

MANATEE COUNTY ZONING ORDINANCE
PDR-18-08(Z)(P) related to [PDR-15-15(Z)(P)]
NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC, EMPIRE STATE HOLDING
GROUP, LLC, ERIC D. JACKSON AND JOANNE Y. JACKSON, ARCHIE M. SMITH AND
APRIL A. SMITH, MARK HELLER, SAMUEL SCOTT SMITH, AND WAYNE A. REX
REZONE/INDIGO SUBDIVISION (PLN1803-0094)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO THE ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF ± 41.13 ACRES ON THE NORTH AND NORTHEAST PORTIONS OF A ± 241.77 -ACRE SITE (200.64 ACRES ALREADY ZONED PDR) GENERALLY LOCATED ON THE EAST SIDE OF WHITE EAGLE BOULEVARD (F.K.A. POPE ROAD) AND ON THE NORTH SIDE OF 44TH AVENUE EAST, BRADENTON (MANATEE COUNTY) FROM A (GENERAL AGRICULTURE) [37.36 ACRES], A-1 (SUBURBAN AGRICULTURE) [2.96 ACRES], AND PDMU (PLANNED DEVELOPMENT MIXED USE) [0.81 ACRES] ZONING DISTRICTS, TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT; APPROVING A PRELIMINARY SITE PLAN FOR AN ADDITIONAL 120 LOTS FOR A TOTAL OF 710 LOTS FOR SINGLE-FAMILY DETACHED AND SEMI-DETACHED RESIDENCES; REPEALING ORDINANCES IN CONFLICT; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING A LEGAL DESCRIPTION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Neal Communities of Southwest Florida, LLC, Empire State Holding Group, LLC, Eric D. Jackson and Joanne Y. Jackson, Archie M. Smith and April A. Smith, Mark Heller, Samuel Scott Smith, and Wayne A. Rex (the "Applicants") filed an application to rezone approximately 41.13 \pm acres described in Exhibit "A", attached hereto, (the "property") from A (General Agriculture) [37.36 Acres], A-1 (Suburban Agriculture) [2.96 Acres], and PDMU (Planned Development Mixed Use) [0.81 Acres] zoning districts to the PDR (Planned Development Residential) zoning district; and

WHEREAS, the applicant also filed a Preliminary Site plan for an additional 120 lots for a total of 710 lots for single-family detached and semi-detached residences (the "project") on the property; and

WHEREAS, the applicant also filed a request for Special Approval for a project: 1) exceeding a gross density of one dwelling unit per acre in the UF-3 and MU-C/R Future Land Use Categories (FLUCs), 2) exceeding a net density of three dwelling units per acre in the UF-3 and MU-C/R FLUCs, 3) adjacent to a perennial stream, and 4) with habitable structures in pre-development 25-year flood plain; and

WHEREAS, the applicant also filed a request for Specific Approval for an alternative to Land Development Code Section 1001.1.C.3 (Allow a proposed emergency access to serve as a second means of access); and

WHEREAS, Building and Development Services staff recommended approval of the rezone, Preliminary Site Plan, Special Approval and Specific Approval applications subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on November 8, 2018 to consider the rezone, Preliminary Site Plan, Special Approval, and Specific Approval applications, received the staff recommendation and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications subject to the stipulations contained in the staff report.

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

Section 1. FINDINGS OF FACT. 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, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, 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 Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance from A (General Agriculture) [37.36 Acres], A-1 (Suburban Agriculture) [2.96 Acres], and PDMU (Planned Development Mixed Use) [0.81 Acres] zoning districts to the PDR (Planned Development Residential) zoning district.

B. The Board of County Commissioners held a duly noticed public hearing on December 6, 2018 regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 15-17, the Manatee County Land Development Code, and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

D. For the purposes of granting Special Approval, the Board finds that the purpose of the Special Approval regulation is satisfied by the analysis provided in the staff report and proposed

design which indicates the proposed project will have no significant detrimental impacts on natural resources, adjacent land uses, or public facilities.

E. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 1001.1.C.3, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed alternative design providing secondary means of access through an emergency access connection.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for an additional 120 lots for a total of 710 lots for single-family detached and semi-detached residences upon the property, subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

