

ORDINANCE NO. 22-04

AN ORDINANCE OF MANATEE COUNTY, REGARDING PUBLIC SERVICES; ESTABLISHING THE LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-75 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED "LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT," ESTABLISHING THE LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DESCRIBING THE BOUNDARIES OF THE DISTRICT, NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT, AND CONSENTING TO THE EXERCISE OF CERTAIN SPECIAL POWERS BY THE DISTRICT'S BOARD OF SUPERVISORS PURSUANT TO SUBSECTION 190.012(2), FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has enacted and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the district for these improvements within the district boundaries; and

WHEREAS, Subsection 190.005(2), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for the establishment of a community development district of less than 2,500 acres in size; and

WHEREAS, Lake Flores Land Company, L.L.C. (Petitioner), has filed a petition with the Manatee County Board of County Commissioners (Board) to adopt an ordinance establishing the Lake Flores Community Development District (District) pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Petitioner is the owner of approximately 1,181.337 acres of real property proposed for inclusion within the District and has consented in writing to the establishment of the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with

the requirements and procedures of sections 190.005(2)(b) and 190.005(1)(d), Florida Statutes, as amended; and

WHEREAS, the Board has considered the record of the public hearing and the factors set forth in sections 190.005(2)(c) and 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant or deny the petition for the establishment of the community development district; and

WHEREAS, the District established under this Ordinance, as an independent special district and a local unit of special purpose government, shall be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws; and

WHEREAS, the establishment of the District will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District; and

WHEREAS, section 190.012, Florida Statutes, as amended, authorizes the District to exercise numerous special powers listed in Subsection 190.012(1), Florida Statutes; and

WHEREAS, section 190.012, Florida Statutes, as amended, provides that the local general-purpose government must consent to the exercise by the District board of supervisors of those additional special powers listed in Subsection 190.012(2), Florida Statutes; and

WHEREAS, section 190.005(2)(d), Florida Statutes, as amended, provides that in an ordinance establishing a community development district, the Board may consent to any of the optional special powers under section 190.012(2), Florida Statutes, as amended, at the request of the Petitioner; and

WHEREAS, the petition submitted by the Petitioner requests that the Board consent to the exercise by the District board of supervisors of the additional special powers for parks and recreation and security as listed in sections 190.012(2)(a) & (d), Florida Statutes, as amended; and

WHEREAS, the exercise of such additional special powers by the District board of supervisors shall be governed by Chapter 190, Florida Statutes, as amended, and all other applicable federal, state, and local laws; and

WHEREAS, the Board desires to consent to the exercise by the District board of supervisors of such additional special powers; and

WHEREAS, the Board's consent to the exercise by the District board of supervisors of such additional special powers will protect, promote, and enhance the public health, safety, and general welfare of the County and its inhabitants, including the inhabitants of the District.

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

Section 1. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the "WHEREAS" clauses stated above as legislative findings in support of this Ordinance.

Section 2. Authority. This Ordinance is adopted pursuant to Subsection 190.005(2), Florida Statutes, as amended, and other applicable provisions of law governing county ordinances.

Section 3. Intent and Purpose. It is the intent and purpose of this Ordinance to establish the Lake Flores Community Development District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws. It is further the intent and purpose of this Ordinance to grant the consent of the Board to the exercise by the District board of supervisors of certain additional special powers pursuant to Subsection 190.012(2), Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws.

Section 4. Creation of Section 2-8-75 of Manatee County Code of Ordinances. Section 2-8-75 of the Manatee County Code of Ordinances ("Code") is hereby created to read as follows:

Sec. 2-8-75. Lake Flores Community Development District.

(a) Establishment. The Lake Flores Community Development District is hereby established pursuant to Chapter 190, Florida Statutes.

(b) Boundaries. The boundaries of the District are described in the metes and bounds description attached herein as **Exhibit "A."**

(c) Initial board of supervisors. The names of five (5) persons designated as the initial members of the board of supervisors for the District are as follows:

(1) Gary Walker

(2) David Brasher

(3) Miles Hill

(4) Krystal Parsons

(5) Walter Preston

(d) Special powers. Pursuant to sections 190.005(2)(d) and 190.012(2), Florida Statutes, as amended, the Board of County Commissioners hereby consents to the exercise by the District board of supervisors of the following special powers listed in Paragraph 190.012(2)(a) & (d) Florida Statutes. Specifically, the District shall have the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for:

(1) Parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and

(2) Security, including, but not limited to, guardhouses, fences and gates, electronic intrusion systems, and patrol cars, when authorized by the Manatee County Sheriff's Department or other proper governmental agencies; except that the District may not exercise any police power, but may contract with appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

Section 5. Codification. The publisher of the County's Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 4 of this Ordinance into the Code.

Section 6. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 7. Effective date. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 11th day of January, 2022.



BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

By: [Signature]
KEVIN VAN DUSEN
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: [Signature]
Deputy Clerk

Exhibit "A"
Metes & Bounds

FEE PARCEL A:

A PARCEL OF LAND LYING IN SECTIONS 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST AND SECTION 13 TOWNSHIP 35 SOUTH, RANGE 16 EAST MANATEE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE S 1/4 CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE N 89° 20' 44" W, A DISTANCE OF 60.00 FEET; THENCE N 00° 13' 41" E, A DISTANCE OF 97.20 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 75TH STREET WEST, PER THE DEED RECORDED IN OFFICIAL RECORDS BOOK 2277, PAGE 4330 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: S 31° 24' 16" W, A DISTANCE OF 74.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 115.00 FEET, A CHORD BEARING OF S 04° 24' 49" E, AND A CHORD DISTANCE OF 134.60 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71° 38' 10" FOR AN ARC DISTANCE OF 143.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 106.00 FEET, A CHORD BEARING OF S 19° 34' 32" E, AND A CHORD DISTANCE OF 74.79 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 18' 45", FOR AN ARC DISTANCE OF 76.43 FEET TO THE POINT OF TANGENCY; THENCE RUN S 01° 04' 51" W, A DISTANCE OF 496.72 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE RUN N 89° 34' 51" W, A DISTANCE OF 1187.18 FEET; THENCE S 69° 06' 11" W, A DISTANCE OF 594.15 FEET; THENCE S 43° 49' 06" W, A DISTANCE OF 960.15 FEET; THENCE N 46° 10' 54" W, A DISTANCE OF 30.00 FEET; THENCE N 43° 49' 06" E, A DISTANCE OF 966.88 FEET; THENCE N 69° 06' 11" E, A DISTANCE OF 524.00 FEET; THENCE N 00° 28' 43" E, A DISTANCE OF 676.10 FEET; THENCE N 89° 11' 08" W, A DISTANCE OF 613.23 FEET; THENCE S 59° 10' 52" W, A DISTANCE OF 503.28 FEET; THENCE S 59° 10' 52" W, A DISTANCE OF 1066.51 FEET; THENCE N 46° 09' 04" W, A DISTANCE OF 31.11 FEET; THENCE N 59° 10' 52" E, A DISTANCE OF 1074.73 FEET; THENCE N 59° 10' 52" E, A DISTANCE OF 454.58 FEET; THENCE N 01° 33' 27" E, A DISTANCE OF 667.20 FEET; THENCE N 89° 18' 42" W, A DISTANCE OF 665.21 FEET; THENCE N 00° 21' 08" E, A DISTANCE OF 655.49 FEET; THENCE N 89° 14' 33" W, A DISTANCE OF 1091.98 FEET; THENCE ALONG THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF 86TH STREET WEST THE FOLLOWING THREE COURSES; N 00° 20' 18" E, A DISTANCE OF 2204.91 FEET; THENCE N 82° 54' 50" E, A DISTANCE OF 32.76 FEET; THENCE N 00° 39' 09" E, A DISTANCE OF 1342.75 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 02° 02' 38" W, AT A DISTANCE OF 7689.44 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHERLY RIGHT OF WAY OF CORTEZ ROAD (FDOT SECTION 13040-2518) THROUGH A CENTRAL ANGLE OF 01° 46' 46", A DISTANCE OF 238.81 FEET TO A POINT OF TANGENCY; THENCE N 86° 10' 36" E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 3003.74 FEET; THENCE N 86° 21' 26" E, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 406.87 FEET; THENCE S 00° 13' 41" W, ALONG THE WEST RIGHT OF WAY LINE OF 75TH STREET WEST, A DISTANCE OF 5063.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION THEREOF DESCRIBED AS PARCEL 103 AS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1351, PAGE 2177, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND LESS AND EXCEPT THOSE PORTIONS THEREOF DESCRIBED AS STRIPS 1 AND 2 AS CONVEYED TO LONG BAR POINTE, LLLP BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 202041082387, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

FEE PARCEL B:

INTENTIONALLY DELETED

FEE PARCEL C:

INTENTIONALLY DELETED

EASEMENT PARCEL 1:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCEL A, AS SET FORTH AND CREATED IN THAT CERTAIN INGRESS/EGRESS AND UTILITY EASEMENT, RECORDED JULY 7, 2006 IN OFFICIAL RECORDS BOOK 2137, PAGE 7099, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 2:

INTENTIONALLY DELETED

EASEMENT PARCEL 3:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND RESERVED IN THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED OCTOBER 20, 2011 IN OFFICIAL RECORDS BOOK 2395, PAGE 5952, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 4:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND RESERVED IN THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED JULY 2, 2014 IN OFFICIAL RECORDS BOOK 2527, PAGE 759, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 5:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND CREATED IN THAT CERTAIN DRAINAGE EASEMENT AGREEMENT, RECORDED SEPTEMBER 8, 2016 IN OFFICIAL RECORDS BOOK 2637, PAGE 7435, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 6:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND CREATED IN THAT CERTAIN DRAINAGE EASEMENT AGREEMENT, RECORDED JUNE 15, 2018 IN OFFICIAL RECORDS BOOK 2733, PAGE 4281, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 7:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND CREATED IN THAT CERTAIN NON-EXCLUSIVE PERMANENT FLOWAGE EASEMENT ON, OVER AND THROUGH THE AGREED DISSIPATER FLOWS AREA, RECORDED AUGUST 7, 2020 IN OFFICIAL RECORDS INSTRUMENT NO. 202041082388, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 8:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND CREATED IN THAT CERTAIN NON-EXCLUSIVE PERMANENT DRAINAGE AND ACCESS EASEMENT AGREEMENT (STRIP 2 AND STRIP 3), RECORDED AUGUST 7, 2020 IN OFFICIAL RECORDS INSTRUMENT NO. 202041082389, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 9:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A AND B, AS SET FORTH AND CREATED IN THAT CERTAIN NON-EXCLUSIVE PERMANENT DRAINAGE AND ACCESS EASEMENT FOR 86TH/ STREET DITCH, RECORDED AUGUST 7, 2020 IN OFFICIAL RECORDS INSTRUMENT NO. 202041082390, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 10:

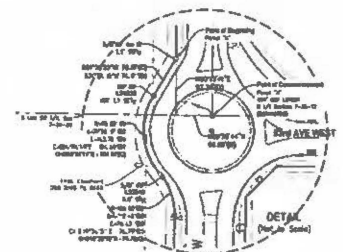
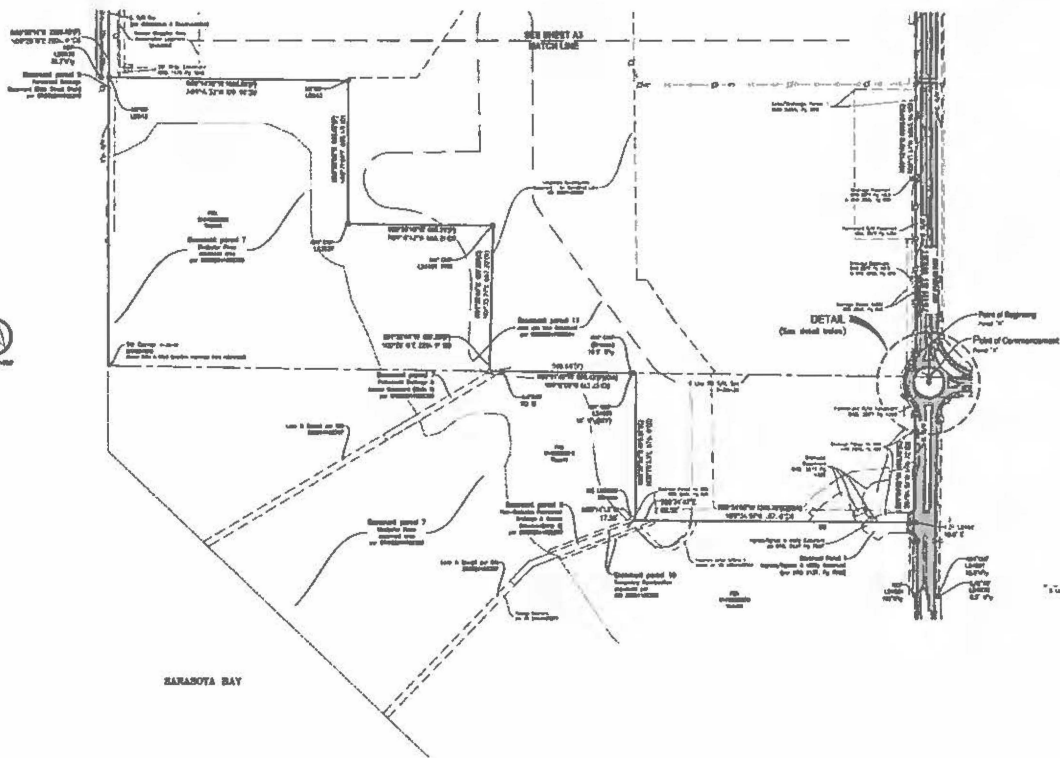
NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND CREATED IN THAT CERTAIN TEMPORARY CONSTRUCTION EASEMENT FOR STRIPS 2 AND 3, RECORDED AUGUST 7, 2020 IN OFFICIAL RECORDS INSTRUMENT NO. 202041082392, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 11:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND CREATED IN THAT CERTAIN RECIPROCAL EASEMENT AND JOINT USE OF LAKE AGREEMENT,

RECORDED AUGUST 7, 2020 IN OFFICIAL RECORDS INSTRUMENT NO. 202041082394, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

GROSS LAND AREA IS 402.367 ACRES.

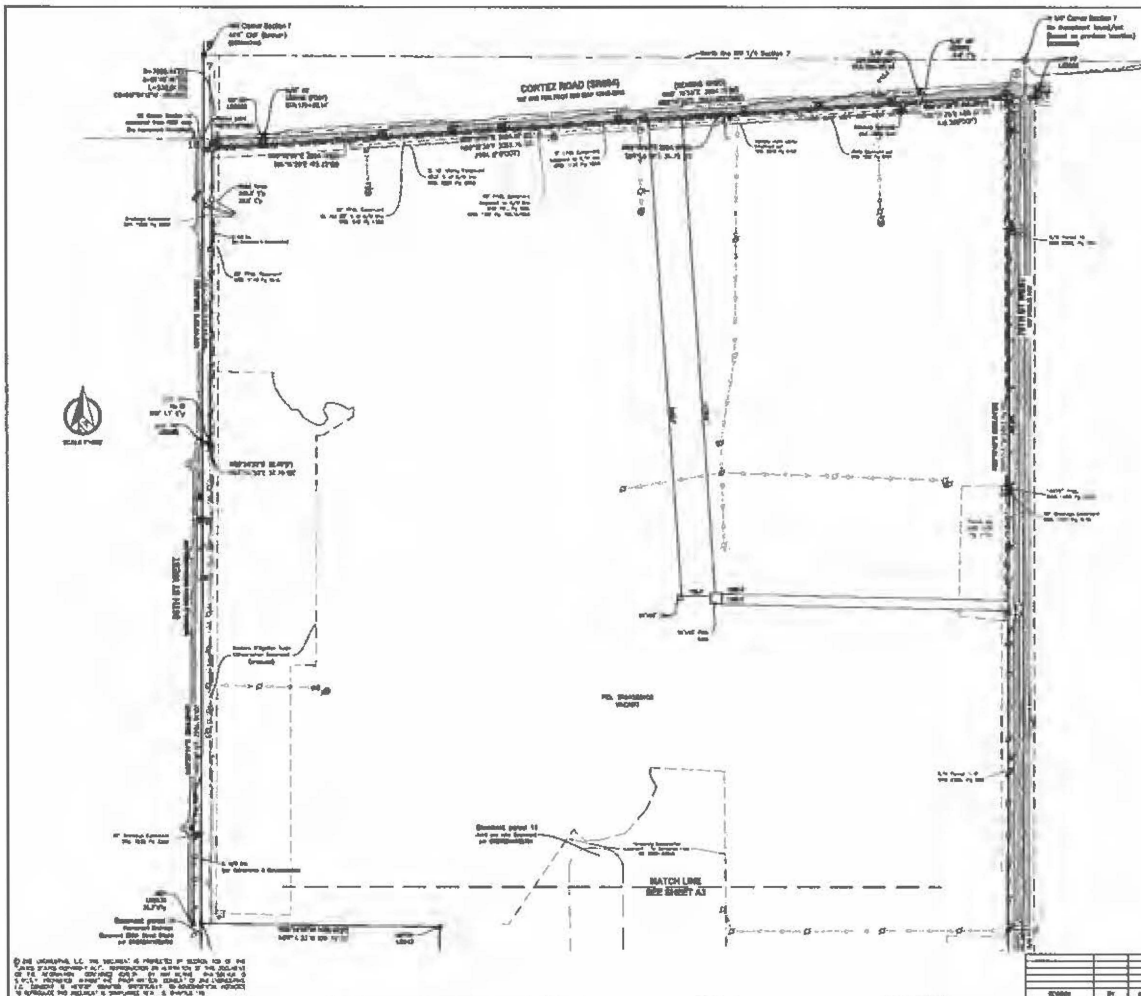


BOUNDARY SURVEY
OF
A PARCEL OF LAND
LOCATED IN
SECTIONS 7 & 18 TOWNSHIP 28 SOUTH, RANGE 17 EAST
SARASOTA COUNTY, FLORIDA

© 2008 ZNS ENGINEERING, L.L.C. THE MATERIAL IS PROVIDED BY RECORD NO. OF THE
CASES (LARS) APPROVED BY THE DEPARTMENT OF REVENUE OF THE STATE OF FLORIDA
ON 07/15/2008. ANY REVISIONS TO THIS PLAN MUST BE MADE BY THE SURVEYOR
AND MUST BE APPROVED BY THE DEPARTMENT OF REVENUE OF THE STATE OF FLORIDA
BY SIGNATURE AND SEAL OF THE SURVEYOR. ANY REVISIONS TO THIS PLAN
MUST BE APPROVED BY THE DEPARTMENT OF REVENUE OF THE STATE OF FLORIDA.

ZNS ENGINEERING	
Land Planning	Engineering
Surveying	Landmarks
Architecture	Construction

1100 S. ...
Sarasota, FL 34236
Phone: 941.555.1234
Fax: 941.555.5678
www.zns-engineering.com



BOUNDARY SURVEY
 OF
 A PARCEL OF LAND
 LOCATED IN
 SECTIONS 7 & 12 TOWNSHIP 30 SOUTH, RANGE 17 EAST
 MANATEE COUNTY, FLORIDA

ZNS ENGINEERING
 Land Planning Engineering Surveying Landscape Architecture

DATE	BY	CHECKED

© 2008 ZNS ENGINEERING, L.L.C. THIS DOCUMENT IS HEREBY PROVIDED TO YOU BY ZNS ENGINEERING, L.L.C. FOR YOUR INFORMATION AND USE ONLY. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ZNS ENGINEERING, L.L.C. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ZNS ENGINEERING, L.L.C. IS STRICTLY PROHIBITED.

FEE PARCEL A:

INTENTIONALLY DELETED

FEE PARCEL B:

A PARCEL OF LAND LYING IN SECTIONS 7, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE N 00°25' 27" E, A DISTANCE OF 34.00 FEET TO THE POINT OF BEGINNING; THENCE N 89° 26' 33" W, ALONG THE NORTH RIGHT OF WAY LINE OF 53 AVENUE WEST, A DISTANCE OF 88.24 FEET; THENCE N 00° 36' 15" E, A DISTANCE OF 589.32 FEET; THENCE N 89° 20' 51" W, A DISTANCE OF 200.06 FEET; THENCE S 00° 35' 55" W, A DISTANCE OF 589.65 FEET; THENCE N 89° 26' 33" W, ALONG AFOREMENTIONED NORTH RIGHT OF WAY LINE, A DISTANCE OF 2154.18 FEET; THENCE N 44° 36' 54" W, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 212.76 FEET; THENCE N 00° 13' 41" E, ALONG THE EAST RIGHT OF WAY LINE OF 75TH STREET WEST, A DISTANCE OF 4986.61 FEET TO THE SOUTH RIGHT OF WAY LINE OF CORTEZ ROAD; THENCE N 86° 21' 26" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 830.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11409.16 FEET, A CHORD BEARING OF N 87° 29' 39" E, AND A CHORD DISTANCE OF 452.73 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE ALSO BEING SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02° 16' 25" FOR AN ARC DISTANCE OF 452.76 FEET; THENCE S 00° 23' 35" W, A DISTANCE OF 2593.74 FEET; THENCE S 89° 21' 57" E, A DISTANCE OF 1327.62 FEET TO THE EAST LINE OF SECTION 7; THENCE S 00° 25' 27" W ALONG SAID SECTION LINE, A DISTANCE OF 2626.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION THEREOF DESCRIBED AS PARCEL 104 AS CONVEYED TO MANATEE COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2580, PAGE 543, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

FEE PARCEL C:

A PARCEL OF LAND LYING IN SECTION 17, 18 AND 20 TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE S 00° 21' 31" W, A DISTANCE OF 106.00 FEET TO THE POINT OF BEGINNING; BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF 53RD AVENUE WEST AS RECORDED IN OFFICIAL RECORD BOOK 2580, PAGE 543 OF THE PUBLIC RECORD OF MANATEE COUNTY, FLORIDA; THENCE S 00° 25' 50" W DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 2222.65 FEET; THENCE S 89° 11' 59" E, A DISTANCE OF 1325.99 FEET; THENCE N 00° 25' 15" E A DISTANCE OF 2209.35 FEET A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES: S 89° 03' 27" E A DISTANCE OF 1582.22 FEET; THENCE N 00° 01' 27" E A DISTANCE OF 12.00 FEET; THENCE S 89° 03' 27" E A DISTANCE OF 2393.41 FEET; THENCE S 89° 32' 46" E A DISTANCE OF 31.18 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN S 00°19' 57" W, A DISTANCE OF 32.34 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 620.00 FEET, A CHORD BEARING OF S 07° 13' 06" W AND A CHORD LENGTH OF 148.66 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 46' 18" FOR AN ARC LENGTH OF 149.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N 76° 49' 12" W A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 610.00 FEET, A CHORD BEARING OF S 28° 46' 46" W AND A CHORD LENGTH OF 308.76 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 19' 13" FOR AN ARC LENGTH OF 312.16 FEE TO THE POINT OF TANGENCY; THENCE S 43° 26' 22" W A DISTANCE OF 246.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1010.00 FEET, A CHORD BEARING OF S 45° 41' 53" W AND A CHORD LENGTH OF 79.60 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 31' 00" FOR AN ARC LENGTH OF 79.62 FEET TO THE POINT OF

REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 600.00 FEET, A CHORD BEARING OF S 24° 08' 55" W AND A CHORD LENGTH OF 484.40 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 36' 56" FOR AN ARC LENGTH OF 498.63 FEET TO THE POINT OF TANGENCY; THENCE S 00° 20' 27" W A DISTANCE OF 178.20 FEET; THENCE S 00° 20' 20" W A DISTANCE OF 3070.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1100.00 FEET, A CHORD BEARING OF S 14° 25' 40" E AND A CHORD LENGTH OF 560.74 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 32' 00" FOR AN ARC LENGTH OF 567.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1140.00 FEET, A CHORD BEARING OF S 05° 53' 34" E AND A CHORD LENGTH OF 901.90 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46° 36' 11" FOR AN ARC LENGTH OF 927.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S 80° 13' 56" E A DISTANCE OF 20.16 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1589.63 FEET, A CHORD BEARING OF S 13° 56' 32" W AND A CHORD LENGTH OF 231.42 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 20' 55" FOR AN ARC LENGTH OF 231.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF S 05° 55' 53" E AND A CHORD LENGTH OF 40.81 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 10' 31" FOR AN ARC LENGTH OF 42.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 115.00 FEET, A CHORD BEARING OF S 17° 32' 03" E AND A CHORD LENGTH OF 49.72 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 58' 12" FOR AN ARC LENGTH OF 50.12 FEET TO A POINT ON A NORTHERLY RIGHT OF WAY LINE OF EL CONQUISTADOR PARKWAY AND TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5059.00 FEET, A CHORD BEARING OF N 68° 22' 23" W AND A CHORD LENGTH OF 260.88 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 57' 18" FOR AN ARC LENGTH OF 260.91 FEET TO THE POINT OF TANGENCY; THENCE N 66° 53' 44" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 376.28 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N 00° 20' 30" E A DISTANCE OF 716.38 FEET; THENCE N 89° 23' 40" W A DISTANCE OF 1047.39 FEET; THENCE S 00° 22' 45" W A DISTANCE OF 281.65 FEET TO SAID RIGHT OF WAY LINE; THENCE N 66° 53' 44" W A DISTANCE OF 32.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 850.00 FEET, A CHORD BEARING OF N 47° 21' 21" W AND A CHORD LENGTH OF 568.58 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39° 04' 46" FOR AN ARC LENGTH OF 579.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1825.00 FEET, A CHORD BEARING OF N 38° 42' 58" W AND A CHORD LENGTH OF 690.20 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 48' 00" FOR AN ARC LENGTH OF 694.38 FEET TO THE POINT OF TANGENCY; THENCE N 49° 36' 58" W A DISTANCE OF 2175.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 4900.00 FEET, A CHORD BEARING OF N 65° 05' 52" W AND A CHORD LENGTH OF 2615.91 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 57' 48" FOR AN ARC LENGTH OF 2648.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1200.00 FEET, A CHORD BEARING OF N 68° 35' 07" W AND A CHORD LENGTH OF 498.75 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 59' 19" FOR AN ARC LENGTH OF 502.42 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE THENCE N 33° 24' 33" E A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1190.00 FEET, A CHORD BEARING OF N 27° 45' 18" W AND A CHORD LENGTH OF 1147.88 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 40' 18" FOR AN ARC LENGTH OF 1197.81 FEET TO THE POINT OF TANGENCY; THENCE N 01° 04' 51" E A DISTANCE OF 864.32 FEET; THENCE N 45° 49' 20" E A DISTANCE OF 75.83 FEET TO THE SOUTH RIGHT OF WAY LINE OF 53RD AVENUE WEST; THENCE S 89° 26' 33" E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 343.99 FEET; THENCE S 00° 00' 00" E A DISTANCE OF 20.00 FEET; THENCE S 89° 26' 32" E A DISTANCE OF 2195.80 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL 1:

INTENTIONALLY DELETED

EASEMENT PARCEL 2:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCEL C, AS SET FORTH AND CREATED IN THAT CERTAIN EASEMENT AGREEMENT, RECORDED MARCH 9, 2007 IN OFFICIAL RECORDS BOOK 2190, PAGE 5522, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 3:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND RESERVED IN THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED OCTOBER 20, 2011 IN OFFICIAL RECORDS BOOK 2395, PAGE 5952, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 4:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND RESERVED IN THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED JULY 2, 2014 IN OFFICIAL RECORDS BOOK 2527, PAGE 759, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 5:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND CREATED IN THAT CERTAIN DRAINAGE EASEMENT AGREEMENT, RECORDED SEPTEMBER 8, 2016 IN OFFICIAL RECORDS BOOK 2637, PAGE 7435, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 6:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND CREATED IN THAT CERTAIN DRAINAGE EASEMENT AGREEMENT, RECORDED JUNE 15, 2018 IN OFFICIAL RECORDS BOOK 2733, PAGE 4281, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 7:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND CREATED IN THAT CERTAIN NON-EXCLUSIVE PERMANENT FLOWAGE EASEMENT ON, OVER AND THROUGH THE AGREED DISSIPATER FLOWS AREA, RECORDED AUGUST 7, 2020 IN OFFICIAL RECORDS INSTRUMENT NO. 202041082388, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 8:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND CREATED IN THAT CERTAIN NON-EXCLUSIVE PERMANENT DRAINAGE AND ACCESS EASEMENT AGREEMENT (STRIP 2 AND STRIP 3), RECORDED AUGUST 7, 2020 IN OFFICIAL RECORDS INSTRUMENT NO. 202041082389, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

EASEMENT PARCEL 9:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A AND B, AS SET FORTH AND CREATED IN THAT CERTAIN NON-EXCLUSIVE PERMANENT DRAINAGE AND ACCESS EASEMENT FOR 86TH STREET DITCH, RECORDED AUGUST 7, 2020 IN OFFICIAL RECORDS INSTRUMENT NO. 202041082390, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

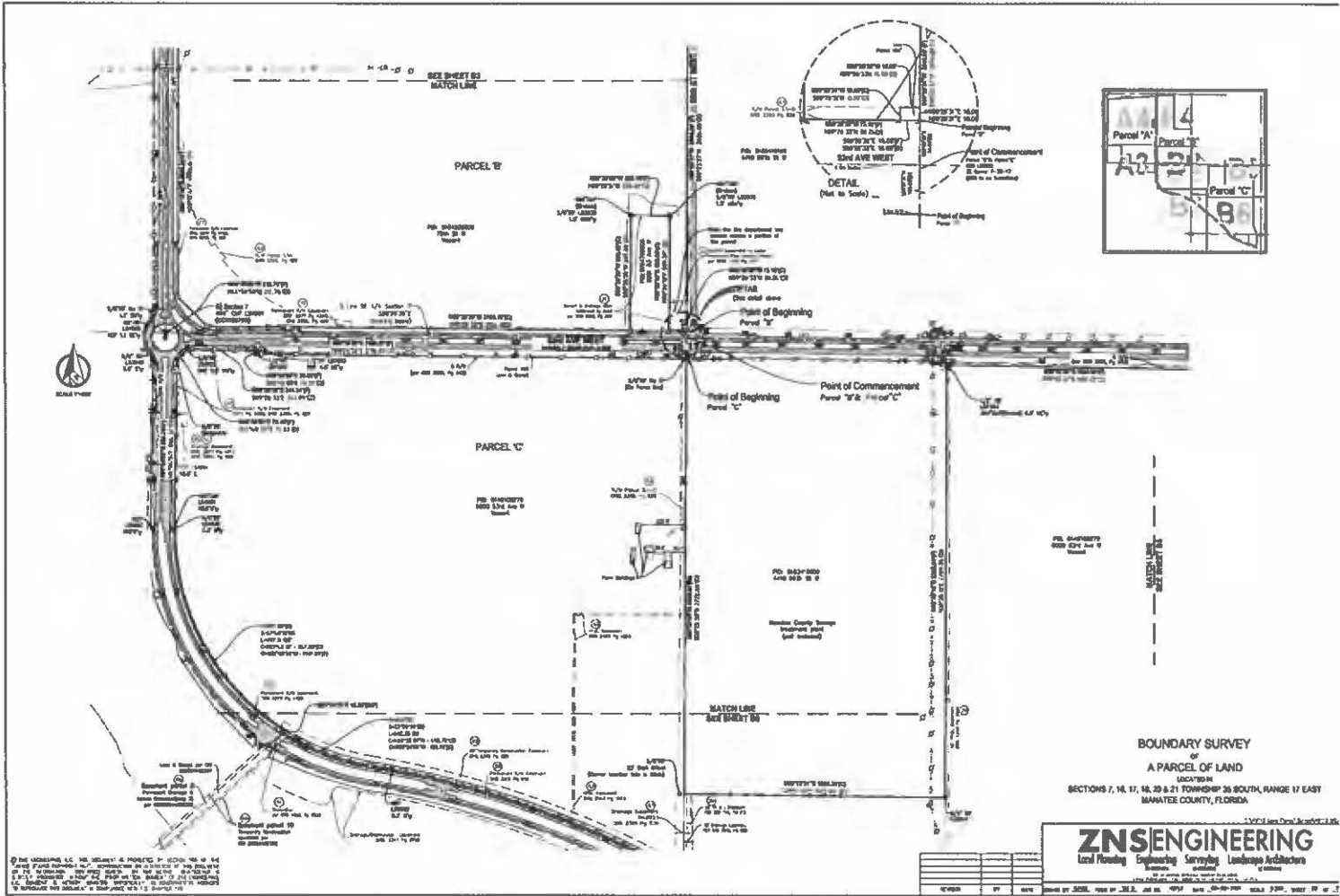
EASEMENT PARCEL 10:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND CREATED IN THAT CERTAIN TEMPORARY CONSTRUCTION EASEMENT FOR STRIPS 2 AND 3, RECORDED AUGUST 7, 2020 IN OFFICIAL RECORDS INSTRUMENT NO. 202041082392, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

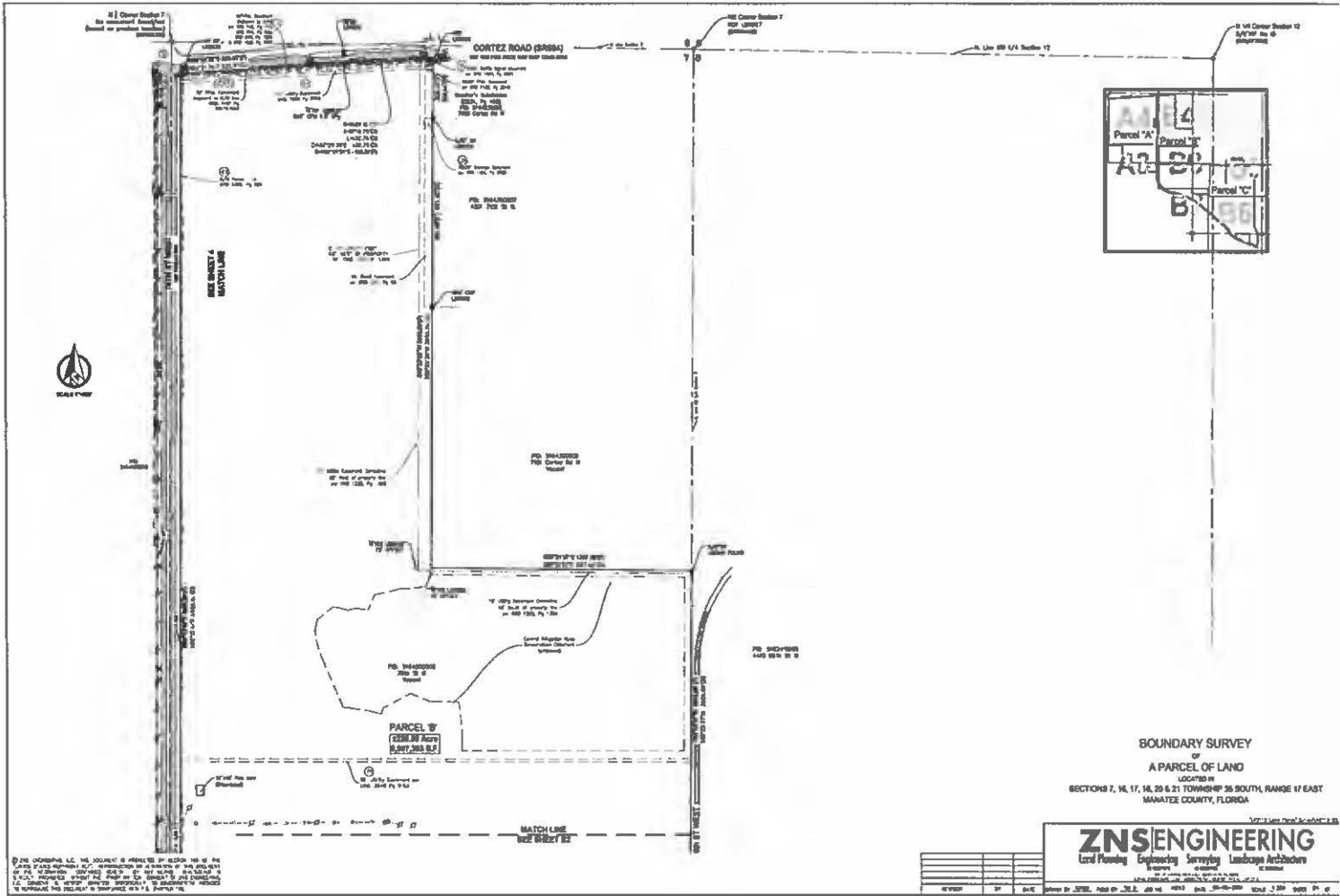
EASEMENT PARCEL 11:

NON-EXCLUSIVE EASEMENT(S) APPURTENANT TO AND FOR THE BENEFIT OF PARCELS A, B AND C, AS SET FORTH AND CREATED IN THAT CERTAIN RECIPROCAL EASEMENT AND JOINT USE OF LAKE AGREEMENT, RECORDED AUGUST 7, 2020 IN OFFICIAL RECORDS INSTRUMENT NO. 202041082394, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; FOR THE PURPOSES SET FORTH THEREIN, OVER AND ACROSS THE LANDS SET FORTH THEREIN.

Gross land areas are; Parcel B :±228.59Ac, Parcel C :±550.38Ac.

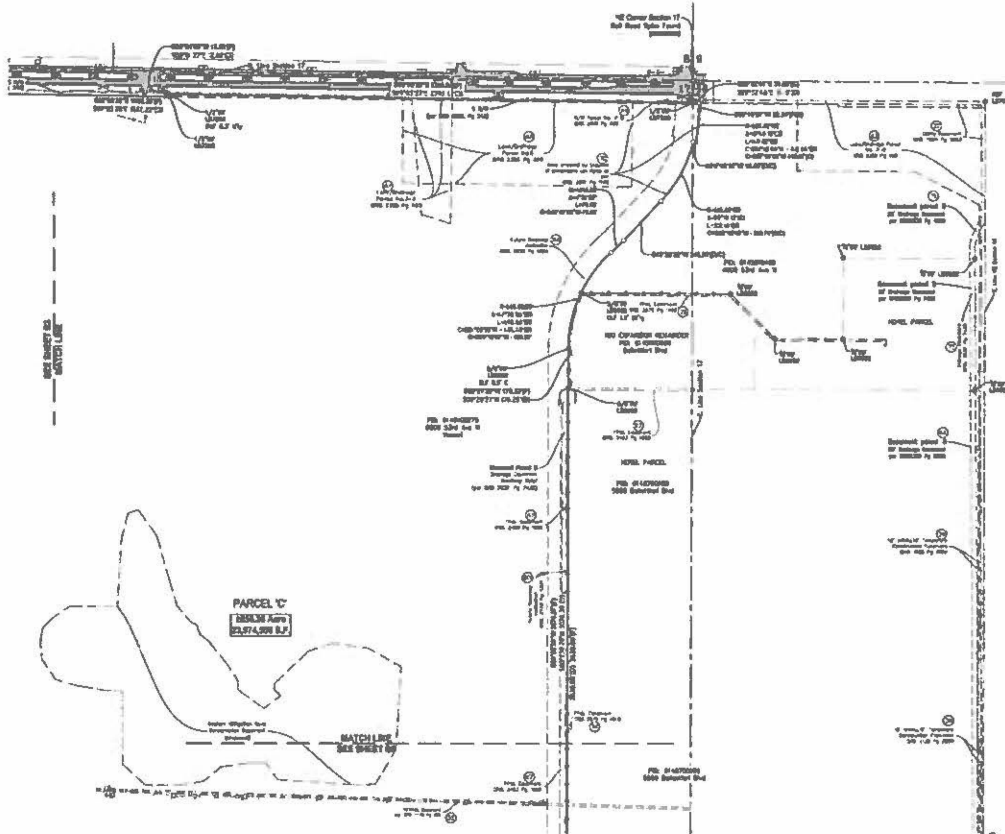


© 2011 ZNS ENGINEERING, L.L.C. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF ZNS ENGINEERING, L.L.C. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ZNS ENGINEERING, L.L.C.

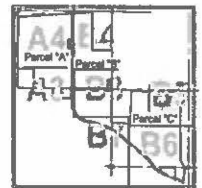


© 2024 ZNS ENGINEERING, LLC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF ZNS ENGINEERING, LLC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM ZNS ENGINEERING, LLC. THE USER OF THIS DOCUMENT AGREES TO HOLD ZNS ENGINEERING, LLC HARMLESS FROM AND AGAINST ALL SUCH REPRODUCTION, TRANSMISSION, OR DISTRIBUTION OF THIS DOCUMENT.

NO.	DATE	DESCRIPTION
1	01/20/2024	ISSUED FOR PERMIT
2	01/20/2024	ISSUED FOR PERMIT
3	01/20/2024	ISSUED FOR PERMIT
4	01/20/2024	ISSUED FOR PERMIT
5	01/20/2024	ISSUED FOR PERMIT
6	01/20/2024	ISSUED FOR PERMIT
7	01/20/2024	ISSUED FOR PERMIT
8	01/20/2024	ISSUED FOR PERMIT
9	01/20/2024	ISSUED FOR PERMIT
10	01/20/2024	ISSUED FOR PERMIT



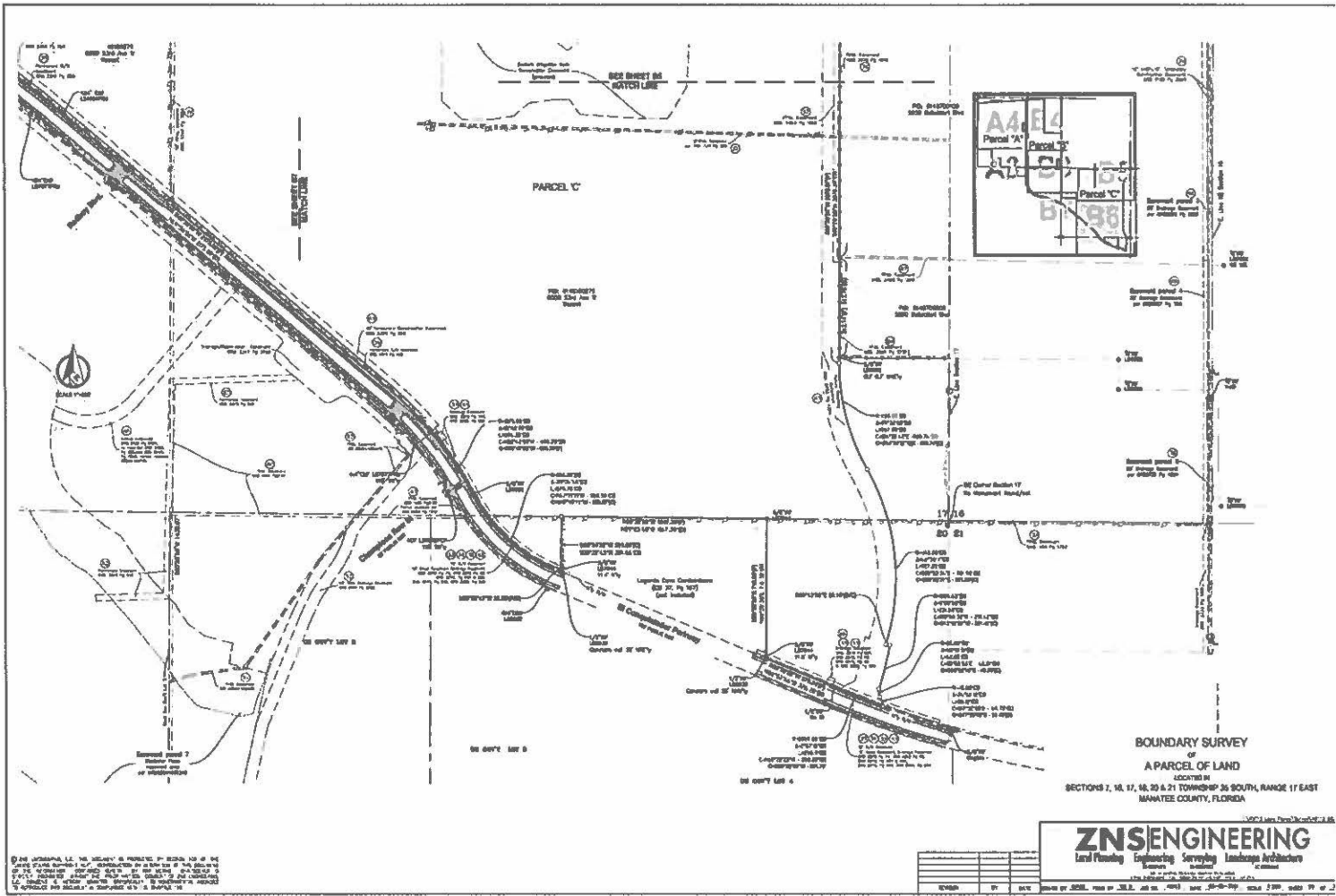
SCALE 1" = 100'



BOUNDARY SURVEY
OF
A PARCEL OF LAND
LOCATED IN
SECTIONS 7, 16, 17, 18, 20 & 21 TOWNSHIP 36 SOUTH RANGE 17 EAST
MANATEE COUNTY, FLORIDA.

© 2014 ZNS ENGINEERING, L.L.C. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF ZNS ENGINEERING, L.L.C. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ZNS ENGINEERING, L.L.C. IS STRICTLY PROHIBITED.

<p>ZNS ENGINEERING Land Planning Engineering Surveying Landscape Architecture</p>		
<p>11/17/2014</p>	<p>11/17/2014</p>	<p>11/17/2014</p>
<p>11/17/2014</p>	<p>11/17/2014</p>	<p>11/17/2014</p>



© 2014 ZNS ENGINEERING, LLC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF ZNS ENGINEERING, LLC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ZNS ENGINEERING, LLC.

DATE	BY	REV

ZNS ENGINEERING
 Land Planning Engineering Surveying Landscape Architecture
 1724 14th Street, Suite 100
 Manatee County, Florida 34461
 Phone: 888-222-7272 Fax: 888-222-7273
 Email: info@zns-engineering.com

BOUNDARY SURVEY
OF A PARCEL OF LAND
 LOCATION M
 SECTIONS 7, 10, 17, 18, 20 & 21 TOWNSHIP 36 SOUTH, RANGE 17 EAST
 MANATEE COUNTY, FLORIDA



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

January 13, 2022

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

Attention: Robin Toth

Dear Ms. Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 22-04, which was filed in this office on January 13, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb