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R. B. SHORE

2009 JUN 19 PM 1:06

CLERK OF DISTRICT COURT
MANATEE COUNTY, FLORIDA

MANATEE COUNTY ZONING ORDINANCE

Z-08-11 – CLIFFORD BECK GROUP REZONE (DTS #20080375)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE NO. 90-01, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR A REZONE OF APPROXIMATELY 75.8 ACRES WEST OF US 301 AND 1/3 MILE SOUTH OF THE MANATEE-HILLSBOROUGH COUNTY LINE AT VARIOUS ADDRESSES ON GETTIS LEE ROAD, PALMETTO FROM A/NCO (GENERAL AGRICULTURE/NORTH CENTRAL OVERLAY DISTRICT) TO THE A-1/NCO (SUBURBAN AGRICULTURE) ZONING DISTRICT, RETAINING THE NORTH CENTRAL OVERLAY DISTRICT; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

FILED
2009 JUN 11 PM 2:00
CLERK OF DISTRICT COURT
MANATEE COUNTY, FLORIDA

WHEREAS, Clifford R. and Debra Beck, Clifford E. and Erica Beck, James M. and Lynn A. Buice, Steven A. and Sharon L. Pennington, Larry A. and Donna Pennington, Brian L. Winders, Bryan and Lacy Pritchard, Carey H. and Dianne Lynn Pritchard, Todd A. and Glenna K. Campana, Rodd Griffon and T-Squared Enterprises, Inc. (the "Applicant") filed an application to rezone approximately 75.8 acres described in Exhibit "A", attached hereto, (the "Property") from A/NCO (General Agriculture/North Central Overlay District) to the A-1/NCO (Suburban Agriculture) zoning district, retaining the North Central Overlay District; and

WHEREAS, the Planning staff has recommended approval for the rezone, as described in the Planning staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held public hearings on May 14, 2009 and May 21, 2009, to consider the rezone, 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 rezone 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.

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 of Manatee County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission of the County, 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/NCO (General Agriculture/North Central Overlay District) to the A-1/NCO (Suburban Agriculture) zoning district, retaining the North Central Overlay District.

B. The Board of County Commissioners held a public hearing on June 4, 2009 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 Manatee County Comprehensive Plan) and to satisfy the criteria for approval in the Land Development Code.

Section 2. 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 described in Exhibit "A", incorporated by reference herein, from A/NCO (General Agriculture/North Central Overlay District) to the A-1/NCO (Suburban Agriculture) zoning district, retaining the North Central Overlay 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 3. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 4. 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 5. 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 4th day of June, 2009.

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

BY: *Dr. Gwendolyn Y. Brown*
Dr. Gwendolyn Y. Brown, Chairman

**ATTEST: R. B. SHORE
Clerk of the Circuit Court**

BY: *Susan B. Romine*
Deputy Clerk



EXHIBIT "A"

LEGAL DESCRIPTION

COM AT THE NW COR OF SD NE1/4 OF THE SW1/4 OF SEC 3, TWN 33S, RNG 19E; TH N 89 DEG 27 MIN 47 SEC E ALONG THE N LN OF SD NE1/4 OF THE SW1/4, A DIST OF 804.85 FT TO A PT ON THE WLY R/W LN OF US HWY 301; TH S 34 DEG 24 MIN 30 SEC W, ALONG SD WLY R/W LN A DIST OF 402.58 FT FOR A POB; TH CONT S 34 DEG 24 MIN 30 SEC W ALONG SD WLY R/W LN, A DIST OF 996.03 FT TO THE PT OF INTERSECTION OF SD WLY R/W LN AND THE E MAINTAINED R/W LN OF GETTIS LEE RD; TH N 00 DEG 14 MIN 31 SEC W ALONG SD E R/W LN, A DIST OF [REPLACE "816.46" WITH "816.36"] FT; TH N 89 DEG 27 MIN 47 SEC [INSERT "E"], 566.32 FT TO THE POB (1742/2876) PI#3906.1010/9

BEG AT THE NW COR OF THE NE1/4 OF SW1/4 OF SEC 3, TWN 33S, RNG 19E; TH N 89 DEG 27 MIN 47 SEC E ALONG THE N LN OF SD NE1/4 OF SW1/4, A DIST OF 804.85 FT TO A PT ON THE WLY R/W LN OF US HWY 301; TH S 34 DEG 24 MIN 30 SEC W ALONG SD WLY R/W LN, A DIST OF 402.58 FT; TH LEAVING SD R/W LN, RUN S 89 DEG 27 MIN 47 SEC W, 566.32 FT TO THE E MAINTAINED R/W LN, OF GETTIS LEE RD; TH N 01 DEG 54 MIN 54 SEC W ALONG SD MAINTAINED R/W LN, 330.09 FT TO THE POB (PARCEL-1-1756/3461) PI#3906.1015/9

A PARCEL OF LAND LYING AND BEING IN THE SE 1/4 OF THE NW 1/4 AND IN THE SW 1/4 OF THE NE 1/4 OF SEC 3, BEING DESC AS FOLLOWS: BEGIN AT THE SW COR OF SD SE 1/4 OF THE NW 1/4 OF SEC 3, TH N 89 DEG 27 MIN 47 SEC E, ALG SD S LN OF SD SE 1/4 OF THE NW 1/4, A DIST OF 672.00 FT; TH N 00 DEG 16 MIN 33 SEC E, 326.02 FT; TH S 89 DEG 26 MIN 48 SEC W, TO PT ON THE W LN OF SD SE 1/4 OF THE NW 1/4 ALSO BEING THE E MAINTAINED R/W LN OF GETTIS LEE RD, A DIST OF 672.00 FT; TH S 00 DEG 16 MIN 34 SEC W, ALG SD W LN OF SD SE 1/4 OF THE NW 1/4 AND SD W R/W LN, A DIST OF 325.83 FT TO THE POB, CONTAINING 5.03 ACRES, M/L (1803/1633) PI#3906.1040/9

A PARCEL OF LAND LYING AND BEING IN THE SE 1/4 OF THE NW 1/4 AND IN THE SW 1/4 OF THE NE 1/4 OF SEC 3 BEING DESC AS FOLLOWS: COM AT THE SW COR OF SD SE 1/4 OF THE NW 1/4 OF SEC 3; TH N 00 DEG 16 MIN 34 SEC E, ALG THE W LN OF SD SE 1/4 OF THE NW 1/4, ALSO BEING THE E MAINTAINED R/W LN OF GETTIS LEE RD, A DIST OF 325.83 FT TO THE POB; TH CONT N 00 DEG 16 MIN 34 SEC E ALG SD W LN OF SD SE 1/4 OF THE NW 1/4 AND SD E MAINTAINED R/W LN OF SD SE 1/4 OF THE NW 1/4 AND SD E MAINTAINED R/W LN, A DIST OF 325.83 FT; TH LEAVING SD W LN OF THE SE 1/4 OF THE NW 1/4 AND SD R/W LN, GO N 89 DEG 25 MIN 48 SEC E, A DIST OF 672.00 FT; TH S 00 DEG 16 MIN 33 SEC W, 326.02 FT; TH S 89 DEG 26 MIN 48 SEC W, 672.00 FT TO THE POB. CONTAINING 5.03 ACRES, M/L (1803/1633) PI#3906.1045/9

A PARCEL OF LAND LYING AND BEING IN THE SE1/4 OF THE NW1/4 AND IN THE

SW1/4 OF THE NE1/4 OF SEC 3, TWN 33S, RNG 19E BEING DESC AS FOLLOWS:
COM AT THE SW COR OF SD SE1/4 OF THE NW 1/4 OF SEC 3; TH N 00 DEG 16 MIN 34 SEC E, ALG THE W LN OF SD SE 1/4 OF THE NW 1/4, ALSO BEING THE E MAINTAINED R/W LN OF GETTIS LEE RD, A DIST OF 651.66 FT TO THE POB; TH CONT N 00 DEG 16 MIN 34 SEC E, ALG SD W LN OF SD SE 1/4 OF THE NW 1/4 AND SD E MAINTAINED R/W LN, A DIST OF 650.00 FT TO A PT ON THE S MAINTAINED R/W LN OF GETTIS LEE RD; TH N 89 DEG 25 MIN 48 SEC E, ALG SD S MAINTAINED R/W LN, A DIST OF 336.00 FT; TH LEAVING SD S MAINTAINED R/W LN, GO S 00 DEG 16 MIN 33 SEC W, 650.00 FT; TH S 89 DEG 25 MIN 48 SEC W, 336.00 FT TO THE POB. CONTAINING 5.01 ACRES M/L PI#3906.1055/9

A PARCEL OF LAND LYING AND BEING IN THE SE1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NE1/4 OF SEC 3, TWN 33S, RNG 19E BEING DESC AS FOLLOWS:
COM AT THE SW COR OF SD SE1/4 OF THE NW 1/4 OF SEC 3; TH N 00 DEG 16 MIN 34 SEC E, ALG THE W LN OF SD SE 1/4 OF THE NW 1/4, ALSO BEING THE E MAINTAINED R/W LN OF GETTIS LEE RD, A DIST OF 1301.66 FT TO A PT ON THE S MAINTAINED R/W LN OF GETTIS LEE RD; TH CONT N 89 DEG 25 MIN 48 SEC E, ALG SD W LN, A DIST OF 336.00 FT TO A POB; TH CONT N 89 DEG 25 MIN 48 SEC E, ALG SD S MAINTAINED R/W LN, A DIST OF 336.00; TH LEAVING SD S MAINTAINED R/W LN, GO S 00 DEG 16 MIN 33 SEC W, A DIST OF 650.00 FT; TH S 89 DEG 25 MIN 48 SEC W, 336.00 FT; TH N 00 DEG 16 MIN 33 SEC E, 650.00 FT TO THE POB. CONTAINING 5.01 ACRES M/L PI#3906.1060/9

COM AT THE SW COR OF SE1/4 OF THE NW1/4 OF SEC 3 TWN 33S, RNG 19E; TH N 89 DEG 27 MIN 47 SEC E ALONG THE S LN OF SD SE1/4 OF THE NW1/4, A DIST OF 672.00 FT TO THE POB; TH CONT N 89 DEG 27 MIN 47 SEC E ALONG SD S LN OF SD SE1/4 OF THE NW1/4 A DIST OF 132.85 FT TO A PT ON THE WLY R/W LN OF US HWY 301; TH N 34 DEG 24 MIN 30 SEC E ALONG SD WLY R/W LN, A DIST OF 629.10 FT; TH CONT N 34 DEG 24 MIN 30 SEC E ALONG SD WLY R/W, A DIST OF 166.65 FT; TH LEAVING SD WLY R/W LN, GO S 89 DEG 25 MIN 48 SEC W 579.33 FT; TH S 00 DEG 16 MIN 33 SEC W 652.05 FT TO THE POB (1762/1302) PI#3906.1030/9

COM AT THE NE COR OF THE SW1/4 OF THE NW1/4 OF SEC 3, TWN 33S, RNG 19E; TH S 89 DEG 39 MIN 15 SEC W, ALONG THE N LN OF THE SD SW 1/4 OF THE NW 1/4, A DIST OF 56 FT TO A PT ON THE W R/W LN OF GETTIS LEE RD FOR A POB; TH CONT S 89 DEG 39 MIN 15 SEC W ALONG SD N LN, A DIST OF 637.76 FT; TH S 00 DEG 15 MIN 04 SEC W, 341.65 FT; TH N 89 DEG 41 MIN 15 SEC E 637.76 FT TO A PT ON THE AFOREMENTIONED W LN OF GETTIS LEE RD; TH N 00 DEG 15 MIN 04 SEC E ALONG SD W LN, A DIST OF 342.03 FT TO THE POB, SUBJ TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE N 20.00 FT THEREOF (1649/545) LESS OR 2155/3011 DESC AS FOLLOWS: THE N 20 FT OF THE

FOLLOWING DESC PROPERTY BEING MORE PARTICULARLY DESC AS PARCEL 1 IN OR BK 1649 P 545 OF THE PRMCF: COM AT THE NE COR OF THE SW1/4 OF THE NW1/4 OF SEC 3, TWN 33S, RNG 19E; TH S 89 DEG 39 MIN 15 SEC W, ALONG THE N LN OF THE SD SW 1/4 OF THE NW 1/4, A DIST OF 56.00 FT TO A PT ON THE W R/W LN OF GETTIS LEE RD FOR A POB; TH CONT S 89 DEG 39 MIN 15 SEC W

ALONG SD N LN, A DIST OF 637.76 FT; TH S 00 DEG 15 MIN 04 SEC W, 341.65 FT; TH N 89 DEG 41 MIN 15 SEC E 637.76 FT TO A PT ON THE AFOREMENTIONED W LN OF GETTIS LEE RD; TH N 00 DEG 15 MIN 04 SEC E ALONG SD W LN, A DIST OF 342.03 FT TO THE POB, SUBJ TO AN EASMENT FOR INGRESS AND EGRESS OVER THE N 20.00 FT THEREOF TOGETHER WITH NON-EXCLUSIVE INGRESS/EGRESS EASMT DESC IN OR 2156/3755 PI#3906.1230/9

COMMENCE AT THE NE COR OF THE SW 1/4 OF THE NW 1/4 OF SEC 3; TH S 89 DEG 39 MIN 15 SEC W, ALG THE N LN OF SD SW 1/4 OF THE NW 1/4, A DIST OF 56.00 FT TO A PT ON THE W R/W LN OF GETTIS LEE RD; TH CONT S 89 DEG 39 MIN 15 SEC W, ALG SD N LN, A DIST OF 1100.57 FT FOR A POB; TH CONT S 89 DEG 39 MIN 15 SEC W, ALG SD N LN, A DIST OF 175.00 FT TO THE NW COR OF SD SW 1/4 OF THE NW 1/4; TH S 00 DEG 31 MIN 25 SEC W, ALG THE W LN OF SD SW 1/4 OF THE NW 1/4, A DIST OF 250.00 FT; TH N 89 DEG 39 MIN 15 SEC E, 175.00 FT; TH N 00 DEG 31 MIN 25 SEC E, 250.00 FT TO THE POB. TOGETHER WITH PARCEL 2 DESC AS: COM AT THE NE COR OF THE SW 1/4 OF THE NW 1/4 OF SEC 3-33S-19E; TH S 89 DEG 39 MIN 15 SEC W, ALG THE N LN OF THE SD SW 1/4 OF NW 1/4 A DIST OF 56.00 FT TO A PT ON TH W R/W LN OF GETTIS LEE RD; TH CONT S 89 DEG 39 MIN 15 SEC W, ALG SD N LN, A DIST OF 637.76 FT FOR A POB; TH CONT S 89 DEG 39 MIN 15 SEC W ALG SD N LN, A DIST OF 637.81 FT TO THE NW COR OF THE SD SW 1/4 OF THE NW 1/4; TH S 00 DEG 31 MIN 25 SEC W, ALG THE W LN OF THE SD SW 1/4 OF THE NW 1/4, A DIST OF 341.30 FT; TH N 89 DEG 41 MIN 15 SEC E, 639.43 FT; TH N 00 DEG 15 MIN 04 SEC E, 341.65 FT TO THE POB. LESS OR 1949/574 DESC AS FOLLOWS: COMMENCE AT THE NE COR OF THE SW 1/4 OF THE NW 1/4 OF SEC 3; TH S 89 DEG 39 MIN 15 SEC W, ALG THE N LN OF SD SW 1/4 OF THE NW 1/4, A DIST OF 56.00 FT TO A PT ON THE W R/W LN OF GETTIS LEE RD; TH CONT S 89 DEG 39 MIN 15 SEC W, ALG SD N LN, A DIST OF 1100.57 FT FOR A POB; TH CONT S 89 DEG 39 MIN 15 SEC W, ALG SD N LN, A DIST OF 175.00 FT TO THE NW COR OF SD SW 1/4 OF THE NW 1/4; TH S 00 DEG 31 MIN 25 SEC W, ALG THE W LN OF SD SW 1/4 OF THE NW 1/4, A DIST OF 250.00 FT; TH N 89 DEG 39 MIN 15 SEC E, 175.00 FT; TH N 00 DEG 31 MIN 25 SEC E, 250.00 FT TO THE POB. TOGETHER WITH A 20 FT EASMENT FOR INGRESS/EGRESS OVER THE N 20.0 FT OF THE FOLL DESC PROP: COM AT THE NE COR OF THE SW 1/4 OF THE NW 1/4 OF SEC 3-33S-19E; TH S 89 DEG 39 MIN 15 SEC W, ALG THE N LN OF THE SD SW 1/4 OF THE NW 1/4, A DIST OF 56.00 FT TO A PT ON THE W R/W LN OF GETTIS LEE RD FOR A POB; TH CONT S 89 DEG 39 MIN 15 SEC W, ALG SD N LN, A DIST OF 637.76 FT; TH S 00 DEG 15 MIN 04 SEC W, 341.65 FT; TH N 89 DEG 41 MIN 15 SEC E, 637.76 FT TO A PT ON THE AFOREMENTIONED W LN OF GETTIS LEE RD; TH N 00 DEG 15 MIN 04 SEC E, ALG SD W LN, A DIST OF 342.03 FT TO THE POB PI#3906.1255/9

COMMENCE AT THE NE COR OF THE SW 1/4 OF THE NW 1/4 OF SEC 3; TH S 89 DEG 39 MIN 15 SEC W, ALG THE N LN OF SD SW 1/4 OF THE NW 1/4, A DIST OF 56.00 FT TO A PT ON THE W R/W LN OF GETTIS LEE RD; TH CONT S 89 DEG 39 MIN 15 SEC W, ALG SD N LN, A DIST OF 1100.57 FT FOR A POB; TH CONT S 89

DEG 39 MIN 15 SEC W, ALG SD N LN, A DIST OF 175.00 FT TO THE NW COR OF SD SW 1/4 OF THE NW 1/4; TH S 00 DEG 31 MIN 25 SEC W, ALG THE W LN OF SD SW 1/4 OF THE NW 1/4, A DIST OF 250.00 FT; TH N 89 DEG 39 MIN 15 SEC E, 175.00 FT; TH N 00 DEG 31 MIN 25 SEC E, 250.00 FT TO THE POB. TOGETHER WITH PARCEL 2 DESC AS: COM AT THE NE COR OF THE SW 1/4 OF THE NW 1/4 OF SEC 3-33S-19E; TH S 89 DEG 39 MIN 15 SEC W, ALG THE N LN OF THE SD SW 1/4 OF NW 1/4 A DIST OF 56.00 FT TO A PT ON TH W R/W LN OF GETTIS LEE RD; TH CONT S 89 DEG 39 MIN 15 SEC W, ALG SD N LN, A DIST OF 637.76 FT FOR A POB; TH CONT S 89 DEG 39 MIN 15 SEC W ALG SD N LN, A DIST OF 637.81 FT TO THE NW COR OF THE SD SW 1/4 OF THE NW 1/4; TH S 00 DEG 31 MIN 25 SEC W, ALG THE W LN OF THE SD SW 1/4 OF THE NW 1/4, A DIST OF 341.30 FT; TH N 89 DEG 41 MIN 15 SEC E, 639.43 FT; TH N 00 DEG 15 MIN 04 SEC E, 341.65 FT TO THE POB. LESS OR 1949/574 DESC AS FOLLOWS: COMMENCE AT THE NE COR OF THE SW 1/4 OF THE NW 1/4 OF SEC 3; TH S 89 DEG 39 MIN 15 SEC W, ALG THE N LN OF SD SW 1/4 OF THE NW 1/4, A DIST OF 56.00 FT TO A PT ON THE W R/W LN OF GETTIS LEE RD; TH CONT S 89 DEG 39 MIN 15 SEC W, ALG SD N LN, A DIST OF 1100.57 FT FOR A POB; TH CONT S 89 DEG 39 MIN 15 SEC W, ALG SD N LN, A DIST OF 175.00 FT TO THE NW COR OF SD SW 1/4 OF THE NW 1/4; TH S 00 DEG 31 MIN 25 SEC W, ALG THE W LN OF SD SW 1/4 OF THE NW 1/4, A DIST OF 250.00 FT; TH N 89 DEG 39 MIN 15 SEC E, 175.00 FT; TH N 00 DEG 31 MIN 25 SEC E, 250.00 FT TO THE POB. TOGETHER WITH A 20 FT EASMENT FOR INGRESS/EGRESS OVER THE N 20.0 FT OF THE FOLL DESC PROP: COM AT THE NE COR OF THE SW 1/4 OF THE NW 1/4 OF SEC 3-33S-19E; TH S 89 DEG 39 MIN 15 SEC W, ALG THE N LN OF THE SD SW 1/4 OF THE NW 1/4, A DIST OF 56.00 FT TO A PT ON THE W R/W LN OF GETTIS LEE RD FOR A POB; TH CONT S 89 DEG 39 MIN 15 SEC W, ALG SD N LN, A DIST OF 637.76 FT; TH S 00 DEG 15 MIN 04 SEC W, 341.65 FT; TH N 89 DEG 41 MIN 15 SEC E, 637.76 FT TO A PT ON THE AFOREMENTIONED W LN OF GETTIS LEE RD; TH N 00 DEG 15 MIN 04 SEC E, ALG SD W LN, A DIST OF 342.03 FT TO THE POB PI#3906.1255/9
COM AT THE NE COR OF THE SW 1/4 OF THE NW 1/4 OF SEC 3, TWN 33S, RNG 19E; TH S 89 DEG 39 MIN 15 SEC W, ALG THE N LN OF THE SD SW 1/4 OF THE NW 1/4, A DIST OF 56.00 FT TO A PT ON THE W R/W LN OF GETTIS LEE RD; TH S 00 DEG 15 MIN 04 SEC W, ALG SD W LN OF GETTIS LEE RD, A DIST OF 342.03 FT FOR A POB; TH CONT S 00 DEG 15 MIN 04 SEC W, ALG SD W LN OF GETTIS LEE RD, A DIST OF 341.18 FT; TH S 89 DEG 41 MIN 15 SEC W, 639.00 FT; TH N 00 DEG 15 MIN 04 SEC E, 341.18 FT; TH N 89 DEG 41 MIN 15 SEC E, 639.00 FT TO THE POB. CONTAINING 5.0046 AC M/L. SUB TO AN EASMT FOR INGRESS & EGRESS OVER THE S 20.00 FT THEREOF. PI#3906.1190/9
COM AT THE NE COR OF THE SW 1/4 OF THE NW 1/4 OF SEC 3, TWN 33S, RNG 19E; TH S 89 DEG 39 MIN 15 SEC W ALONG THE N LN OF THE SD SW 1/4 OF THE NW 1/4 A DIST OF 56.00 FT TO THE W R/W LN OF GETTIS LEE RD; TH S 00 DEG 15 MIN 04 SEC W ALONG SD W R/W LN A DIST OF ["683.00" REPLACE WITH "683.21"] FOR A POB; TH CONT S 00 DEG 15 MIN 04 SEC W ALONG SD W R/W LN A DIST OF

418.52 FT; TH S 89 DEG 41 MIN 15 SEC W 521.48 FT; TH N 00 DEG 15 MIN 04 SEC E 418.52 FT; TH N 89 DEG 41 MIN 15 SEC E 521.48 FT TO THE POB, CONT 5.01 AC, M/L, SUBJ TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE N 20.00 FT THEREOF (1664/689) PI#3906.1125/9

THAT PORTION OF THE N 220 FT OF THE S 660 FT OF THE SW 1/4 OF THE NW 1/4 OF SEC 3 TWN 33S RNG 19E LYING W OF THE W R/W LN OF GETTIS LEE RD AND THAT PORTION OF THE N 220 FT OF THE S 440 FT OF THE SW 1/4 OF THE NW 1/4 OF SEC 3 TWN 33S RNG 19E LYING W OF THE W R/W LN OF GETTIS LEE RD

(1558/1537) LESS LAND DESC IN OR 1658 PG 749 DESC AS FOLLOWS: THE SOUTH 22 FEET OF THE FOLLOWING: COM AT THE NE COR OF THE SW1/4 OF THE NW1/4 OF SEC 3, TWN 33S, RNG 19E; TH N 89 DEG 39 MIN 15 SEC W ALONG THE N LN OF THE SD SW1/4 OF THE NW1/4 A DIST OF 56.00 FT TO A PT ON THE W R/W LN OF GETTIS LEE RD; TH S 00 DEG 15 MIN 04 SEC W ALONG SD W LN OF GETTIS LEE RD, A DIST OF 342.03 FT FOR A POB; TH CONT S 00 DEG 15 MIN 04 SEC W ALONG SD W LN OF GETTIS LEE RD, A DIST OF 341.18 FT; TH S 89 DEG 41 MIN 15 SEC W 639.00 FT; TH N 00 DEG 15 MIN 04 SEC E 341.18 FT; TH N 89 DEG 41 MIN 15 SEC E 639.00 FT TO THE POB, LESS LAND DESC IN OR 1658 PG 751 DESC AS FOLLOWS: THE S 22 FEET OF THE FOLLOWING: COM AT THE NE COR OF THE SW1/4 OF THE [REPLACE "NE1/4" WITH NW1/4] OF SEC 3, TWN 33S, RNG 19E; TH

S 89 DEG 39 MIN 15 SEC W ALONG THE N LN OF THE SD SW1/4 OF THE [REPLACE "NE1/4" WITH "NW1/4"], A DIST OF 56.00 FT TO A PT ON THE W R/W LN OF GETTIS LEE RD; TH S 00 DEG 15 MIN 04 SEC W ALONG SD W LN OF GETTIS LEE RD, A DIST OF 342.03 FT; TH S 89 DEG 41 MIN 15 SEC W 639.00 FT FOR A POB; TH CONT S 89 DEG 41 MIN 15 SEC W 638.19 FT TO A PT ON THE W LN OF THE AFOREMENTIONED SW1/4 OF THE [REPLACE "NE1/4" WITH "NW1/4"] OF SEC 3; TH S 00 DEG 31 MIN 25 SEC W ALONG SD W LN A DIST OF 341.20 FT; TH N 89 DEG 41 MIN 15 SEC E 639.81 FT; TH N 00 DEG 15 MIN 04 SEC E 341.18 FT TO THE POB, LESS OR 1644 PG 689 DESC AS FOLLOWS: COM AT THE NE COR OF THE SW1/4 OF THE NW1/4 OF SEC 3, TWN 33S, RNG 19E; TH S 89 DEG 39 MIN 15 SEC W ALONG THE N LN OF THE SD SW1/4 OF THE NW1/4 A DIST OF 56.00 FT TO THE W R/W LN OF GETTIS LEE RD; TH S 00 DEG 15 MIN 04 SEC W ALONG SD W R/W LN A DIST OF ["683.00" REPLACE WITH "683.21"] FOR A POB; TH CONT S 00 DEG 15 MIN 04 SEC W ALONG SD W R/W LN A DIST OF 418.52 FT; TH S 89 DEG 41 MIN 15 SEC W 521.48 FT; TH N 00 DEG 15 MIN 04 SEC E 418.52 FT; TH N 89 DEG 41 MIN 15 SEC E 521.48 FT TO THE POB. ALSO LESS OR 1916/2140 DESC AS FOLLOWS: COM AT NE COR OF SW1/4 OF NW1/4 OF SEC 3, TWN 33S, RNG 19E; TH S 89 DEG 39 MIN 15 SEC W ALG N LN OF SD SW1/4 OF NW1/4 A DIST OF 56.0 FT TO W R/W LN OF GETTIS LEE RD; TH S 00 DEG 15 MIN 04 SEC W ALG SD W R/W LN, A DIST OF 1101.52 FT; TH S 89 DEG 41 MIN 15 SEC W, 759.30 FT FOR A POB; TH CONT S 89 DEG 41 MIN 15 SEC W, 521.50 FT TO W LN OF AFOREMENTIONED SW1/4 OF NW1/4; TH N 00 DEG 31 MIN 25 SEC E ALG SD W LN, A DIST OF 418.52 FT; TH N 89 DEG 41 MIN 15 SEC E 521.50 FT; TH S 00 DEG 31 MIN 25 SEC W, 418.52 FT TO POB. PI#3906.1121/9

A PARCEL OF LAND LYING AND BEING IN THE SE 1/4 OF THE NW 1/4 AND IN THE SW 1/4 OF NE 1/4 OF SEC 3 BEING DESC AS FOLLOWS: COM AT THE SW COR OF SD SE 1/4 OF THE NW 1/4 OF SEC 3; TH N 00 DEG 16 MIN 34 SEC E, ALG THE W LN OF SD SE 1/4 OF THE NW 1/4 ALSO BEING THE E MAINTAINED R/W LN OF GETTIS LEE RD, A DIST OF 1301.66 FT, TO A PT ON THE S MAINTAINED R/W LN OF GETTIS LEE RD; TH N 89 DEG 25 MIN 48 SEC E, ALG SD S R/W LN, A DIST OF 672.00 FT TO THE POB; TH CONT N 89 DEG 25 MIN 48 SEC E, ALG SD S MAINTAINED R/W LN, A DIST OF 410.00 FT; TH LEAVING SD S MAINTAINED R/W LN, GO S 00 DEG 16 MIN 33 SEC W, A DIST OF 650.00 FT; TH S 89 DEG 25 MIN 48 SEC W, 410 FT; TH N 00 DEG 16 MIN 33 SEC E, 650.00 FT TO THE POB. (1894/4535) PI#3906.1065/9

THE S 220 FT OF THE SW 1/4 OF THE NW 1/4 OF SEC 3, TWN 33S RNG 19E LESS LANDS LYING E OF THE W R/W LN OF GETTIS LEE RD (1550/7315) PI#3906.1050/9



STATE OF FLORIDA, COUNTY OF MANATEE
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 8th day of

June, 2009
R.B. SHORE
Clerk of Circuit Court

By: Maggie Hamilton D.C.



FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

June 15, 2009

FILED FOR RECORD
R. B. SHORE

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

2009 JUN 19 PM 1:06

CLERK OF FL. CIRCUIT COURT
MANATEE CO. FLORIDA

Attention: Ms. Maggie Hamilton, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated June 8, 2009 and certified copies of Manatee County Ordinance Nos. PDR-06-34 (Z)(P), PDO-09-02 (Z)(P), Z-08-11, which were filed in this office on June 11, 2009.

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

Sincerely,

Liz Cloud
Program Administrator

LC/srd
Enclosure

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