

FILED FOR RECORD
R. B. SHORE

2006 SEP 13 PM 3: 04

MANATEE COUNTY ORDINANCE

PDR-03-18(P)(R) / ROBINSON FARMS, INC. / THE ESTUARY GOLF & COUNTRY CLUB

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA AMENDING THE APPROVAL OF PRELIMINARY SITE PLAN PDR-03-18(P)(R) PERTAINING TO THE PROPERTY LOCATED ON THE WEST SIDE OF 99TH STREET NORTHWEST AT THE TERMINUS OF 99TH STREET NORTHWEST AND 9TH AVENUE NORTHWEST, BRADENTON IN THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT; APPROVING REVISED PRELIMINARY SITE PLAN PDR-03-18(P)(R) TO BE SUBSTITUTED FOR THE PRELIMINARY SITE PLAN APPROVED ON MAY 20, 2003 TO ALLOW ARRANGEMENT OF THE GOLF COURSE, CLUBHOUSE AND RESIDENTIAL LOTS; AMENDING EXISTING STIPULATIONS AND ADDING NEW STIPULATIONS AS CONDITIONS OF APPROVAL; GRANTING SPECIAL APPROVAL FOR A PROJECT: 1) ADJACENT TO A PERENNIAL STREAM; 2) AT LEAST PARTIALLY WITHIN THE CH (COASTAL HIGH HAZARD AREA); 3) WITHIN THE CEA (COASTAL EVACUATION AREA); AND 4) WITHIN THE CSVA (COASTAL STORM VULNERABILITY AREA); ADOPTING THE FINDINGS FOR SPECIFIC APPROVAL; AND GRANTING SPECIFIC APPROVAL FOR ALTERNATIVES TO SECTIONS 907.9.4.1 AND 603.7.4.9 OF THE LAND DEVELOPMENT CODE; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Robinson Farms, Inc. (the "Applicant") has filed an application to revise a Preliminary Site Plan previously approved on May 20, 2003 (the "2003 Preliminary Site Plan") pertaining to property located on the west side of 99th Street Northwest at the terminus of 99th Street Northwest and 9th Avenue Northwest, Bradenton in the PDR (Planned Development Residential) zoning district, said property being more specifically described in Exhibit "A", attached hereto; and

WHEREAS, the revised Preliminary Site Plan is for the arrangement of the golf course, clubhouse, and residential lots; and,

WHEREAS, the Applicant has also filed the following requests:

- A. Special Approval to allow for a project adjacent to a perennial stream;
- B. Special Approval to allow for a project at least partially within the CH (Coastal High Hazard Area);
- C. Special Approval to allow for a project within the CEA (Coastal Evacuation Area);
- D. Special Approval to allow for a project within the CSVA (Coastal Storm Vulnerability Area); and
- E. Specific Approval for alternatives to Sections 907.9.4.1 and 306.7.4.9 of the Land Development Code; and

WHEREAS, the Planning Staff has recommended the approval of the amendment of the stipulations contained in the 2003 Preliminary Site Plan approval and the addition of certain new stipulations to address issues in the Planning Staff report and of the Special Approval and Specific Approval applications; and,

WHEREAS, the Manatee County Planning Commission , after due public notice, held a public hearing on June 8, 2006 to consider the revised preliminary site plan PDR-03-18(P)(R) and Special and Specific Approval applications and received the Planning staff's recommendation for approval subject to the stipulations in the Planning Staff report, and,

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the revised preliminary site plan for PDR-03-18(P)(R) and Special and Specific Approval applications to be consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval subject to the stipulations contained in the Planning Staff report and recommended approval of the applications; and,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY THAT:

Section 1. Findings: The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners of said County, after considering the testimony, evidence, documentation, application for the revised zoning ordinance and site plan, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

- A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for a revised Preliminary Site Plan as it relates to the real property described in Exhibit "A" of this Ordinance.
- B. The Board of County Commissioners held a duly noticed public hearing on August 3, 2006 regarding said the revised Preliminary Site Plan described herein in accordance with the requirements of Manatee County Ordinance 90-01, the Manatee County Land Development Code, and has further considered the information received at said public hearing.
- C. The proposed revised Preliminary Site Plan regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance 89-01, the 2020 Manatee County Comprehensive Plan.
- D. The Board finds that the public purpose and intent of the LDC regulations have been satisfied to an equivalent degree notwithstanding the failure of the plan to meet the requirements of LDC Section 907.9.4.
- E. The Board finds the proposed development is compatible with the surrounding area and will not create any adverse impacts that would adversely affect the surrounding development existing or proposed waterfront vistas or entranceways for the following reasons:
 - (1) The proposed building heights do not create external impacts for the surrounding development of waterfront vistas,
 - (2) The proposed buildings have varied setback and appropriate transition to adjacent property and adequate transition from the buildings to public streets,

- (3) The buildings have articulated roof lines,
- (4) The buildings have facade modulations,
- (5) Building materials are compatible with adjacent construction,
- (6) Open space provided exceeds the required minimum, and
- (7) The project is designed to implement policies of the Comprehensive Plan.

Section 2. Amendment of 2003 Preliminary Site Plan Approval:

- A. The 2003 Preliminary Site Plan Approval is hereby amended to substitute Preliminary Site Plan PDR-03-18(P)(R) for the previously approved preliminary site plan so as to allow arrangement of the golf course, clubhouse, and residential lots upon the property described in Exhibit "A", subject to the stipulations contained herein. The Board hereby GRANTS Special Approval for a project: 1) adjacent to a perennial stream; 2) at least partially within the CH (Coastal High Hazard Area); 3) within the CEA (Coastal Evacuation Area); and 4) within the CSVA (Coastal Storm Vulnerability Area) and Specific Approval for an alternative to LDC Section 907.9.4.1 of the LDC, subject to the stipulations contained herein.
- B. The 2003 Preliminary Site Plan Approval is hereby amended to delete the Stipulations in their entirety and to substitute the following Stipulations to read as follows:

STIPULATIONS

A. Design

- 1. Development and structures on-site shall be in substantial conformance with the design renderings entered into the record for the public hearing on this date.
- 2. The size of the golf course clubhouse and associated accessory uses shall be limited to the sizes noted on the Preliminary Site Plan. The restaurant shall not exceed 250 seats.
- 3. The finished grades shall not exceed an elevation of 26.5' above mean sea level for the residential lots and 35' above mean sea level for the clubhouse. The maximum building heights (as measured by the Land Development Code) shall not exceed 46' above mean sea level for the single family residences and 70' above mean sea level for the clubhouse.
- 4. The Notice-to-Buyers shall be included in the Declaration of Covenants and Restrictions, in a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective home buyers of the following:
 - (a) They are purchasing a home in a flood prone area and within the Coastal High Hazard Overlay, Coastal Evacuation Area, and Coastal Storm Vulnerability Area.
 - (b) Specific standards and additional costs may be associated with the development of this project.

- (c) The use of special assessments within the CH Overlay to recoup expenditures for repair of storm related damage to public and private infrastructure within a reasonable time may occur.
 - (d) A Hurricane Evacuation Plan approved by the Public Safety Department exists for this project.
 - (e) A hazard disclosure statement generally describing the property's relative probability of damage from floodwaters and undermining or erosion due to wave action. This disclosure shall also list potential mitigation strategies including elevation, where the builder has exceeded floodplain construction standards, and other potential measures to increase safety.
 - (f) Monitoring and repair after any major storm event shall be the responsibility of the Homeowner's Association for common areas and of individual homeowners within their lots.
5. Land clearing shall not commence until the Final Site Plan and Construction Plans have been approved. If burning of trees or branches is required for land clearing, a permit for open burning will not be issued until Final Site Plans and Construction Plans have been approved.

B. Buffer

1. The perimeter buffer from 9th Avenue N.W. to the south end of the maintenance facility shall be 30' in width and planted with two rows of canopy trees (2 ½" caliper, 10 feet in height and 4' spread) spaced 40' on-center. The two rows will be offset from each other to give the appearance of trees spaced 20' on-center. To the maximum extent possible, existing indigenous vegetation shall remain in the open space areas and be utilized to meet the above buffering and screening requirements. Any trees within the landscape and buffer easement are subject to the LDC requirements for tree removal.
2. The perimeter buffer, north of 9th Avenue N.W. shall be 30' in width and planted with two rows of canopy trees (3" caliper, 10 feet in height, and 5' spread) spaced 40' on-center with a hedge. The two rows will be offset from each other to give the appearance of trees spaced 20' on-center. To the maximum extent possible, existing indigenous vegetation shall remain in the open space areas and be utilized to meet the above buffering and screening requirements.
3. East of Lot 20, within a 30' wide area of the slope, 15 canopy trees (5" caliper, 14' in height, and 6' spread) shall be planted. In addition, north of Lot 20, in accordance with the above requirements, 5 more canopy trees shall be planted. The canopy trees shall be arranged to help create a natural appearance for the purposed to soften the views of the home on Lot 20, and grades changes from adjacent residences.
4. The developer shall provide a 6' high vegetative buffer at an 85% opacity or greater within 3 years of planting between the County pedestrian trail and the perimeter of the project. This buffer shall be a minimum of 20' wide. Plantings within buffer shall include a hedge or other native vegetation to fulfill opacity requirement, one row of canopy trees (2 ½" caliper, 10 feet in height and 4' spread) spaced 40' on-center, and one row of

under story trees (2 ½ caliper, 10 feet in height, and 4' spread). The two rows shall be offset from each other to give the appearance of trees spaced 20' on-center.

The buffer shall be created in a natural arrangement to be of an opacity and height to functionally and visually separate pedestrian users of the County recreational trail from all structures and improvements on the Estuary property. At the time of Final Site Plan the landscape plan shall demonstrate how the landscaping (plant and canopy/under story trees material shall be salt tolerant) and associated supplemental irrigation required to assure survival shall be maintained in perpetuity. This buffer shall be installed (not bonded) prior to the issuance of a Certificate of Occupancy for the clubhouse or the first Final Plat.

To accomplish this buffering objective for the recreational trail and blue way users, a portion of these plants may be placed within Robinson Preserve project subject to Conservation Land Management Department approval.

C. Utilities

1. Manatee County potable water supplies shall not be used for golf course irrigation or residential irrigation. This development is required to irrigate with reclaimed water. The irrigation system shall be designed to accommodate connection of the reclaimed water system. This shall be accomplished by constructing lines to serve the golf course and residential irrigation needs.
2. All utilities (except the existing 16" waterline) within the project shall be private.
3. County shall relocate, at County's expense, that portion of the existing County 16" waterline which underlies proposed tee and greens of the Golf Course and/or clubhouse and residential units. County may at the County's option relocate, at County's expense, the existing County 16" waterline, to the eastern portion of the Golf Course Land to a location within the existing or relocated Greenway Easement and/or right-of-way for the private roadway for 99th Street N.W. extended, as agreed to by the County and the Developer, or such other location as agreed to by the parties. At the County's option, the Developer and the County shall enter into a Participation Agreement whereby the Developer agrees to move such line during the construction of the Golf Course with the County paying the costs. The relocation of the waterline shall be approved by the Project Management Department. Upon such relocation, an easement, in a form acceptable to the County Attorney, to the extents necessary recognizing the current or relocated greenway easement for County access and maintenance of the waterline shall be included on all Final Site Plans and dedicated on Final Plats or otherwise conveyed to Manatee County.

D. Transportation

1. The applicant shall be responsible for any additional on-site or off-site related safety improvements attributable to this project, as determined by the Planning Department, based on the findings of the traffic study.
2. The applicant shall be responsible for any additional on-site or off-site capacity related improvement required as part of a CLOS for this project.

3. The developer shall use best efforts to secure access to Manatee Avenue via an extension of the current 99th Street N.W. If constructed, this road shall be available for emergency or evacuation purposes upon notification by the County. Such access shall be the primary access to the Golf Course and adjacent property currently owned by Developer (identified as Palma Sola Point/PDR-02-31(Z)(P)).

After access is secured to the golf course land from Manatee Avenue VIA 99th Street N.W., County may limit access to the golf course land from 9th Avenue N.W. to the residents of the golf course land, emergency personnel, and golf course members who reside north of 1st Avenue N.W. and west of Warner's Bayou and guests accompanying such members. In such event, the County may require the attachment of a waterline to the bridge to be constructed. The County shall pay for the waterline, all costs for installation of the waterline, and any increase in costs for bridge construction and materials to support the waterline, but the developer shall pay design costs. The developer shall grant to County an easement for installation, replacement, and maintenance of such waterline.

In the event that access to Manatee Avenue cannot be permitted or otherwise secured such that access to the golf course land utilizes 9th Avenue N.W. and the developer shall contribute two-hundred-fifty thousand dollars (\$250,000.00) to Manatee County as mitigation of the transportation impacts of the improvements to the golf course land. This payment shall not be impact fee creditable. Such payment shall be payable prior to the Final Plat approval showing utilization of 9th Avenue NW.

4. The internal roadway with the inclusion of traffic eyebrow turnarounds and turnarounds shall be constructed as shown on the Preliminary Site Plan.
5. Final engineering design shall show the access at 9th Avenue N.W. at 99th Street N.W. a roundabout, subject to Transportation Department approval.
6. Dedication of an additional right of way to create a 42' half-width on 99th Street N.W. is required for future roadway expansion.
7. Internal roads within the project shall be private.
8. Construction traffic to the extent practical shall utilize 17th Avenue N.W. for access during construction, designed of stabilized materials and remain dust free, provided County grants Developer appropriate access rights across the Land to the Golf Course Land. No construction traffic shall occur on Sundays, except between 10:00 a.m. and 7:00 p.m., and no heavy construction traffic shall be allowed on Sundays. On all other days, construction traffic shall be limited to hours between 7:00 a.m. and sundown.

E. Environmental

1. On-site monitoring by a professional archaeologist shall take place during all infrastructure installation through wetland areas.
2. Prior to Final Site Plan approval, the applicant shall gain approval of a Hurricane Evacuation Plan and Disaster Plan from the Director of Public Safety. The plan shall ensure delivery of the Manatee County "All-Hazard Guide" and Red Cross brochure

"Your Family Disaster Plan" to each homeowner, and assure of receipt or posting of an evacuation zone map.

3. An Exotic Plant Management Plan for the purpose of removal of nuisance exotic plant species from site shall be submitted by the applicant and approved by the Planning Department prior to Final Site Plan approval. The plan shall require removal of all nuisance exotic plant species unless removal would cause soil erosion which would be excessive, as determined by the Planning Department.
4. An Integrated Pest Management Plan (IPM) shall be submitted to the Planning Department for review and approval prior to or concurrently with the Final Site Plan. The developer shall encourage homeowners to participate in the Florida Yards and Neighborhood Program by providing program information to each buyer and notice of this program shall be contained in the Homeowner's Documents. The Planning Department may require water quality monitoring as part of the IPM.
5. The applicant shall provide 150% treatment for storm water, in compliance with Outstanding Florida Waters criteria.
6. The location of all active and inactive groundwater wells and proper abandonment of unused water wells shall be shown on the Final Site Plan.
7. All plants installed in the wetland buffers shall be native plants identified on the Native Plant Pallet submitted into the record for this project, unless otherwise approved by the Planning Department.
8. The southerly extension of 99th Street N.W. to Manatee Avenue shall be constructed in a manner which minimizes impacts to wetlands and wetland buffers. Prior to Construction Plan approval, the applicant shall submit a wetland mitigation plan to the Planning Department for review and approval which addresses impacts to wetlands and wetland buffers in accordance with the Comprehensive Plan and Land Development Code. Such mitigation and compensation may be located within lands owned by Manatee County, subject to approval of the County.
9. The developer shall provide a study, consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to each Final Site Plan approval. A permit or Management Plan, approved by the appropriate State or federal agency, shall be provided to the Natural Resources Division for any listed species found on-site, prior to Final Site Plan approval. The Final Site Plans shall be designed to be consistent with the approved permits or Management Plans.
10. An Environmental Resource Permit (ERP) approved by the SWFWMD shall be submitted to the Planning Department for review prior to Final Site Plan approval.
11. There may be a Bald Eagle nest adjacent to this project. If applicable, Final Site Plans shall be designed in accordance with Habitat Management Guidelines for the Bald Eagle in the Southeast Region, as amended, or a Habitat Management Plan for Bald Eagles, approved by the U.S. Fish and Wildlife Service, shall be provided prior to Final Site Plan approval.
12. Any landscaping proposed within required wetland buffers shall be native species.

F. Floodplain and Stormwater Management

1. A FEMA CLOMR (Conditional Letter of Map Revision) is required prior to Final Site Plan and Construction Plan approval. Also, the FEMA CLOMR shall include WHAFIS wave modeling. All correspondence with FEMA shall be forwarded to the Transportation Department and Building Official.

Prior to Final Plat approval for the residential subdivision or issuance of any CO for non-residential structures for the project, a Letter of Map revision shall be approved by FEMA.

2. Prior to Final Site Plan and construction plan approval, final design, and drainage modeling shall demonstrate that no adverse impacts shall be created to neighboring residents surrounding the site with respect to storm surge, drainage routing, grading, and runoff.
3. The conveyance of runoff through drainage ditch systems which run west and south from 99th Street N.W. and 9th Avenue N.W. shall be maintained in the post development condition by open or piped systems. Public drainage or flowage easement shall be provided through these systems. Either of the above two conveyance systems (rerouted or not) shall be subject to approval by the Storm Water Management Division.
4. Prior to Final Site Plan and Construction Plans approval, final design shall demonstrate from existing grade to top of slope is stabilized, and shall be subject to review and approval by the Storm water Management Division, Transportation Department.
5. Monitoring after category 1 or greater storm event is required by the Golf Course and Country Club and Homeowner's Association if the site falls within an area declared a disaster by either the Federal, State of Florida, or Manatee County Government. Damage assessment shall be performed by a professional engineer to determine the extent of damage on the site, and necessary repair. Certified damage reports shall be provided to the county, identifying the area of damage on the site and required repair.
6. At Building Permit application, if structure is determined to be in the 100 year floodplain, a Floodplain Management Permit and a disclosure statement (on the limitations on use below the FPE) will be required. On lots with more than one flood zone, the floodplain boundary shall be delineated. This shall not be required if a FEMA Letter of Map Revision is provided showing the lots and structures are no longer in the floodplain.

Section 3. 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 4. Effective Date: This Ordinance shall become effective immediately upon filing in the Office of the Secretary of State in Tallahassee, Florida.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 17th day of August, 2006.

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

BY: *Patricia H. Bloor*

Third Vice- **Chairman**

ATTEST:

R. B. SHORE
Clerk of the Circuit Court

BY: *R. B. Shore*

Deputy Clerk



EXHIBIT "A"

LEGAL DESCRIPTION

GOLF COURSE

DESCRIPTION: PARCEL "A"

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST; THENCE RUN N 88°45'34" W ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 16.00 FEET; THENCE S 01°10'55" W, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING; THENCE S 01°10'55" W ALONG THE WESTERLY MAINTAINED RIGHT OF WAY OF 99TH STREET NORTHWEST, A DISTANCE OF 1290.40 FEET; THENCE S 88°45'13" E, A DISTANCE OF 16.00 FEET; THENCE S 01°10'55" W ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 662.57 FEET; THENCE N 88°46'52" W, A DISTANCE OF 113.30 FEET; THENCE N 01°13'08" E, A DISTANCE OF 35.90 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 13°29'05" E, A DISTANCE OF 205.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 122.12 FEET THROUGH A CENTRAL ANGLE OF 34°07'55" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 47°37'00" W, A DISTANCE OF 225.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 226.26 FEET THROUGH A CENTRAL ANGLE OF 57°37'00" TO THE POINT OF TANGENCY; THENCE S 80°00'00" W, A DISTANCE OF 240.82 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 10°00'00" E, A DISTANCE OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 103.52 FEET THROUGH A CENTRAL ANGLE OF 91°15'00" TO THE POINT OF TANGENCY; THENCE S 11°15'00" E, A DISTANCE OF 167.84 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 77°56'00" E, A DISTANCE OF 560.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 392.42 FEET THROUGH A CENTRAL ANGLE OF 40°09'00" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 37°47'00" W, A DISTANCE OF 170.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 534.07 FEET THROUGH A CENTRAL ANGLE OF 180°00'00" TO THE POINT OF TANGENCY; THENCE N 52°13'00" W, A DISTANCE OF 468.26 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 37°47'00" E, A DISTANCE OF 112.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 123.57 FEET THROUGH A CENTRAL ANGLE OF 63°13'00" TO THE POINT OF TANGENCY; THENCE N 11°00'00" E, A DISTANCE OF 167.15 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 79°00'00" W, A DISTANCE OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 96.06 FEET THROUGH A CENTRAL ANGLE OF 31°27'00" TO THE POINT OF TANGENCY; THENCE N 20°27'00" W, A DISTANCE OF 201.97 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 69°33'00" W, A DISTANCE OF 235.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 244.93 FEET THROUGH A CENTRAL ANGLE OF

59°43'00" TO THE POINT OF TANGENCY; THENCE N 80°10'00" W, A DISTANCE OF 82.51 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 09°50'00" E, A DISTANCE OF 162.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 131.99 FEET THROUGH A CENTRAL ANGLE OF 46°41'00" TO THE POINT OF TANGENCY; THENCE N 33°29'00" W, A DISTANCE OF 1923.69 FEET; THENCE N 30°12'00" W, A DISTANCE OF 349.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 59°48'00" W, A DISTANCE OF 105 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 140.07 FEET THROUGH A CENTRAL ANGLE OF 76°39'00" TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 16°51'00" W, A DISTANCE OF 70.00 FEET; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 187.29 FEET THROUGH A CENTRAL ANGLE OF 153°18'00" TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 43°33'00" W, A DISTANCE OF 204.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 223.05 FEET THROUGH A CENTRAL ANGLE OF 62°38'51" TO THE END OF CURVE; THENCE N 39°59'00" W, A DISTANCE OF 229.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 50°01'00" W, A DISTANCE OF 180.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 113.83 FEET THROUGH A CENTRAL ANGLE OF 36°14'00" TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 13°47'00" E, A DISTANCE OF 252.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 70.15 FEET THROUGH A CENTRAL ANGLE OF 15°57'00" TO THE END OF CURVE; THENCE N 37°16'00" W, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 52°44'00" E, A DISTANCE OF 225.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 174.55 FEET THROUGH A CENTRAL ANGLE OF 44°27'00" TO THE END OF CURVE; THENCE N 40°20'00" E, A DISTANCE OF 132.22 FEET; THENCE N 28°47'00" E, A DISTANCE OF 100.10 FEET; THENCE N 40°19'31" E, A DISTANCE OF 180.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 16°40'42" W, A DISTANCE OF 750.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 251.17 FEET THROUGH A CENTRAL ANGLE OF 19°11'18" TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 35°52'00" W, A DISTANCE OF 270.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 227.84 FEET THROUGH A CENTRAL ANGLE OF 48°21'00" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 84°13'00" E, A DISTANCE OF 52.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 65.39 FEET THROUGH A CENTRAL ANGLE OF 72°03'00" TO THE POINT OF TANGENCY; THENCE N 77°50'00" E, A DISTANCE OF 527.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 12°10'00" W, A DISTANCE OF 425.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 476.83 FEET THROUGH A CENTRAL ANGLE OF 64°17'00" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 76°27'00" E, A DISTANCE OF 245.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 138.05 FEET THROUGH A CENTRAL ANGLE OF 32°17'00" TO THE POINT OF TANGENCY; THENCE N 45°50'00" E, A DISTANCE OF 243.43 FEET; THENCE N 90°00'00" E, A DISTANCE OF 257.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 00°00'00" E, A

DISTANCE OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 159.14 FEET THROUGH A CENTRAL ANGLE OF $91^{\circ}10'59''$ TO THE POINT OF TANGENCY; THENCE $S 01^{\circ}10'59'' W$, A DISTANCE OF 1108.91 FEET; THENCE $S 71^{\circ}23'36'' E$, A DISTANCE OF 1038.81 FEET; THENCE $S 01^{\circ}13'52'' W$, A DISTANCE OF 1038.60 FEET; THENCE $S 88^{\circ}45'34'' E$ ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 9TH AVENUE NORTHWEST, A DISTANCE OF 313.57 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 23 AND 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, FOR A POINT OF BEGINNING, SAID POINT LYING ON THE SURVEY LINE END OF THE PUBLIC RIGHT-OF-WAY FOR 99TH STREET NORTHWEST AS RECORDED IN ROAD PLAT BOOK 6, PAGES 170-172, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA THENCE $N 88^{\circ}49'05'' W$ ALONG SAID END OF PUBLIC RIGHT-OF-WAY AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 70.00 FEET; THENCE $N 34^{\circ}52'19'' E$ A DISTANCE OF 126.19 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 26; THENCE $S 01^{\circ}10'55'' W$, ALONG SAID EAST LINE, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA, LESS MAINTAINED RIGHT-OF-WAY FOR 99TH STREET NORTHWEST.

ALSO LESS AND EXCEPT:

A PARCEL OF LAND BEING IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST; THENCE $S 01^{\circ}10'55'' W$ ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1318.36 FEET TO THE SOUTH END OF THE PUBLIC RIGHT-OF-WAY FOR 99TH STREET NORTHWEST (ROAD PLAT BOOK 6, PAGE 170); BEING THE POINT OF BEGINNING: ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 26, THENCE CONTINUE $S 01^{\circ}10'55'' W$, A DISTANCE OF 662.57 FEET; THENCE $N 88^{\circ}48'00'' W$, A DISTANCE OF 85.00 FEET; THENCE $N 01^{\circ}10'55'' E$, A DISTANCE OF 662.57 FEET TO THE SOUTH LINE OF SAID PUBLIC RIGHT-OF-WAY OF 99TH STREET NORTHWEST; THENCE $S 88^{\circ}48'00'' E$, ALONG SAID SOUTH LINE, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL "B"

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST; THENCE RUN $S 01^{\circ}10'55'' W$ ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 2639.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING $S 01^{\circ}10'30'' W$, A DISTANCE OF 425.10 FEET; THENCE $S 80^{\circ}08'29'' W$, A DISTANCE OF 71.32 FEET; THENCE $N 01^{\circ}10'30'' E$, A DISTANCE OF 520.95 FEET; THENCE $S 39^{\circ}14'26'' E$, A DISTANCE OF 107.97 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: PARCEL "A"

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST; THENCE N 89°36'54" W ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 16.00 FEET; THENCE S 00°19'34" W, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°19'34" W ALONG THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF 99TH STREET NORTHWEST A DISTANCE OF 1211.06 FEET; THENCE S 34°01'32" W A DISTANCE OF 96.58 FEET; THENCE N 89°47'24" W A DISTANCE OF 15.01 FEET; THENCE S 00°21'55" W A DISTANCE OF 662.57 FEET; THENCE N 87°26'40" W A DISTANCE OF 28.27 FEET; THENCE N 00°21'47" E, A DISTANCE OF 35.90 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 12°37'44" E, AT A DISTANCE OF 205.00 FEET; THENCE WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°07'55", A DISTANCE OF 122.12 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, TO THE LEFT HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°37'00", A DISTANCE OF 226.26 FEET TO A POINT OF TANGENCY; THENCE S 79°08'39" W, A DISTANCE OF 240.82 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE LEFT HAVING A RADIUS OF 65.00 FEET; THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°15'00", A DISTANCE OF 103.52 FEET TO A POINT OF TANGENCY; THENCE S 12°06'20" E, A DISTANCE OF 167.84 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 77°04'39" E, AT A DISTANCE OF 560.00 FEET; THENCE SOUTHERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°09'00", A DISTANCE OF 392.42 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, TO THE RIGHT HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 534.07 FEET TO A POINT OF TANGENCY; THENCE N 53°04'21" W, A DISTANCE OF 468.26 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE RIGHT HAVING A RADIUS OF 112.00 FEET; THENCE NORTHWESTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°13'00", A DISTANCE OF 123.57 FEET TO A POINT OF TANGENCY; THENCE N 10°08'39" E, A DISTANCE OF 167.15 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE LEFT HAVING A RADIUS OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°27'00", A DISTANCE OF 96.06 FEET TO A POINT OF TANGENCY; THENCE N 21°18'21" W, A DISTANCE OF 201.97 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE LEFT HAVING A RADIUS OF 235.00 FEET; THENCE NORTHERLY, NORTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°43'00", A DISTANCE OF 244.93 FEET TO A POINT OF TANGENCY; THENCE N 81°01'21" W, A DISTANCE OF 82.51 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE RIGHT HAVING A RADIUS OF 162.00 FEET; THENCE WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°41'00", A DISTANCE OF 131.99 FEET TO A POINT OF

TANGENCY; THENCE N 34°20'21" W, A DISTANCE OF 1923.69 FEET; THENCE N 31°03'21" W, A DISTANCE OF 349.20 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE LEFT HAVING A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°39'00", A DISTANCE OF 140.47 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, TO THE RIGHT HAVING A RADIUS OF 70.00 FEET; THENCE WESTERLY, NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 153°18'00", A DISTANCE OF 187.29 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, TO THE LEFT HAVING A RADIUS OF 204.00 FEET; THENCE NORTHEASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°38'51", A DISTANCE OF 223.05 FEET; THENCE N 40°50'21" W, A DISTANCE OF 229.48 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE LEFT HAVING A RADIUS OF 180.00 FEET; THENCE NORTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°14'00", A DISTANCE OF 113.83 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 252.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°57'00", A DISTANCE OF 70.15 FEET; THENCE N 38°07'21" W, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE RIGHT HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°27'00", A DISTANCE OF 174.55 FEET; THENCE N 39°28'39" E, A DISTANCE OF 132.22 FEET; THENCE N 27°55'39" E, A DISTANCE OF 100.10 FEET; THENCE N 39°28'10" E, A DISTANCE OF 180.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 17°32'03" W, AT A DISTANCE OF 750.00 FEET; THENCE EASTERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'18", A DISTANCE OF 251.17 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE, TO THE LEFT HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°21'00", A DISTANCE OF 227.84 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, TO THE RIGHT HAVING A RADIUS OF 52.00 FEET; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°03'00", A DISTANCE OF 65.39 FEET TO A POINT OF TANGENCY; THENCE N 76°58'39" E, A DISTANCE OF 527.08 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE LEFT HAVING A RADIUS OF 425.00 FEET; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°17'00", A DISTANCE OF 476.83 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, TO THE RIGHT HAVING A RADIUS OF 245.00 FEET; THENCE NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°17'00", A DISTANCE OF 138.05 FEET TO A POINT OF TANGENCY; THENCE N 44°58'39" E, A DISTANCE OF 243.43 FEET; THENCE N 89°08'39" E, A DISTANCE OF 257.14 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°10'59", A DISTANCE OF 159.14 FEET TO A POINT OF TANGENCY; THENCE S 00°19'38" W, A DISTANCE OF 1108.91 FEET; THENCE S 72°14'57" E, A DISTANCE OF 1038.81 FEET; THENCE S 00°22'32" W, A DISTANCE OF 1038.60 FEET; THENCE S 89°36'54" E, A DISTANCE OF 313.57 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 23 AND 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA. SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 199.89 ACRES

DESCRIPTION: PARCEL "B"

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, THENCE RUN S 00°19'34" W ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 2639.31 FEET TO THE POINT OF BEGINNING; THENCE S 00°19'09" W A DISTANCE OF 425.10 FEET; THENCE S 79°17'09" W A DISTANCE OF 71.32 FEET THENCE N 00°19'09" E A DISTANCE OF 520.95 FEET THENCE S 40°05'47" E A DISTANCE OF 107.97 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA, CONTAINING 0.76 ACRES.

TOTAL ACREAGE FOR PARCEL "A" & "B" 200.65 ACRES

COUNTY PARCEL

DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, THENCE RUN S 01°10'55" W ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1980.97 FEET; THENCE N 88°46'52" W, A DISTANCE OF 113.30 FEET TO THE POINT OF BEGINNING; THENCE S 01°13'08" W, A DISTANCE OF 525.00 FEET; THENCE S 39°14'26" E, A DISTANCE OF 67.28 FEET; THENCE S 01°10'30" W, A DISTANCE OF 520.95 FEET TO THE CENTERLINE OF A CANAL; THENCE WESTERLY ALONG SAID CENTERLINE THE FOLLOWING FOUR COURSES: THENCE S 80°08'29" W, A DISTANCE OF 40.34 FEET; THENCE N 82°34'30" W, A DISTANCE OF 518.88 FEET; THENCE N 56°03'31" W, A DISTANCE OF 449.95 FEET; THENCE N 55°08'30" W, A DISTANCE OF 266.35 FEET; THENCE N 88°45'58" W, A DISTANCE OF 503.63 FEET; THENCE N 49°42'46" E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PALMA SOLA LOOP ROAD (NOT OPEN), A DISTANCE OF 558.23 FEET; THENCE S 58°38'00" E, A DISTANCE OF 309.45 FEET; THENCE S 52°13'00" E, DISTANCE OF 468.26 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 534.07 FEET THROUGH A CENTRAL ANGLE OF 180°00'00" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 392.42 FEET THROUGH A CENTRAL ANGLE OF 40°09'00" TO THE POINT OF TANGENCY; THENCE N 11°15'00" W, A DISTANCE OF 167.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 103.52 FEET THROUGH A CENTRAL ANGLE OF 91°15'00" TO THE POINT OF TANGENCY; THENCE N 80°00'00" E, A DISTANCE OF 240.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 225.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 226.26 FEET THROUGH A

CENTRAL ANGLE OF 57°37'00" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 122.12 FEET THROUGH A CENTRAL ANGLE OF 34°07'55" TO THE END OF SAID CURVE; THENCE S 01°13'08" W, A DISTANCE OF 35.90 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 20.34 ACRES.

PRESERVE PARCEL

DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 34 SOUTH, RANGE 16 EAST; THENCE N 88°44'51" W ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 25.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 99TH STREET NORTHWEST AS SHOWN ON THE PLAT OF PALMA FROST PROOF FARMS, A SUBDIVISION IN SAID SECTION 23 AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 78 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 01°15'03" W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2645.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE S 01°14'08" W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 330.13 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE N 88°44'56" W ALONG SAID SOUTH LINE, A DISTANCE OF 1296.97 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE S 01°10'59" W ALONG SAID EAST LINE, A DISTANCE OF 990.49 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE S 71°23'36" E, A DISTANCE OF 1038.81 FEET; THENCE S 01°13'52" W, A DISTANCE OF 1038.60 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 9TH AVENUE NORTHWEST; THENCE S 88°45'34" E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 313.57 FEET TO AN INTERSECTION WITH THE WEST MAINTAINED RIGHT OF WAY LINE OF 99TH STREET NORTHWEST PER ROAD PLAT BOOK 6, PAGE 170 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 01°10'55" W ALONG SAID WEST MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 1290.40 FEET; THENCE S 88°45'13" E, A DISTANCE OF 16.00 FEET TO AN INTERSECTION WITH EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE S 01°10'55" W ALONG SAID EAST LINE, A DISTANCE OF 462.00 FEET; THENCE S 53°49'05" E, A DISTANCE OF 350.00 FEET; THENCE N 88°46'52" W, A DISTANCE OF 400.00 FEET; THENCE S 01°13'08" W, A DISTANCE OF 525.00 FEET; THENCE S 39°14'26" E, A DISTANCE OF 175.25 FEET WITH AN INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE S 01°10'30" W ALONG SAID EAST LINE, A DISTANCE OF 425.10 FEET; THENCE S 80°08'29" W, A DISTANCE OF 111.66 FEET; THENCE N 82°34'30" W, A DISTANCE OF 518.88 FEET; THENCE N 56°03'31" W, A DISTANCE OF 449.95 FEET; THENCE N 55°08'30" W, A DISTANCE OF 266.35 FEET; THENCE N 88°45'58" W, A DISTANCE OF 503.63 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF PALMA SOLA LOOP ROAD; THENCE N 49°42'46" E ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 574.62 FEET; THENCE N 64°30'25" W, A DISTANCE OF 54.83

FEET TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF PERICO BAYOU; THENCE NORTHWESTERLY ALONG SAID MEAN HIGH WATER LINE THROUGH THE FOLLOWING SIX (6) MEANDER LINE COURSES: (1) S 60°20'42" W, A DISTANCE OF 909.77 FEET; (2) N 30°06'34" W, A DISTANCE OF 1450.87 FEET; (3) N 30°46'32" W, A DISTANCE OF 2050.94 FEET; (4) N 20°58'27" W, A DISTANCE OF 1925.63 FEET; (5) N 15°43'48" W, A DISTANCE OF 1589.07 FEET; (6) S 59°46'23" W, A DISTANCE OF 1852.01 FEET TO AN INTERSECTION WITH THE MEAN HIGH WATER LINE OF TAMPA BAY; THENCE EASTERLY ALONG SAID MEAN HIGH WATER LINE THROUGH THE FOLLOWING SEVEN (7) MEANDER LINE COURSES: (1) N 33°53'39" E, A DISTANCE OF 644.22 FEET; (2) N 61°28'54" E, A DISTANCE OF 2570.74 FEET; (3) N 74°46'59" E, A DISTANCE OF 2431.70 FEET; (4) N 55°59'43" E, A DISTANCE OF 750.79 FEET; (5) S 89°34'35" E, A DISTANCE OF 550.83 FEET; (6) S 83°46'51" E, A DISTANCE OF 1468.40 FEET; (7) S 37°08'01" E, A DISTANCE OF 180.83 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 16 EAST; THENCE N 89°00'03" W ALONG SAID SOUTH LINE, A DISTANCE OF 195.39 FEET TO AN INTERSECTION WITH SAID MEAN HIGH WATER LINE OF TAMPA BAY AND TO A POINT HEREIN KNOWN AS POINT "A"; THENCE WESTERLY ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 635.00 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTH LINE AND A POINT HEREIN KNOWN AS POINT "B" LYING N 89°00'03" W, A DISTANCE OF 561.23 FEET FROM AFORESAID POINT "A"; THENCE N 89°00'03" W ALONG SAID SOUTH LINE, A DISTANCE OF 153.12 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 13, 14, 23, 25 AND 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT
DESCRIPTION: GOLF COURSE

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST; THENCE RUN N 88°45'34" W ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 16.00 FEET; THENCE S 01°10'55" W, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING; THENCE S 01°10'55" W ALONG THE WESTERLY MAINTAINED RIGHT OF WAY OF 99TH STREET NORTHWEST, A DISTANCE OF 1290.40 FEET; THENCE S 88°45'13" E, A DISTANCE OF 16.00 FEET; THENCE S 01°10'55" W ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 662.57 FEET; THENCE N 88°46'52" W, A DISTANCE OF 113.30 FEET; THENCE N 01°13'08" E, A DISTANCE OF 35.90 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 13°29'05" E, A DISTANCE OF 205.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 122.12 FEET THROUGH A CENTRAL ANGLE OF 34°07'55" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 47°37'00" W, A DISTANCE OF 225.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 226.26 FEET THROUGH A CENTRAL ANGLE OF 57°37'00" TO THE POINT OF TANGENCY; THENCE S 80°00'00" W, A DISTANCE OF 240.82 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 10°00'00" E, A DISTANCE OF 65.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 103.52 FEET THROUGH A CENTRAL ANGLE OF 91°15'00" TO THE POINT OF TANGENCY; THENCE S 11°15'00" E, A DISTANCE OF 167.84 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 77°56'00" E, A DISTANCE OF 560.00 FEET; THENCE SOUTHERLY

ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 392.42 FEET THROUGH A CENTRAL ANGLE OF $40^{\circ}09'00''$ TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES $S\ 37^{\circ}47'00''\ W$, A DISTANCE OF 170.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 534.07 FEET THROUGH A CENTRAL ANGLE OF $180^{\circ}00'00''$ TO THE POINT OF TANGENCY; THENCE $N\ 52^{\circ}13'00''\ W$, A DISTANCE OF 468.26 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES $N\ 37^{\circ}47'00''\ E$, A DISTANCE OF 112.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 123.57 FEET THROUGH A CENTRAL ANGLE OF $63^{\circ}13'00''$ TO THE POINT OF TANGENCY; THENCE $N\ 11^{\circ}00'00''\ E$, A DISTANCE OF 167.15 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES $N\ 79^{\circ}00'00''\ W$, A DISTANCE OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 96.06 FEET THROUGH A CENTRAL ANGLE OF $31^{\circ}27'00''$ TO THE POINT OF TANGENCY; THENCE $N\ 20^{\circ}27'00''\ W$, A DISTANCE OF 201.97 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES $S\ 69^{\circ}33'00''\ W$, A DISTANCE OF 235.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 244.93 FEET THROUGH A CENTRAL ANGLE OF $59^{\circ}43'00''$ TO THE POINT OF TANGENCY; THENCE $N\ 80^{\circ}10'00''\ W$, A DISTANCE OF 82.51 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES $N\ 09^{\circ}50'00''\ E$, A DISTANCE OF 162.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 131.99 FEET THROUGH A CENTRAL ANGLE OF $46^{\circ}41'00''$ TO THE POINT OF TANGENCY; THENCE $N\ 33^{\circ}29'00''\ W$, A DISTANCE OF 1923.69 FEET; THENCE $N\ 30^{\circ}12'00''\ W$, A DISTANCE OF 349.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES $S\ 59^{\circ}48'00''\ W$, A DISTANCE OF 105 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 140.07 FEET THROUGH A CENTRAL ANGLE OF $76^{\circ}39'00''$ TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES $N\ 16^{\circ}51'00''\ W$, A DISTANCE OF 70.00 FEET; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 187.29 FEET THROUGH A CENTRAL ANGLE OF $153^{\circ}18'00''$ TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES $N\ 43^{\circ}33'00''\ W$, A DISTANCE OF 204.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 223.05 FEET THROUGH A CENTRAL ANGLE OF $62^{\circ}38'51''$ TO THE END OF CURVE; THENCE $N\ 39^{\circ}59'00''\ W$, A DISTANCE OF 229.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES $S\ 50^{\circ}01'00''\ W$, A DISTANCE OF 180.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 113.83 FEET THROUGH A CENTRAL ANGLE OF $36^{\circ}14'00''$ TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES $N\ 13^{\circ}47'00''\ E$, A DISTANCE OF 252.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 70.15 FEET THROUGH A CENTRAL ANGLE OF $15^{\circ}57'00''$ TO THE END OF CURVE; THENCE $N\ 37^{\circ}16'00''\ W$, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES $N\ 52^{\circ}44'00''\ E$, A DISTANCE OF 225.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 174.55 FEET THROUGH A CENTRAL ANGLE OF $44^{\circ}27'00''$ TO THE END OF CURVE; THENCE $N\ 40^{\circ}20'00''\ E$, A DISTANCE OF 132.22 FEET; THENCE $N\ 28^{\circ}47'00''\ E$, A DISTANCE OF 100.10 FEET; THENCE $N\ 40^{\circ}19'31''\ E$, A DISTANCE OF 180.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT

WHOSE RADIUS POINT LIES N 16°40'42" W, A DISTANCE OF 750.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 251.17 FEET THROUGH A CENTRAL ANGLE OF 19°11'18" TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 35°52'00" W, A DISTANCE OF 270.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 227.84 FEET THROUGH A CENTRAL ANGLE OF 48°21'00" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 84°13'00" E, A DISTANCE OF 52.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 65.39 FEET THROUGH A CENTRAL ANGLE OF 72°03'00" TO THE POINT OF TANGENCY; THENCE N 77°50'00" E, A DISTANCE OF 527.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 12°10'00" W, A DISTANCE OF 425.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 476.83 FEET THROUGH A CENTRAL ANGLE OF 64°17'00" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 76°27'00" E, A DISTANCE OF 245.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 138.05 FEET THROUGH A CENTRAL ANGLE OF 32°17'00" TO THE POINT OF TANGENCY; THENCE N 45°50'00" E, A DISTANCE OF 243.43 FEET; THENCE N 90°00'00" E, A DISTANCE OF 257.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 00°00'00" E, A DISTANCE OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 159.14 FEET THROUGH A CENTRAL ANGLE OF 91°10'59" TO THE POINT OF TANGENCY; THENCE S 01°10'59" W, A DISTANCE OF 1108.91 FEET; THENCE S 71°23'36" E, A DISTANCE OF 1038.81 FEET; THENCE S 01°13'52" W, A DISTANCE OF 1038.60 FEET; THENCE S 88°45'34" E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 9TH AVENUE NORTHWEST, A DISTANCE OF 313.57 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 23 AND 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST; THENCE RUN S 01°10'55" W ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 2639.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 01°10'30" W, A DISTANCE OF 425.10 FEET; THENCE S 80°08'29" W, A DISTANCE OF 71.32 FEET; THENCE N 01°10'30" E, A DISTANCE OF 520.95 FEET; THENCE S 39°14'26" E, A DISTANCE OF 107.97 TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 16 EAST; THENCE RUN S 01°10'55" W ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1780.40 FEET TO THE POINT OF BEGINNING; THENCE S 53°49'05" E, A DISTANCE OF 350.00 FEET; THENCE N 88°46'52" W, A DISTANCE OF 286.70 FEET;

THENCE N 01°10'55" E ALONG AFOREMENTIONED EAST SECTION LINE, A DISTANCE OF 200.57 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

**ALSO LESS AND EXCEPT
DESCRIPTION: COUNTY PARCEL**

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, THENCE RUN S 01°10'55" W ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1980.97 FEET; THENCE N 88°46'52" W, A DISTANCE OF 113.30 FEET TO THE POINT OF BEGINNING; THENCE S 01°13'08" W, A DISTANCE OF 525.00 FEET; THENCE S 39°14'26" E, A DISTANCE OF 67.28 FEET; THENCE S 01°10'30" W, A DISTANCE OF 520.95 FEET TO THE CENTERLINE OF A CANAL; THENCE WESTERLY ALONG SAID CENTERLINE THE FOLLOWING FOUR COURSES: THENCE S 80°08'29" W, A DISTANCE OF 40.34 FEET; THENCE N 82°34'30" W, A DISTANCE OF 518.88 FEET; THENCE N 56°03'31" W, A DISTANCE OF 449.95 FEET; THENCE N 55°08'30" W, A DISTANCE OF 266.35 FEET; THENCE N 88°45'58" W, A DISTANCE OF 503.63 FEET; THENCE N 49°42'46" E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PALMA SOLA LOOP ROAD (NOT OPEN), A DISTANCE OF 558.23 FEET; THENCE S 58°38'00" E, A DISTANCE OF 309.45 FEET; THENCE S 52°13'00" E, DISTANCE OF 468.26 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 534.07 FEET THROUGH A CENTRAL ANGLE OF 180°00'00" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 392.42 FEET THROUGH A CENTRAL ANGLE OF 40°09'00" TO THE POINT OF TANGENCY; THENCE N 11°15'00" W, A DISTANCE OF 167.84 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 103.52 FEET THROUGH A CENTRAL ANGLE OF 91°15'00" TO THE POINT OF TANGENCY; THENCE N 80°00'00" E, A DISTANCE OF 240.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS 225.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 226.26 FEET THROUGH A CENTRAL ANGLE OF 57°37'00" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 122.12 FEET THROUGH A CENTRAL ANGLE OF 34°07'55" TO THE END OF SAID CURVE; THENCE S 01°13'08" W, A DISTANCE OF 35.90 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA.

NET AREA 459.66 ACRES MORE OR LESS.



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.
Witness my hand and official seal this 5th day of September, 2006
R.B. SHORR
Clerk of Circuit Court
By: Galcedo D.C.



STATE OF FLORIDA
DEPARTMENT OF STATE
STATE LIBRARY AND ARCHIVES OF FLORIDA

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SUE M. COBB
Secretary of State

September 8, 2006

FILED FOR RECORD
R. B. SHORE

2006 SEP 13 PM 3: 03

Honorable R. B. "Chips" Shore
Clerk of Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

Attention: Quantana Acevedo, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated September 5, 2006 and certified copies of Manatee County Ordinance Nos. PDR-05-06(Z)(P), PDR-03-18(P)(R) and PDR-04-33(Z)(P), which were filed in this office on September 8, 2006.

As requested, one set of date stamped copies are being returned for your records.

Sincerely,

Liz Cloud
Program Administrator

LC/bpn
Enclosures

DIRECTOR'S OFFICE

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