

MANATEE COUNTY ZONING ORDINANCE
Z-13-01 – ROBINSON PRESERVE EXPANSION COUNTY INITIATED REZONE
(DTS # 20130216 / B00000218)

RECEIVED

SEP 20 2013

BOARD RECORDS

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 149.18 ACRES ON THE WEST SIDE OF 99TH STREET N.W., AND WEST OF 9TH AVENUE N.W., AT 1704 99TH STREET N.W., BRADENTON FROM PDR (PLANNED DEVELOPMENT RESIDENTIAL) TO THE CON (CONSERVATION) ZONING DISTRICTS; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Manatee County (the "Applicant") filed an application to rezone approximately 149.18 acres described in Exhibit "A", attached hereto, (the "Property") from PDR (Planned Development Residential) to the CON (Conservation) zoning district; and

WHEREAS, the Building and Development Services staff has recommended approval of the rezone, as described in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on August 15, 2013 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

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CLERK OF THE COURT
MANATEE COUNTY
FLORIDA

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 PDR (Planned Development Residential) to the CON (Conservation) zoning district.

B. The Board of County Commissioners, after due public notice, held public hearings on August 27, 2013 and September 5, 2013 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 the PDR (Planned Development Residential) to the CON (Conservation) 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 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. 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 6. 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 5th day of September, 2013.

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

BY: 
Larry Bustle, Chairman



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

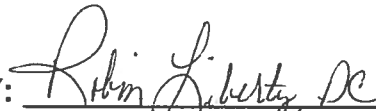
BY: 
Deputy Clerk

Exhibit "A"

Legal Description

DESCRIPTION PARCEL "A"

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST; RUN N 88°45'34" W ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 16.00 FEET; THENCE S 01°10'55" W, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING; THENCE S 01°10'55" W ALONG THE WESTERLY MAINTAINED RIGHT OF WAY OF 99TH STREET NORTHWEST, A DISTANCE OF 1290.40 FEET; THENCE S 88°45'13" E, A DISTANCE OF 16.00 FEET; THENCE S 01°10'55" W ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 662.57 FEET; THENCE N 88°46'52" W, A DISTANCE OF 113.30 FEET; THENCE N 01°13'08" E, A DISTANCE OF 35.90 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 13°29'05" E, A DISTANCE OF 205.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 122.12 FEET THROUGH A CENTRAL ANGLE OF 34°07'55" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 47°37'00" W, A DISTANCE OF 225.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 226.26 FEET THROUGH A CENTRAL ANGLE OF 57°37'00" TO THE POINT OF TANGENCY; THENCE S 80°00'00" W, A DISTANCE OF 240.82 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 10°00'00" E, A DISTANCE OF 85.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 103.52 FEET THROUGH A CENTRAL ANGLE OF 91°15'00" TO THE POINT OF TANGENCY; THENCE S 11°15'00" E, A DISTANCE OF 167.84 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 77°56'00" E, A DISTANCE OF 560.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 392.42 FEET THROUGH A CENTRAL ANGLE OF 40°09'00" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 37°47'00" W, A DISTANCE OF 170.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 534.07 FEET THROUGH A CENTRAL ANGLE OF 180°00'00" TO THE POINT OF TANGENCY; THENCE N 52°13'00" W, A DISTANCE OF 468.26 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 37°47'00" E, A DISTANCE OF 112.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 123.57 FEET THROUGH A CENTRAL ANGLE OF 63°13'00" TO THE POINT OF TANGENCY; THENCE N 11°00'00" E, A DISTANCE OF 167.15 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 79°00'00" W, A DISTANCE OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A