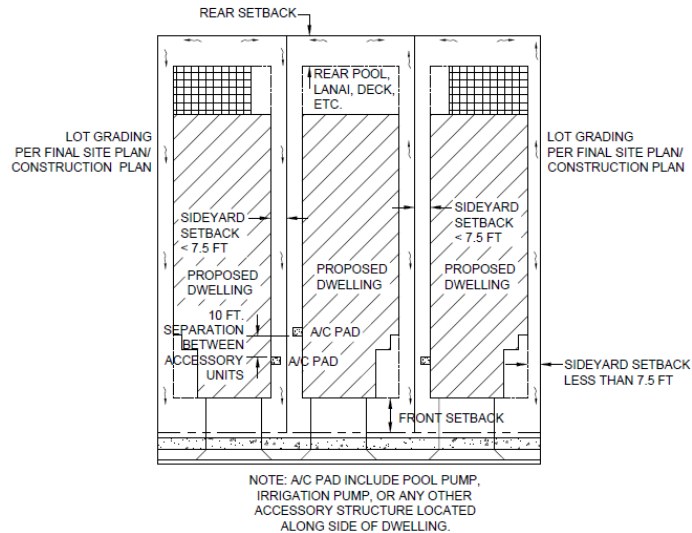
1. No lots shall be platted through any landscape buffers, retention ponds, wetlands, wetland buffers, or upland preservation areas, unless approved through an Ecosystem Management Plan.
2. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in a separate addendum to the sales contract and in the Final Site Plan shall include language to inform prospective homeowners of:
 - a) The presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
 - b) Internal streets are privately owned and maintained by the Homeowner's Association or other appropriate legal entity.
3. Prior to Final Plat approval, enhanced landscaping or a six-foot high decorative opaque wall or fence shall be installed along the interior edge of the roadway buffer along 44th Avenue East and White Eagle Boulevard. Landscaping shall be installed on the exterior side of the wall or fence.
4. Walls or fences within roadway or perimeter buffers shall be measured from the finished grade of the adjacent roadway or lot (exclusive of any swales), whichever elevation is greater. This requirement shall be verified with a cross-section detail on the Final Site Plan.
5. All other applicable state or federal permits shall be obtained before commencement of the development. ‘
6. Any gates or emergency access points within the project shall be accessible to emergency providers in accordance with the requirements of applicable County ordinances and resolutions.
7. Final Site Plan (FSP) review and approval is required for any recreational or amenity

area. Required number of parking spaces will be determined at FSP based on the type and square footage of the recreational uses. Any recreation or amenity structure shall have a minimum 20-foot setback from all property lines.

8. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provide for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.
9. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.
10. All lots adjacent to active agricultural operation shall have an additional 35' setback, unless separated by a street or other designated open space at least 35' in width. If an adjoining agricultural operation is no longer in effect at the time of submittal of the Final Plat, then the requirements of Section 702.6.7 shall no longer apply, and the additional 35' setback may be eliminated from the plat.

B. STORMWATER STIPULATIONS

1. This project shall be required to reduce the calculated pre-development flow rate by fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek. Modeling shall be used to determine pre-and post-development flows.
2. All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. Drainage modeling shall utilize the pending Mill Creek Watershed Study (most recent version on file at the Public Works Department) to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property based upon a "no-rise" flood stage condition.
3. There shall be a minimum ten (10) foot separation between accessory equipment and structures alongside adjoining houses with 5-foot side yard setbacks.



C. ENVIRONMENTAL STIPULATIONS

1. The applicant has voluntarily proffered a Preliminary Ecosystems Management Plan to offset impacts to wetlands and will voluntarily proffer a Final Ecosystems Management Plan at time of Final Site Plan.
2. Applicant shall provide a wetland mitigation plan prior to final site plan approval that demonstrates compliance with LDC Section 706.6. Mitigation for Altered Wetlands. Areas considered for mitigation of impacts will require standard monitoring and success criteria similar to the permitted areas on Phase VI and VII.
3. Landscape plantings shall be in compliance with LDC Sections 700 and 701 and will be reviewed on the Final Site Plan.
4. A Conservation Easement for the areas defined as post-development jurisdictional wetlands/wetland buffers and upland preservation areas for wetland mitigation purposes shall be dedicated to the County prior to or concurrent with each Final Plat approval.
5. Consistent with the Environmental Considerations report dated March 2018, a 100% survey of suitable habitat for gopher tortoises should be conducted prior to construction activity. The Management Plan, and correspondence and permits, approved by the State (Florida Fish and Wildlife Conservation Commission) shall be submitted prior to the commencement of development for any listed species found on site. Evaluation of the proposed development site shall contain dates of field review, name and qualifications of individual(s) conducting the field review – including authorized Gopher Tortoise Agents, a statement of the methodology used to conduct the habitat assessment and biological survey, a map indicating where listed species (or nests or burrows) were observed on the site, a list of all species observed on site, and a habitat management plan describing

measures proposed by the applicant to ensure non-disturbance, relocation or other acceptable mitigative measures.

6. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing).
 - GPS coordinates (latitude/longitude) of the well.
 - The methodology used to secure the well during construction (e.g. fence, tape).
 - The final disposition of the well - used, capped, or plugged.

D. UTILITY ENGINEERING STIPULATIONS

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

Section 3. SPECIAL AND SPECIFIC APPROVALS. Special Approval is hereby granted for a project: 1) exceeding a gross density of one dwelling unit per acre in the UF-3 and MU-C/R Future Land Use Categories (FLUCs), 2) exceeding a net density of three dwelling units per acre in the UF-3 and MU-C/R FLUCs, 3) adjacent to a perennial stream, and 4) with habitable structures in pre-development 25-year flood plain. Special Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof. Specific Approval is hereby granted for an alternative to Land Development Code Section 1001.1.C.3 (Allow a proposed emergency access to serve as a second means of access). The Specific Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof.

Section 4. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 15-17, the Manatee County Land Development Code) is hereby amended by changing the zoning classification of the property identified in Exhibit "A" herein from A (General Agriculture) [37.36 Acres], A-1 (Suburban Agriculture) [2.96 Acres], and PDMU (Planned Development Mixed Use) [0.81 Acres] zoning districts to the PDR (Planned Development Residential) zoning district and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

Section 5. 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, clause, sentence, 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 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 7. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 8. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 6th day of December, 2018.



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

BY: *Priscilla Trace*
Priscilla Trace, Chairman

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court and Comptroller

BY: *[Signature]*
Deputy Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

DESCRIPTION (prepared by certifying surveyor):

The Southwest 1/4 of the Southwest 1/4 of Section 4, Township 35 South, Range 19 East, Manatee County, Florida, together with the tract of land deeded to Loraine B. Riker, as Trustee of The Revocable Living Trust of Loraine B. Riker in Special Warranty Deed recorded in Official Records Book 2246, Page 969 of the Public Records of Manatee County, Florida

Less and Except the tract of land deeded to SMR North 70, LLC, a Florida limited liability company in Special Warranty Deed recorded in Official Record Book 2246, Page 973 of said Public Records.

The above described land is more particularly described as follows:

A tract of land lying in the Southwest 1/4 of the Southwest 1/4 of Section 4 and the Northwest 1/4 of Section 9, Township 35 South, Range 19 East, Manatee County, Florida and more particularly described as follows:

Commence at the southwest corner said Section 4; thence N.00°14'47"E., along the west line of the Southwest 1/4 of said Section 4, a distance of 1,327.41 feet to the northwest corner of said Southwest 1/4 of the Southwest 1/4 of said Section 4; thence S.89°06'39"E., along the north line of said Southwest 1/4 of the Southwest 1/4 of said Section 4, a distance of 12.50 feet to the POINT OF BEGINNING; thence continue S.89°06'39"E., along said north line of the Southwest 1/4 of the Southwest 1/4 of said Section 4, a distance of 1,331.92 feet to the northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 4; thence S.00°07'30"W., along the east line of said Southwest 1/4 of the Southwest 1/4 of Section 4, a distance of 1,327.16 feet to the southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 4; thence continue S.00°07'30"W. a distance of 5.66 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,940.00 feet and a central angle of 03°33'16"; thence westerly along the arc of said curve, a distance of 182.39 feet, said curve having a chord bearing and distance of N.87°20'43"W., 182.36 feet, to the point of tangency of said curve, also being the south line of said Southwest 1/4 of the Southwest 1/4 of said Section 4; thence N.89°07'21"W., along said south line, a distance of 426.72 feet to the southeast corner of the tract of land deeded to SMR North 70, LLC as recorded in Official Records Book 2246, Page 973 of the Public Records of Manatee County, Florida; (the following six (6) calls are along the southerly and westerly lines of said tract of land deeded to SMR North 70, LLC): (1) thence N.00°52'39"E., a distance of 12.50 feet; thence N.89°07'21"W., a distance of 664.00 feet to the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 89°22'08"; thence northwesterly along the arc of said curve, a distance of 77.99 feet to the point of tangency of said curve; thence N.00°14'47"E., a distance of 664.02 feet; thence N.89°44'59"W., a distance of 12.50 feet; thence N.00°14'47"E., a distance of 601.57 feet to the POINT OF BEGINNING.

Said tract contains 1,751,400 square feet or 40.2066 acres, more or less.

(EMPIRE STATE HOLDING GROUP, LLC)

LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 4, 5 and 9, Township 35 South, Range 19 East, Manatee County, Florida and more particularly described as follows:

Commence at the southwest corner said Section 4; thence N.00°14'47"E., along the west line of the Southwest 1/4 of the Southwest 1/4 of said Section 4, a distance of 1,327.41 feet to the northwest corner of said Southwest 1/4 of the Southwest 1/4 of said Section 4; thence S.89°06'39"E., along the north line of said Southwest 1/4 of the Southwest 1/4 of said Section 4, a distance of 2.61 feet to the POINT OF BEGINNING; thence N.00°15'04"E., a distance of 147.58 feet to the point of curvature of a curve to the left having a radius of 2,930.00 feet and a central angle of 23°29'04"; thence northerly along the arc of said curve, a distance of 1,200.96 feet to the point of reverse curvature of a curve to the right having a radius of 2,800.00 feet and a central angle of 01°20'12"; thence northwesterly along the arc of said curve, a distance of 65.32 feet to end of said curve, said point being the westerly extension of the southerly line of premises described in Official Record Book 2504, Page 3613 of the Public Records of Manatee County, Florida; thence N.89°10'03"E., along said westerly extension and the southerly line of said premises described in Official Record Book 2504, Page 3613, a distance of 881.69 feet to the southeast corner of said premises; thence N.01°58'28"W., along the easterly line of said premises, a distance of 598.39 feet to a point on the southerly line of a boundary line agreement, recorded in Official Record Book 1472, Page 1069 of said Public Records; thence S.89°35'18"E., along said southerly line, a distance of 668.19 feet; thence S.10°56'45"E., a distance of 15.37 feet; thence S.16°47'37"E., a distance of 59.59 feet; thence N.90°00'00"W., a distance of 49.94 feet to the point of curvature of a curve to the left having a radius of 15.00 feet and a central angle of 80°28'59"; thence southwesterly along the arc of said curve, a distance of 21.07 feet to the point of tangency of said curve; thence S.09°31'01"W., a distance of 34.20 feet; thence S.10°33'37"E., a distance of 280.84 feet to the point of curvature of a non-tangent curve to the left, having a radius of 290.00 feet and a central angle of 02°41'03"; thence easterly along the arc of said curve, a distance of 13.59 feet, said curve having a chord bearing and distance of S.84°36'00"E., 13.58 feet, to the point of reverse curvature of a curve to the right having a radius of 45.00 feet and a central angle of 64°09'05"; thence southeasterly along the arc of said curve, a distance of 50.38 feet to the point of tangency of said curve; thence S.21°47'27"E., a distance of 24.55 feet; thence S.19°33'49"W., a distance of 85.63 feet; thence S.46°05'26"W., a distance of 251.49 feet; thence S.88°54'41"W., a distance of 65.25 feet; thence S.70°41'39"W., a distance of 73.14 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 82°49'22"; thence southwesterly along the arc of said curve, a distance of 43.37 feet to the point of tangency of said curve; thence S.12°07'43"E., a distance of 206.70 feet; thence S.05°36'35"E., a distance of 47.78 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 18°56'25"; thence southerly along the arc of said curve, a distance of 9.92 feet to the point of tangency of said curve; thence S.24°33'01"E., a distance of 131.43 feet; thence S.16°27'59"E., a distance of 66.55 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 33°50'10"; thence southeasterly along the arc of said curve, a

distance of 17.72 feet to the point of tangency of said curve; thence S.50°18'09"E., a distance of 112.60 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 38°01'19"; thence easterly along the arc of said curve, a distance of 19.91 feet to the point of tangency of said curve; thence S.88°19'28"E., a distance of 130.58 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 50°45'48"; thence northeasterly along the arc of said curve, a distance of 26.58 feet to the point of tangency of said curve; thence N.40°54'44"E., a distance of 50.22 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 55°05'50"; thence northerly along the arc of said curve, a distance of 28.85 feet to the point of tangency of said curve; thence N.14°11'06"W., a distance of 206.81 feet; thence N.64°22'12"E., a distance of 80.79 feet to the point of curvature of a curve to the right having a radius of 145.00 feet and a central angle of 19°48'12"; thence easterly along the arc of said curve, a distance of 50.12 feet to the point of tangency of said curve; thence N.84°10'24"E., a distance of 181.52 feet to the point of curvature of a curve to the right having a radius of 35.00 feet and a central angle of 73°04'19"; thence southeasterly along the arc of said curve, a distance of 44.64 feet to the point of tangency of said curve; thence S.22°45'16"E., a distance of 131.98 feet to the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 38°32'53"; thence southwesterly along the arc of said curve, a distance of 33.64 feet, said curve having a chord bearing and distance of S.24°18'58"W., 33.01 feet, to the point of tangency of said curve; thence S.05°02'32"W., a distance of 40.12 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 24°04'05"; thence southerly along the arc of said curve, a distance of 21.00 feet to the point of tangency of said curve; thence S.19°01'33"E., a distance of 132.26 feet; thence S.02°27'21"E., a distance of 50.33 feet; thence N.82°44'37"W., a distance of 146.94 feet; thence N.66°42'16"W., a distance of 176.11 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 70°48'50"; thence westerly along the arc of said curve, a distance of 37.08 feet to the point of tangency of said curve; thence S.42°28'54"W., a distance of 47.66 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 38°31'10"; thence southwesterly along the arc of said curve, a distance of 20.17 feet to the point of tangency of said curve; thence S.03°57'44"W., a distance of 122.45 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 50°02'44"; thence southerly along the arc of said curve, a distance of 26.20 feet to the point of tangency of said curve; thence S.46°05'00"E., a distance of 42.06 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 25°47'29"; thence southeasterly along the arc of said curve, a distance of 13.50 feet to the point of tangency of said curve; thence S.71°52'29"E., a distance of 210.20 feet; thence S.57°57'55"W., a distance of 51.03 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 31°45'07"; thence southwesterly along the arc of said curve, a distance of 27.71 feet to the point of tangency of said curve; thence S.26°12'48"W., a distance of 99.66 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 36°33'16"; thence southerly along the arc of said curve, a distance of 31.90 feet to the point of tangency of said curve; thence S.10°20'28"E., a distance of 113.56 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 32°51'27"; thence southeasterly along the arc of said curve, a distance of 28.67 feet to the point of tangency of said curve; thence S.43°11'55"E., a distance of 154.43 feet to the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 46°25'02"; thence southeasterly along the arc of said

curve, a distance of 40.51 feet, said curve having a chord bearing and distance of S.66°24'25"E., 39.41 feet, to the point of tangency of said curve; thence S.89°36'56"E., a distance of 106.82 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 17°06'26"; thence easterly along the arc of said curve, a distance of 14.93 feet to the point of tangency of said curve; thence N.73°16'38"E., a distance of 115.55 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 17°48'55"; thence northeasterly along the arc of said curve, a distance of 15.55 feet to the point of tangency of said curve; thence N.55°27'43"E., a distance of 67.84 feet; thence N.86°38'37"E., a distance of 113.60 feet; thence S.43°03'36"E., a distance of 48.35 feet; thence S.15°54'46"E., a distance of 94.00 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 38°27'52"; thence southeasterly along the arc of said curve, a distance of 33.57 feet to the point of tangency of said curve; thence S.54°22'37"E., a distance of 76.09 feet; thence S.09°14'25"E., a distance of 97.72 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 26°46'14"; thence southeasterly along the arc of said curve, a distance of 23.36 feet to the point of tangency of said curve; thence S.36°00'39"E., a distance of 160.96 feet; thence S.10°01'46"W., a distance of 34.43 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 50°26'34"; thence southerly along the arc of said curve, a distance of 44.02 feet to the point of tangency of said curve; thence S.40°24'48"E., a distance of 158.07 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 12°54'25"; thence southeasterly along the arc of said curve, a distance of 11.26 feet to the point of tangency of said curve; thence S.53°19'13"E., a distance of 84.11 feet; thence S.47°53'49"E., a distance of 66.51 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 17°06'19"; thence southeasterly along the arc of said curve, a distance of 14.93 feet to the point of tangency of said curve; thence S.65°00'08"E., a distance of 114.64 feet; thence S.21°45'35"E., a distance of 84.83 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 15°43'59"; thence southeasterly along the arc of said curve, a distance of 13.73 feet to the point of tangency of said curve; thence S.37°29'34"E., a distance of 49.18 feet; thence S.14°53'03"E., a distance of 58.10 feet; thence S.20°27'56"W., a distance of 53.43 feet; thence S.70°26'59"W., a distance of 12.39 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 30°00'25"; thence southwesterly along the arc of said curve, a distance of 26.19 feet to the point of tangency of said curve; thence S.40°26'35"W., a distance of 130.10 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 06°26'38"; thence southwesterly along the arc of said curve, a distance of 5.62 feet to the point of tangency of said curve; thence S.33°59'57"W., a distance of 76.66 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 38°02'45"; thence southerly along the arc of said curve, a distance of 33.20 feet to the point of tangency of said curve; thence S.04°02'48"E., a distance of 43.48 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 84°06'08"; thence southeasterly along the arc of said curve, a distance of 73.39 feet to the point of tangency of said curve; thence S.88°08'55"E., a distance of 83.92 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 07°50'14"; thence easterly along the arc of said curve, a distance of 6.84 feet to the point of tangency of said curve; thence N.84°00'51"E., a distance of 22.40 feet; thence S.13°39'41"E., a distance of 67.45 feet; thence S.02°39'05"W., a distance of 145.49 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of

71°48'51"; thence southeasterly along the arc of said curve, a distance of 62.67 feet to the point of tangency of said curve; thence S.69°09'46"E., a distance of 251.06 feet; thence S.35°49'43"E., a distance of 85.56 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 36°47'34"; thence southeasterly along the arc of said curve, a distance of 32.11 feet to the point of tangency of said curve; thence S.72°37'16"E., a distance of 85.43 feet; thence S.40°02'37"E., a distance of 128.04 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 07°42'23"; thence southeasterly along the arc of said curve, a distance of 6.73 feet to the point of tangency of said curve; thence S.47°44'59"E., a distance of 133.62 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 34°23'22"; thence southeasterly along the arc of said curve, a distance of 30.01 feet to the point of tangency of said curve; thence S.82°08'21"E., a distance of 70.50 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 46°48'10"; thence easterly along the arc of said curve, a distance of 40.84 feet to the point of tangency of said curve; thence N.51°03'29"E., a distance of 107.25 feet; thence N.79°33'02"E., a distance of 136.50 feet; thence S.79°11'31"E., a distance of 74.72 feet; thence S.49°45'14"E., a distance of 120.17 feet; thence S.25°43'35"E., a distance of 126.97 feet to the point of curvature of a curve to the left having a radius of 50.00 feet and a central angle of 12°56'28"; thence southeasterly along the arc of said curve, a distance of 11.29 feet to the point of tangency of said curve; thence S.38°40'03"E., a distance of 160.53 feet; thence S.18°37'12"E., a distance of 54.07 feet; thence S.27°51'31"W., a distance of 50.56 feet; thence S.48°25'02"W., a distance of 52.41 feet; thence S.56°52'08"W., a distance of 231.23 feet; thence S.50°04'06"W., a distance of 213.41 feet; thence N.49°21'21"W., a distance of 844.57 feet to the point of curvature of a curve to the left, having a radius of 2,940.00 feet and a central angle of 36°12'45"; thence northwesterly along the arc of said curve, a distance of 1,858.15 feet to the end of said curve, said point being the southeast corner of a tract deeded to Loraine B. Riker Revocable Living Trust, recorded in Official Record Book 2246, Page 969 of said Public Records; thence N.00°07'30"E., along the easterly line of said tract and along the southerly extension of the east line of the Southwest ¼ of the Southwest ¼ of said Section 4, a distance of 5.66 feet to the southeast corner of said Southwest ¼ of the Southwest ¼ of said Section 4; thence continue N.00°07'30"E., along said east line of the Southwest ¼ of the Southwest ¼ of said Section 4, a distance of 1327.16 feet to the northeast corner of the Southwest ¼ of the Southwest ¼ of said Section 4; thence N.89°06'39"W., along the north line of the Southwest ¼ of the Southwest ¼ of said Section 4, a distance of 1,341.81 feet to the POINT OF BEGINNING.

Said tract contains 4,839,997 square feet or 111.1110 acres, more or less.

LESS AND EXCEPT the Maintained Right-of-Way for "Pope Road", recorded in Road Plat Book 8, Page 138 of said Public Records, containing 66,815 square feet or 1.5339 acres, more or less.

Total described area equals 4,773,182 square feet or 109.5771 acres, more or less.

TRACT A

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 4, Township 35 South, Range 19 East, Manatee County, Florida and more particularly described as follows:

Commence at the southwest corner of said Section 4; thence S.89°07'21"E., along the south line of Section 4, a distance of 1,293.94 feet; thence N.00°52'39"E., a distance of 2,883.39 feet to the POINT OF BEGINNING, being a point on the easterly boundary of lands owned by Empire State Holding Group, LLC as recorded in Official Records Book 2533, Page 1287 in the public records of Manatee County, Florida (the following seven (7) calls are along said easterly boundary of lands owned by Empire State Holding Group, LLC); 1) thence N.21°47'27"W., a distance of 24.55 feet to the point of curvature of a curve to the left having a radius of 45.00 feet and a central angle of 64°09'05"; 2) thence northwesterly along the arc of said curve, a distance of 50.38 feet to the point of reverse curvature of a curve to the right having a radius of 290.00 feet and a central angle of 02°41'03"; 3) thence westerly along the arc of said curve, a distance of 13.59 feet to the end of said curve; 4) thence N.10°33'37"W., along a line non-tangent with the previously described curve, a distance of 280.84 feet; 5) thence N.09°31'01"E., a distance of 34.20 feet to the point of curvature of a curve to the right having a radius of 15.00 feet and a central angle of 80°28'59"; 6) thence northeasterly along the arc of said curve, a distance of 21.07 feet to the point of tangency of said curve; 7) thence N.90°00'00"E., a distance of 49.94 feet; thence S.16°47'37"E., a distance of 96.84 feet; thence S.26°18'59"E., a distance of 53.15 feet to the point of curvature of a non-tangent curve to the right, having a radius of 413.00 feet and a central angle of 32°05'58"; thence southerly along the arc of said curve, a distance of 231.38 feet, said curve having a chord bearing and distance of S.01°35'14"W., 228.37 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 30.00 feet and a central angle of 12°41'32"; thence southwesterly along the arc of said curve, a distance of 6.65 feet, said curve having a chord bearing and distance of S.25°54'35"W., 6.63 feet, to the POINT OF BEGINNING.

Said tract containing 30,870 square feet or 0.7087 acres, more or less.

TRACT B

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 4, Township 35 South, Range 19 East, Manatee County, Florida and more particularly described as follows:

Commence at the southwest corner of said Section 4; thence S.89°07'21"E., along the south line of Section 4, a distance of 1,710.05 feet; thence N.00°52'39"E., a distance of 2,234.48 feet to the POINT OF BEGINNING, being a point on the easterly boundary of lands owned by Empire State Holding Group, LLC as recorded in Official Records Book 2533, Page 1287 in the public records of Manatee County, Florida (the following five (5) calls are along said easterly boundary of lands owned by Empire State Holding Group, LLC); 1) thence N.22°45'16"W., a

distance of 131.98 feet to the point of curvature of a curve to the left having a radius of 35.00 feet and a central angle of 73°04'19"; 2) thence northwesterly along the arc of said curve, a distance of 44.64 feet to the point of tangency of said curve; 3) thence S.84°10'24"W., a distance of 181.52 feet to the point of curvature of a curve to the left having a radius of 145.00 feet and a central angle of 19°48'12"; 4) thence westerly along the arc of said curve, a distance of 50.12 feet to the point of tangency of said curve; 5) thence S.64°22'12"W., a distance of 80.79 feet; thence N.14°11'06"W., a distance of 6.83 feet; thence N.00°51'23"E., a distance of 166.45 feet; thence N.42°02'20"E., a distance of 81.93 feet; thence N.35°42'07"E., a distance of 100.25 feet; thence N.73°58'18"E., a distance of 61.40 feet; thence S.46°50'35"E., a distance of 81.66 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of 58°16'14"; thence easterly along the arc of said curve, a distance of 30.51 feet to the point of tangency of said curve; thence N.74°53'11"E., a distance of 28.88 feet; thence S.30°58'05"E., a distance of 69.30 feet; thence S.28°31'44"E., a distance of 246.10 feet; thence S.19°06'37"W., a distance of 34.51 feet; thence S.43°35'25"W., a distance of 61.74 feet to the POINT OF BEGINNING.

Said tract containing 88,881 square feet or 2.0404 acres, more or less.

TRACT A

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 4, Township 35 South, Range 19 East, Manatee County, Florida and more particularly described as follows:

Commence at the southwest corner of said Section 4; thence S.89°07'21"E., along the south line of Section 4, a distance of 1,312.09 feet; thence N.00°52'39"E., a distance of 2,028.68 feet to the POINT OF BEGINNING, being a point on the easterly boundary of lands owned by Empire State Holding Group, LLC as recorded in Official Records Book 2533, Page 1287 in the Public Records of Manatee County, Florida; thence N.44°36'30"E., a distance of 91.46 feet to the point of curve of a non-tangent curve to the right having a radius of 30.00 feet and a central angle of 35°32'11", said point being on the easterly boundary line of the above mentioned Empire State Holding Group, LLC; the following four (4) calls are along said easterly boundary of lands owned by Empire State Holding Group, LLC; (1) thence southwesterly along the arc of said curve, a distance of 18.61 feet, said curve having a chord bearing and distance of S.23°08'38"W, 18.31 feet to the point of tangency of said curve; (2) thence S.40°54'44"W., a distance of 50.22 feet to the point of curve of a curve to the right having a radius of 30.00 feet and a central angle of 50°45'39"; (3) thence southwesterly along the arc of said curve, distance of 26.58 feet to the point of tangency of said curve; (4) thence N.88°19'28"W., a distance of 0.59 feet to the POINT OF BEGINNING.

Containing 666 square feet or 0.0153 acres, more or less.

TRACT B

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 4, Township 35 South, Range 19 East, Manatee County, Florida and more particularly described as follows:

Commence at the southwest corner of said Section 4; thence S.89°07'21"E., along the south line of Section 4, a distance of 1,363.66 feet; thence N.00°52'39"E., a distance of 1,995.79 feet to the POINT OF BEGINNING, said point being the point of curvature of a non-tangent curve to the right, having a radius of 30.00 feet and a central angle of 28°35'41", said point being a point on the easterly boundary of lands owned by Empire State Holding Group, LLC as recorded in Official Records Book 2533, Page 1287 in the Public Records of Manatee County, Florida (the following three (3) calls are along said easterly boundary of lands owned by Empire State Holding Group, LLC; (1) thence northeasterly along the arc, a distance of 14.97 feet, said curve having a chord bearing and distance of N.28°11'03"E, 14.82 feet; (2) thence N.42°28'54"E., a distance of 47.66 feet to a point of curve to the right having a radius of 30.00 feet and a central angle of 38°55'49"; (3) thence northeasterly along the arc a distance of 20.38 feet; thence S.44°36'30"W., a distance of 80.93 feet to the POINT OF BEGINNING.

Containing 360 square feet or 0.0083 acres, more or less.

LEGAL DESCRIPTION (taken from Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No.: 15008520 CS, with an effective date of February 12, 2015):

Commence at the Southwest corner of the Northwest 1/4 of Section 4, Township 35 South, Range 19 East, thence N 00°15'35" E, along the West line of said Northwest 1/4, 53.40 feet; thence S 89°44'25" E, perpendicular with said West line, a distance of 21.87 feet to the intersection with the Easterly maintained R/W of "Pope Road" as shown in Road Plat Book 8, Pages 138 through 152, Public Records of Manatee County, Florida, for a Point of Beginning; thence N 00°04'03" E, along said Easterly maintained R/W of "Pope Road", a distance of 610.79 feet to the intersection with that certain boundary agreement line as described and recorded in O.R. Book 1472, Page 1069, aforesaid Public Records; thence S 89°35'18" E along said boundary agreement line 573.08 feet; thence S 01°58'28" E 598.39 feet; thence S 89°10'03" W, a distance of 594.46 feet to the Point of Beginning, being and lying in the Northwest 1/4 of Section 4, Township 35 South, Range 19 East, Manatee County, Florida.

LEGAL DESCRIPTION (taken from Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No.: 14111005, with an effective date of January 15, 2015):

The South 1/2 of the Northwest 1/4 of the Northwest 1/4 and the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 4, Township 35 South, Range 19 East, Manatee County, Florida, LESS the following described parcel:

A parcel of land lying in the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 4, Township 35 South, Range 19 East, Manatee County, Florida, being more particularly described as follows: Commence at the Northwest corner of said Section 4, Township 35 South, Range 19 East; thence S 00°07'42" E, along the West line of said Section 4, a distance of 664.60 feet to the Northwest corner of said South 1/2 of the Northwest 1/4 of the Northwest 1/4; thence South 89°42'34" E, along the North line of said South 1/2 of the Northwest 1/4 of the Northwest 1/4, a distance of 25.00 feet for a Point of Beginning, said point of beginning being a point on the East monumented right-of-way line of Pope Road; thence continue S 89°42'34" E, along said North line, a distance of 324.00 feet; thence S 00°07'42" E, 210.00 feet; thence N 89°42'34" W, 324.00 feet to the aforementioned East right-of-way line of Pope Road; thence N 00°07'42" W along said East right-of-way line, a distance of 210.00 feet to the Point of Beginning.

LEGAL DESCRIPTION: (Exhibit "A" Title Commitment noted hereon)

PARCEL 1:

THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; LESS THE WESTERNMOST FOUR ACRES THEREOF, BEING FURTHER DESCRIBED AS THE WESTERNMOST 264 FEET THEREOF.

PARCEL 2:

THE W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 3:

COMMENCE AT THE SW CORNER OF THE E 1/2 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°32'00" E, ALONG THE SOUTH LINE OF SAID SECTION 33, ALSO BEING THE NORTH LINE OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, A DISTANCE OF 25.0 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S 89°32'00" E, ALONG SAID SECTION LINE 1063.87 FEET TO THE NE CORNER OF THE W 1/2 OF THE NE 1/4 OF SAID SECTION 4; THENCE N 82°50'07" W, 1071.69 FEET TO THE EAST RIGHT-OF WAY LINE OF POPE ROAD; THENCE S00°14'05"W, ALONG SAID RIGHT-OF-WAY LINE, 125.0 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (Official Record Book 2398, Page 4139)

A TRACT OF LAND LYING IN SECTION 4, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 4; THENCE S.89 DEGREES 38' 44" E., ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID

SECTION 4, A DISTANCE OF 667.18 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID LINE, A DISTANCE OF 131.00 FEET; THENCE S.00 DEGREES 11' 45" E., BEING 131.00 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 36.99 FEET; THENCE S. 44 DEGREES 48' 15" W., A DISTANCE OF 154.15 FEET; THENCE S.00 DEGREES 11' 45" E., BEING 22.00 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 74.98 FEET; THENCE S. 89 DEGREES 38' 44" E., AND BEING PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 242.00 FEET; THENCE S. 00 DEGREES 11' 45" E., BEING 264.00 FEET EASTERLY OF AND PARALLEL TO THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 440.74 FEET; THENCE N.89 DEGREES 42' 00" W., A DISTANCE OF 264.00 FEET; THENCE N.00 DEGREES 11' 45" W., A DISTANCE OF 663.00 FEET TO THE POINT OF BEGINNING.

Legal Description: (Official Record Book 2069, Page 1711)

THE NORTH 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR PURPOSE OF INGRESS AND EGRESS AND UTILITIES OVER THE EAST 20 FEET THEREOF, LYING AND BEING IN SECTION 4, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

LEGAL DESCRIPTION: (Official Record Book 1805, Page 2733)

The NW1/4 of the NW1/4 of the NW1/4 of the NW1/4 of Section 4, Township 35, Range 19 East, of the Public Records of Manatee County, Florida.

LEGAL DESCRIPTION: (Description from Commitment for Title Insurance Noted Hereon)

The SW 1/4 of the NW 1/4 of the NW 1/4 of the NW 1/4 AND the South 1/2 of the East 1/2 of the NW 1/4 of the NW 1/4 of the NW 1/4; together with an easement for the purposes of ingress and egress and utilities over the East 20 feet of the North 1/2 of the East 1/2 of the NW 1/4 of the NW 1/4 of the NW 1/4, all lying and being in Section 4, Township 35 South, Range 19 East, Manatee County, Florida.

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A portion of Pope Road Maintained Right-of-way, vacated per Manatee County Resolution R-17-013, recorded in Official Record Book 2664, Page 2798, lying easterly of the west line of the Northwest ¼ of Section 4, Township 35 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

COMMENCE at the northwest corner of said Section 4; thence S.00°15'10"W., along the west line of the Northwest 1/4 of Section 4, a distance of 874.63 feet to the POINT OF BEGINNING; thence S.89°21'05"E., along the northerly line of said Pope Road Maintained Right-of-way,

vacated per Manatee County Resolution R-17-013, a distance of 35.87 feet to a point on the east line of said vacated Maintained Right-of-way, also being the west line of Indigo, Phase VII, Subphases 7A & 7B, recorded in Plat Book 62, Page 125 of the Public Records of Manatee County, Florida; the following four (4) calls are along said vacated Maintained Right-of-way and the west line of said Indigo, Phase VII, Subphases 7A & 7B; 1) thence S.04°38'59"W., a distance of 232.92 feet; 2) thence S.00°07'15"W., a distance of 880.00 feet; 3) thence S.00°49'27"W., a distance of 200.00 feet; 4) thence S.00°15'10"E., a distance of 195.61 feet to the southwest corner of said Indigo, Phase VII, Subphases 7A & 7B, also being the northwest corner of Indigo, Phase VI, Subphases 6A, 6B & 6C, recorded in Plat Book 61, Page 132 of said Public Record; thence continue S.00°15'10"E., along said vacated Maintained Right-of-way and the west line of said Indigo, Phase VI, Subphases 6A, 6B & 6C, a distance of 221.79 feet; thence S.89°10'03"W., along the northerly line of said Indigo, Phase VI, Subphases 6A, 6B & 6C, a distance of 21.71 feet to the west line of the Northwest ¼ of said Section 4; thence N.00°15'10"E. along said west line of the Northwest 1/4 of Section 4, a distance of 1,730.27 feet to the POINT OF BEGINNING.

Said tract contains 35,108 square feet or 0.8060 acres, more or less.



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 10, 2018

Honorable Angelina Colonnese
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Quantana Acevedo

Dear Ms. Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance PDR-18-08(Z)(P), which was filed in this office on December 7, 2018.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb