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R. B. SHORE

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CLERK OF THE CIRCUIT COURT
MANATEE CO, FLORIDA

**MANATEE COUNTY ZONING ORDINANCE
PDR/PDMU-06-85(Z)(P) – PALMER INVESTORS LC AND CAREN HELLER BARNES LAND
HOLDINGS, LLC / ARBOR PARK PHASE I**

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE) RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR THE REZONING OF APPROXIMATELY 322.25 ACRES AT THE NORTHWEST CORNER OF U.S. 301 AND BUCKEYE ROAD FROM A/NCO (GENERAL AGRICULTURE / NORTH CENTRAL OVERLAY) TO THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) AND PDMU (PLANNED DEVELOPMENT MIXED USE) ZONING DISTRICTS, RETAINING THE NORTH CENTRAL OVERLAY; APPROVE A PRELIMINARY SITE PLAN FOR 437 LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES; 266 LOTS FOR SINGLE-FAMILY ATTACHED RESIDENCES; 80 MULTI-FAMILY UITS DESIGNATED AS WORKFORCE HOUSING; 127,000 SQUARE FEET OF RETAIL AND OFFICE USES IN 5 MIXED USE BUILDINGS; 15,000 SQUARE FEET OF RETAIL USE, AND AN 8,000 SQUARE FOOT RESTAURANT; WITH AT LEAST 10% OF THE RESIDENTIAL UNITS DESIGNATED AS WORKFORCE HOUSING; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Palmer Investors LC and Caren Heller Barnes Land Holdings, LLC (the "Applicant") filed an application to rezone approximately 322.85 acres described in Exhibit "A", attached hereto, (the "property") from A/NCO (General Agriculture / North Central Overlay) to the PDR (Planned Development Residential) and PDMU (Planned Development Mixed Use) zoning districts, retaining the North Central Overlay; and

WHEREAS, the applicant filed a Preliminary Site Plan for 437 lots for single-family detached residences; 266 lots for single-family attached residences; 80 multi-family units designated as workforce housing; 127,000 square feet of retail and office uses in 5 mixed use buildings; 15,000 square feet of retail use, and an 8,000 square foot restaurant, with at least 10% of the units designated as workforce housing (the "Project") on the property; and

WHEREAS, the applicant filed a request for Special Approval for: 1) gross density over 1.0 in UF-3 FLUC; 2) net density over 3.0 in UF-3 FLUC; 3) exceeding 30,000 square feet of commercial uses in UF-3 FLUC; 4) a mixed use project; and 5) adjacent to a Perennial Stream; and

WHEREAS, the applicant filed a request for Specific Approval for alternatives to Sections 604.10.4.3.2.b(1), 710.1.6, 907.9.2.4, and 907.9.3 of the Land Development Code; and

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WHEREAS, Planning staff recommended approval of the rezone, Preliminary Site Plan, Special Approval, and Specific Approval, 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 January 10, 2008 to consider the rezone, Preliminary Site Plan, Special Approval, and Specific Approval, 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 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/NCO (General Agriculture/North Central Overlay) to PDR (Planned Development Residential) and PDMU (Planned Development Mixed Use) zoning district, retaining the North Central Overlay.

B. The Board of County Commissioners held duly noticed public hearings on February 7, 2008, February 12, 2008, April 3, 2008, May 1, 2008, and May 20, 2008 regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, the Manatee County Land Development Code, and has further considered the information received at the 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 2020 Manatee County Comprehensive Plan.

D. For the purposes of granting Special Approval, the Board finds that the project, as detailed on the Preliminary Site Plan and as conditioned herein, 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 LDC Section 604.10.4.3.2.b(1), the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree without a connector trail since it would not connect to any planned County trail system.

F. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.1.6, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree by the project design with nearby on-street parking available for use.

G. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 907.9.2.4, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree because safe access will be provided with 20' paved streets in the specific locations shown.

H. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 907.9.3, the Board finds that the public purpose and intent of the LDC regulations are satisfied to an equivalent degree since because safe and convenient access is provided.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for 437 lots for single-family detached residences; 266 lots for single-family attached residences; 80 multi-family units designated as workforce housing; 127,000 square feet retail and office use in 5 mixed use buildings; 15,000 square feet of retail use, and an 8,000 square foot restaurant; with at least 10% of the units designated as workforce housing; on the property subject to the following stipulations:

STIPULATIONS

A. DESIGN AND LAND USE CONDITIONS:

1. Prior to FSP approval, the applicant shall provide a noise mitigation analysis for mitigation of noise from thoroughfare roads. Such analysis shall demonstrate noise mitigation based on projected 2025 traffic volumes. Noise mitigation measures shall be installed as required by the approved study.
2. A 25' greenway easement shall be dedicated to Manatee County along Buckeye Road. A 10' wide wide multi-purpose trail, as identified in the Greenways Master Plan, shall be installed within this easement. The developer and Homeowner's Association shall be responsible for the maintenance of all landscaping improvements within the easement, Manatee County shall be responsible for the maintenance of the multi-purpose trail.

3. Lots 250 – 251 shall be relocated to enhance view corridors along Street S.
4. To the greatest extent possible, outdoor light poles shall not be placed in landscape islands between rows of parking.
5. All medians and islands in the multi-family portion of the development and in the non-residential tract shall be landscaped with canopy trees and shrubs.
6. All loading areas, drive-through facilities, and solid waste facilities shall be located behind the front building line(s) of all buildings and such facilities shall to the greatest extent possible not be visible from adjacent streets.
7. Each Final Site Plan shall identify all residential lots and non-residential buildings that have building height restrictions in accordance with LDC Section 604.10.3.3.L.
8. Street trees on the south side of Street S between Street G and Alleyway DD shall have a minimum caliper of 5" and be planted 35' on center.
9. Compliance with the North Central Overlay District Nonresidential Site and Building Design standards shall be demonstrated with each Final Site Plan for nonresidential uses.
10. All roof mounted HVAC equipment for non-residential uses shall be screened from view from surrounding roadways and residential uses. Details of the screening shall be provided with each Final Site Plan submittal.
11. All structures and equipment, including pool cages, screened enclosures, HVAC equipment, and yard sheds shall be prohibited within the side yard setback of single-family units with less than a 7.5 side yard setback.

B. TRANSPORTATION CONDITIONS:

1. Prior to Final Site Plan approval, or if no Final Site Plan is required, construction plans, the Applicant shall satisfy transportation concurrency requirements by complying with any one of the following agreed upon options:
 - a. The capacity related transportation improvements (the "Transportation Improvements") required pursuant to an approved traffic study for this project shall be constructed, bonded, or funded in accordance with Manatee County requirements; or
 - b. Subject to the discretion of the County to schedule and fund one or more of the Transportation Improvements in the County's C.I.E., the Applicant and the County may enter into a binding proportionate fair-share mitigation agreement ("PFSMA") pursuant to section 511 of the LDC and section 163.3180, Florida

Statutes, or a binding local government development agreement ("LDA") pursuant to chapter 10 of the LDC and section 163.3220, et seq., Florida Statutes, wherein the Applicant shall agree to pay the project's calculated proportionate fair-share amount for one or more of the Transportation Improvements, which will be deemed to significantly benefit the impacted transportation system and thereby satisfy the project's transportation concurrency requirement; or

- c. The applicant may participate in a broader solution to the transportation concurrency needs in the area, which will require agreed-upon mechanisms for the finance and construction of such improvements. Under this option, transportation concurrency shall be satisfied only when the County and the applicant have, in the context of discussion with other developers in the area, determined the improvements necessary to support the impacts of the project, and the method of financing and constructing such improvements. Such required improvements, and the mechanisms for financing and constructing them, may be established pursuant to a LDA or other appropriate instrument, an amendment to this development order, amendments to the Land Development Code, or Comprehensive Plan, or through the scheduling and funding of such improvements by the County in accordance with applicable law.
2. Developer shall dedicate to the County the additional right-of-way for Buckeye Road identified on the PSP. Such dedications shall occur upon approval of each Final Plat (or Final Site Plan if no Final Plat is contemplated) with frontage on Byckeye road. Only that portion of such right-of-way that is immediately contiguous to the frontage of such Final Plat (or Final Site Plan if no Final Plat is contemplated) shall be dedicated upon such approval.
3. At the time of Final Site Plan and Construction Plan approval for each phase of the project the developer shall be responsible for any additional on-site or off-site transportation operational and safety improvements attributable to this project, as determined by the Public Works Department, and in accordance with LDC Section 722.1.3.4., as well as any capacity improvements associated with the issuance of a Certificate of Level of Service.
4. All alleys shall have a minimum paved surface of 16', be designed for one-way traffic circulation, have a minimum radius of 30 feet, and shall have no parking signs erected along each alley.
5. The two platted right-of-ways created by Manatee River Farms Subdivision shall be vacated prior to the first Final Plat approval.
6. Buckeye Road shall be widened to 24' in width in compliance with County standards. The timing and scope of this improvement shall be established through implementation of Stipulation B.1, above.

7. Any phase or subphases of this project containing more than one hundred (100) dwelling units shall have a second means of access constructed with that phase or subphase.

C. INFRASTRUCTURE CONDITIONS:

1. The entire project shall be serviced with public sewer and water.
2. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited, including individual lots.

D. STORMWATER CONDITIONS:

1. Existing storage volume in existing wetlands or drainage ditches that are proposed to be permanently impacted shall be compensated with equal or greater volume in the proposed stormwater retention pond.
2. If there are any required improvements to U.S. Highway 301 or Buckeye Road generated by this project, then road side ditch(es) shall be designed in accordance with Manatee County standards or be required to be piped.
3. The drainage model shall be a stormwater management model that reflects the existing condition of the project area within the larger main watershed. The existing condition shall be modeled by AD-ICPR reflecting existing storage and staging in wetlands, ground depressions, and drainage ditches as individual nodes. This model shall be set up in a fashion that would be modified to reflect the proposed condition.
4. The developer shall provide an easement to Manatee County to accept stormwater (attenuation and treatment) for one-half of those portions of the Buckeye Road widening to four (4) lanes and the US 301 widening to four (4) lanes that are adjacent to the project to accommodate the roadway expansion. The developer shall design and construct the on-site stormwater facilities so that the stormwater capacity for the above roadway improvements is available within the project area. Such stormwater capacity shall be documented on applicable SWFWMD permits.
5. All lots shall be graded at minimum to provide positive drainage to the internal drainage system or retention ponds.

E. ENVIRONMENTAL CONDITIONS:

1. A copy of the Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Planning Department for review prior to Final Site Plan approval.
2. The project shall be designed so that no temporary wetland buffer impacts, other

than those allowed by Section 719.11.1.2 of the LDC, are required in areas that contain native desirable vegetation. This shall be reviewed and approved by the Planning Department with Final Site Plan.

3. A Conservation Easement for the areas defined as post-development jurisdictional wetlands wetland buffers, and upland preservation areas shall be dedicated to the County prior to or concurrent with Final Plat approval.
4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.
5. Existing native vegetation within any required landscape buffer shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.
6. All proposed mulch nature trails, boardwalks, and shade structures in wetland buffers and areas where native vegetation is to remain shall be designed in a manner that minimizes impacts to trees or areas of significant vegetation, in accordance with Section 719 of the LDC, if applicable.
7. This site should be evaluated for the presence of listed species prior to Final Site Plan approval, per Section 736.3.7.1.4. The methodology used to identify whether there are Threatened & Endangered Species on-site should be explained in the report, such as what times of year the site visits were conducted and a map of the transects followed, etc.
8. The Final Site Plan shall identify wildlife connections between preservation areas severed by roadway construction. Oversized culverts, rumble strips, or wildlife crossing signs may be required for wildlife connections and shall be approved with the Final Site Plan.
9. Tree barricades for trees to be preserved shall be located at the drip line, unless approved by the Planning Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed. The following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by the Planning Department.
10. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 508.3.4.7(j) of the LDC.
11. A Well Management Plan shall be submitted to the Planning Department and

Environmental Management Departments for review and approval prior to Final Site Plan approval. The Well Management Plan shall include identification of which wells are to be retained or abandoned; the timing of abandonment; wellhead protection details for those wells to remain, and a copy of all Water Use Permits, if applicable.

F. NOTICES

1. The Notice to Buyers or Tenants 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 and shall include language informing prospective homeowners that:
 - a. Buckeye Road and US 301 are planned 4-lane thoroughfare roadways and residents may experience increased noise impacts when these roadways are widened.
 - b. Specified residential lots have maximum building height restrictions in accordance with LDC Section 604.10.3.3.L.

Section 3. SPECIAL AND SPECIFIC APPROVALS. Special Approval is hereby granted for a project: 1) gross density over 1.0 in UF-3 FLUS; 2) net density over 3.0 in UF-3 FLUC; 3) exceeding 30,000 square feet of commercial uses in UF-3 FLUC; 4) a mixed use project; and 5) adjacent to a Perennial Stream. This 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 alternatives to Sections 604.10.4.3.2.b(1), 710.1.6, 907.9.2.4, and 907.9.3 of the Land Development Code. This 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. 90-01, the Manatee County Land Development Code) is hereby amended by changing the zoning district classification of the property identified in Exhibit "A" herein from A/NCO (General Agriculture/North Central Overlay) to the PDR (Planned Development Residential) and PDMU (Planned Development Mixed Use) zoning districts, retaining the North Central Overlay 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. 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 20th day of May, 2008.

BOARD OF COUNTY
COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: 

Chairman

ATTEST:

R. B. SHORE
Clerk of the Circuit Court

BY: 

Deputy Clerk



EXHIBIT "A"

LEGAL DESCRIPTION

FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, RUN S 89° 47' 31" W ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1332.62 FEET; THENCE S 00° 51' 34" W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1606.91 FEET; THENCE; S 88° 29' 32" E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1343.76 FEET; THENCE S 00°30'38" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1419.51 FEET; THENCE N 89° 40' 11" E ALONG THE NORTH LINE OF LOTS 1 THROUGH 4, BLOCK 3, SECTION 3 OF MANATEE RIVER FARMS, UNIT 1, RECORDED IN PLAT BOOK 6, PAGE 45, A DISTANCE OF 1281.86 FEET; THENCE S 00°10'07" W ALONG THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF GETTIS LEE ROAD, A DISTANCE OF 1240.19 FEET; THENCE S 34° 32' 25" W ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 131.31 FEET TO THE P.C. OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 55° 23' 26" W, A DISTANCE OF 22850.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT ALSO BEING SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 598.22 FEET THROUGH A CENTRAL ANGLE OF 01° 30' 00" TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 36° 06' 34" W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 308.86 FEET; THENCE N 53°53'26" W A DISTANCE OF 800.00 FEET; THENCE S 36°06'34" W A DISTANCE OF 660.00 FEET; THENCE N 81°25'13" W A DISTANCE OF 11.45 FEET; THENCE S 00°17'15" W A DISTANCE OF 470.00 FEET; THENCE N 89°42'45" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD, A DISTANCE OF 2974.88 FEET FOR A POINT OF BEGINNING THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY N 89°42'45" W A DISTANCE OF 1630.57 FEET; THENCE N 00°17'14" E A DISTANCE OF 1287.99 FEET; THENCE S 89°42'48" E ALONG THE SOUTH LINE OF TRACT 7, BLOCK 3, SECTION 4, MANATEE RIVER FARMS, UNIT 1, AS RECORDED IN PLAT BOOK 6, PAGE 45, A DISTANCE OF 328.11 FEET; THENCE N 00°30'24" E ALONG THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 1300.85 FEET; THENCE S 89°36'36" E ALONG THE SOUTH RIGHT OF WAY LINE OF A 60 FOOT PLATTED RIGHT OF WAY SHOWN ON SAID PLAT OF MANATEE RIVER FARMS, A DISTANCE OF 1297.48 FEET; THENCE S 00°17'14" W A DISTANCE OF 2586.52 FEET TO THE POINT OF BEGINNING

LYING AND BEING IN SECTIONS 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 87.00 ACRES MORE OR LESS

FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, RUN S 89° 47' 31" W ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1332.62 FEET; THENCE S 00° 51' 34" W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1606.91 FEET; THENCE; S 88° 29' 32" E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1343.76 FEET; THENCE S 00°30'38" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1419.51 FEET; THENCE N 89° 40' 11" E ALONG THE NORTH LINE OF LOTS 1 THROUGH 4, BLOCK 3, SECTION 3 OF MANATEE RIVER FARMS, UNIT 1, RECORDED IN PLAT BOOK 6, PAGE 45, A DISTANCE OF 1281.86 FEET; THENCE S 00°10'07" W ALONG THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF GETTIS LEE ROAD, A DISTANCE OF 1240.19 FEET; THENCE S 34° 32' 25" W ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 131.31 FEET TO THE P.C. OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 55° 23' 26" W, A DISTANCE OF 22850.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT ALSO BEING SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 598.22 FEET THROUGH A CENTRAL ANGLE OF 01° 30' 00" TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 36° 06' 34" W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 308.86 FEET; FOR A POINT OF BEGINNING THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY S 36° 06' 34" W, A DISTANCE OF 660.00 FEET; THENCE N 89°44'15" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD, A DISTANCE OF 308.36 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY N 89°42'45" W A DISTANCE OF 351.64 FEET; THENCE N 00°17'15" E A DISTANCE OF 470.00 FEET; THENCE S 81°25'13" E, A DISTANCE OF 11.45 FEET; THENCE N 36°06'34" E A DISTANCE OF 660.00 FEET; THENCE S 53°53'26" E A DISTANCE OF 800.00 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 3 AND 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 15.73 ACRES MORE OR LESS

COMMENCE AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, RUN S 89° 47' 31" W ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1332.62 FEET; THENCE S 00° 51' 34" W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1606.91 FEET; THENCE; S 88° 29' 32" E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1343.76 FEET; THENCE S 00°30'38" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1419.51 FEET; THENCE N 89° 40' 11" E ALONG THE NORTH LINE OF LOTS 1 THROUGH 4, BLOCK 3, SECTION 3 OF MANATEE RIVER FARMS, UNIT 1, RECORDED IN PLAT BOOK 6, PAGE 45, A DISTANCE OF 1281.86 FEET; THENCE S 00°10'07" W ALONG THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF GETTIS LEE ROAD, A DISTANCE OF 1240.19 FEET; THENCE S 34° 32' 25" W ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 131.31 FEET TO THE P.C. OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 55° 23' 26" W, A DISTANCE OF 22850.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID

CURVE TO THE RIGHT ALSO BEING SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 598.22 FEET THROUGH A CENTRAL ANGLE OF 01° 30' 00" TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 36° 06' 34" W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 191.55 FEET; FOR A POINT OF BEGINNING.; THENCE S.36°06'34"W., A DISTANCE OF 117.30 FEET; THENCE N.53°53'26"W., A DISTANCE OF 800.00 FEET; THENCE S.36°06'34"W., A DISTANCE OF 660.00 FEET; THENCE N.81°25'13"W., A DISTANCE OF 11.45 FEET; THENCE S.00°17'15"W., A DISTANCE OF 470.00 FEET; THENCE N.89°42'45"W., A DISTANCE OF 2,974.88 FEET; THENCE N.00°17'14"E., A DISTANCE OF 2,586.52 FEET; THENCE N.89°36'36"W., A DISTANCE OF 880.89 FEET; THENCE N.00°11'57"E., A DISTANCE OF 75.00 FEET; THENCE S.89°36'36"E., A DISTANCE OF 658.02 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 51°43'31"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 4.51 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.51°20'06"E., A RADIAL DISTANCE OF 1,725.57 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°03'31", A DISTANCE OF 242.70 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.68°27'28"E., A RADIAL DISTANCE OF 1,349.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 41°17'31", A DISTANCE OF 972.24 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.27°09'30"E., A RADIAL DISTANCE OF 5.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°38'10", A DISTANCE OF 7.91 FEET; THENCE N.26°31'20"E., A DISTANCE OF 159.44 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID LINE, A DISTANCE OF 49.08 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 89°14'18"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 7.79 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,130.56 FEET AND A CENTRAL ANGLE OF 23°30'47"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 463.96 FEET; THENCE N.49°47'00"E., A DISTANCE OF 62.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.50°51'21"E., A RADIAL DISTANCE OF 1,068.56 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 65°47'04", A DISTANCE OF 1,226.87 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 63°53'48"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 50.18 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 77.50 FEET AND A CENTRAL ANGLE OF 64°13'02"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 86.86 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 63°55'55"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 50.21 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1,056.36 FEET AND A CENTRAL ANGLE OF 18°06'17"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 333.80 FEET; THENCE N.19°26'28"E., A DISTANCE OF 7.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.18°21'48"W., A RADIAL DISTANCE OF 1,063.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°24'56", A DISTANCE OF 230.42 FEET; THENCE S.29°42'04"W., A DISTANCE OF 7.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE

RIGHT, OF WHICH THE RADIUS POINT LIES S.30°47'09"W., A RADIAL DISTANCE OF 1,056.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 64°28'57", A DISTANCE OF 1,188.86 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.06°30'28"W., A RADIAL DISTANCE OF 1,197.50 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 29°12'41", A DISTANCE OF 610.52 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°40'29", A DISTANCE OF 369.41 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.69°25'19"E., A RADIAL DISTANCE OF 5.39 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 109°47'40", A DISTANCE OF 10.33 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.41°21'27"W., A RADIAL DISTANCE OF 4,000.72 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09°24'37", A DISTANCE OF 657.08 FEET; THENCE S.48°13'01"E., A DISTANCE OF 108.20 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.43°08'10"W., A RADIAL DISTANCE OF 1,788.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°46'00", A DISTANCE OF 461.04 FEET; THENCE N.59°39'12"E., A DISTANCE OF 194.62 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.58°06'58"W., A RADIAL DISTANCE OF 1,993.16 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°51'35", A DISTANCE OF 551.71 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.74°23'52"W., A RADIAL DISTANCE OF 910.22 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°29'17", A DISTANCE OF 134.85 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.11°22'36"E., A RADIAL DISTANCE OF 1,598.57 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°34'19", A DISTANCE OF 155.46 FEET; THENCE CONTINUE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°40'03", A DISTANCE OF 297.63 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 299.50 FEET AND A CENTRAL ANGLE OF 66°45'45"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 348.99 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 129°24'55"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 146.82 FEET; THENCE S.22°29'03"E., A DISTANCE OF 11.29 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 22°39'10"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 51.40 FEET; THENCE S.00°10'07"W., A DISTANCE OF 200.52 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 80°02'30"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 76.83 FEET; THENCE S.80°12'37"W., A DISTANCE OF 405.69 FEET; THENCE S.09°47'23"E., A DISTANCE OF 66.43 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.10°03'41"E., A RADIAL DISTANCE OF 8,502.85 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°46'00", A DISTANCE OF 113.79 FEET; THENCE S.09°25'46"E., A DISTANCE OF 136.67 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.09°16'35"E., A RADIAL DISTANCE OF 8,123.52 FEET; THENCE

WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°47'09", A DISTANCE OF 111.43 FEET; THENCE S.09°50'07"E., A DISTANCE OF 108.31 FEET; THENCE S.74°55'03"W., A DISTANCE OF 49.75 FEET; THENCE S.68°46'50"W., A DISTANCE OF 34.48 FEET; THENCE N.75°10'55"W., A DISTANCE OF 37.43 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 49°50'09"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 8.70 FEET; THENCE S.54°58'56"W., A DISTANCE OF 31.91 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 12°21'11"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 2.16 FEET; THENCE S.42°37'45"W., A DISTANCE OF 50.34 FEET; THENCE N.68°54'23"W., A DISTANCE OF 21.40 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.67°59'31"W., A RADIAL DISTANCE OF 1,253.24 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°57'59", A DISTANCE OF 21.14 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 184.86 FEET AND A CENTRAL ANGLE OF 37°20'22"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 120.47 FEET; THENCE S.14°21'54"E., A DISTANCE OF 112.98 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 197.50 FEET AND A CENTRAL ANGLE OF 41°20'37"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 142.51 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 81°40'24"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 7.13 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 2,062.00 FEET AND A CENTRAL ANGLE OF 00°48'14"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 28.93 FEET; THENCE S.53°53'26"E., A DISTANCE OF 322.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,463,957 SQUARE FEET OR 240.22 ACRES, MORE OR LESS.

LESS THE FOLLOWING DESCRIBED PARCEL

COMMENCE AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 19 EAST, RUN S 89° 47' 31" W ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1332.62 FEET; THENCE S 00° 51' 34" W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1606.91 FEET; THENCE; S 88° 29' 32" E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1343.76 FEET; THENCE S 00°30'38" W ALONG THE EAST LINE OF SAID SECTION 4, A DISTANCE OF 1419.51 FEET; THENCE N 89° 40' 11" E ALONG THE NORTH LINE OF LOTS 1 THROUGH 4, BLOCK 3, SECTION 3 OF MANATEE RIVER FARMS, UNIT 1, RECORDED IN PLAT BOOK 6, PAGE 45, A DISTANCE OF 1281.86 FEET; THENCE S 00°10'07" W ALONG THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF GETTIS LEE ROAD, A DISTANCE OF 1240.19 FEET; THENCE S 34° 32' 25" W ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 131.31 FEET TO THE P.C. OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 55° 23' 26" W, A DISTANCE OF 22850.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT ALSO BEING SAID NORTHWESTERLY RIGHT OF WAY LINE OF

U.S. 301, A DISTANCE OF 598.22 FEET THROUGH A CENTRAL ANGLE OF 01° 30' 00" TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 36° 06' 34" W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. 301, A DISTANCE OF 308.86 FEET; FOR A POINT OF BEGINNING THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT OF WAY S 36° 06' 34" W, A DISTANCE OF 660.00 FEET; THENCE N 89°44'15" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF BUCKEYE ROAD, A DISTANCE OF 308.36 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY N 89°42'45" W A DISTANCE OF 351.64 FEET; THENCE N.46°01'06"W., A DISTANCE OF 116.18 FEET TO THE POINT OF BEGINNING; THENCE N.89°44'51"W., A DISTANCE OF 591.83 FEET; THENCE N.00°21'23"E., A DISTANCE OF 71.83 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 279.00 FEET AND A CENTRAL ANGLE OF 24°21'57"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 118.65 FEET; THENCE N.24°43'20"E., A DISTANCE OF 131.73 FEET; THENCE N.34°32'56"E., A DISTANCE OF 38.48 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.18°14'14"W., A RADIAL DISTANCE OF 74.92 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 29°22'59", A DISTANCE OF 38.42 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.11°07'47"W., A RADIAL DISTANCE OF 97.50 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 38°51'40", A DISTANCE OF 66.13 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 48°45'05"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 63.82 FEET; THENCE N.28°15'53"W., A DISTANCE OF 56.26 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.28°15'53"W., A RADIAL DISTANCE OF 75.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°42'00", A DISTANCE OF 11.39 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 726.77 FEET AND A CENTRAL ANGLE OF 00°42'57"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 9.08 FEET; THENCE S.72°09'46"W., A DISTANCE OF 25.67 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.16°49'32"W., A RADIAL DISTANCE OF 726.77 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°06'46", A DISTANCE OF 217.07 FEET; THENCE N.89°42'45"W., A DISTANCE OF 276.28 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.85°29'40"E., A RADIAL DISTANCE OF 724.32 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°34'01", A DISTANCE OF 285.29 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 81°48'14"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 35.69 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 755.67 FEET AND A CENTRAL ANGLE OF 04°11'00"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 55.17 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 471.71 FEET AND A CENTRAL ANGLE OF 21°37'03"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 177.98 FEET; THENCE N.77°45'11"E., A DISTANCE OF 72.33 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.22°26'31"W., A RADIAL DISTANCE OF 125.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°28'45", A DISTANCE OF 18.50 FEET; THENCE N.59°04'44"E., A DISTANCE OF 62.88 FEET; THENCE N.59°39'58"E., A DISTANCE

OF 84.00 FEET; THENCE N.59°04'44"E., A DISTANCE OF 52.30 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 175.16 FEET AND A CENTRAL ANGLE OF 19°14'03"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 58.80 FEET; THENCE N.37°40'54"E., A DISTANCE OF 42.78 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.54°55'03"W., A RADIAL DISTANCE OF 487.82 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 29°37'08", A DISTANCE OF 252.18 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 14.29 FEET AND A CENTRAL ANGLE OF 83°32'58"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 20.84 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.03°22'52"E., A RADIAL DISTANCE OF 875.48 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°31'32", A DISTANCE OF 237.23 FEET; THENCE S.77°40'20"E., A DISTANCE OF 11.66 FEET; THENCE S.76°37'33"E., A DISTANCE OF 55.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.14°14'16"W., A RADIAL DISTANCE OF 1,825.30 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°51'17", A DISTANCE OF 441.38 FEET; THENCE S.29°17'07"W., A DISTANCE OF 137.82 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,542.00 FEET AND A CENTRAL ANGLE OF 13°56'22"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 375.15 FEET; THENCE S.13°25'32"W., A DISTANCE OF 103.34 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.78°29'41"E., A RADIAL DISTANCE OF 1,542.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°13'04", A DISTANCE OF 301.91 FEET; THENCE S.00°17'15"W., A DISTANCE OF 2.55 FEET TO THE POINT OF BEGINNING

CONTAINING 840,895 SQUARE FEET OR 19.3 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 29 day of

May
R.B. SHORE
Clerk of Circuit Court

By: Uela J. Barnes, LLC

FILED FOR RECORD
R. B. SHORE

2008 JUN -6 AM 9: 56

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

CHARLIE CRIST
Governor



FLORIDA DEPARTMENT of STATE

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

May 27, 2008

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

Attention: Ms. Vicki Jarratt

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated May 21, 2008 and certified copies of Manatee County Ordinance Nos. 08-02, 08-26, 08-56 and PDR/PDMU-06-85 (Z) (P), which were filed in this office on May 27, 2008.

As requested, one date stamped copy of each is being returned for your records.

Sincerely,

Liz Cloud
Program Administrator

LC/srd
Enclosure

DIRECTOR'S OFFICE

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850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dlis.dos.state.fl.us>

COMMUNITY DEVELOPMENT
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RECORDS MANAGEMENT SERVICES
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ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282