DISTANCE OF 96.06 FEET THROUGH A CENTRAL ANGLE OF 31°27'00" TO THE POINT OF TANGENCY; THENCE N 20°27'00" W, A DISTANCE OF 201.97 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 69°33'00" W, A DISTANCE OF 235.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 244.93 FEET THROUGH A CENTRAL ANGLE OF 59°43'00" TO THE POINT OF TANGENCY; THENCE N 80°10'00" W, A DISTANCE OF 82.51 FEET TO THE POINT OF CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 09°50'00" E, A DISTANCE OF 162.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 131.99 FEET THROUGH A CENTRAL ANGLE OF 46°41'00" TO THE POINT OF TANGENCY; THENCE N 33°29'00" W, A DISTANCE OF 1923.69 FEET; THENCE N 30°12'00" W, A DISTANCE OF 349.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 59°48'00" W, A DISTANCE OF 105 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 140.07 FEET THROUGH A CENTRAL ANGLE OF 76°39'00" TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 16°51'00" W, A DISTANCE OF 70.00 FEET; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 187.29 FEET THROUGH A CENTRAL ANGLE OF 153°18'00" TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 43°33'00" W, A DISTANCE OF 204.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 223.05 FEET THROUGH A CENTRAL ANGLE OF 62°38'51" TO THE END OF CURVE; THENCE N 39°59'00" W, A DISTANCE OF 229.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES S 50°01'00" W, A DISTANCE OF 180.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 113.83 FEET THROUGH A CENTRAL ANGLE OF 36°14'00" TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 13°47'00" E, A DISTANCE OF 252.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 70.15 FEET THROUGH A CENTRAL ANGLE OF 15°15'00" TO THE END OF CURVE; THENCE N 37°6'00" W, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES N 52°44'00" A DISTANCE OF 225.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 174.55 FEET THROUGH A CENTRAL ANGLE OF 44°27'00" TO THE END OF CURVE; THENCE N 40°20'00" E, A DISTANCE OF 132.22 FEET; THENCE N 28°47'00" E, A DISTANCE OF 100.10 FEET; THENCE N 40°19'31" E, A DISTANCE OF 180.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 16°40'42" W, A DISTANCE OF 750.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 251.17 FEET THROUGH A CENTRAL ANGLE OF 19°11'18" TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 35°52'00" W, A DISTANCE OF 270.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 227.84 FEET THROUGH A CENTRAL ANGLE OF

48°21'00" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 84°13'00" E, A DISTANCE OF 52.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 65.39 FEET THROUGH A CENTRAL ANGLE OF 72°03'00" TO THE POINT OF TANGENCY; THENCE N 77°50'00" E, A DISTANCE OF 527.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS POINT LIES N 12°10'00" W, A DISTANCE OF 425.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 476.83 FEET THROUGH A CENTRAL ANGLE OF 64°17'00" TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 76°27'00" E, A DISTANCE OF 245.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 138.05 FEET THROUGH A CENTRAL ANGLE OF 32°17'00" TO THE POINT OF TANGENCY; THENCE N 45°50'00" E, A DISTANCE OF 243.43 FEET; THENCE N 90°00'00" E, A DISTANCE OF 527.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES S 00°00'00" E, A DISTANCE OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 159.14 FEET THROUGH A CENTRAL ANGLE OF 91°10'59" TO THE POINT OF TANGENCY; THENCE S 01°10'59" W, A DISTANCE OF 1108.91 FEET; THENCE S 71°23'36" E, A DISTANCE OF 1038.81 FEET; THENCE S 01°13'52" W, A DISTANCE OF 1038.60 FEET; THENCE S 88°45'34" E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 9TH AVENUE NORTHWEST, A DISTANCE OF 313.57 FEET TO THE POINT OF BEGINNING.

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

LESS AND EXCEPT:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, FOR A POINT OF BEGINNING, SAID POINT LYING ON THE SURVEY LINE END OF THE PUBLIC RIGHT-OF-WAY FOR 99TH STREET NORTHWEST AS RECORDED IN ROAD PLAT BOOK 6, PAGES 170-172, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA THENCE N 88°49'005" W ALONG SAID END OF PUBLIC RIGHT-OF-WAY AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 70.00 FEET; THENCE N 34°52'19" E, A DISTANCE OF 126.19 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 26; THENCE S 01°10'55" W, ALONG SAID EAST LINE, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY FLORIDA, LESS MAINTAINED RIGHT-OF-WAY FOR 99TH STREET NORTHWEST.

ALSO LESS AND EXCEPT:

A PARCEL OF LAND BEING IN THE NORTHEAST ¼ OF SECITON 36, TOWNSHIP

34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS
FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST; THENCE S 01°10'55" W ALONG THE EAST LINE OF SAID SECTION 26. A DISTANCE OF 1318.36 FEET TO THE SOUTH END OF THE PUBLIC RIGHT-OF-WAY FOR 99TH STREET NORTHWEST (ROAD PLAT BOOK 6, PAGE 170); BEING THE POINT OF BEGINNING; ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 26, THENCE CONTINUE S 01°10'55" E, A DISTANCE OF 662.57 FEET THENCE N 88°48'00" W, A DISTANCE OF 85.00 FEET; THENCE N 01°10'55" E, A DISTANCE OF 662.57 FEET ALONG SAID SOUTH LINE, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT: (ROBINSON REMAINDER)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST; THENCE N 89°36'54" W, ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 16.00 FEET; THENCE S 00°19'34" W, A DISTANCE OF 28.00 FEET; THENCE S 00°19'34" W, ALONG THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF 99TH STREET N.W., A DISTANCE OF 550.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°19'34" W, A DISTANCE OF 661.06 FEET; THENCE S 34°01'32" W, A DISTANCE OF 96.58 FEET; THENCE N 89°47'24" W, A DISTANCE OF 15.01 FEET; THENCE S 00°21'55" W, A DISTANCE OF 662.57 FEET; THENCE N 87°26'40" W, A DISTANCE OF 28.27 FEET; THENCE N 00°21'47" E, A DISTANCE OF 35.90 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 12°37'44" E, AT A DISTANCE OF 205.00 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°07'55", A DISTANCE OF 122.12 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, TO THE LEFT HAVING A RADIUS OF 225.00 FEET; THENCE NORTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°37'00", A DISTANCE OF 226.26 FEET TO A POINT OF TANGENCY; THENCE S 79°08'39" W, A DISTANCE OF 240.82 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE LEFT HAVING A RADIUS OF 65.00 FEET; THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°15'00", A DISTANCE OF 103.52 FEET TO A POINT OF TANGENCY; THENCE S 12°06'20" E, A DISTANCE OF 167.84 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 77°04'39" E, AT A DISTANCE OF 560.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°09'00", A DISTANCE OF 392.42 FEET TO A POINT OF REVERSE SOUTHERLY, SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 534.07 FEET TO A POINT OF TANGENCY; THENCE N 53°04'21" W, A DISTANCE OF 468.26 FEET TO THE POINT OF CURVATURE OF A CURVE, TO

THE RIGHT HAVING A RADIUS OF 112.00 FEET; THENCE NORTHWESTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°13'00", A DISTANCE OF 123.57 FEET TO A POINT OF TANGENCY; THENCE N 10°18'39" E, A DISTANCE OF 167.15 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE LEFT HAVING A RADIUS OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°27'00", A DISTANCE OF 96.06 FEET TO A POINT OF TANGENCY; THENCE N 21°18'21" W, A DISTANCE OF 201.97 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE LEFT HAVING A RADIUS OF 235.00 FEET; THENCE NORTHERLY, NORTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°43'00", A DISTANCE OF 244.93 FEET TO A POINT OF TANGENCY; THENCE N 81°01'21" W, A DISTANCE OF 82.51 FEET; TO THE POINT OF CURVATURE OF A CURVE, TO THE RIGHT HAVING A RADIUS OF 162.00 FEET; THENCE WESTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°41'00", A DISTANCE OF 131.99 FEET; THENCE N 00°00'00" E, A DISTANCE OF 1055.19 FEET; THENCE S 90°00'00" E, A DISTANCE OF 1506.10 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA
CONTAINING 50.71 ACRES.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: ROBINSON PRESERVE ADDITION (FLORIDA STATE PLANE – WEST ZONE – NAD 83/90)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 16 EAST; THENCE N 89°36'54" W ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 16.00 FEET; THENCE S 00°19'34" W, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°19'34" W ALONG THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF 99TH STREET NORTHWEST A DISTANCE OF 550.00 FEET; THENCE N 90°00'00" W, A DISTANCE OF 1506.10 FEET; THENCE S 00°00'00" W, A DISTANCE OF 1055.19 FEET; THENCE N 34°20'21" W, A DISTANCE OF 1923.69 FEET; THENCE N 31°03'21" W, A DISTANCE OF 349.20 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE LEFT HAVING A RADIUS OF 105.00 FEET; THENCE NORTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°39'00", A DISTANCE OF 140.47 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, TO THE RIGHT HAVING A RADIUS OF 70.00 FEET; THENCE WESTERLY, NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 153°18'00", A DISTANCE OF 187.29 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, TO THE LEFT HAVING A RADIUS OF 204.00 FEET; THENCE NORTHEASTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE

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

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

CONTAINING 149.18 ACRES.



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

September 12, 2013

RECEIVED

SEP 20 2013

BOARD RECORDS

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

Attention: Robin Liberty, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated September 6, 2013 and certified copy of Manatee County Ordinance No. Z-13-01, which was filed in this office on September 12, 2013.

As requested, a date stamped copy of the ordinance is being returned for your records.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/elr

Enclosure