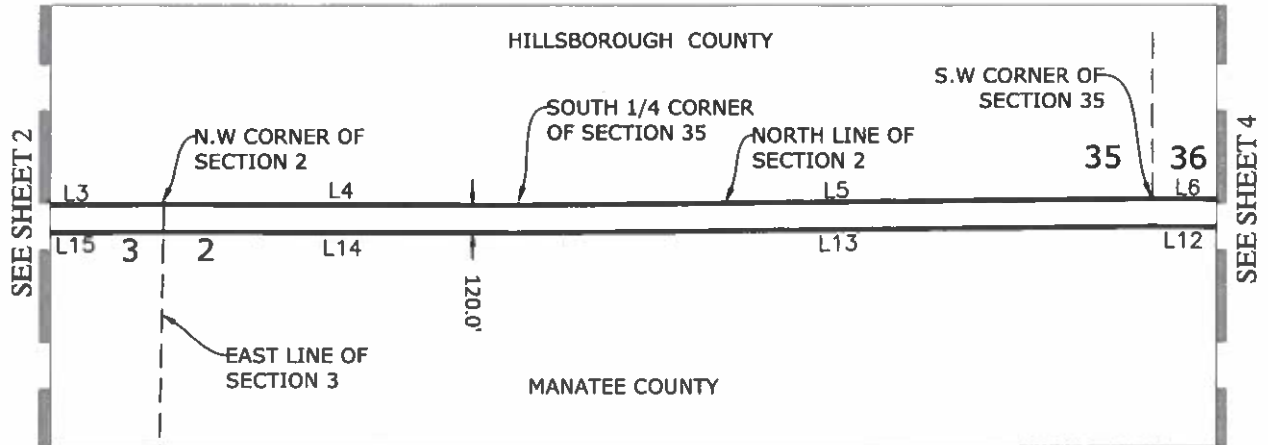
WATER RESOURCE ASSOCIATES, LLC
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 www.wraengineering.com LB 8274

PINEY POINT ROAD SKETCH

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

EXHIBIT "E" SKETCH OF DESCRIPTION

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



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



LEGEND:

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SURVEYORS NOTES:

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

PINEY POINT ROAD SKETCH

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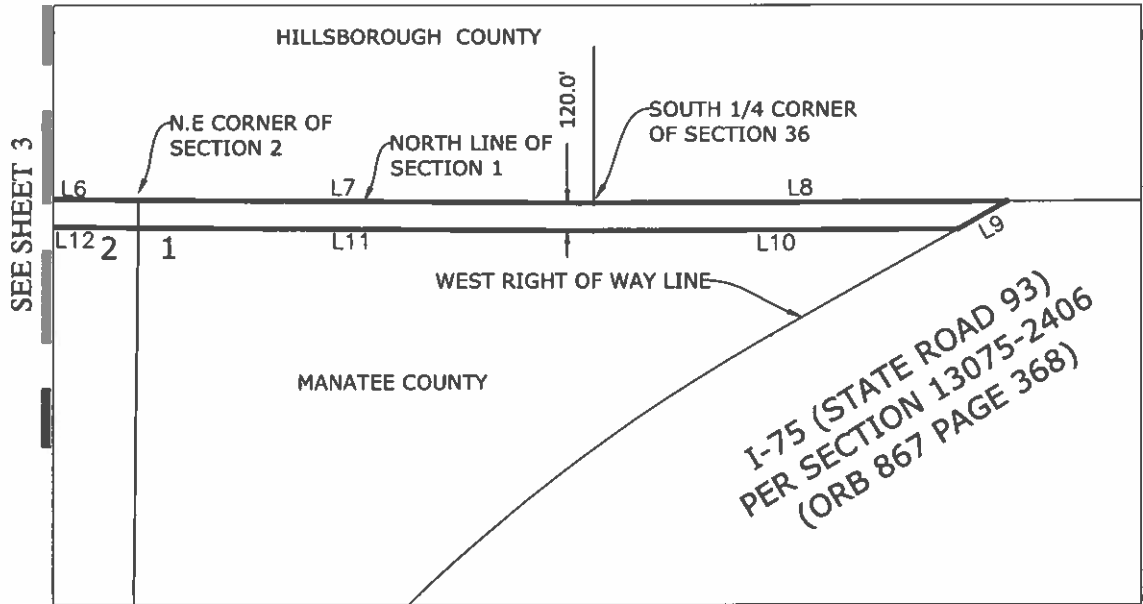
REVISION DATE

SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116
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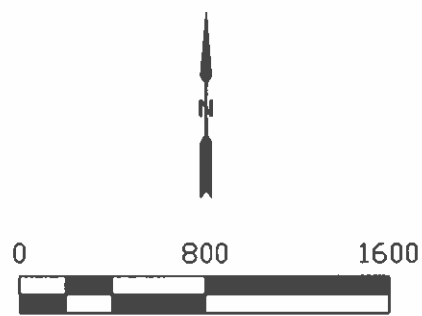
EXHIBIT "E"

SKETCH OF DESCRIPTION

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



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



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

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

REVISION DATE

SKETCH OF DESCRIPTION

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

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES. LLC

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Robert S Flanary



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

DATE

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

REVISION DATE

COASTERRA COMMERCIAL

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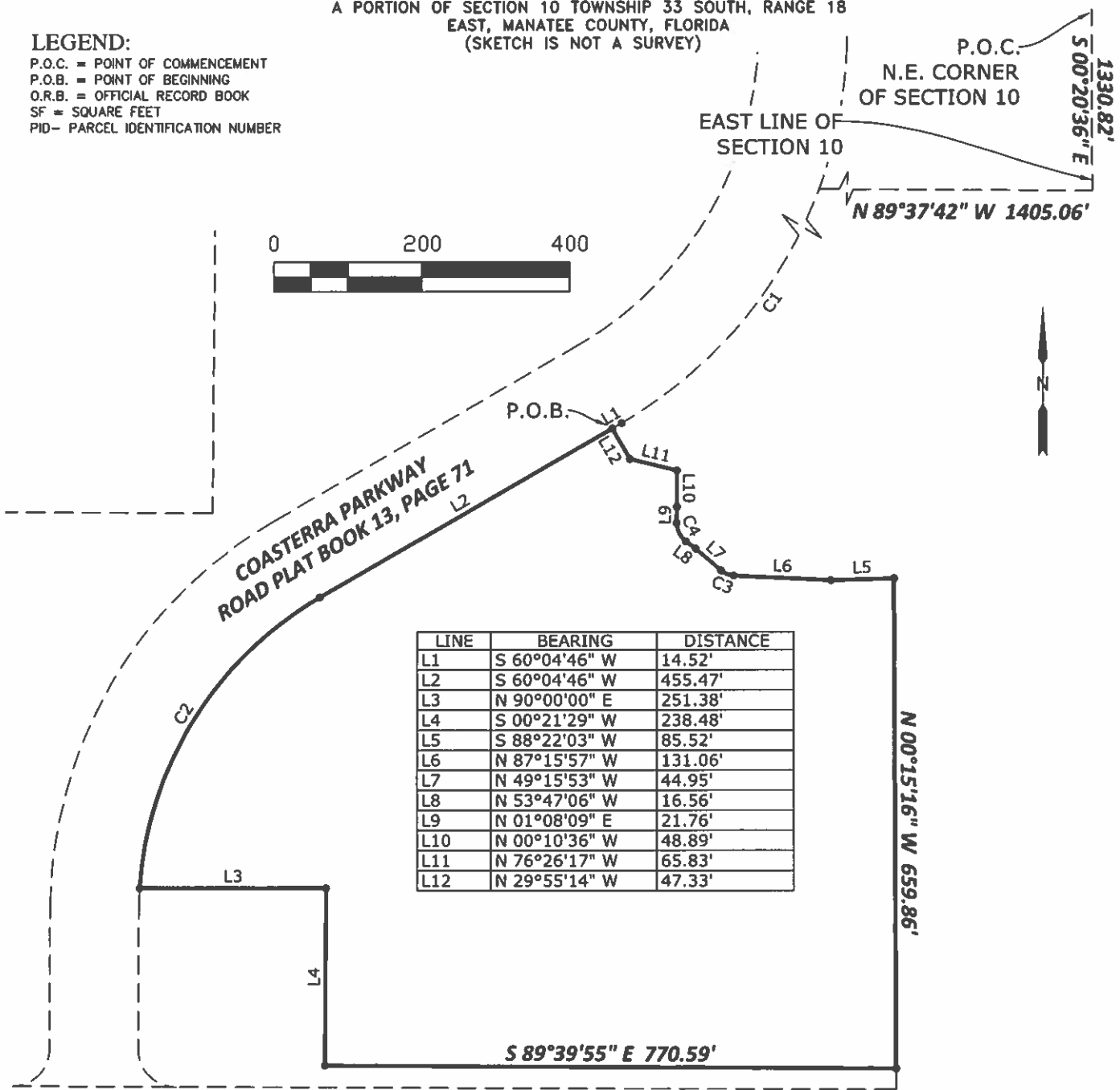
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/23/26	JOB NUMBER	S0116
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SKETCH OF DESCRIPTION

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

LEGEND:

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



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

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

BUCKEYE ROAD



WATER RESOURCE ASSOCIATES, LLC

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SURVEYORS NOTES:

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

COASTERRA COMMERCIAL

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	SCALE:
		2/23/26	1"=200'
CHECKED	RSF	DATE:	JOB NUMBER
		2/23/26	S0116

SKETCH OF DESCRIPTION

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

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES. LLC

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,
ou=Quality, o=141002000018F4D727553000308A8,
ou=Unaffiliated, c=US
Date: 2025.03.21 05:56:40 -0400'

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

DATE

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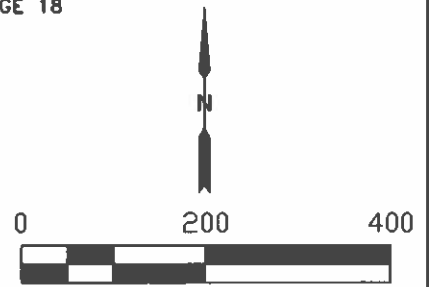
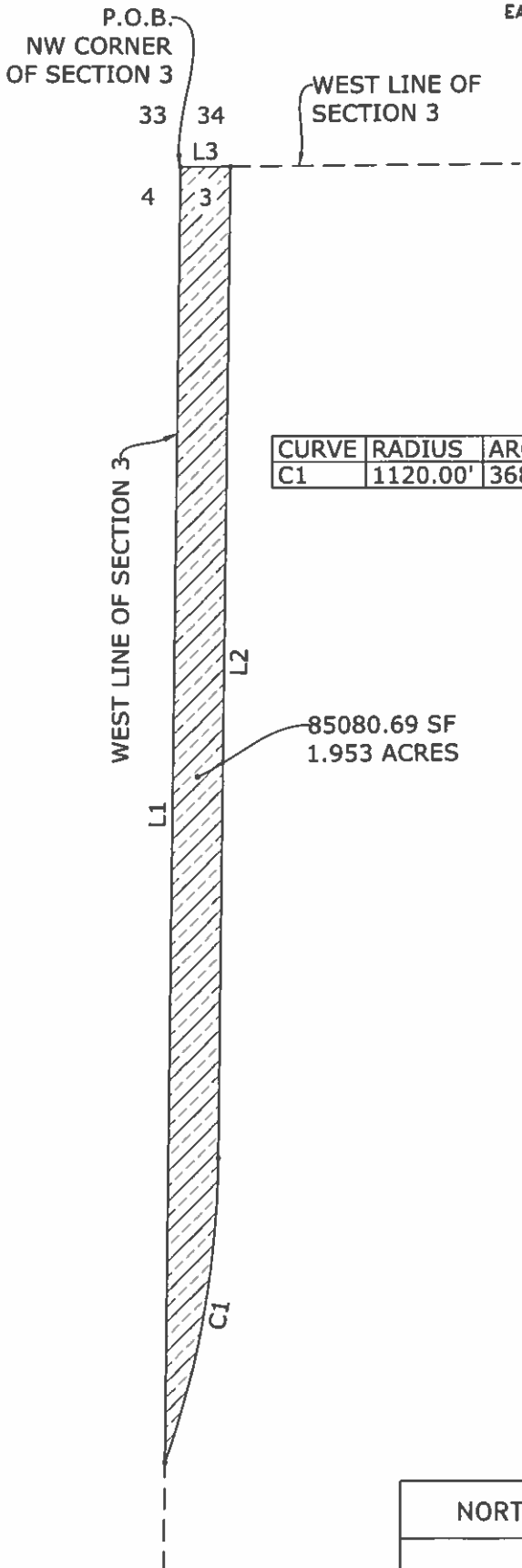
NORTHWEST 2 ACRES

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

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



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

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

85080.69 SF
1.953 ACRES

LEGEND:

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

SURVEYORS NOTES:

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



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NORTHWEST 2 ACRES

REVISION DATE

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

SKETCH OF DESCRIPTION

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

LEGAL DESCRIPTION:

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

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



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Robert S Flanary

Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary
#00=serial=4314160000197900F0CE0123177
C=United States
Date: 2005.09.15 08:09:41-0400

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

DATE

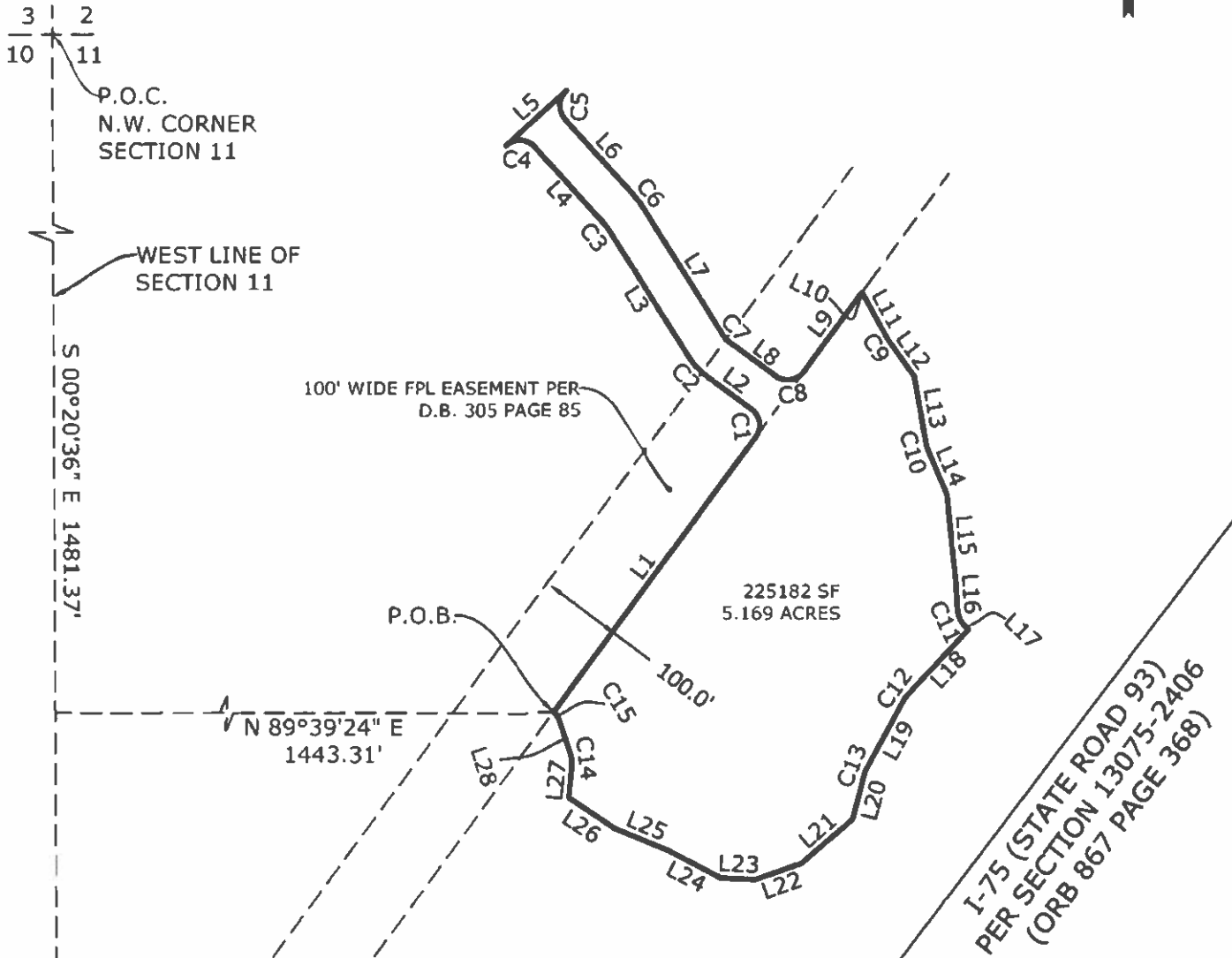
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CHECKED	RSF	DATE:	9/15/25	JOB NUMBER	S0116

SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

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



LEGEND:

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

SURVEYORS NOTES:

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



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

SKETCH OF DESCRIPTION

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

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

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

LEGEND:

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SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

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



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EXHIBIT 4

SKETCH OF DESCRIPTION

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

DESCRIPTION

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

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



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LEGEND:

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PID- PARCEL IDENTIFICATION NUMBER

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

Robert S Flanary

SURVEYORS NOTES:

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

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

DATE

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REVISION DATE 8/28/21

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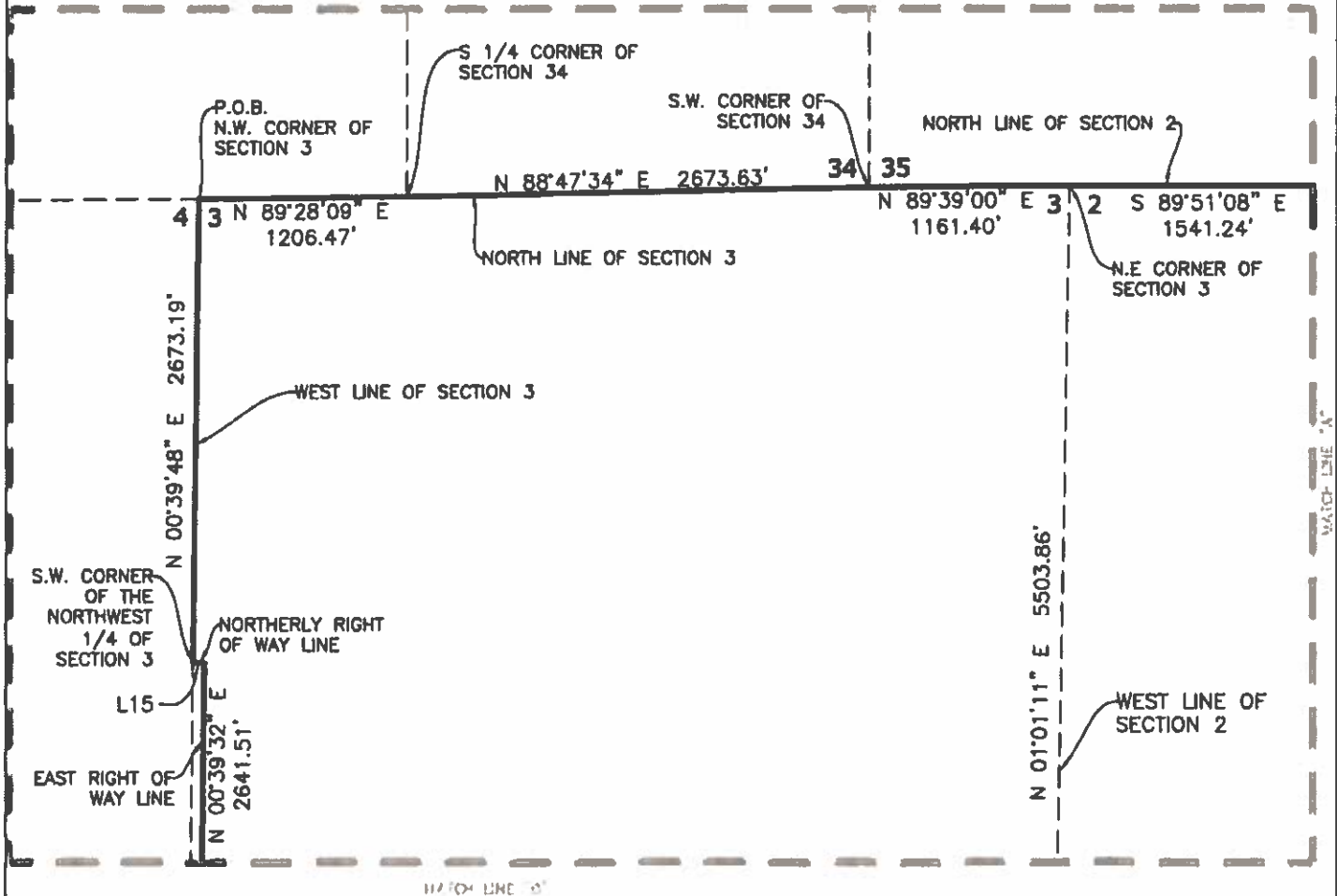
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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER	7 S1838
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PEITION PAGE 7

SKETCH OF DESCRIPTION

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



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



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SURVEYORS NOTES:

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

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REVISION DATE 8/28/21

CDD PARCEL

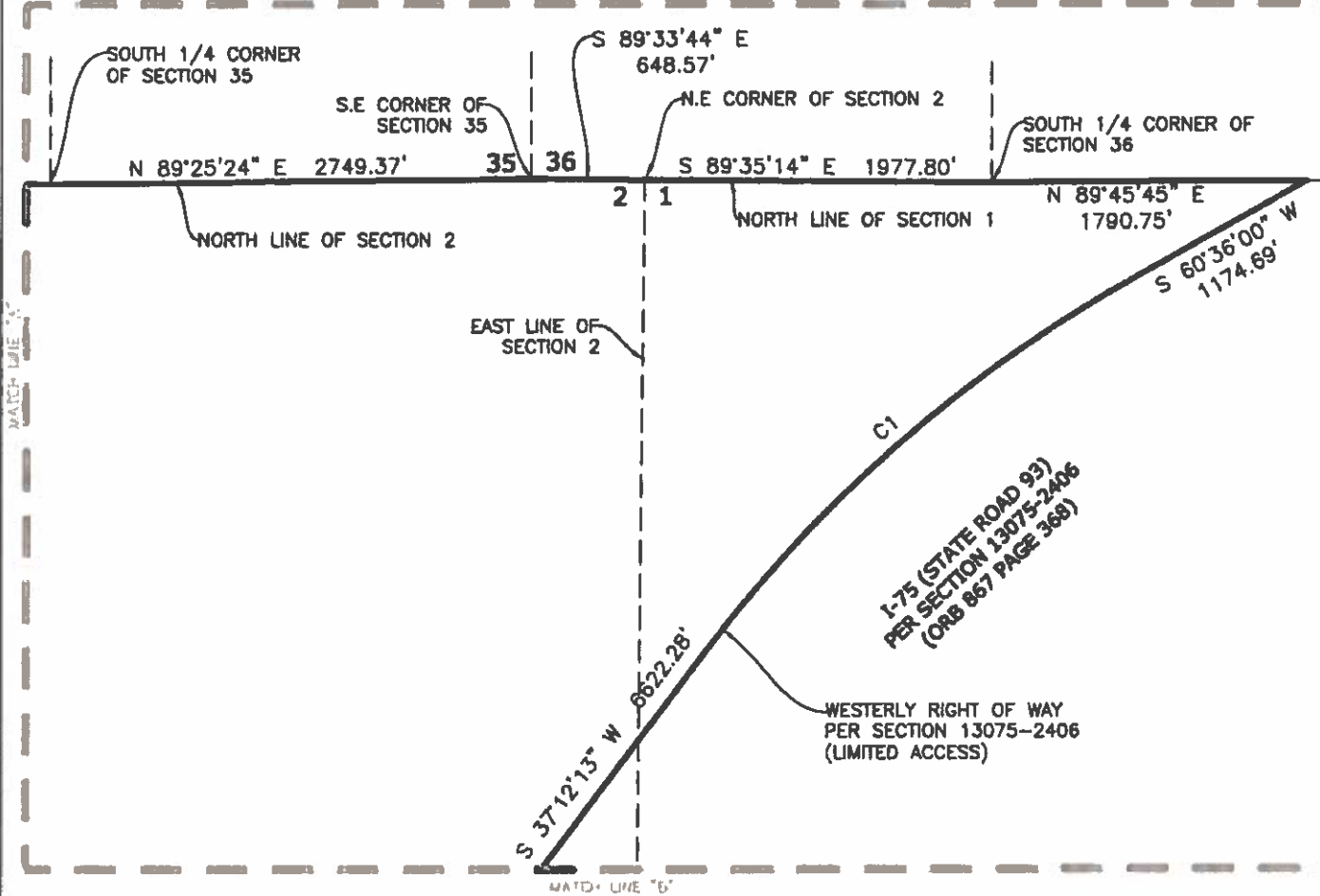
DRAWN	RSF	DATE:	7/28/21	SCALE:	N.T.S.
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SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/28/21	JOB NUMBER	9 S1838
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PETITION PAGE 9

SKETCH OF DESCRIPTION

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



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

LEGEND:

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- PID = PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

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



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REVISION DATE 8/28/21

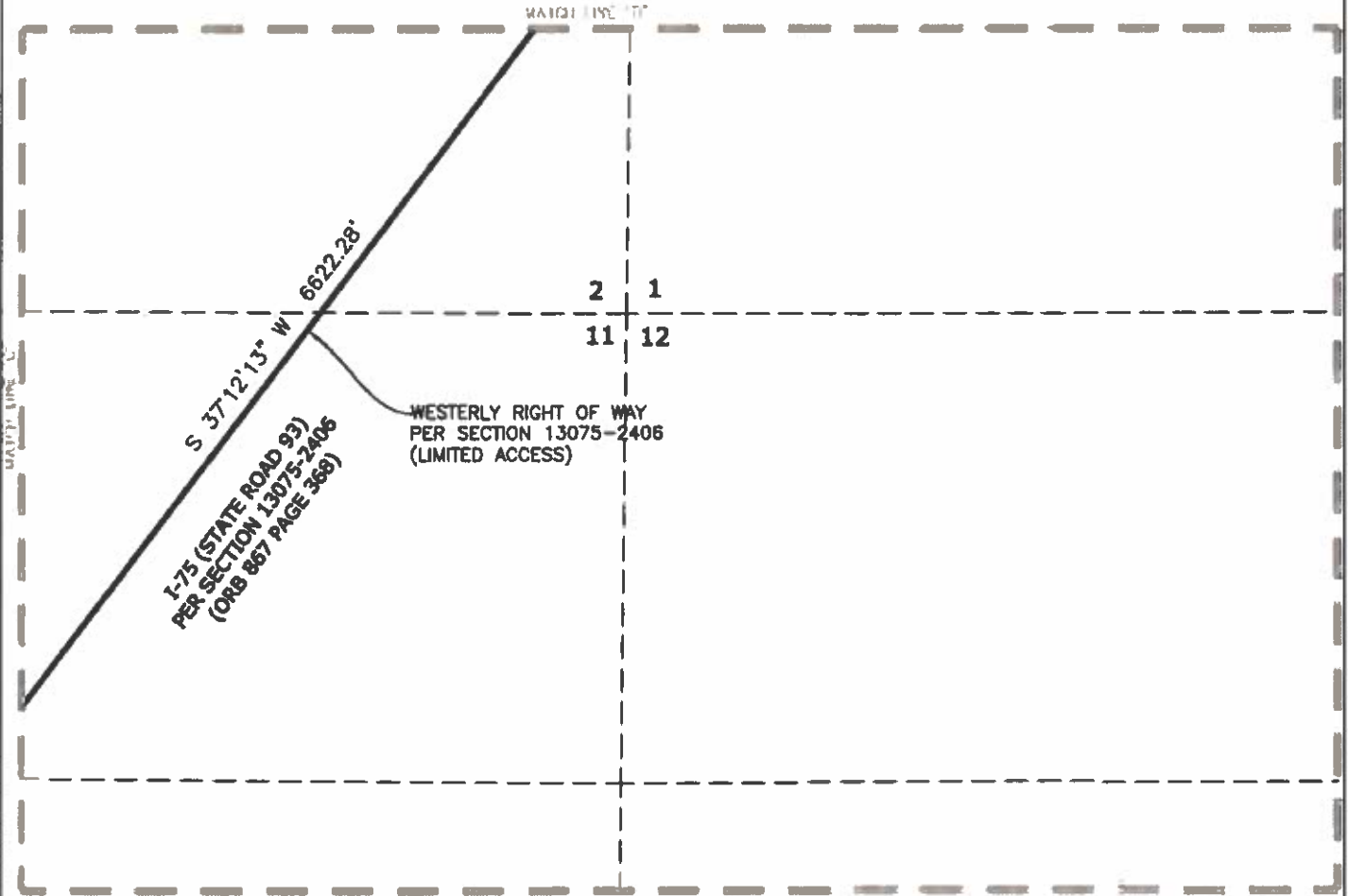
CDD PARCEL

SKETCH IS NOT A SURVEY	DRAWN	RSF	DATE: 7/28/21	SCALE: N.T.S.
	CHECKED	RSF	DATE: 7/28/21	JOB NUMBER 10 S1838

PETITION PAGE 10

SKETCH OF DESCRIPTION

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



LEGEND:

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- PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

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



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REVISION DATE 8/28/21

CDD PARCEL

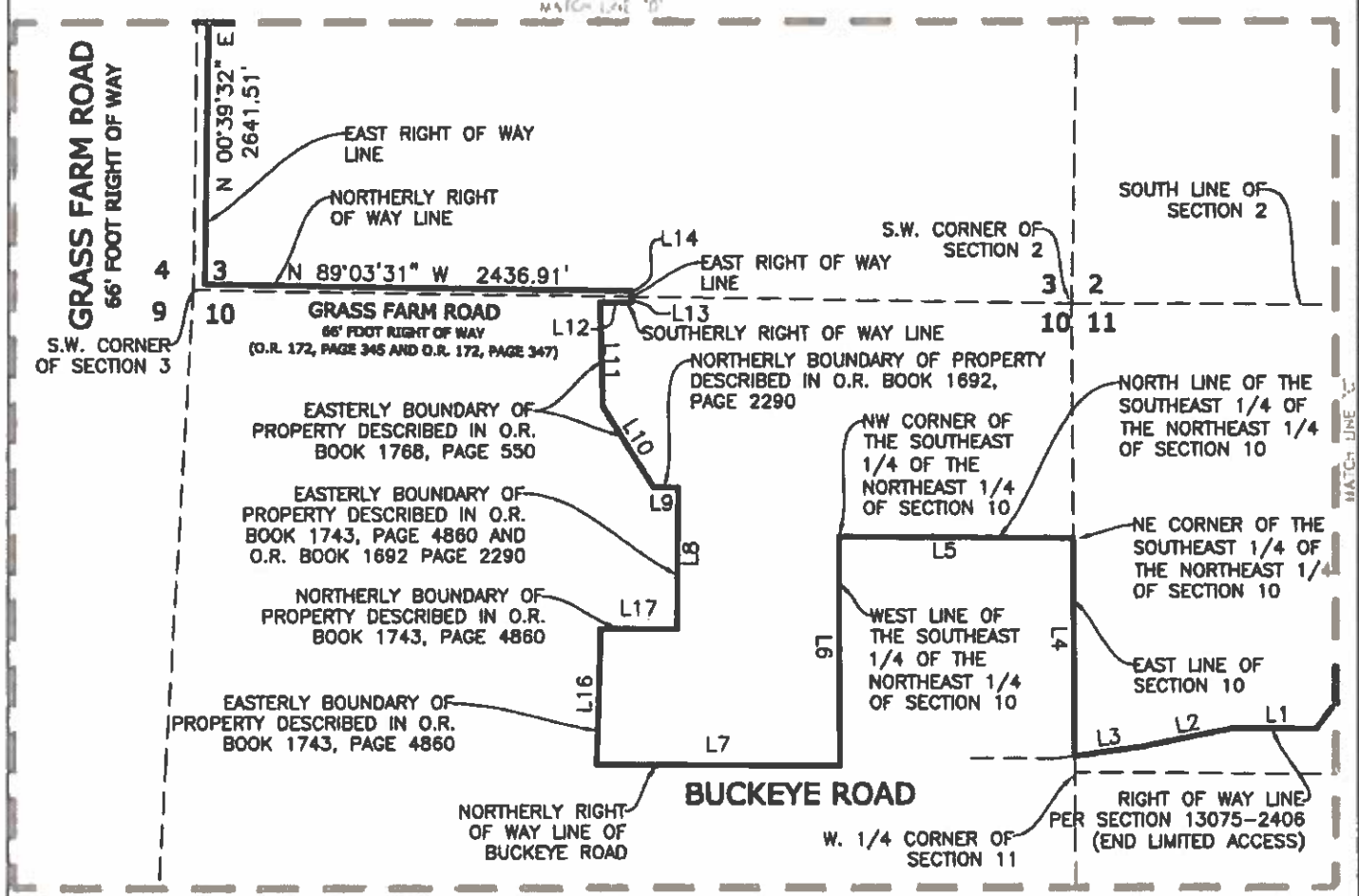
SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	7/28/21	SCALE:	N.T.S.
CHECKED	RSF	DATE:	7/28/21	JOB NUMBER	11 S1838

PETITION PAGE 11

SKETCH OF DESCRIPTION

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



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

LEGEND:

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



WATER RESOURCE ASSOCIATES, LLC

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

SURVEYORS NOTES:

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

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

REVISION DATE 8/26/21

CDD PARCEL				
	DRAWN	RSF	DATE: 7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY				
	CHECKED	RSF	DATE: 7/28/21	JOB NUMBER 12 S1838

PETITION PAGE 12

SKETCH OF DESCRIPTION

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

LESS AND EXCEPT:

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES, LLC

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Robert S Flanary



Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary,
o=Florida S&S
Date: 2024.07.11 12:52:03-0500

ROBERT S. FLANARY, P.S.M.

Florida Surveyor's Registration No. 5677

DATE

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

REVISION DATE 1/11/24

LEGEND:

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

SURVEYORS NOTES:

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

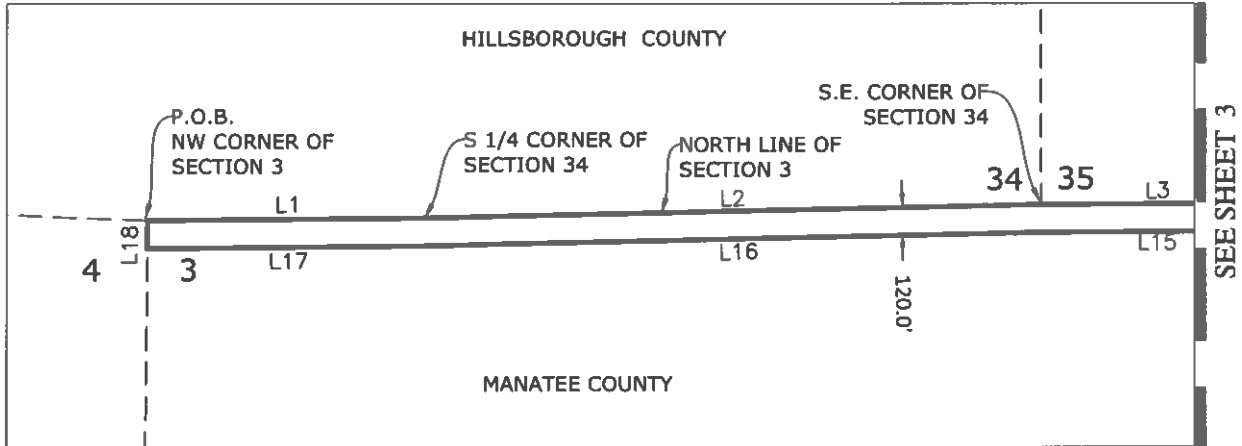
PINEY POINT ROAD SKETCH

DRAWN	RSF	DATE:	7/12/23	SCALE: N.T.S.
CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

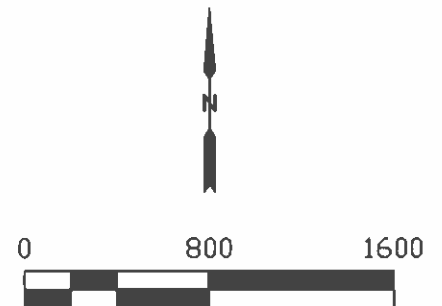
SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

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



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



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- PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

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

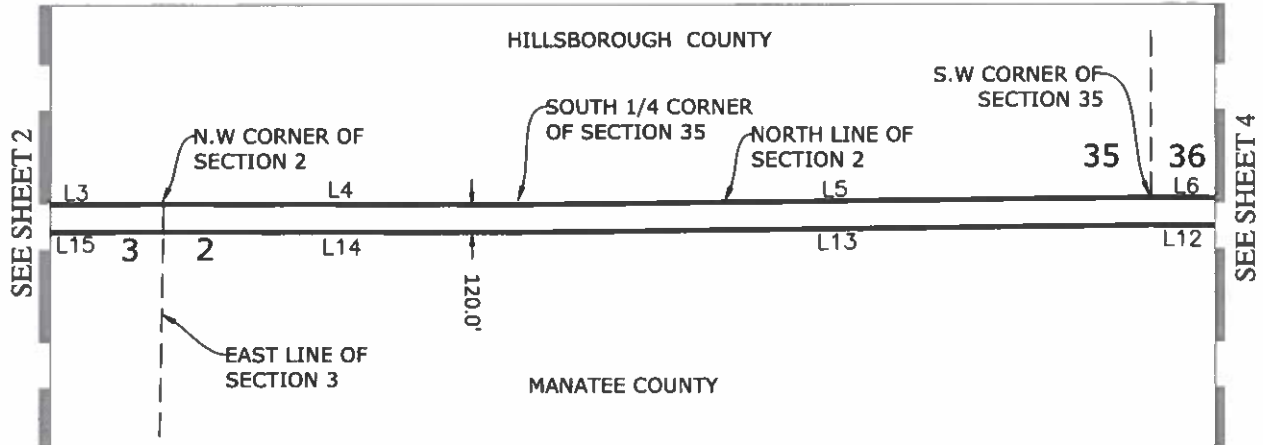


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PINEY POINT ROAD SKETCH						
REVISION DATE		DRAWN	RSF	DATE:	7/12/23	SCALE: 1"=800'
	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116

SKETCH OF DESCRIPTION

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



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



LEGEND:

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

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

PINEY POINT ROAD SKETCH

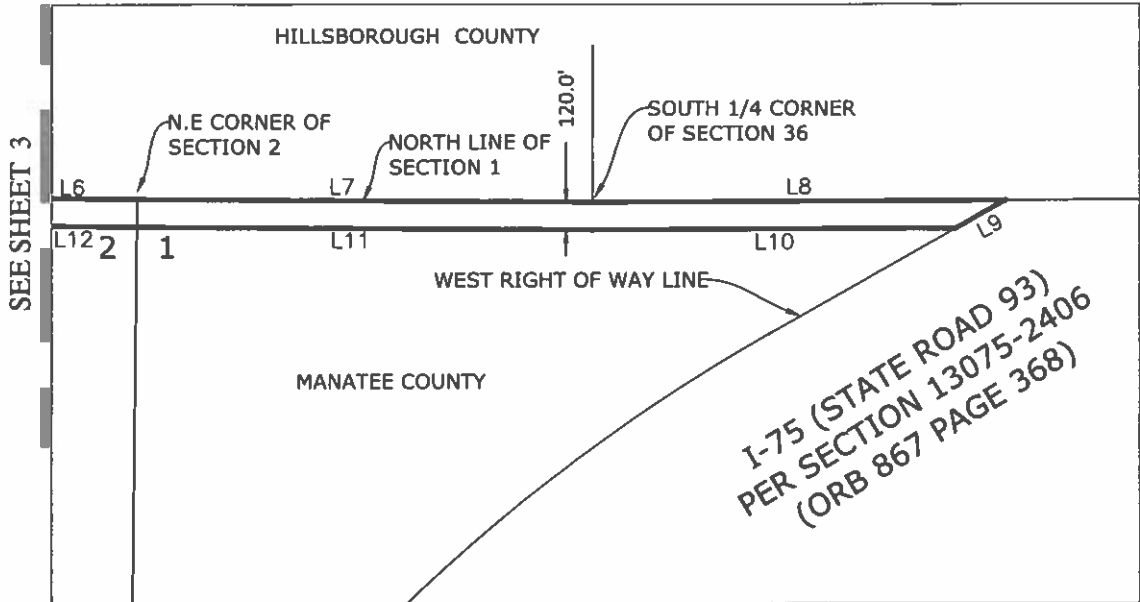
REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	7/12/23	SCALE:	1"=800'
CHECKED	RSF	DATE:	7/12/23	JOB NUMBER	S0116

SKETCH OF DESCRIPTION

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



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



LEGEND:

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

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

PINEY POINT ROAD SKETCH

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	7/12/23	SCALE:	1"=800'
CHECKED	RSF	DATE:	7/12/23	JOB NUMBER	S0116

SKETCH OF DESCRIPTION

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

LESS AND EXCEPT:

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES, LLC

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Robert S. Flanary

ROBERT S. FLANARY
STATE CERTIFICATE
No. 5677
Digitally signed by Robert S. Flanary
DN: cn=Robert S. Flanary,
o=Unregistered, ou=US,
Date: 2026.02.23 06:02:50-0500

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

DATE

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

COASTERRA COMMERCIAL

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	2/23/26	SCALE:	N.T.S.
CHECKED	RSF	DATE:	2/23/26	JOB NUMBER	S0116

SKETCH OF DESCRIPTION

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

LEGEND:

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



P.O.C.
N.E. CORNER
OF SECTION 10

EAST LINE OF
SECTION 10

N 89°37'42" W 1405.06'

1330.82'
S 00°20'36" E

COASTERRA PARKWAY
ROAD PLAT BOOK 13, PAGE 71

P.O.B.

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

N 00°15'16" W 659.86'

S 89°39'55" E 770.59'

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

BUCKEYE ROAD



WATER RESOURCE ASSOCIATES. LLC

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www.wraengineering.com LB 8274

SURVEYORS NOTES:

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

COASTERRA COMMERCIAL

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	2/23/26	SCALE:	1"=200'
CHECKED	RSF	DATE:	2/23/26	JOB NUMBER	S0116

SKETCH OF DESCRIPTION

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

LESS AND EXCEPT:

LEGAL DESCRIPTION:

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

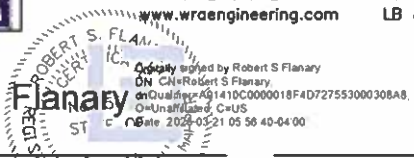
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 00°39'48" W, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1536.91'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 368.22', WITH A RADIUS OF 1120.00', WITH A CHORD BEARING OF N 10°04'55" E, WITH A CHORD LENGTH OF 366.57',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



WATER RESOURCE ASSOCIATES, LLC

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Robert S Flanary



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

DATE

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NORTHWEST 2 ACRES

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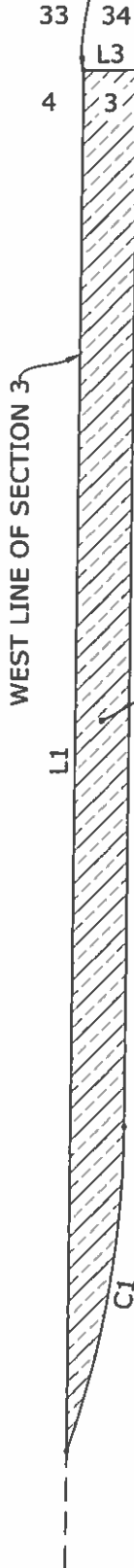
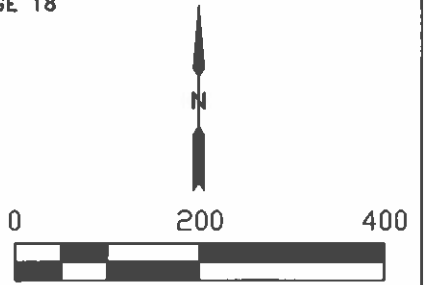
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	3/21/25	JOB NUMBER	S0116
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SKETCH OF DESCRIPTION

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

P.O.B.
NW CORNER
OF SECTION 3

WEST LINE OF
SECTION 3



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

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

85080.69 SF
1.953 ACRES

LEGEND:

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

SURVEYORS NOTES:

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



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NORTHWEST 2 ACRES

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	3/21/25	SCALE:	1"=200'
CHECKED	RSF	DATE:	3/21/25	JOB NUMBER	S0116

SKETCH OF DESCRIPTION

LESS AND EXCEPT:

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

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES, LLC

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

Robert S Flanary

Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary
o=WRA, ou=Engineering, email=robert@wra.com, c=US
Date: 2025.08.15.08:49:41-0400

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

DATE

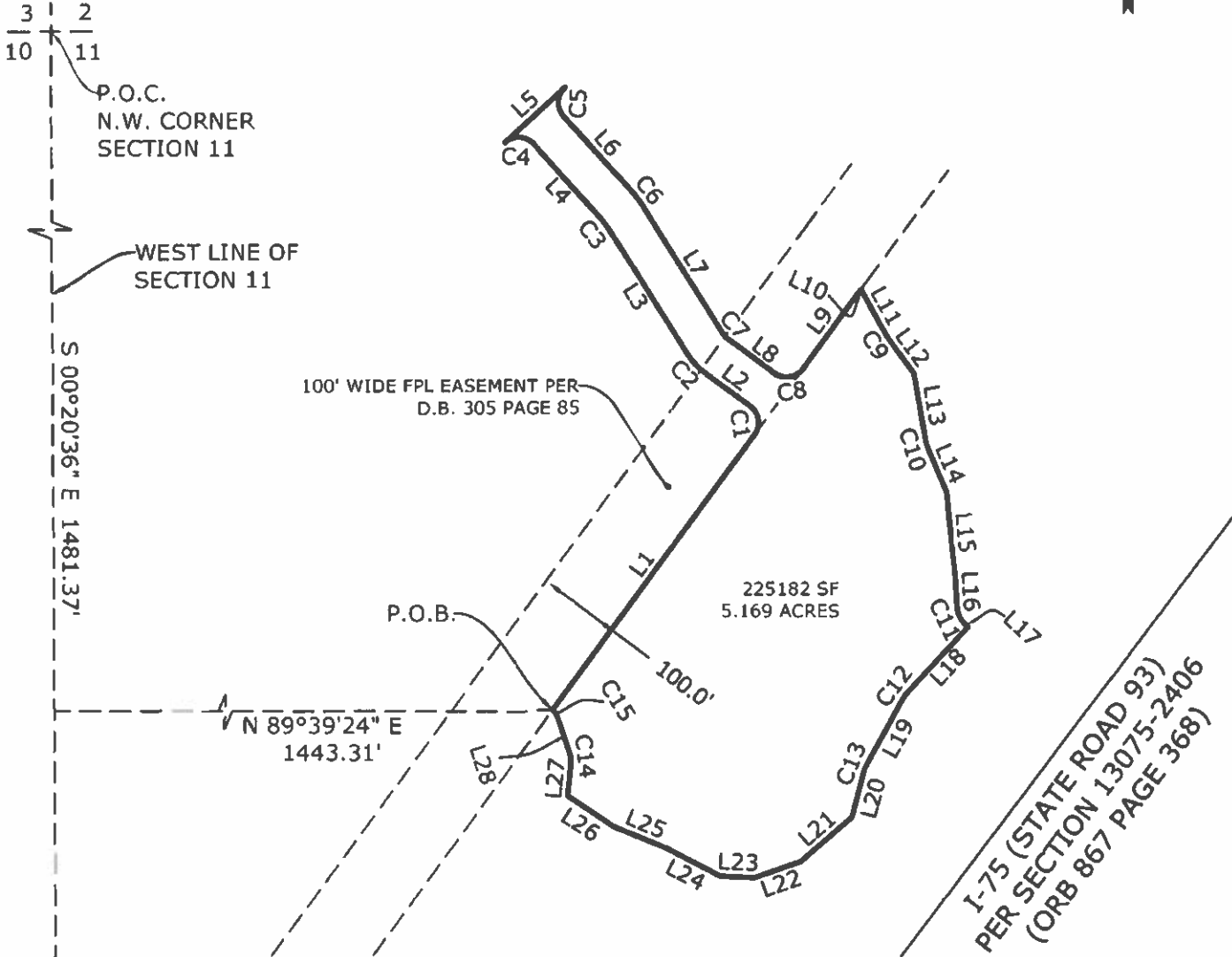
Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

DRAWN	RSF	DATE:	9/15/25	SCALE:	N.T.S.
CHECKED	RSF	DATE:	9/15/25	JOB NUMBER	S0116

SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

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



LEGEND:

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

SURVEYORS NOTES:

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



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

SKETCH OF DESCRIPTION

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

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

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

LEGEND:

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SURVEYORS NOTES:

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



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

EXHIBIT 5



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

Form D1 - Affidavit of Ownership/Agent Authorization Form

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

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

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

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

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

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

STATE OF FLORIDA
 COUNTY OF ~~MANATEE~~ PINELLAS *nzd*

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



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

This instrument was prepared by:

KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

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

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

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

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

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

[signatures on following page]

Executed this 6th day of February, 2024.

WITNESS

CC Manatee Land Investment, LLC

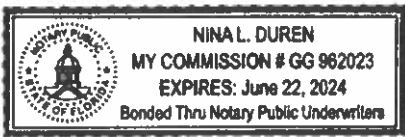
By: Ryan C Doherty
Name: Ryan Doherty
Address: 8000 Thoroughbred Loop
Large, FL 33773

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

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

STATE OF FLORIDA
COUNTY OF Pinellas

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



Nina L Duren
Notary Public, State of Florida

EXHIBIT A: Legal Description

EXHIBIT A:
Legal Description

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

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES, LLC

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 University Park, Florida 34201
 Phone: 941.275.9721 Fax: 941.275.9729
 www.wraengineering.com LB 8274

LEGEND:

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

Robert S Flanary



Digitally signed by Robert S Flanary
 DN: cn=Robert S Flanary,
 o=Florida CSUS
 Date: 2024.07.11 12:52:03-0500

SURVEYORS NOTES:

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

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

DATE

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

REVISION DATE 1/11/24

PINEY POINT ROAD SKETCH

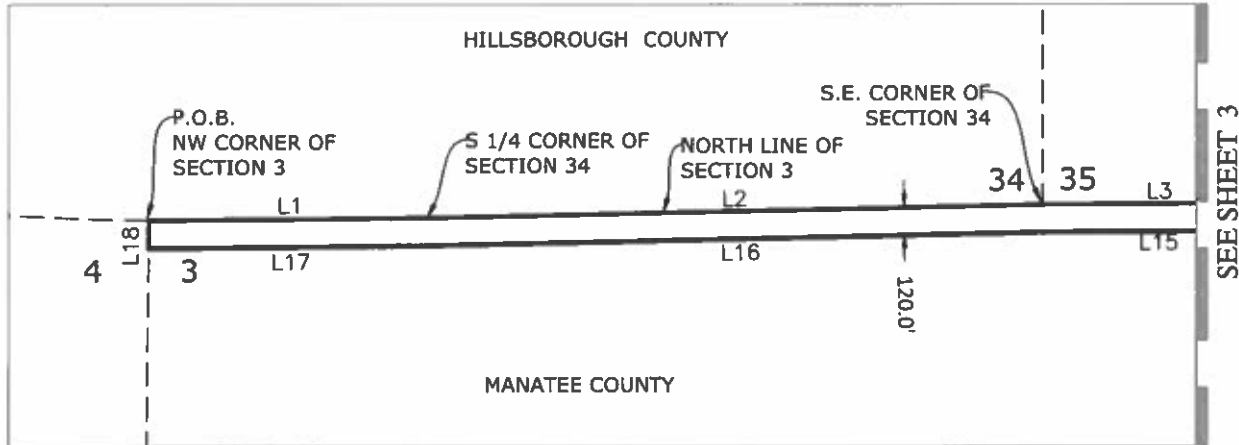
DRAWN	RSF	DATE:	7/12/23	SCALE:	N.T.S.
CHECKED	RSF	DATE:	7/12/23	JOB NUMBER	S0116

SKETCH IS NOT A SURVEY

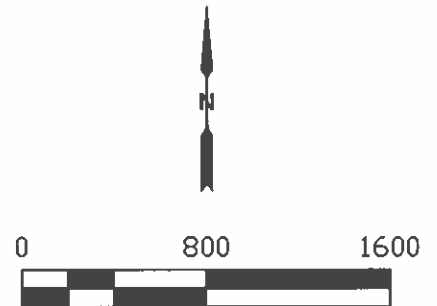
EXHIBIT "E"

SKETCH OF DESCRIPTION

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



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



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SURVEYORS NOTES:

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

PINEY POINT ROAD SKETCH

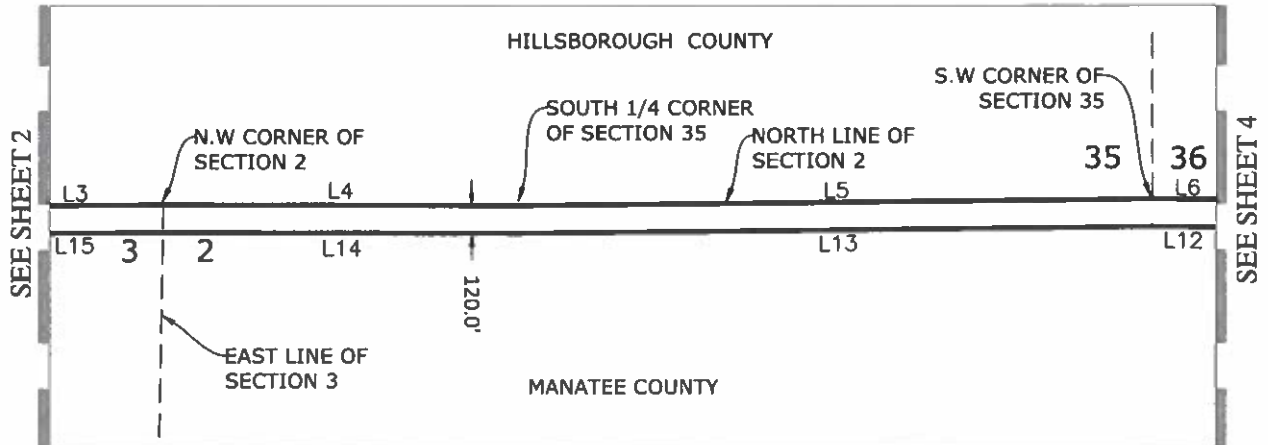
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REVISION DATE

SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/12/23	JOB NUMBER	S0116
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EXHIBIT "E" SKETCH OF DESCRIPTION

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



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



LEGEND:

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SURVEYORS NOTES:

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

PINEY POINT ROAD SKETCH

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

CHECKED	RSF	DATE:	7/12/23	JOB NUMBER S0116
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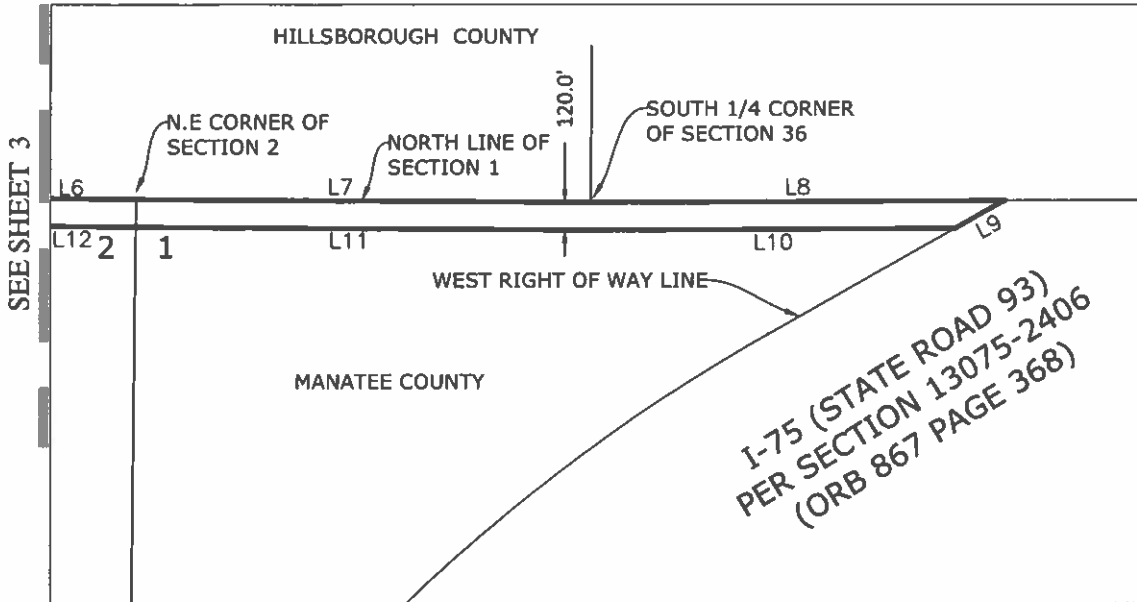
SKETCH IS NOT A SURVEY

EXHIBIT "E"

SHEET 4 OF 4

SKETCH OF DESCRIPTION

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



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



LEGEND:

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



WATER RESOURCE ASSOCIATES, LLC

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

SURVEYORS NOTES:

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

PINEY POINT ROAD SKETCH

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	7/12/23	SCALE:	1"=800'
CHECKED	RSF	DATE:	7/12/23	JOB NUMBER	S0116

SKETCH OF DESCRIPTION

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

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES, LLC

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No. 5677 www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary,
o=Water Resource Associates, LLC,
c=United States of America
Date: 2025.02.23 06:02:50-0500

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

DATE

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

REVISION DATE

COASTERRA COMMERCIAL

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

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

LEGEND:

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

P.O.C.
N.E. CORNER
OF SECTION 10

EAST LINE OF
SECTION 10

1330.82'
S 00°20'36" E

N 89°37'42" W 1405.06'



COASTERRA PARKWAY
ROAD PLAT BOOK 13, PAGE 71

P.O.B.

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

N 00°15'16" W 659.86'

S 89°39'55" E 770.59'

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

BUCKEYE ROAD



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www.wraengineering.com LB 8274

SURVEYORS NOTES:

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

COASTERRA COMMERCIAL

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	2/23/26	SCALE:	1"=200'
CHECKED	RSF	DATE:	2/23/26	JOB NUMBER	S0116

SKETCH OF DESCRIPTION

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

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES. LLC

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Robert S. Flanary
Digitally signed by Robert S. Flanary
 DN: cn=Robert S. Flanary,
 o=Water Resource Associates, c=US,
 email=robert@wraengineering.com, serial=21055640-0490

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

DATE

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

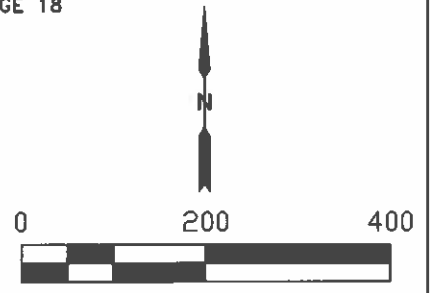
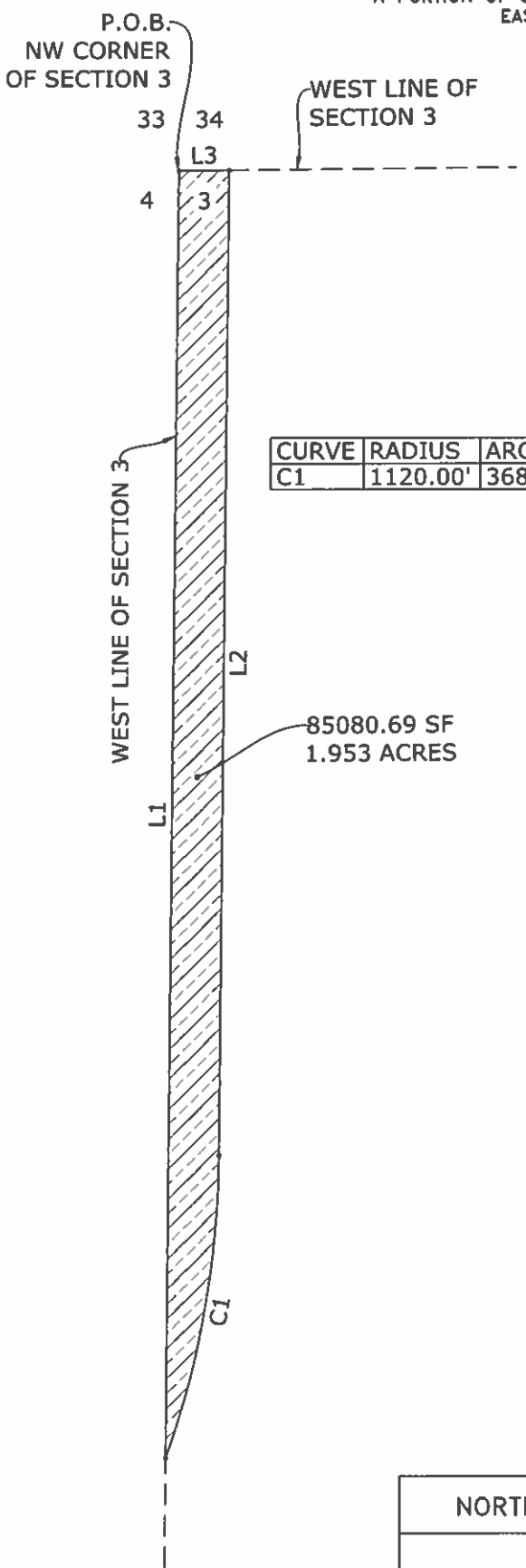
NORTHWEST 2 ACRES

DRAWN	RSF	DATE:	3/21/25	SCALE:	N.T.S.
CHECKED	RSF	DATE:	3/21/25	JOB NUMBER	S0116

SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

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



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

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

85080.69 SF
1.953 ACRES

LEGEND:

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

SURVEYORS NOTES:

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



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NORTHWEST 2 ACRES

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	3/21/25	SCALE:	1"=200'
CHECKED	RSF	DATE:	3/21/25	JOB NUMBER	S0116

SKETCH OF DESCRIPTION

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

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES, LLC

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www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary
o=WRA, ou=Engineering, email=robert@wra.com, c=US
Date: 2025.09.15 09:41:04-05

ROBERT S. FLANARY, P.S.M.

Florida Surveyor's Registration No. 5677

DATE

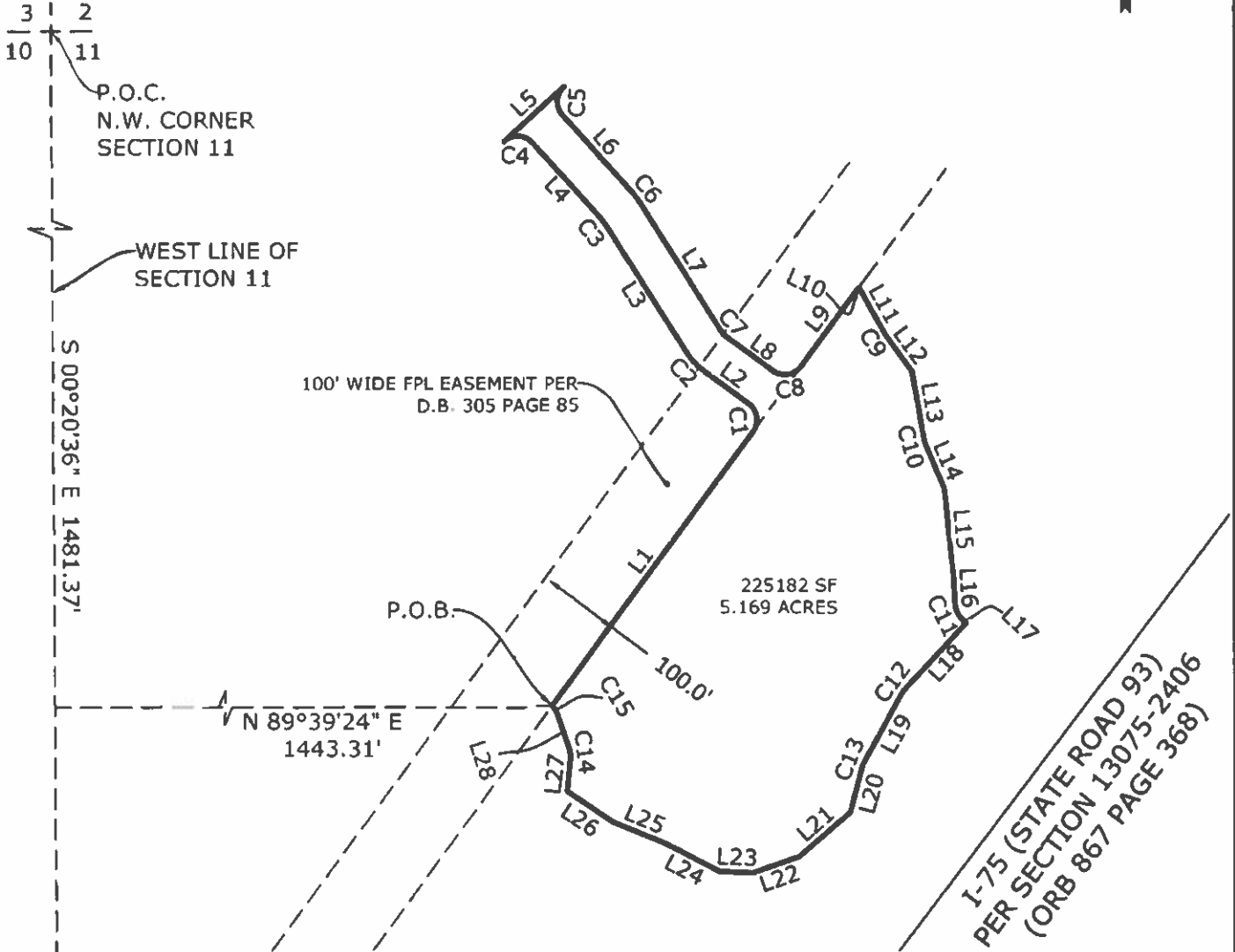
Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

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

SKETCH OF DESCRIPTION

SHEET 2 OF 3

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



LEGEND:

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

SURVEYORS NOTES:

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



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www.wraengineering.com LB 8274

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

SKETCH OF DESCRIPTION

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

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

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

LEGEND:

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PID- PARCEL IDENTIFICATION NUMBER

SURVEYORS NOTES:

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



WATER RESOURCE ASSOCIATES, LLC

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REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116

EXHIBIT 6

RESOLUTION 2024-12

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[CONTINUED ON NEXT PAGE]

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

ATTEST:

**NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT**


Secretary/Assistant Secretary


Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

Exhibit A:
Legal Description of District Boundaries, as Amended

SKETCH OF DESCRIPTION

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

DESCRIPTION

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

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



WATER RESOURCE ASSOCIATES, LLC

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

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

Robert S Flanary

LEGEND:

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

SURVEYORS NOTES:

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

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

DATE

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

REVISION DATE 8/28/21

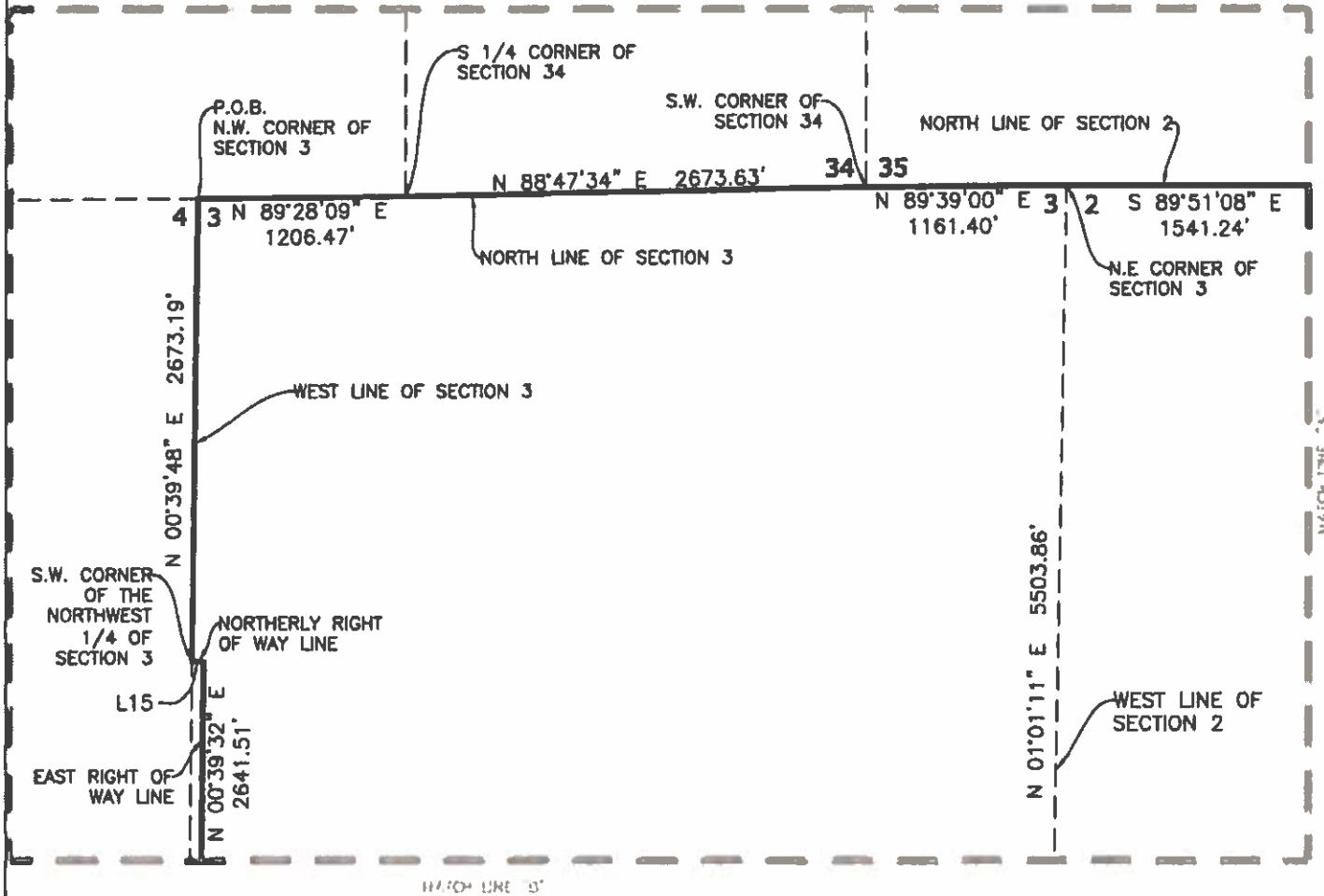
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SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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LINE	BEARING	DISTANCE
L15	S 89°56'00" W	166.01'



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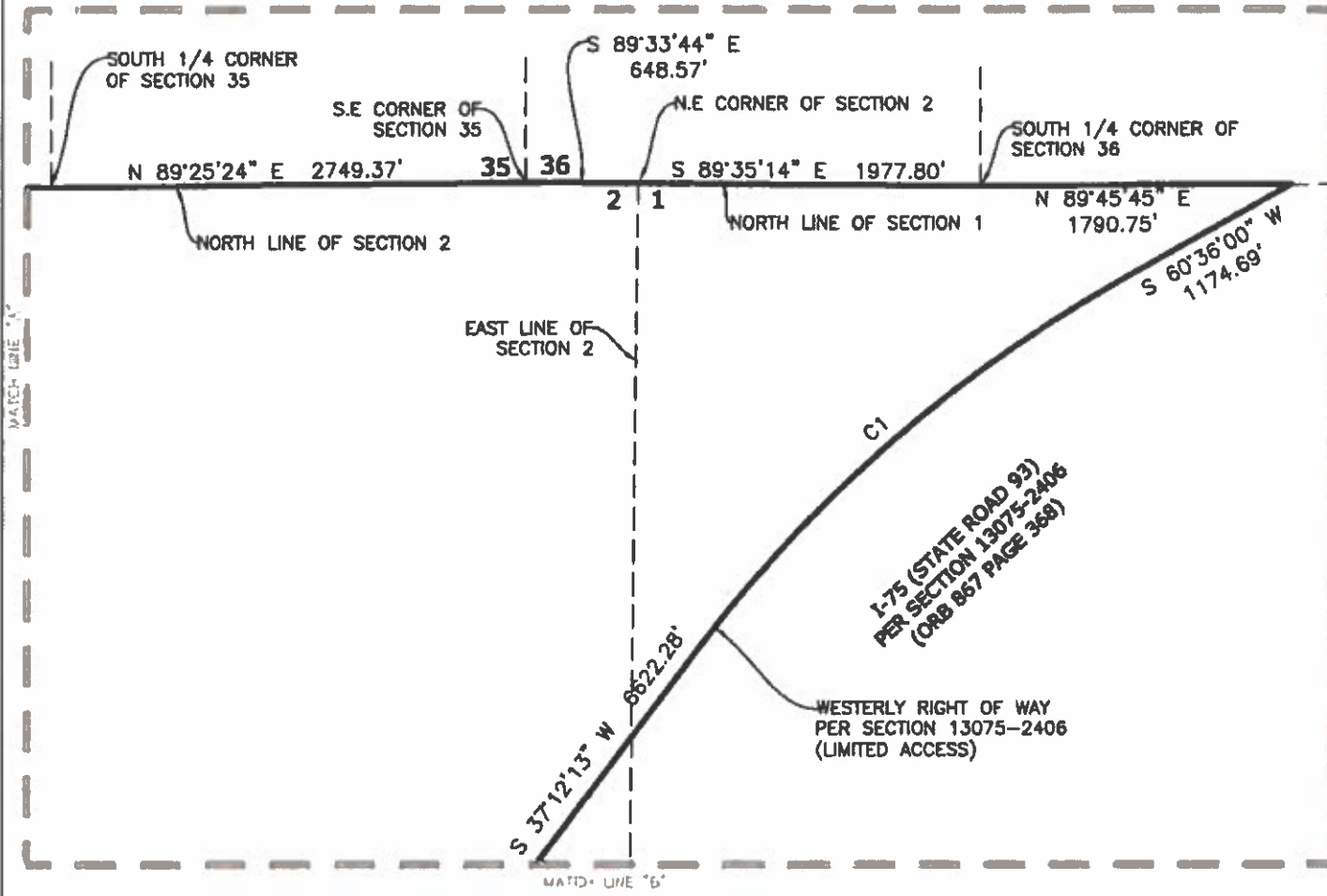
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SKETCH OF DESCRIPTION

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



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

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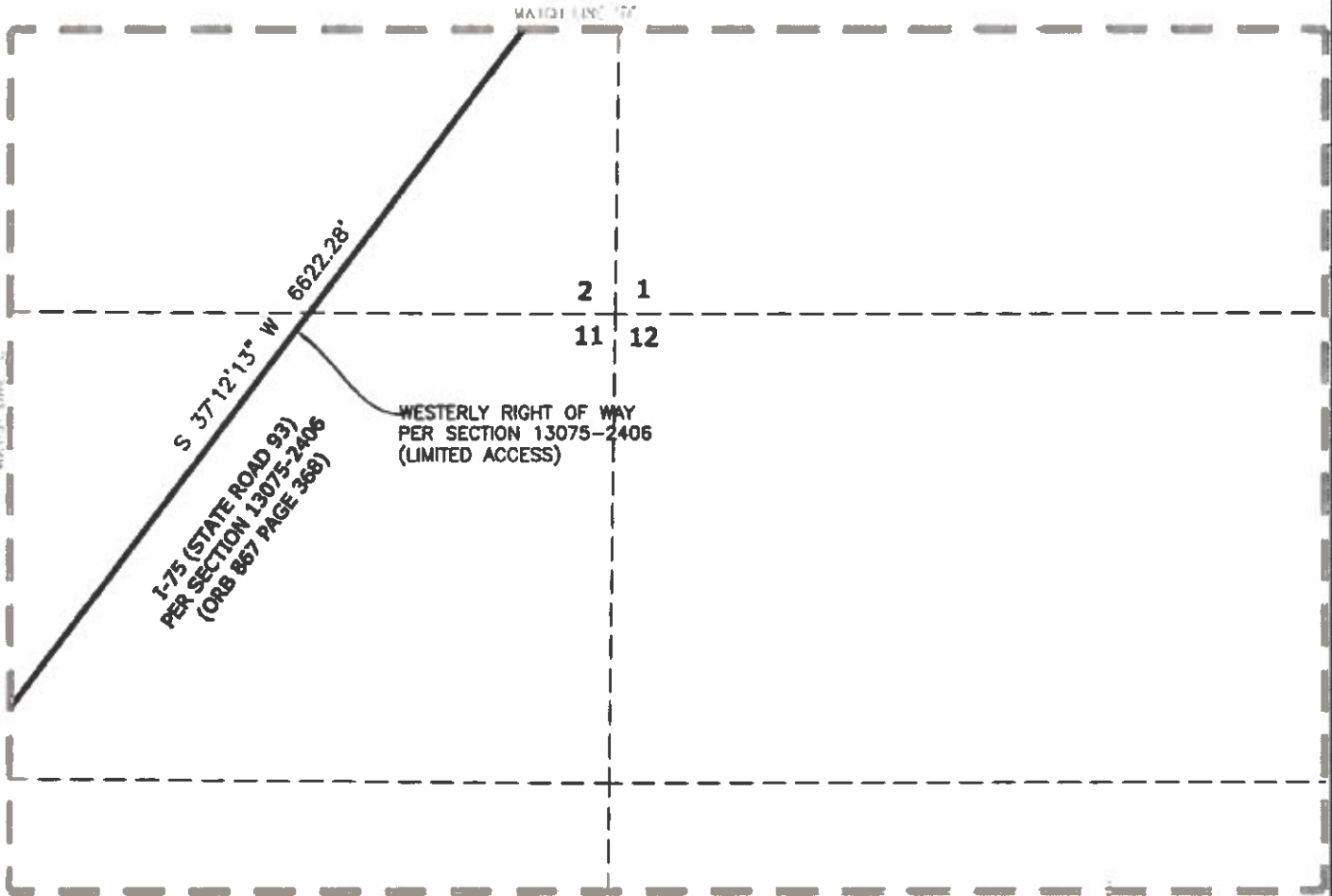
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PETITION PAGE 10

SKETCH OF DESCRIPTION

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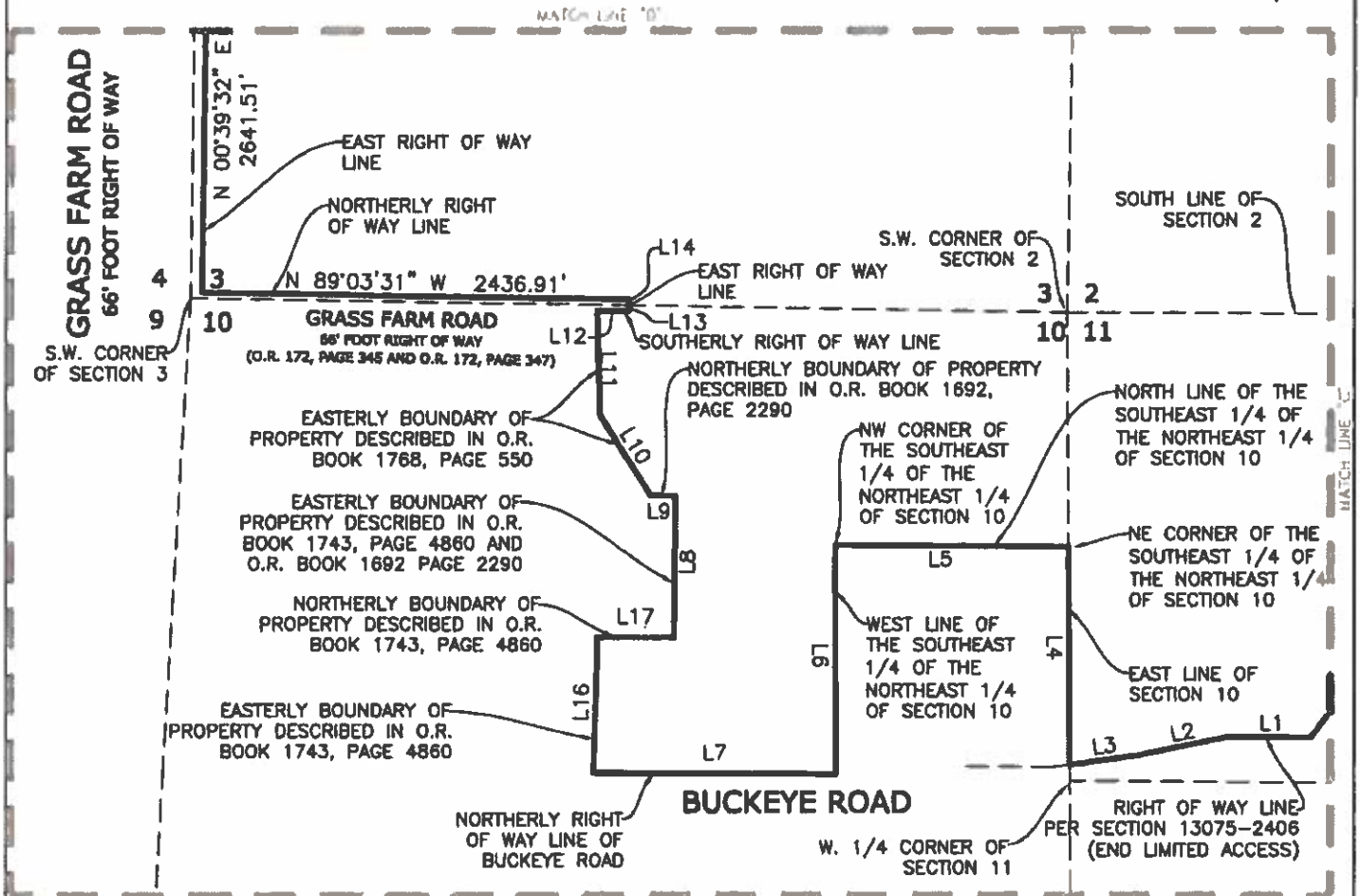
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PETITION PAGE 11

SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1, 2, 3, 10, AND 11 TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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LINE	BEARING	DISTANCE
L1	N 89°36'41\" W	478.10'
L2	S 78°27'47\" W	512.09'
L3	S 82°16'56\" W	398.18'
L4	N 00°20'36\" W	1241.18'
L5	N 89°37'18\" W	1332.07'
L6	S 00°15'16\" E	531.85'
L7	N 89°39'11\" W	919.62'
L8	N 00°26'38\" E	807.05'
L9	N 89°38'39\" W	141.74'
L10	N 32°22'52\" W	542.74'
L11	N 01°21'05\" W	593.37'
L12	S 89°03'31\" E	178.50'
L13	N 01°30'40\" E	33.00'
L14	N 00°50'13\" E	33.00'

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REVISION DATE 8/28/21

CDD PARCEL				
DRAWN	RSF	DATE:	7/28/21	SCALE: N.T.S.
SKETCH IS NOT A SURVEY		CHECKED	RSF	JOB NUMBER 12 S1838
		DATE:	7/28/21	PETITION PAGE

SKETCH OF DESCRIPTION

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

LESS AND EXCEPT:

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES. LLC

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Robert S Flanary



Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary
o=Florida, ou=CAUS
Date: 2024.01.11 12:52:03-0500

LEGEND:

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SURVEYORS NOTES:

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

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

DATE

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PINEY POINT ROAD SKETCH

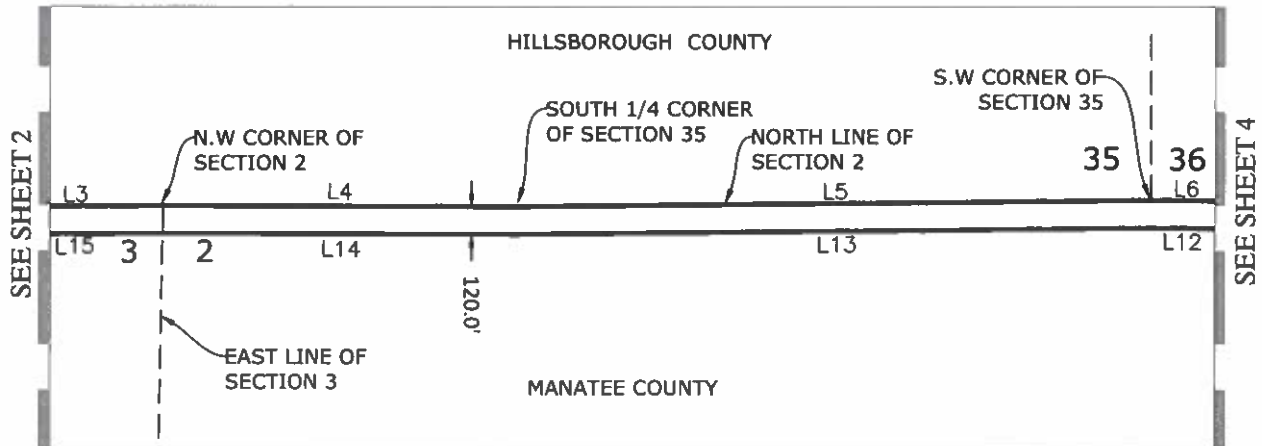
REVISION DATE 1/11/24

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	7/12/23	SCALE:	N.T.S.
CHECKED	RSF	DATE:	7/12/23	JOB NUMBER	S0116

SKETCH OF DESCRIPTION

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



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



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PINEY POINT ROAD SKETCH

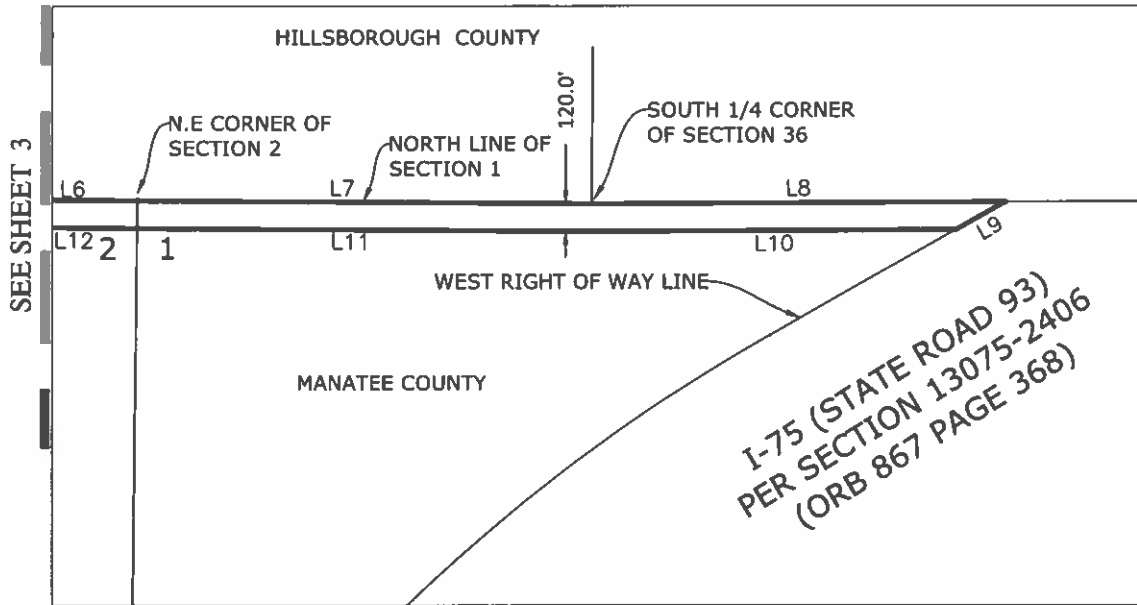
REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	7/12/23	SCALE:	1"=800'
CHECKED	RSF	DATE:	7/12/23	JOB NUMBER	S0116

SKETCH OF DESCRIPTION

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



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



LEGEND:

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

SURVEYORS NOTES:

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



WATER RESOURCE ASSOCIATES, LLC
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PINEY POINT ROAD SKETCH

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	7/12/23	SCALE:	1"=800'
CHECKED	RSF	DATE:	7/12/23	JOB NUMBER	S0116

SKETCH OF DESCRIPTION

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

LESS AND EXCEPT:

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES. LLC

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Robert S. Flanary



Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary,
o=District 1, ou=0000011979C90FDCB00122177
c=US
Date: 2025.02.23 06:02:50-0500'

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

DATE

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

REVISION DATE

COASTERRA COMMERCIAL

DRAWN RSF DATE: 2/23/26

SCALE:
N.T.S.

SKETCH IS NOT A SURVEY

CHECKED RSF DATE: 2/23/26

JOB NUMBER
S0116

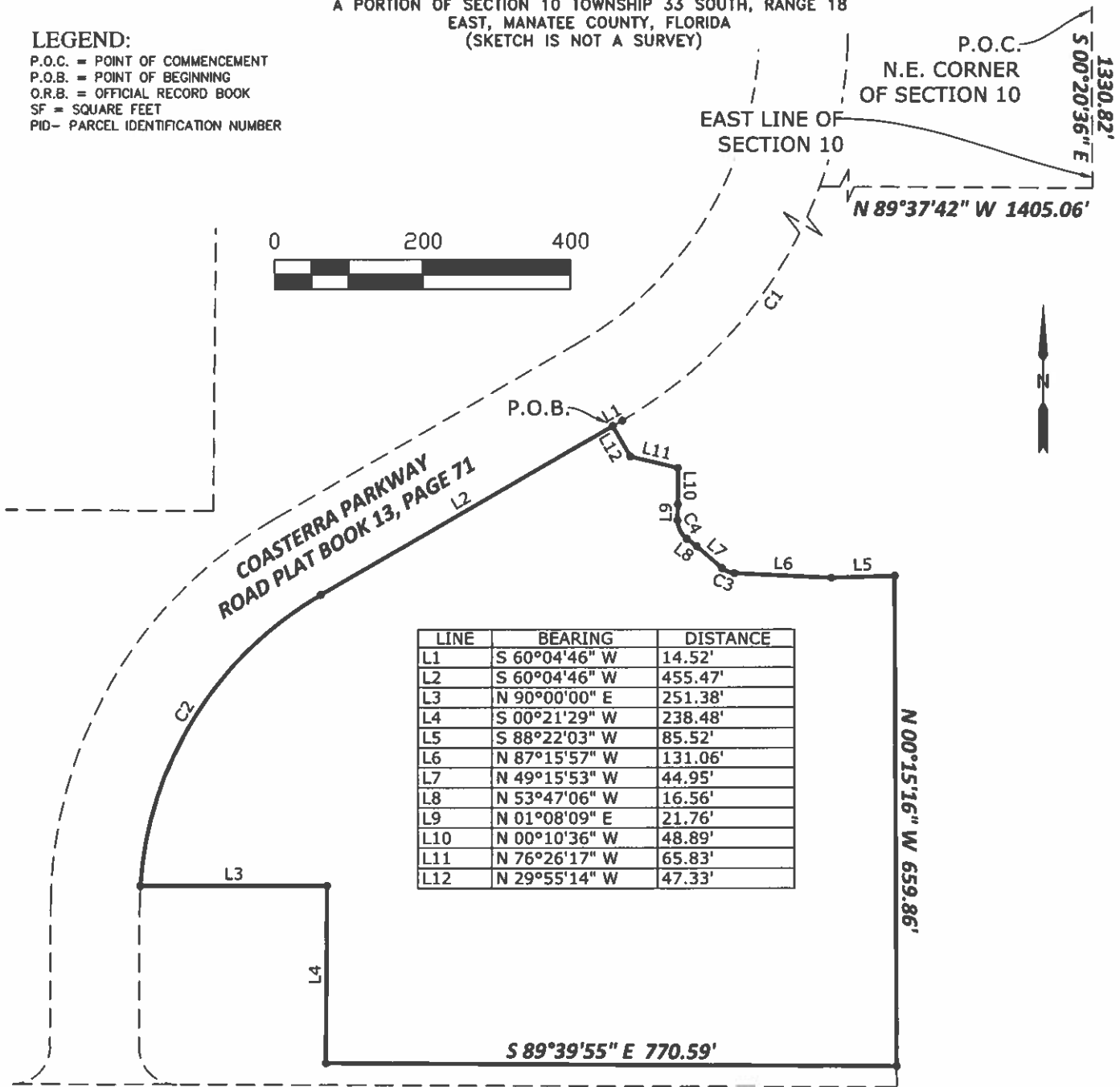
SKETCH OF DESCRIPTION

SHEET 2 OF 2

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

LEGEND:

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



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

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

BUCKEYE ROAD



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www.wraengineering.com LB 8274

SURVEYORS NOTES:

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

COASTERRA COMMERCIAL

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	2/23/26	SCALE:	1"=200'
CHECKED	RSF	DATE:	2/23/26	JOB NUMBER	S0116

SKETCH OF DESCRIPTION

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

LESS AND EXCEPT:

LEGAL DESCRIPTION:

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

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



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Robert S. Flanary



Digitally signed by Robert S. Flanary
DN: cn=Robert S. Flanary,
o=Qualifiers, ou=1410C0000018F4D727553000308A8,
ou=Unaffiliated, c=US
Date: 2025.03.21 05:56:40-0400'

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5877

DATE

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NORTHWEST 2 ACRES

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

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

P.O.B.
NW CORNER
OF SECTION 3

WEST LINE OF
SECTION 3

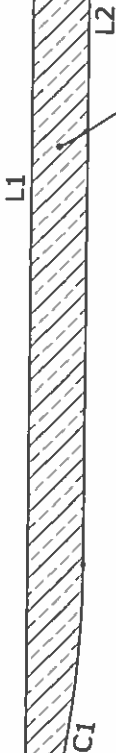
33 34
L3
4 3

WEST LINE OF SECTION 3

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

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

85080.69 SF
1.953 ACRES



LEGEND:

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

SURVEYORS NOTES:

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



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NORTHWEST 2 ACRES

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	3/21/25	SCALE: 1"=200'
CHECKED	RSF	DATE:	3/21/25	JOB NUMBER S0116

SKETCH OF DESCRIPTION

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

LEGAL DESCRIPTION:

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

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



WATER RESOURCE ASSOCIATES. LLC

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

Robert S Flanary

Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary
c=US, o=Water Resource Associates, ou=Engineering, email=robert@wroengineering.com

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

DATE

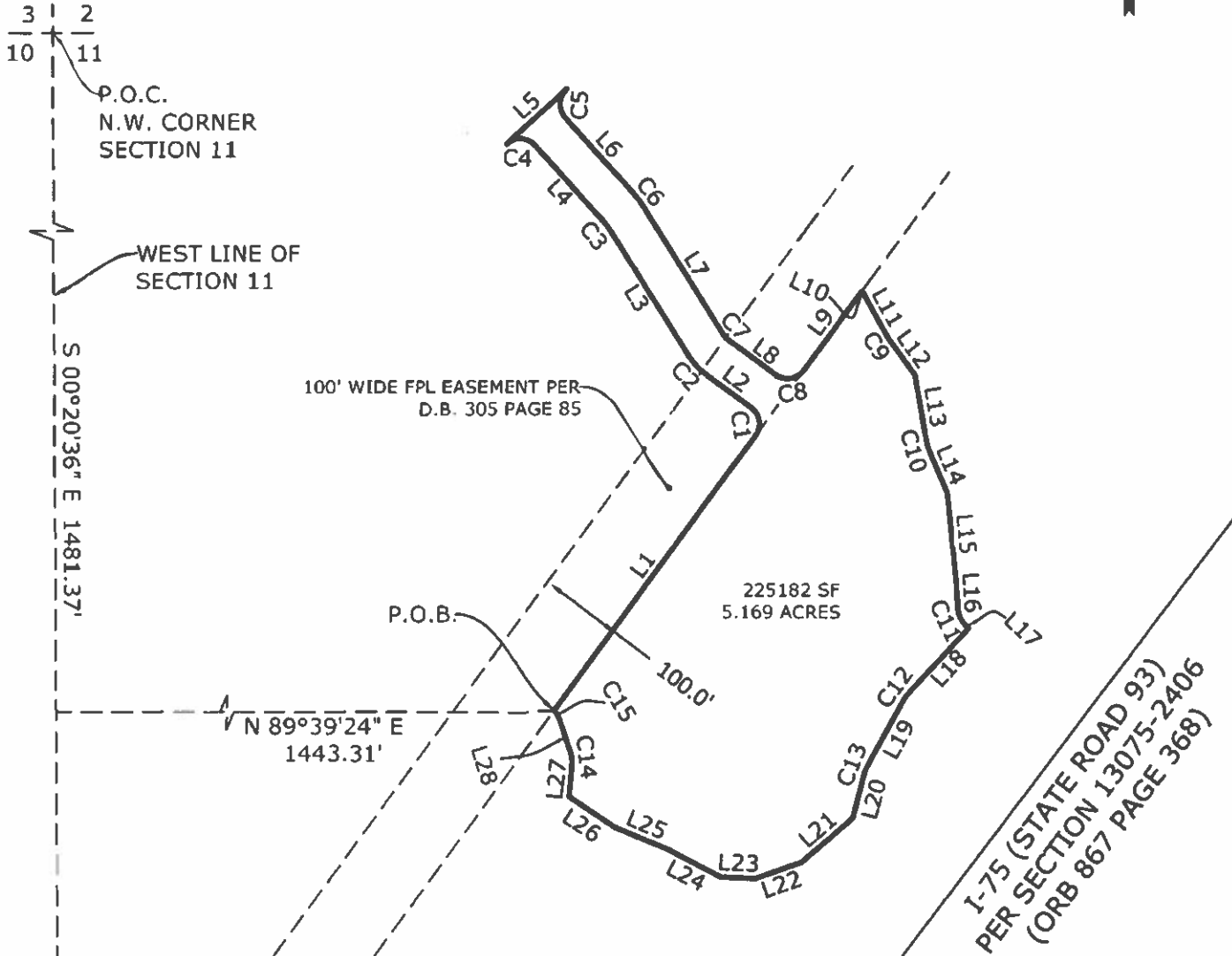
Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

DRAWN	RSF	DATE:	9/15/25	SCALE:	N.T.S.
CHECKED	RSF	DATE:	9/15/25	JOB NUMBER	S0116

SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

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



LEGEND:

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

SURVEYORS NOTES:

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



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

SKETCH OF DESCRIPTION

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

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

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

LEGEND:

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SURVEYORS NOTES:

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



WATER RESOURCE ASSOCIATES, LLC

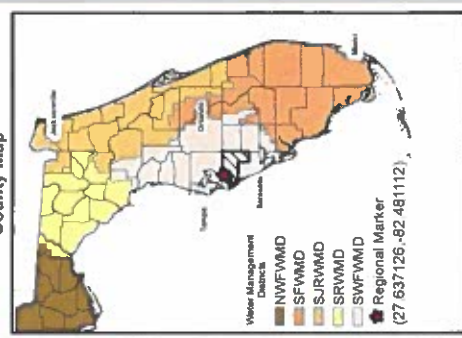
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		DRAWN	RSF	DATE:	9/15/25	SCALE: 1"=200'
REVISION DATE		CHECKED	RSF	DATE:	9/15/25	JOB NUMBER S0116
SKETCH IS NOT A SURVEY						

EXHIBIT 7

- Water Resource Associates, LLC.**
- CDD Project Boundary (1 496 408 ac)
 - Contraction Parcel 1 (37 593 ac)
 - Contraction Parcel 2 (1 953 ac)
 - Contraction Parcel 3 (5 169 ac)
 - Contraction Parcel 4 (14 357 ac)
 - Hillsborough County Future Land Use
 - Manatee County Future Land Use

County Map



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

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



Client:

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

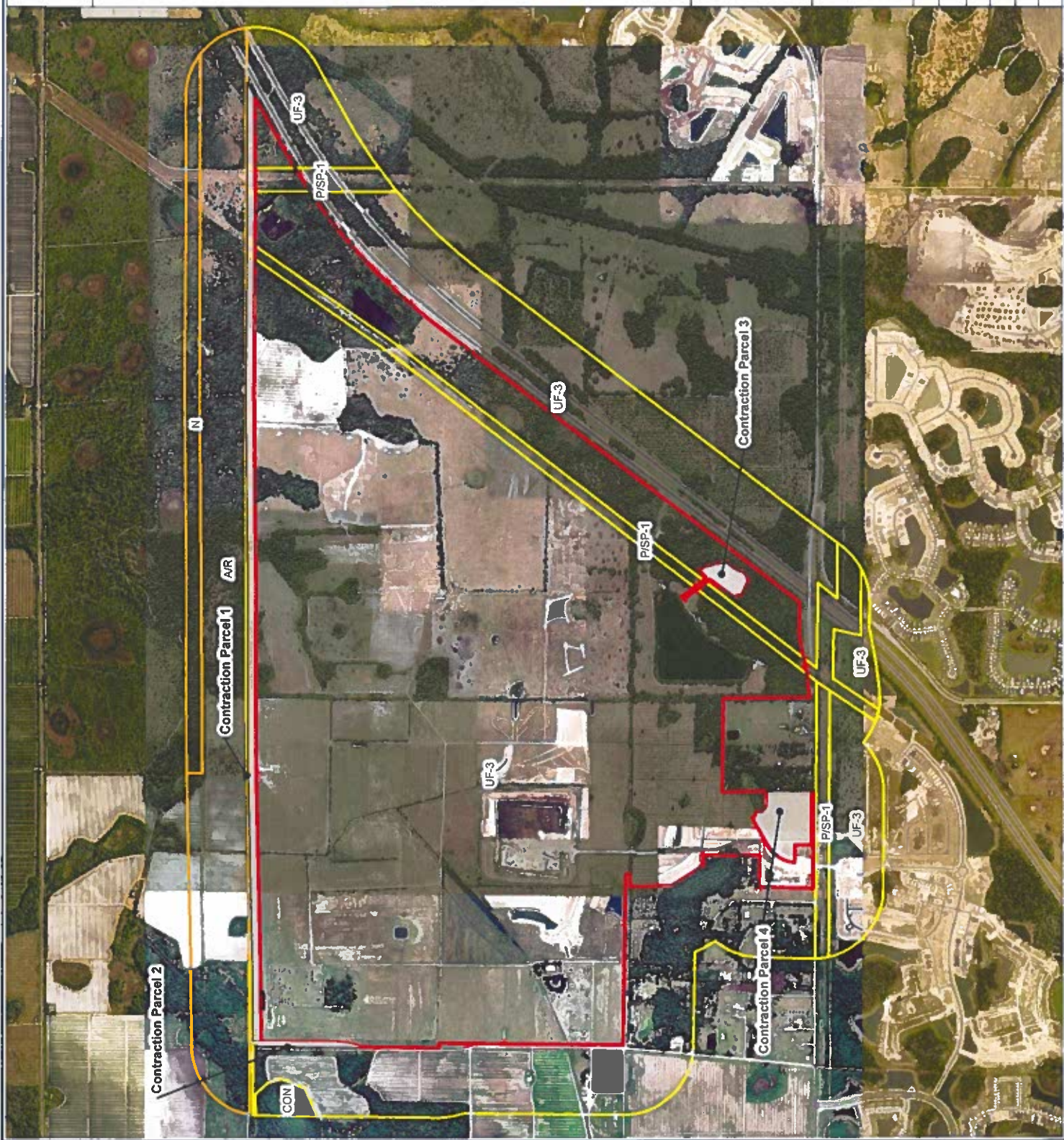
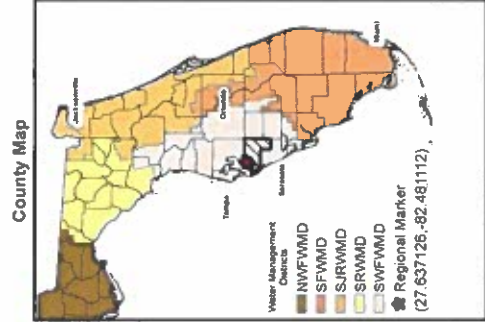
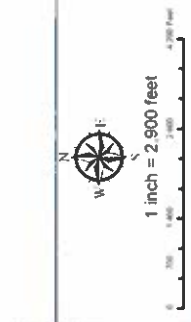


EXHIBIT 8

- CDD Project Boundary (1,496,408 ac.)
- Contraction Parcel 1 (37,593 ac.)
- Contraction Parcel 2 (1,953 ac.)
- Contraction Parcel 3 (5,169 ac.)
- Contraction Parcel 4 (14,357 ac.)
- Proposed Watermain Extension
- Proposed Sewer Extension
- Sewer (Existing)
- Reclaimed Water (Existing)
- Potable Water (Existing)



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



Client:
 Project Name: Newport Isles CDD
 Manatee County, FL

File Name: Proposed Utilities Extensions Map
 Original Date: 2/24/2026
 OLS Operator: RL
 Job Number: 2199
 Revision Date:



EXHIBIT 9

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

NOTES:

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

EXHIBIT 10

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
Boundary Amendment

Statement
of
Estimated Regulatory Costs

May 27, 2025



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

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

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

1.2 Overview of the Newport Isles Community Development District

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

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

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

1.3 Requirements for Statement of Estimated Regulatory Costs

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

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

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

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

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

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

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

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

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

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

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

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

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

The development of the smaller, 1,496.408 +/- acre area will still promote local economic activity, create 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, 1,555.470 +/- acre area contained within the existing District boundaries.

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

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

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

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

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

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

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

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

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

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

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

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

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

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

State Governmental Entities

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

Manatee County, Florida

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

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

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

4.2 Impact on State and Local Revenues

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT 11



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

Form D1 - Affidavit of Ownership/Agent Authorization Form

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

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

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

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

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

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

STATE OF FLORIDA
 COUNTY OF ~~MANATEE~~ PINELLAS *nzd*

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



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

AUTHORIZATION OF AGENT

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

WITNESSES:

**NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Nina Duren
Name: NINA DUREN

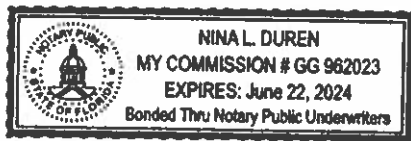
S.K.C.
By: SUSAN K COLLINS
Chairman, Board of Supervisors

B. Tom Chapman
Name: B. TOM CHAPMAN

Date: 1/16/2024

STATE OF FLORIDA
COUNTY OF PINELLAS

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



Nina L. Duren
NOTARY PUBLIC, STATE OF FLORIDA

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



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 21, 2026

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

Dear Angelina Coloneso:

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

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp