



Rizzetta & Company

# **Heritage Harbour South Community Development District**

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## **Board of Supervisors' Special Meeting June 21, 2022**

**Heritage Harbour Golf Club  
8000 Stone Harbour Loop  
Bradenton, FL 34212**

**[www.heritageharboursouthcdd.org](http://www.heritageharboursouthcdd.org)**

## **HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT AGENDA**

To be held at the Heritage Harbour South Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212.

<b>District Board of Supervisors</b>	Mike Neville Louis Brodersen Philip Frankel Tad Parker Thomas Bakalar	Chairperson Vice-Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Christina Newsome	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andrew Cohen	Persson, Cohen & Mooney, P.A.
<b>District Engineer</b>	Rick Schappacher	Schappacher Engineering

### **Invitees:**

<b>Community Development District</b>	Heritage Harbour Market Place Community Development District  Heritage Harbour North Community Development District
<b>Homeowners Association</b>	Lighthouse Cove Homeowners Association  Heritage Harbour Master Association  Stoneybrook at Heritage Harbour Homeowners Association

**All cellular phones and pagers must be turned off while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that

person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

# HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

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District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.heritageharboursouthcdd.org](http://www.heritageharboursouthcdd.org)

June 10, 2022

**Board of Supervisors  
Heritage Harbour South  
Community Development District**

## **REVISED AGENDA**

Dear Board Members,

The Heritage Harbour South Community Development District special meeting of the Board of Supervisors will be held on **Tuesday, June 21, 2022, at 3:00 p.m.** at, **the Heritage Harbour South Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212**. The following is the revised agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A.** Discussion of Heritage Harbour Joint Meeting, Lennar  
Conveyance ..... Tab 1
- 4. SUPERVISOR REQUESTS & COMMENTS**
- 5. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 533-2950.

Sincerely,  
*Christina Newsome*  
Christina Newsome  
District Manager

## **Tab 1**

March 2, 2022

**VIA ELECTRONIC MAIL & USPS MAIL:**

Heritage Harbour South Community Development District  
C/O Andrew Cohen  
Perrson, Cohen, Mooney, et al.  
6853 Energy Ct.  
Lakewood Ranch, FL 34240-8523  
[acohen@flgovlaw.com](mailto:acohen@flgovlaw.com)

Re: Deed from Lennar Homes, LLC to Heritage Harbour South Community Development District

Dear Andrew,

Please be aware that our Firm represents Lennar Homes, LLC. It has come to our attention that there are still properties in the name of Lennar Homes, LLC that we believe should be appropriately deeded to Heritage Harbour South Community Development District. We have enclosed a proposed deed for such areas with this letter. We would appreciate if you would let us know if you have any questions or comments regarding the attached deed, absent which we will execute and record the deed in the public records.

If you have any other questions or comments, please don't hesitate to contact me.

Very truly yours,

  
Charles Mann

CM/dkm

This instrument prepared by:  
Charles Mann, Esquire  
PAVESE LAW FIRM  
1833 Hendry Street  
Fort Myers, Florida 33901  
Telephone: 239-334-2195

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## **QUIT-CLAIM DEED**

*Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.*

THIS Quit-Claim Deed ("Deed") is made this \_\_\_\_ day of \_\_\_\_\_, 2022, between **Lennar Homes, LLC**, a Florida limited liability company, whose address is 10481 Six Mile Cypress Parkway, Fort Myers, FL 33966 ("Grantor"), and **Heritage Harbour South Community Development District**, an independent special district established pursuant to Chapter 190, Florida Statutes whose mailing address is 3434 Colwell Ave, Suite 200, Tampa FL 33614 ("Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim, unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to the following described land, situate, lying, and being in Manatee County, Florida, to-wit:

### **See attached Composite Exhibit "A"**

*This conveyance is being made for title purposes only; therefore, only minimum documentary stamp taxes are affixed hereto.*

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered  
in our presence (2 witnesses):

**LENNAR HOMES, LLC**  
a Florida limited liability company

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

By: \_\_\_\_\_  
Print: **Darin McMurray**  
Title: **Vice President**

STATE OF FLORIDA  
COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of physical presence, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by **Darin McMurray**, as **Vice President** of **Lennar Homes, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Tracts 200 and 201, Stoneybrook at Heritage Harbour, Subphase A, Unit 1, according to the Plat thereof, as recorded in Plat Book 39, Page 160 of the Public Records of Manatee County, Florida;

Together with;

Tract 202, Stoneybrook at Heritage Harbour, Subphase A, Unit 4, according to the Plat thereof, as recorded in Plat Book 43, Page 91 of the Public Records of Manatee County, Florida;

Together with;

Tract 528, Stoneybrook at Heritage Harbour, Subphase C, Unit 2, according to the Plat thereof, as recorded in Plat Book 44, Page 74 of the Public Records of Manatee County, Florida;

Together with;

Tract 203, Stoneybrook at Heritage Harbour, Subphase D, Unit 1, according to the Plat thereof, as recorded in Plat Book 44, Page 168 of the Public Records of Manatee County, Florida.

Together with:

Those lands described in Exhibit "A-1", attached hereto.

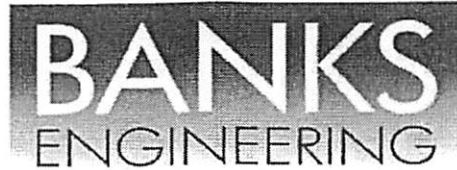
Together with:

Those lands described in Exhibit "A-2", attached hereto.

Together with:

Those lands described in Exhibit "A-3" attached hereto, less and except Lake 57 as described in Official Records Book 1775, Page 7153 of the Public Records of Manatee County, Florida and as also described in Exhibit "A-4" attached hereto.

# EXHIBIT "A-1"



Professional Engineers, Planners & Land Surveyors

DESCRIPTION  
OF A  
PARCEL OF LAND  
LYING IN  
SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

**(PARCEL-1)**

BEGINNING AT THE NORTHERLYMOST CORNER OF PARCEL A, THE TOWNHOMES AT LIGHTHOUSE COVE V, A CONDOMINIUM, DULEY RECORDED IN OFFICIAL RECORDS BOOK 2168, PAGE 5649, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N 64°44'08" W FOR 1.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 26°51'50" W; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°25'53" FOR 35.06 FEET; THENCE N 71°43'12" E FOR 37.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,050.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 25°06'31" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°53'39" FOR 318.23 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 37.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'18" FOR 56.99 FEET; THENCE S 14°28'10" W FOR 246.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 860.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°24'52" FOR 216.36 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°13'48" FOR 165.80 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°50'05" FOR 172.73 FEET; THENCE S 20°29'19" W FOR 111.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,020.48 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°48'38" FOR 139.11 FEET TO POINT "A"; THENCE N 77°19'19" W FOR 19.95 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET AND TO WHICH POINT OF CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°33'02" FOR 15.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.48 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°15'36" FOR 133.11 FEET; THENCE N 20°29'19" E FOR 111.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 445.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°50'05" FOR 161.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°48'09" FOR 73.13 FEET; THENCE N 15°40'40" E FOR 52.26 FEET TO THE BEGINNING OF A NON-

SHEET 1 OF 15  
• SERVING THE STATE OF FLORIDA •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966  
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523  
Engineering License No. EB 6469 • Surveying License No. LB 6690

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TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 70°06'03" W; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°59'04" FOR 55.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°24'52" FOR 208.81 FEET; THENCE N 14°28'10" E FOR 229.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 80°31'09" E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°07'39" FOR 6.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,099.98 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 16°07'56" W; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°10'08" FOR 336.06 FEET TO THE POINT OF BEGINNING.

AND

**(PARCEL-2)**

COMMENCING AT AFORESAID POINT "A" BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,020.48 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 77°19'19" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°55'05" FOR 69.78 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,020.48 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°22'20" FOR 131.31 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°39'01" FOR 223.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,350.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°22'57" FOR 221.07 FEET; THENCE N 83°20'39" W FOR 44.63 FEET; THENCE N 01°14'02" E FOR 25.46 FEET; THENCE N 04°13'01" E FOR 36.93 FEET; THENCE S 66°36'04" E FOR 20.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,380.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 81°00'23" W; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°02'40" FOR 169.67 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 845.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°39'01" FOR 216.06 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.48 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°49'18" FOR 125.07 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°33'02" FOR 15.80 FEET; THENCE S 81°14'24" E FOR 19.95 FEET TO THE POINT OF BEGINNING.

AND

**(PARCEL-3)**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3008, LIGHTHOUSE COVE AT HERITAGE HARBOUR, UNIT 1, DULEY RECORDED IN PLAT BOOK 43, PAGES 14 THROUGH 20, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,220.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 13°00'10" W; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'55" FOR 7.70 FEET; THENCE N 78°02'40" W FOR 0.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 13°12'17" W; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°15'53" FOR 39.82 FEET; THENCE N 14°28'10" E FOR 108.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°34'25" FOR 50.09 FEET; THENCE S 13°00'10" W FOR 169.34 FEET TO THE POINT OF BEGINNING.

AND

**(PARCEL-4)**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3013, LIGHTHOUSE COVE AT HERITAGE HARBOUR, UNIT 1, DULEY RECORDED IN PLAT BOOK 43, PAGES 14 THROUGH 20, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N 72°42'03" W FOR 1.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°50'35" FOR 42.26 FEET TO THE BEGINNING OF A

REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 910.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°40'22" FOR 153.63 FEET; THENCE N 14°28'10" E FOR 38.18 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°47'25" FOR 38.74 FEET; THENCE S 76°46'59" E FOR 3.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 79°23'20" E; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°01'54" FOR 246.61 FEET TO THE POINT OF BEGINNING.

AND

**(PARCEL-5)**

BEGINNING AT THE NORTHWEST CORNER OF LOT 3014, LIGHTHOUSE COVE AT HERITAGE HARBOUR, UNIT 1, DULEY RECORDED IN PLAT BOOK 43, PAGES 14 THROUGH 20, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE S 27°15'48" W FOR 2.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 245.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 61°06'58" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°04'35" FOR 218.41 FEET; THENCE S 32°15'03" W FOR 108.73 FEET; THENCE S 19°57'21" W FOR 178.62 FEET; THENCE S 18°49'40" W FOR 29.47 FEET; THENCE S 02°07'02" W FOR 197.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 49°37'13" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°15'45" FOR 41.40 FEET; THENCE S 02°07'02" W FOR 216.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°38'06" FOR 3.93 FEET; THENCE S 30°39'30" W FOR 20.53 FEET; THENCE S 02°07'02" W FOR 160.03 FEET; THENCE S 87°52'58" E FOR 1,571.25 FEET; THENCE S 00°00'00" E FOR 77.51 FEET; THENCE N 87°32'02" W FOR 52.97 FEET; THENCE N 87°04'36" W FOR 256.99 FEET; THENCE N 85°02'43" W FOR 169.48 FEET; THENCE N 87°53'22" W FOR 338.63 FEET; THENCE N 87°21'05" W FOR 233.14 FEET; THENCE N 88°16'58" W FOR 170.68 FEET; THENCE N 85°25'18" W FOR 62.45 FEET; THENCE N 86°05'12" W FOR 158.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 166.60 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°47'36" FOR 243.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 206.82 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 79°22'25" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°46'54" FOR 147.21 FEET; THENCE S 45°25'09" W FOR 52.34 FEET; THENCE N 01°14'02" E FOR 335.44 FEET; THENCE N 83°20'39" W FOR 32.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,300.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 83°20'39" W; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°22'57" FOR 212.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 925.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°39'01" FOR 236.52 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 970.48 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°06'03" FOR 323.53 FEET; THENCE N 20°29'19" E FOR 111.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°50'05" FOR 190.91 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°44'40" FOR 113.96 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°54'03" FOR 36.61 FEET; THENCE S 72°42'03" E FOR 8.99 FEET TO THE POINT OF BEGINNING.

AND

**(PARCEL-6)**

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 516, LIGHTHOUSE COVE AT HERITAGE HARBOUR, UNIT 2, DULEY RECORDED IN PLAT BOOK 43, PAGES 113 THROUGH 116, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE S 00°00'00" E FOR 77.51 FEET; THENCE S 87°32'02" E FOR 52.87 FEET; THENCE S 86°02'45" E FOR 108.92 FEET; THENCE S 88°42'51" E FOR 110.62 FEET; THENCE S 89°37'01" E FOR 121.58 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.97 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°28'52" FOR 10.22 FEET TO THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN

DESCRIBED; THENCE S 87°13'31" E FOR 127.11 FEET; THENCE S 41°44'50" E FOR 124.51 FEET; THENCE S 00°19'58" W FOR 54.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 235.97 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 69°42'44" E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°50'53" FOR 275.31 FEET TO THE POINT OF BEGINNING.

AND

**(PARCEL-7)**

BEGINNING AT THE NORTHERLYMOST CORNER OF LOT 1, LANDINGS AT HERITAGE HARBOUR, PHASE II, DULEY RECORDED IN PLAT BOOK 70, PAGES 168 THROUGH 172, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N 47°52'56" W FOR 197.23 FEET; THENCE N 45°58'43" W FOR 48.90 FEET; THENCE N 39°01'48" W FOR 124.01 FEET; THENCE N 48°25'45" W FOR 439.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 41°34'16" W; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°45'55" FOR 75.98 FEET; THENCE N 26°39'49" W FOR 70.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 206.82 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 43°50'42" W; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°46'26" FOR 38.89 FEET; THENCE S 44°34'52" E FOR 1,136.34 FEET; THENCE S 55°21'38" E FOR 505.52 FEET; THENCE S 49°13'14" E FOR 990.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 129°23'16" FOR 225.82 FEET; THENCE N 01°17'33" E FOR 369.19 FEET; THENCE S 66°52'39" E FOR 35.62 FEET; THENCE S 01°38'00" E FOR 32.26 FEET; THENCE S 01°23'50" W FOR 328.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°52'47" FOR 141.55 FEET; THENCE S 66°16'37" W FOR 14.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°57'09" FOR 113.36 FEET; THENCE N 48°46'15" W FOR 289.92 FEET; THENCE N 49°32'50" W FOR 259.32 FEET; THENCE N 49°03'18" W FOR 349.28 FEET; THENCE N 49°03'23" W FOR 71.08 FEET; THENCE N 50°53'47" W FOR 143.55 FEET; THENCE N 63°54'10" W FOR 82.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°12'52" FOR 35.66 FEET; THENCE N 53°41'18" W FOR 212.48 FEET; THENCE N 43°36'57" W FOR 250.11 FEET; THENCE N 47°52'56" W FOR 54.07 FEET TO THE POINT OF BEGINNING.

COMBINED PARCELS CONTAIN 7.24 ACRES MORE OR LESS.

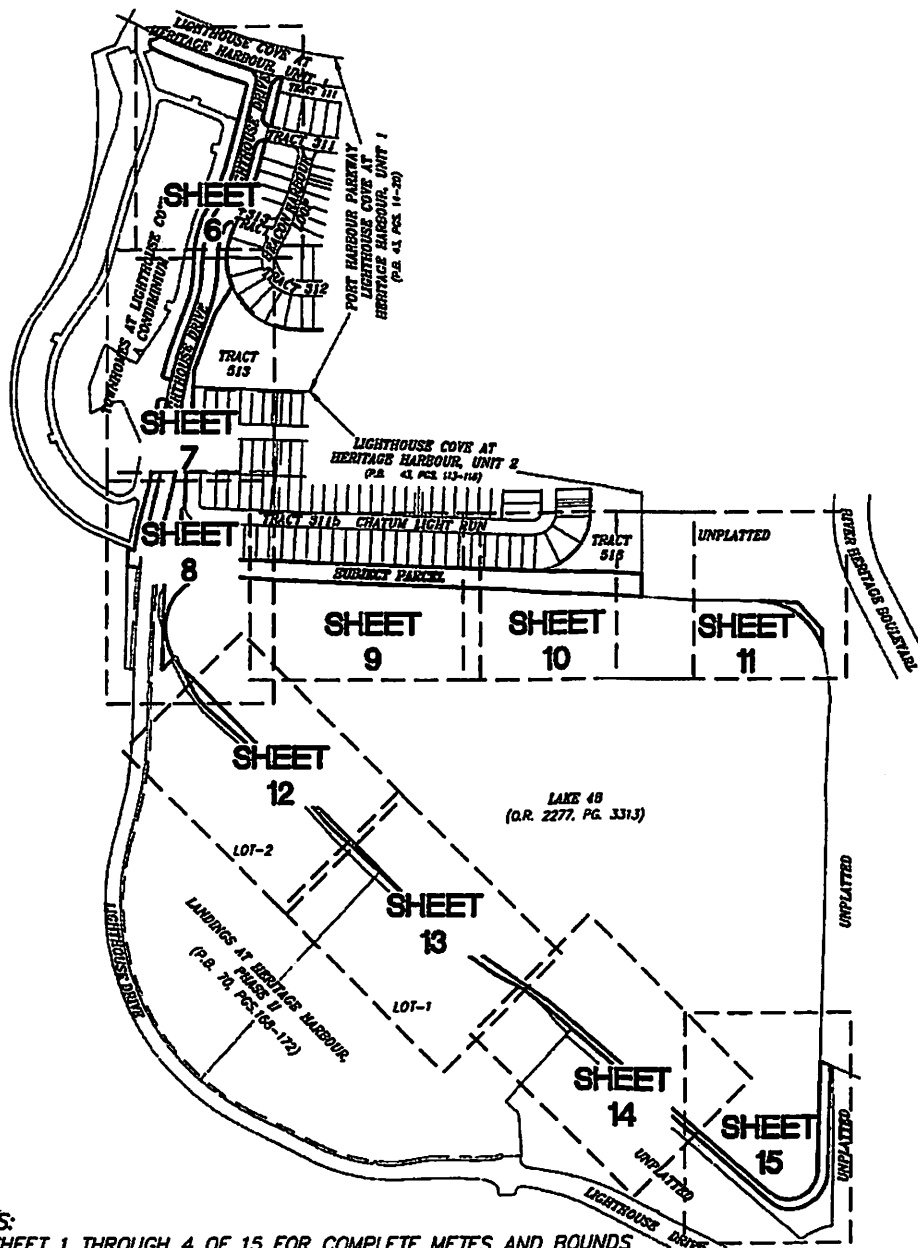
BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL-A, THE TOWNHOMES AT LIGHTHOUSE COVE V, A CONDOMINIUM, DULEY RECORDED IN OFFICIAL RECORDS BOOK 2168, PAGE 5649, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS, HAVING A CHORD BEARING OF N 69°17'00" W.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

DESCRIPTION PREPARED: OCTOBER 20, 2021

---

RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009  
DATE SIGNED: 11-15-21



**LEGEND**

PG.	PAGE
PGS.	PAGES
P.B.	PLAT BOOK
R.L.	RADIAL LINE
LB	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING
I.N.	INSTRUMENT NUMBER
R.L.E.	RADIAL LINE EXTENDED
L1	LINE 1 OF LINE TABLE
EB	ENGINEERING BUSINESS
O.R.	OFFICIAL RECORDS BOOK
P.O.C.	POINT OF COMMENCEMENT
C1	CURVE 1 OF CURVE TABLE

**NOTES:**

SEE SHEET 1 THROUGH 4 OF 15 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL-A, THE TOWNHOMES AT LIGHTHOUSE COVE V, A CONDOMINIUM, DULEY RECORDED IN OFFICIAL RECORDS BOOK 2168, PAGE 5649, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS, HAVING A CHORD BEARING OF N 69°17'00" W.

DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

COMBINED PARCELS CONTAIN 7.24 ACRES MORE OR LESS.

**\*\*\*THIS IS NOT A SURVEY\*\*\***

RICHARD H. RITZ 10-20-2021  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

PREPARED OCTOBER 20, 2021

**KEY SHEET**

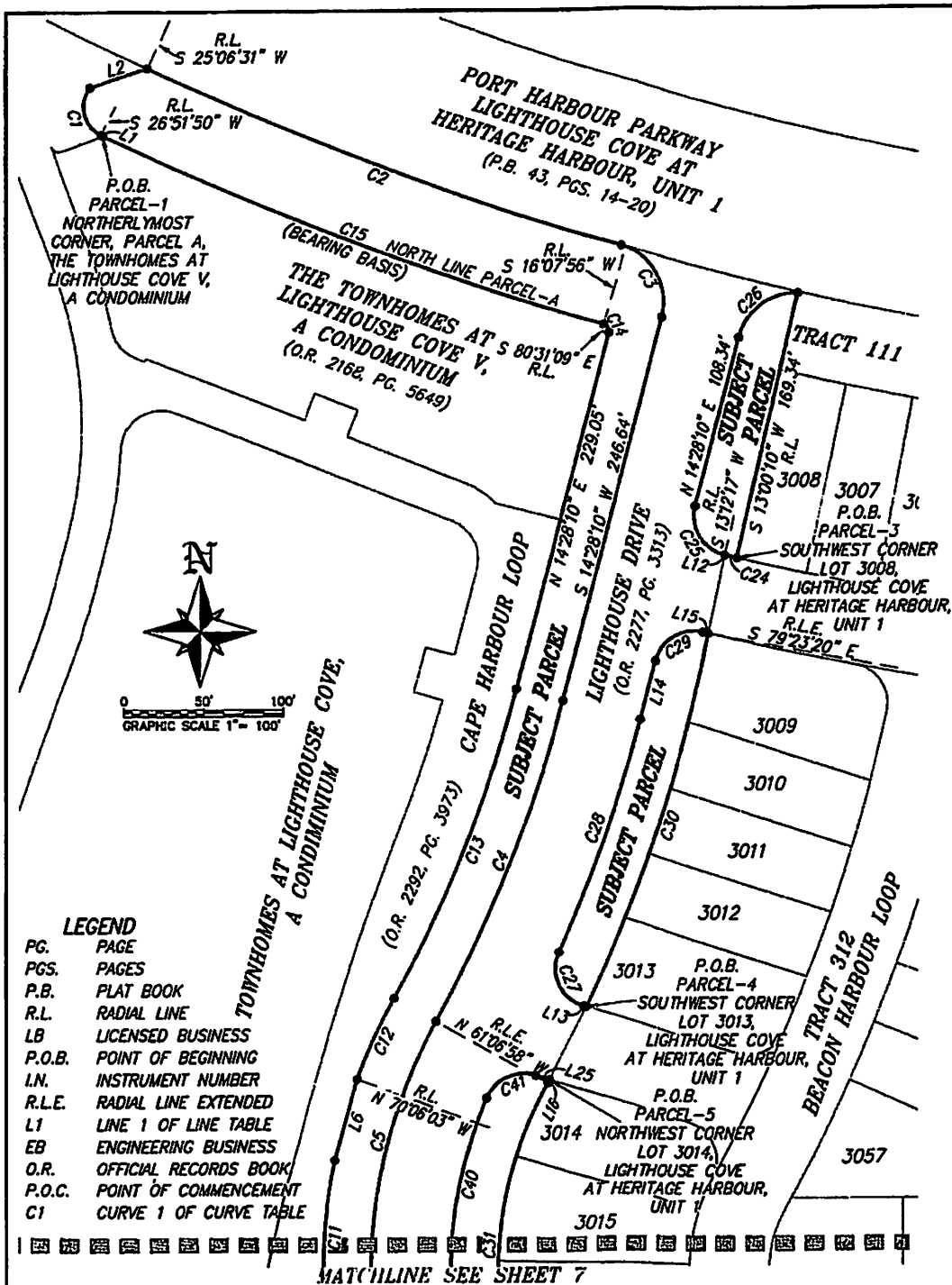
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SKETCH TO ACCOMPANY DESCRIPTION  
**PORTION OF SECTION 26**  
MANATEE COUNTY, FLORIDA

DATE	PROJECT	ORIGIN	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
10-20-21	6040	1105500349 -SUNBELT		DRB	RMR	1"=600'	5	15	26-34-18



**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C24	2220.00'	01°55'	7.70'	7.70'	N 76°53'52" W
C25	25.00'	07°15'53"	39.82'	35.74'	N 31°09'46" W
C26	37.00'	77°34'25"	50.09'	46.36'	N 53°55'22" E
C27	25.00'	96°50'35"	42.26'	37.40'	N 24°16'46" W
C28	910.00'	9°40'22"	153.63'	153.44'	N 19°18'21" E
C29	25.00'	88°47'25"	38.74'	34.98'	N 59°51'53" E
C30	940.00'	15°01'54"	246.61'	245.91'	S 18°07'37" W
C31	245.00'	51°04'35"	218.41'	211.25'	S 03°20'44" W
C40	275.00'	23°44'40"	113.96'	113.15'	N 11°31'34" E
C41	25.00'	83°54'03"	36.61'	33.42'	N 65°20'55" E

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	20.00'	100°25'53"	35.06'	30.74'	N 12°55'14" W
C2	2050.00'	8°53'39"	318.23'	317.91'	S 69°20'18" E
C3	37.00'	88°15'18"	56.99'	51.52'	S 29°39'29" E
C4	860.00'	14°24'52"	216.36'	215.79'	S 21°40'36" W
C5	325.00'	29°13'48"	165.60'	164.01'	S 14°16'08" W
C11	355.00'	17°48'09"	73.13'	73.00'	N 05°33'19" E
C12	355.00'	8°59'04"	55.67'	55.61'	N 24°23'30" E
C13	830.00'	14°24'52"	208.81'	208.26'	N 21°40'36" E
C14	5.00'	78°07'39"	6.82'	6.30'	N 29°34'59" W
C15	2089.98'	9°10'08"	336.06'	335.70'	N 69°17'00" W

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SKETCH TO ACCOMPANY DESCRIPTION  
**PORTION OF SECTION 26**  
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
10-20-21	6040	1105000349	-SURVS	DRB	RMR	1"=100'	6	15	26-34-18

MATCHLINE SEE SHEET 6

# LEGEND

PG. PAGE  
PGS. PAGES  
P.B. PLAT BOOK  
R.L. RADIAL LINE  
LB LICENSED BUSINESS  
P.O.B. POINT OF BEGINNING  
I.N. INSTRUMENT NUMBER  
R.L.E. RADIAL LINE EXTENDED  
L1 LINE 1 OF LINE TABLE  
EB ENGINEERING BUSINESS  
O.R. OFFICIAL RECORDS BOOK  
P.O.C. POINT OF COMMENCEMENT  
C1 CURVE 1 OF CURVE TABLE

TOWNHOMES AT  
LIGHTHOUSE COVE,  
A CONDOMINIUM

TOWNHOMES AT  
LIGHTHOUSE COVE  
COMMONS

TOWNHOMES AT  
LIGHTHOUSE COVE,  
A CONDOMINIUM

POINT "A"  
P.O.C.  
PARCEL-2

P.O.B.  
PARCEL-2

CAPE HARBOUR LOOP

SUBJECT PARCEL  
LIGHTHOUSE DRIVE  
(O.R. 2277, PG. 331.3)

TRACT 513  
LIGHTHOUSE COVE AT  
HERITAGE HARBOUR, UNIT 1  
(P.B. 43, PGS. 14-20)

SOUTH LINE LIGHTHOUSE COVE  
AT HERITAGE HARBOUR, UNIT 1  
NORTH LINE LIGHTHOUSE COVE  
AT HERITAGE HARBOUR, UNIT 2

TRACT 315b  
MONTAUK POINT CROSSING

LIGHTHOUSE COVE AT  
HERITAGE HARBOUR, UNIT 2  
(P.B. 43, PGS. 113-116)

## LINE TABLE

LINE	BEARING	DISTANCE
L3	S 20°29'19" W	111.57'
L4	N 77°19'19" W	19.95'
L5	N 20°29'19" E	111.57'

## LINE TABLE

LINE	BEARING	DISTANCE
L11	S 81°14'24" E	19.95'
L17	S 18°49'40" W	29.47'
L24	N 20°29'19" E	111.57'



0 50' 100'  
GRAPHIC SCALE 1" = 100'

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SKETCH TO ACCOMPANY DESCRIPTION  
**PORTION OF SECTION 26**  
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
10-20-21	6040	1106503349	-SURVEY	DRB	RMR	1"=100'	7	15	26-34-18

## CURVE TABLE

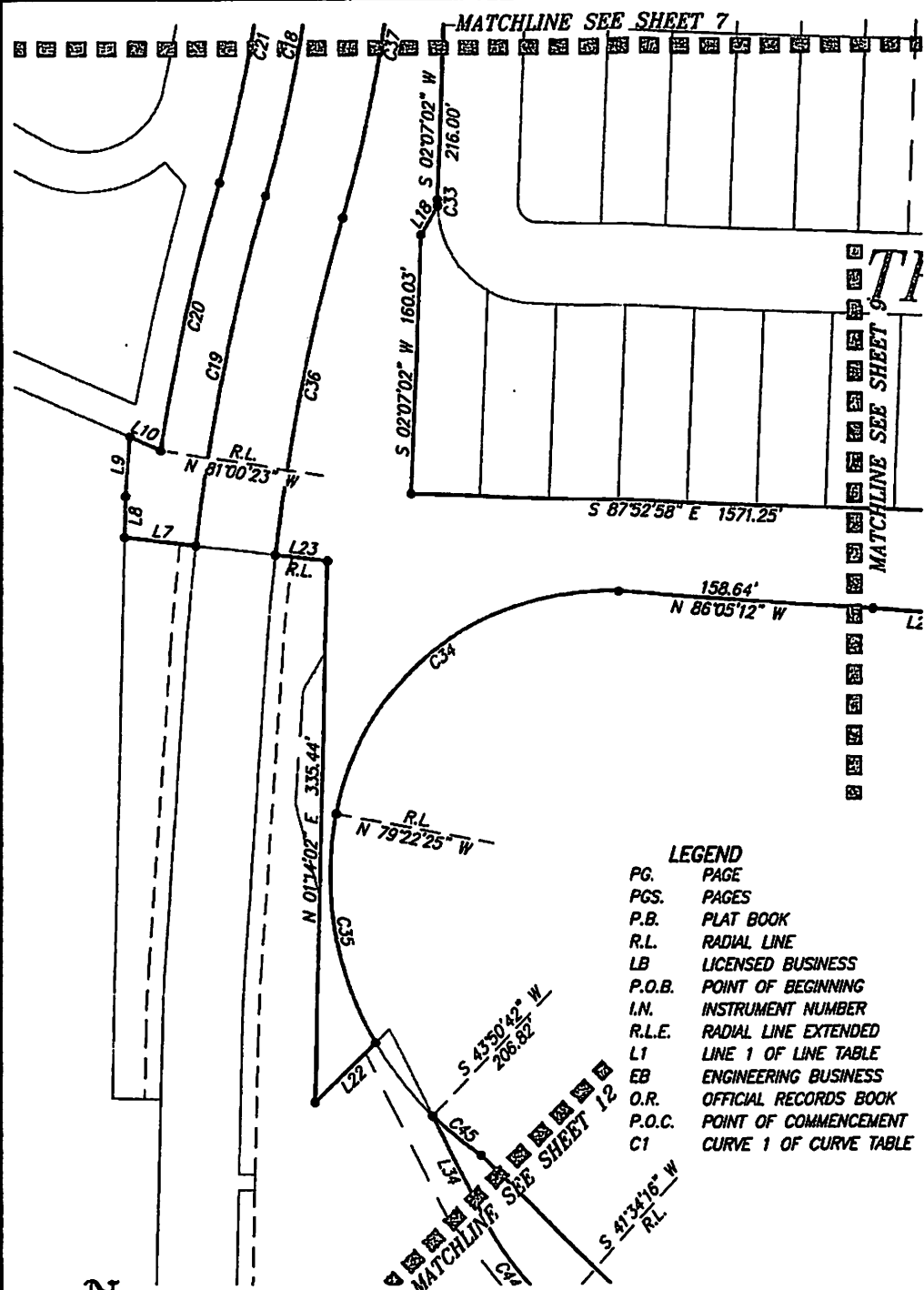
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C18	875.00'	14°39'01"	223.74'	223.13'	S 08°42'47" W
C21	845.00'	14°39'01"	216.06'	215.48'	N 08°42'47" E
C22	1050.48'	6°49'18"	125.07'	125.00'	N 04°47'55" E
C23	10.00'	90°33'02"	15.80'	14.21'	N 53°29'05" E
C31	245.00'	51°04'35"	218.41'	211.25'	S 03°20'44" W
C32	62.00'	38°15'45"	41.40'	40.64'	S 21°14'54" W
C37	925.00'	14°39'01"	236.92'	235.88'	N 08°42'47" E
C38	970.48'	19°06'03"	323.53'	322.03'	N 10°56'17" E
C39	525.00'	20°50'05"	190.91'	189.86'	N 10°04'16" E

## CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C6	475.00'	20°50'05"	172.73'	171.78'	S 10°04'16" W
C7	1020.48'	7°40'38"	139.11'	139.00'	S 16°35'00" W
C8	10.00'	90°33'02"	15.80'	14.21'	N 32°02'48" W
C9	1050.48'	7°15'36"	133.11'	133.02'	N 16°51'31" E
C10	445.00'	20°50'05"	161.82'	160.93'	N 10°04'16" E
C11	355.00'	11°48'09"	73.13'	73.00'	N 05°33'19" E
C16	1020.48'	3°55'05"	69.78'	69.77'	S 10°43'08" W
C17	1020.48'	7°22'20"	131.31'	131.21'	S 05°04'26" W

\*\*\*THIS IS NOT A SURVEY\*\*\*





CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C18	206.82'	40°46'54"	147.21'	144.12'	S 09°45'53" E
C19	1300.00'	9°22'57"	212.88'	212.64'	N 11°20'49" E
C20	925.00'	14°39'01"	236.52'	235.88'	N 08°42'47" E
C21	200.00'	21°45'55"	75.98'	75.52'	N 37°32'47" W
C22	206.82'	10°46'26"	38.89'	38.83'	S 51°32'31" E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C18	875.00'	14°39'01"	223.74'	223.13'	S 08°42'47" W
C19	1300.00'	9°22'57"	221.07'	220.82'	S 11°20'49" W
C20	1380.00'	7°02'40"	169.67'	169.56'	N 12°30'57" E
C21	845.00'	14°39'01"	216.06'	215.48'	N 08°42'47" E
C22	62.00'	3°38'06"	3.93'	3.93'	S 00°17'58" W
C23	166.60'	83°47'36"	243.65'	222.51'	S 52°01'00" W

LEGEND

- PG. PAGE
- PGS. PAGES
- P.B. PLAT BOOK
- R.L. RADIAL LINE
- LB LICENSED BUSINESS
- P.O.B. POINT OF BEGINNING
- I.N. INSTRUMENT NUMBER
- R.L.E. RADIAL LINE EXTENDED
- L1 LINE 1 OF LINE TABLE
- EB ENGINEERING BUSINESS
- O.R. OFFICIAL RECORDS BOOK
- P.O.C. POINT OF COMMENCEMENT
- C1 CURVE 1 OF CURVE TABLE

LINE TABLE

LINE	BEARING	DISTANCE
L7	N 83°20'39" W	44.63'
L8	N 01°14'02" E	25.46'
L9	N 04°13'01" E	36.93'
L10	S 66°36'04" E	20.63'
L18	S 30°39'30" W	20.53'

LINE TABLE

LINE	BEARING	DISTANCE
L21	N 85°25'18" W	62.45'
L22	S 45°25'09" W	52.34'
L23	N 83°20'39" W	32.74'
L34	N 26°39'49" W	70.77'

\*\*\*THIS IS NOT A SURVEY\*\*\*



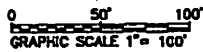
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DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
10-20-21	6040	1108020348 -SUNGS		DRB	RMR	1"=100'	8	15	28-34-18



N 87°53'22" W 338.63'

<b>PG.</b>	<b>PAGE</b>
<b>PGS.</b>	<b>PAGES</b>
<b>P.B.</b>	<b>PLAT BOOK</b>
<b>R.L.</b>	<b>RADIAL LINE</b>
<b>LB</b>	<b>LICENSED BUSINESS</b>
<b>P.O.B.</b>	<b>POINT OF BEGINNING</b>
<b>I.N.</b>	<b>INSTRUMENT NUMBER</b>
<b>R.L.E.</b>	<b>RADIAL LINE EXTENDED</b>
<b>L1</b>	<b>LINE 1 OF LINE TABLE</b>
<b>EB</b>	<b>ENGINEERING BUSINESS</b>
<b>O.R.</b>	<b>OFFICIAL RECORDS BOOK</b>
<b>P.O.C.</b>	<b>POINT OF COMMENCEMENT</b>
<b>C1</b>	<b>CURVE 1 OF CURVE TABLE</b>

LINE	BEARING	DISTANCE
L21	N 85°25'18" W	62.45'

**\*\*\*THIS IS NOT A SURVEY\*\*\***

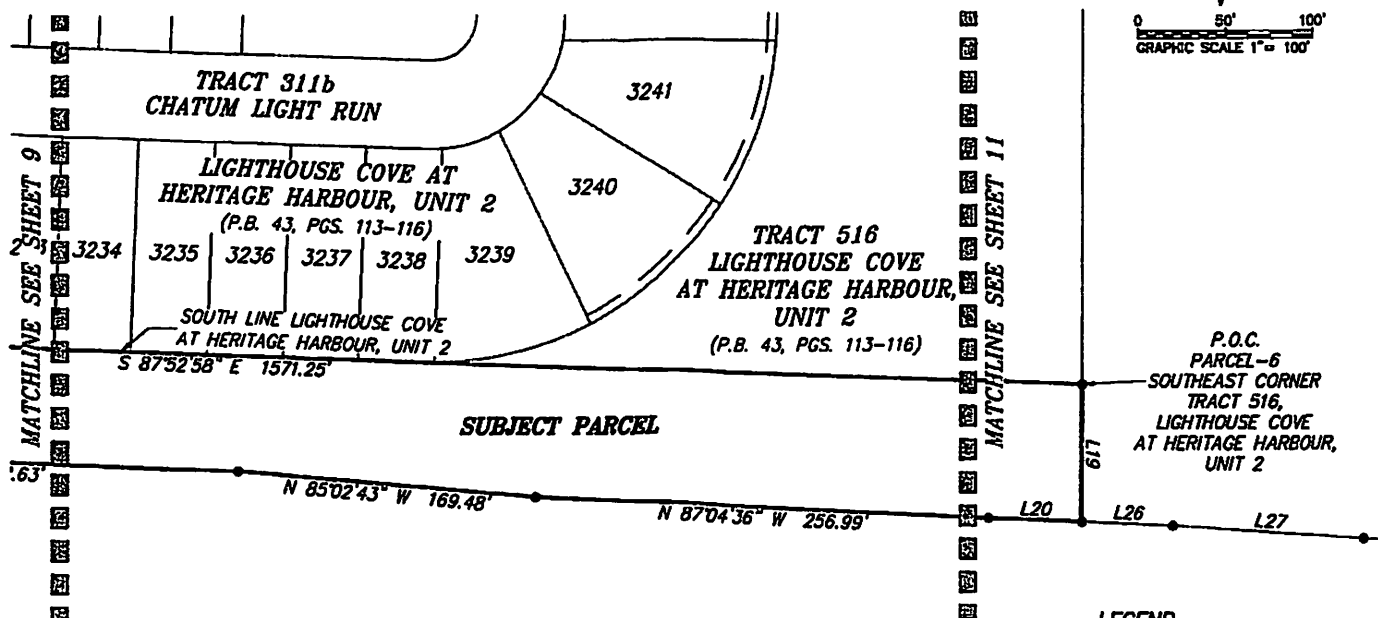
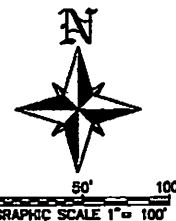
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 MANATEE COUNTY, FLORIDA

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10-20-21	6040	110500349 -SLABS		DRB	RMR	1"=100'	9	15	25-34-18



LAKE 48  
(O.R. 2277, PG. 3313)

LINE TABLE

LINE	BEARING	DISTANCE
L19	S 00°00'00" E	77.51'
L20	N 87°32'02" W	52.97'
L26	S 87°32'02" E	52.87'
L27	S 86°02'45" E	108.92'

LEGEND	
PG.	PAGE
PGS.	PAGES
P.B.	PLAT BOOK
R.L.	RADIAL LINE
LB	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING
I.N.	INSTRUMENT NUMBER
R.L.E.	RADIAL LINE EXTENDED
L1	LINE 1 OF LINE TABLE
EB	ENGINEERING BUSINESS
O.R.	OFFICIAL RECORDS BOOK
P.O.C.	POINT OF COMMENCEMENT
C1	CURVE 1 OF CURVE TABLE

\*\*\*THIS IS NOT A SURVEY\*\*\*

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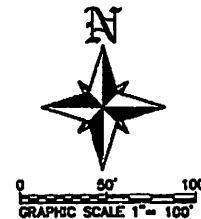
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MANATEE COUNTY, FLORIDA

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10-20-21	6040	110500349 -SUNDS		DRB RMR	1"=100'	10	15	26-34-18

**LEGEND**  
 PG. PAGE  
 PGS. PAGES  
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 L1 LINE 1 OF LINE TABLE  
 EB ENGINEERING BUSINESS  
 O.R. OFFICIAL RECORDS BOOK  
 P.O.C. POINT OF COMMENCEMENT  
 C1 CURVE 1 OF CURVE TABLE



MATCHLINE SEE SHEET 10

TRACT 516

LIGHTHOUSE COVE AT  
HERITAGE HARBOUR, UNIT 2  
(P.B. 43, PGS. 113-116)

SUBJECT  
PARCEL

617

P.O.C.  
PARCEL-6  
SOUTHEAST CORNER  
TRACT 516,  
LIGHTHOUSE COVE  
AT HERITAGE HARBOUR,  
UNIT 2

UNPLATTED

P.O.B.  
PARCEL-6

SUBJECT  
PARCEL

LAKE 48  
(O.R. 2277, PG. 3313)

**LINE TABLE**

LINE	BEARING	DISTANCE
L19	S 00°00'00" E	77.51'
L20	N 87°32'02" W	52.97'
L26	S 87°32'02" E	52.87'
L27	S 86°02'45" E	108.92'
L28	S 88°42'51" E	110.62'
L29	S 89°37'01" E	121.58'
L30	S 87°13'31" E	127.11'
L31	S 00°19'58" W	54.81'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C42	235.97'	2°28'52"	10.22'	10.22'	S 88°22'35" E
C43	235.97'	66°50'53"	275.31'	259.96'	N 53°42'43" W

**\*\*\*THIS IS NOT A SURVEY\*\*\***

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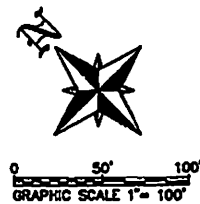
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**PORTION OF SECTION 26**  
 MANATEE COUNTY, FLORIDA

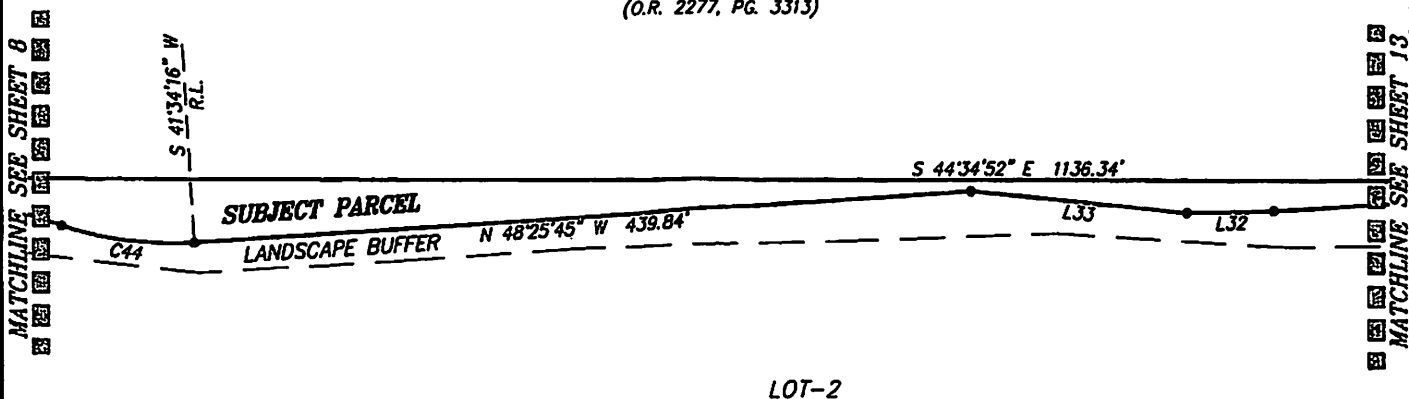
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
10-20-21	6040	1105500349 -SURVEY		DRB	RMK	1"=100'	11	15	25-34-18

# LEGEND

PG. PAGE  
PGS. PAGES  
P.B. PLAT BOOK  
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P.O.C. POINT OF COMMENCEMENT  
C1. CURVE 1 OF CURVE TABLE



LAKE 48  
(O.R. 2277, PG. 3313)



LANDINGS AT HERITAGE  
HARBOUR, PHASE II  
(P.B. 70, PGS.168-172)

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C44	200.00'	21°45'55"	75.98'	75.52'	N 37°32'47" W

LINE TABLE

LINE	BEARING	DISTANCE
L32	N 45°58'43" W	48.90'
L33	N 39°01'48" W	124.01'

\*\*\*THIS IS NOT A SURVEY\*\*\*

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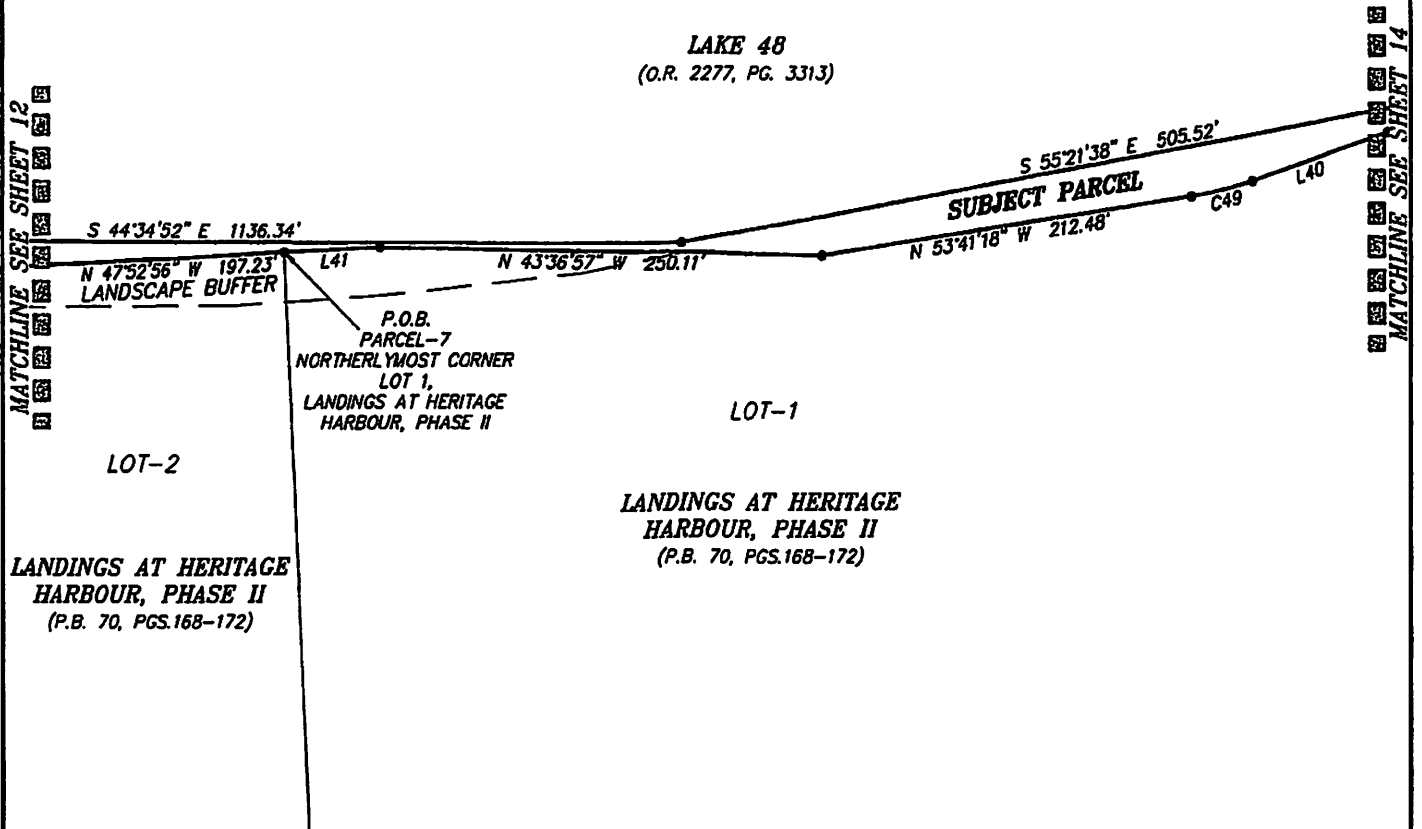
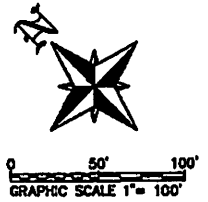
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SKETCH TO ACCOMPANY DESCRIPTION  
**PORTION OF SECTION 26**  
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
10-20-21	6040	1102603349 -SURV25		DRB	RMR	1"=100'	12	15	26-34-1B

**LEGEND**  
 PG. PAGE  
 PGS. PAGES  
 P.B. PLAT BOOK  
 R.L. RADIAL LINE  
 LB LICENSED BUSINESS  
 P.O.B. POINT OF BEGINNING  
 I.N. INSTRUMENT NUMBER  
 R.L.E. RADIAL LINE EXTENDED  
 L1 LINE 1 OF LINE TABLE  
 EB ENGINEERING BUSINESS  
 O.R. OFFICIAL RECORDS BOOK  
 P.O.C. POINT OF COMMENCEMENT  
 C1 CURVE 1 OF CURVE TABLE



**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C49	200.00'	10°12'52"	35.66'	35.61'	N 58°47'44" W

**LINE TABLE**

LINE	BEARING	DISTANCE
L40	N 63°54'10" W	82.88'
L41	N 47°52'56" W	54.07'

**\*\*\*THIS IS NOT A SURVEY\*\*\***

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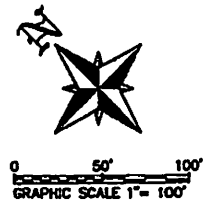
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SKETCH TO ACCOMPANY DESCRIPTION  
**PORTION OF SECTION 26**  
 MANATEE COUNTY, FLORIDA

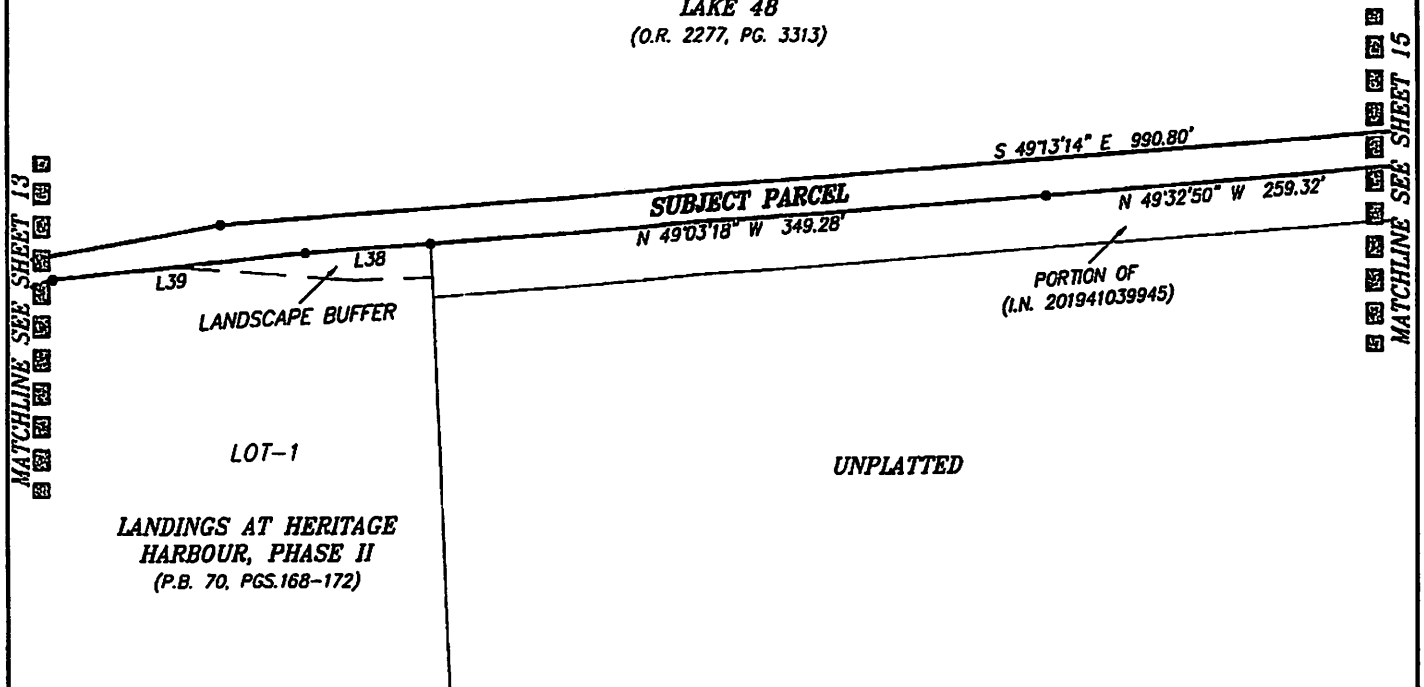
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
10-20-21	6040	1106001349 -SLIVERS		DRB	RMR	1"=100'	13	15	26-34-18

**LEGEND**

PG. PAGE  
 PGS. PAGES  
 P.B. PLAT BOOK  
 R.L. RADIAL LINE  
 LB LICENSED BUSINESS  
 P.O.B. POINT OF BEGINNING  
 I.N. INSTRUMENT NUMBER  
 R.L.E. RADIAL LINE EXTENDED  
 L1 LINE 1 OF LINE TABLE  
 EB ENGINEERING BUSINESS  
 O.R. OFFICIAL RECORDS BOOK  
 P.O.C. POINT OF COMMENCEMENT  
 C1 CURVE 1 OF CURVE TABLE



**LAKE 48**  
 (O.R. 2277, PG. 3313)



**LINE TABLE**

LINE	BEARING	DISTANCE
L38	N 49°03'23" W	71.08'
L39	N 50°53'47" W	143.55'

**\*\*\*THIS IS NOT A SURVEY\*\*\***

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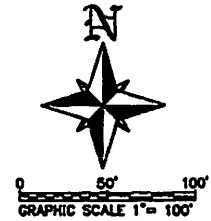
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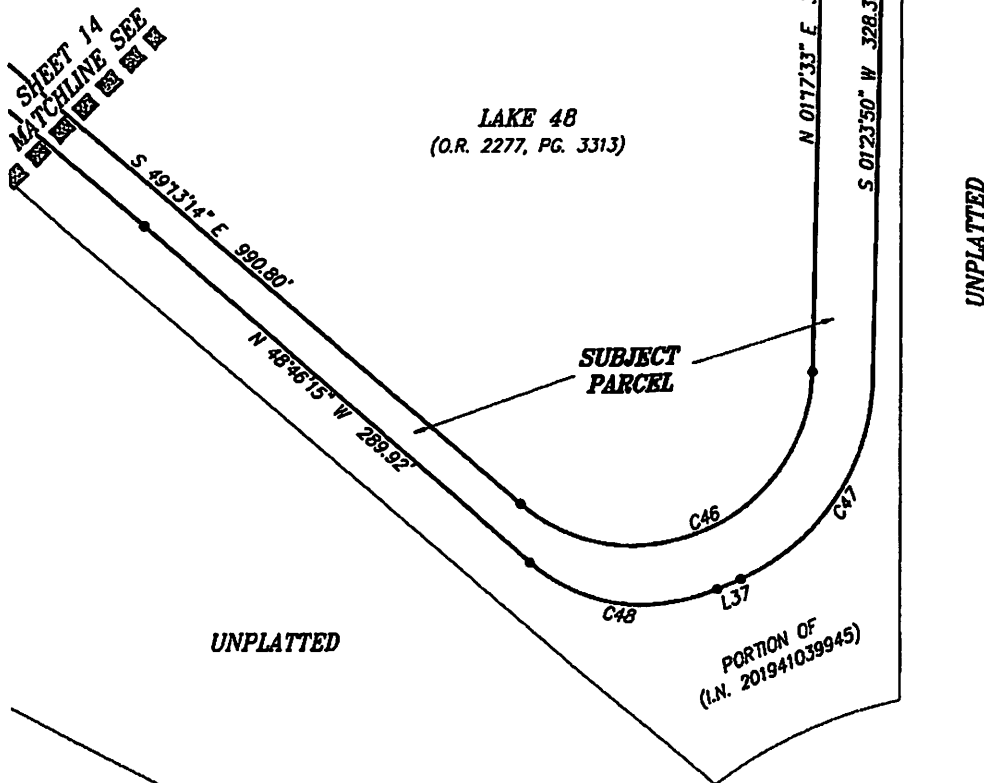
SKETCH TO ACCOMPANY DESCRIPTION  
**PORTION OF SECTION 26**  
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-Y-R)
10-20-21	6040	1102500348 -SURVEY		DRB	RMR	1"=100'	14	15	26-34-18

LINE TABLE		
LINE	BEARING	DISTANCE
L35	S 66°52'39" E	35.62'
L36	S 01°38'00" E	32.26'
L37	S 66°16'37" W	14.49'



LEGEND	
PG.	PAGE
PGS.	PAGES
P.B.	PLAT BOOK
R.L.	RADIAL LINE
LB	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING
I.N.	INSTRUMENT NUMBER
R.L.E.	RADIAL LINE EXTENDED
L1	LINE 1 OF LINE TABLE
EB	ENGINEERING BUSINESS
O.R.	OFFICIAL RECORDS BOOK
P.O.C.	POINT OF COMMENCEMENT
C1	CURVE 1 OF CURVE TABLE



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C46	100.00'	129°23'16"	225.82'	180.81'	N 66°05'08" E
C47	125.00'	64°52'47"	141.55'	134.10'	S 33°50'13" W
C48	100.00'	64°57'09"	113.36'	107.39'	N 81°14'49" W

\*\*\*THIS IS NOT A SURVEY\*\*\*

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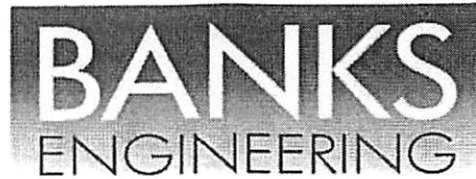
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**PORTION OF SECTION 26**  
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
10-20-21	6040	110880349-SURVEY		DRB	RMR	1"=100'	15	15	28-34-18



# EXHIBIT "A-2"



Professional Engineers, Planners & Land Surveyors

DESCRIPTION  
OF A  
PARCEL OF LAND  
LYING IN  
SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE S 88°14'56" E ALONG THE SOUTH LINE OF SAID SECTION FOR 337.42 FEET TO A POINT ON THE EAST LINE OF TRACT 802 (GRAND HARBOUR PARKWAY) AS SHOWN ON THE RECORD PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1, PLAT BOOK 39, PAGES 160 THROUGH 179, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS AND THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 74°46'05" E; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 09°00'57" FOR 129.82 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 681.25 FEET; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 61°41'14" FOR 733.47 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1,037.50 FEET; THENCE NORTHEASTERLY ALONG SAID EAST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 38°48'24" FOR 702.70 FEET; THENCE N 76°14'47" E ALONG SAID EAST LINE FOR 96.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHEASTERLY ALONG SAID EAST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 88°11'41" FOR 53.88 FEET TO A POINT ON THE WEST LINE OF TRACT 800 (RIVER HERITAGE BOULEVARD) OF SAID SUBDIVISION, BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 3,060.00 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10°10'31" FOR 543.44 FEET; THENCE S 64°15'56" W LEAVING SAID WEST LINE FOR 32.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 87°22'24" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'12" FOR 15.52 FEET; THENCE N 24°51'48" W FOR 92.93 FEET; THENCE N 22°43'15" W FOR 91.08 FEET; THENCE N 20°32'55" W FOR 184.62 FEET; THENCE N 17°04'07" W FOR 106.68 FEET; THENCE N 17°32'38" W FOR 2.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°32'21" FOR 118.04 FEET; THENCE S 77°55'01" W FOR 41.25 FEET; THENCE S 72°24'29" W FOR 60.61 FEET; THENCE S 69°29'09" W FOR 81.33 FEET; THENCE S 65°02'47" W FOR 119.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF

SHEET 1 OF 4

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LGL.DOC

35.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 103°33'51" FOR 63.26 FEET; THENCE S 38°31'04" E FOR 5.79 FEET; THENCE S 11°07'46" E FOR 17.44 FEET; THENCE S 39°49'25" E FOR 243.20 FEET; THENCE S 39°27'52" E FOR 148.09 FEET; THENCE S 27°37'00" E FOR 112.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 178.20 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 56°58'08" W; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°38'55" FOR 154.42 FEET; THENCE S 05°51'31" W FOR 64.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 40°11'32" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°55'29" FOR 106.23 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°48'36" FOR 82.78 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°01'12" FOR 91.29 FEET TO A POINT ON SAID WEST LINE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,940.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 67°08'51" E; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°00'51" FOR 513.86 FEET; THENCE N 88°14'56" W LEAVING SAID WEST LINE FOR 1,207.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 906,920 SQUARE FEET OR 20.82 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEARING S 88°14'56" E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

DESCRIPTION PREPARED: OCTOBER 04, 2021

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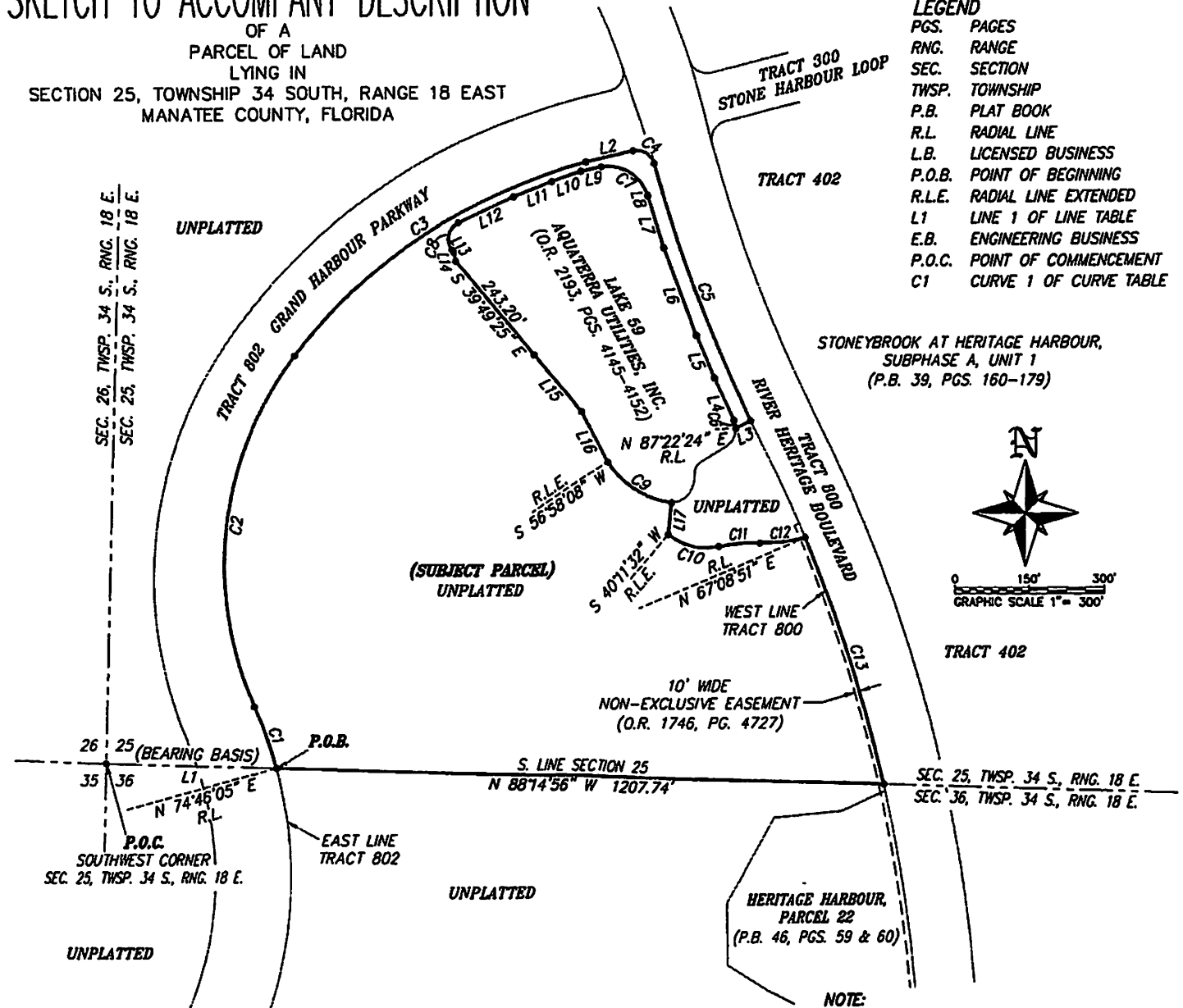
RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009  
DATE SIGNED: 10-04-21

# SKETCH TO ACCOMPANY DESCRIPTION

OF A  
PARCEL OF LAND  
LYING IN  
SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

## LEGEND

PGS. PAGES  
RNG. RANGE  
SEC. SECTION  
TWS. TOWNSHIP  
P.B. PLAT BOOK  
R.L. RADIAL LINE  
L.B. LICENSED BUSINESS  
P.O.B. POINT OF BEGINNING  
R.L.E. RADIAL LINE EXTENDED  
L1 LINE 1 OF LINE TABLE  
E.B. ENGINEERING BUSINESS  
P.O.C. POINT OF COMMENCEMENT  
C1 CURVE 1 OF CURVE TABLE



**NOTES:**  
SEE SHEET 1 AND 2 OF 4 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEARING S 88°14'56" E.

ALL TRACT INFORMATION SHOWN IS PART OF THE RECORD PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1, PLAT BOOK 39, PAGES 160 THROUGH 179, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, UNLESS SHOWN OTHERWISE.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

PARCEL CONTAINS 906,920 SQUARE FEET OR 20.82 ACRES, MORE OR LESS.

**NOTE:**  
SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLE INFORMATION.

\*\*\*THIS IS NOT A SURVEY\*\*\*

RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

PREPARED OCTOBER 04, 2021

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SKETCH TO ACCOMPANY DESCRIPTION  
PORTION OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
10-04-21	6040	1102200329		DRB	RMR	1"=300'	3	4.	25-34-18

# SKETCH TO ACCOMPANY DESCRIPTION

OF A  
PARCEL OF LAND  
LYING IN

SECTION 25, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	825.00'	9°00'57"	129.82'	129.68'	N 19°44'23" W
C2	681.25'	61°41'14"	733.47'	698.55'	N 06°35'46" E
C3	1037.50'	38°48'24"	702.70'	689.35'	N 56°50'35" E
C4	35.00'	88°11'41"	53.88'	48.71'	S 59°39'23" E
C5	3060.00'	10°10'31"	543.44'	542.73'	S 20°38'48" E
C6	40.00'	22°14'12"	15.52'	15.43'	N 13°44'42" W
C7	80.00'	84°32'21"	118.04'	107.62'	N 59°48'48" W
C8	35.00'	103°33'51"	63.26'	55.00'	S 13°15'52" W
C9	178.20'	49°38'55"	154.42'	149.63'	S 57°51'20" E
C10	115.00'	52°55'29"	106.23'	102.49'	S 76°16'12" E
C11	300.00'	15°48'36"	82.78'	82.52'	N 85°10'21" E
C12	275.00'	19°01'12"	91.29'	90.87'	N 83°34'04" E
C13	2940.00'	10°00'51"	513.86'	513.20'	S 17°50'43" E

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 88°14'56" E	337.42'
L2	N 76°14'47" E	96.96'
L3	S 64°15'56" W	32.91'
L4	N 24°51'48" W	92.93'
L5	N 22°43'15" W	91.08'
L6	N 20°32'55" W	184.62'
L7	N 17°04'07" W	106.68'
L8	N 17°32'38" W	2.01'
L9	S 77°55'01" W	41.25'
L10	S 72°24'29" W	60.61'
L11	S 69°29'09" W	81.33'
L12	S 65°02'47" W	119.22'
L13	S 38°31'04" E	5.79'
L14	S 11°07'46" E	17.44'
L15	S 39°27'52" E	148.09'
L16	S 27°37'00" E	112.15'
L17	S 05°51'31" W	64.01'

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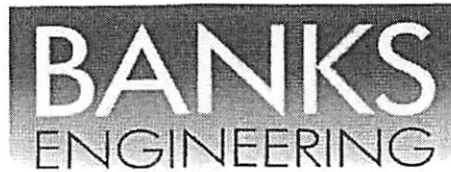
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PORTION OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
10-04-21	6040	1102200329		DRB	RMR		4	4	25-34-18

# EXHIBIT "A-3"



Professional Engineers, Planners & Land Surveyors

DESCRIPTION  
OF A  
PARCEL OF LAND  
LYING IN  
SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE S 88°14'56" E ALONG THE NORTH LINE OF SAID SECTION FOR 337.42 FEET TO A POINT ON THE EAST LINE OF TRACT 802 (GRAND HARBOUR PARKWAY) AS SHOWN ON THE RECORD PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1, PLAT BOOK 39, PAGES 160 THROUGH 179, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS AND THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S 88°14'56" E LEAVING SAID EAST LINE AND ALONG SAID SOUTH SECTION LINE FOR 1,207.74 FEET TO A POINT ON THE WEST LINE OF TRACT 800 (RIVER HERITAGE BOULEVARD) OF SAID SUBDIVISION, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,940.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 77°09'42" E; THENCE SOUTHERLY ALONG SAID WEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°16'45" FOR 14.32 FEET TO THE NORTHERLYMOST CORNER OF HERITAGE HARBOUR, PARCEL 22, PLAT BOOK 46, PAGES 59 AND 60, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE S 65°58'56" W ALONG THE WEST LINE OF SAID PARCEL 22 FOR 91.12 FEET; THENCE S 75°31'57" W ALONG SAID WEST LINE FOR 9.95 FEET; THENCE S 85°04'58" W ALONG SAID WEST LINE FOR 129.32 FEET; THENCE S 29°00'25" W ALONG SAID WEST LINE FOR 132.08 FEET; THENCE S 29°40'32" W ALONG SAID WEST LINE FOR 60.66 FEET; THENCE S 00°43'11" E ALONG SAID WEST LINE FOR 123.76 FEET; THENCE S 57°30'49" E ALONG SAID WEST LINE FOR 94.42 FEET; THENCE S 62°56'39" E ALONG SAID WEST LINE FOR 132.24 FEET; THENCE S 54°29'30" E ALONG SAID WEST LINE FOR 154.84 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID WEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 24°51'42" FOR 13.02 FEET; THENCE S 29°37'49" E ALONG SAID WEST LINE FOR 66.67 FEET; THENCE S 86°00'29" E ALONG SAID WEST LINE FOR 10.59 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 800 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,440.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 86°00'29" E; THENCE SOUTHERLY ALONG SAID WEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 17°34'06" FOR 441.54 FEET TO THE NORTHEAST CORNER OF PARCEL 24, OFFICIAL RECORDS BOOK 2180, PAGE 805, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N 67°57'43" W ALONG THE NORTH LINE OF SAID PARCEL 24 FOR 223.74 FEET; THENCE N 63°59'13" W ALONG SAID NORTH LINE FOR 101.64 FEET TO THE NORTHWEST

SHEET 1 OF 4

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Engineering License No. EB 6469 • Surveying License No. LB 6690

S:\Jobs\60xx\6040\AQUATERRA DESCRIPTIONS\DESCRIPTIONS 2021\6040-PRCL-1442300309-LESS-LAKE-57-SK-LGL.DOC

CORNER OF SAID PARCEL 24 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 51.20 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 66°51'11" E; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PARCEL 24 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 46°42'30" FOR 41.74 FEET; THENCE S 23°33'41" W ALONG SAID WEST LINE FOR 224.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 46.20 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 66°26'20" E; THENCE WESTERLY ALONG SAID WEST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 88°54'06" FOR 71.69 FEET; THENCE S 22°27'46" W ALONG SAID WEST LINE FOR 45.52 FEET; THENCE S 08°19'26" E ALONG SAID WEST LINE FOR 22.26 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 64, OFFICIAL RECORDS BOOK 1753, PAGE 5620, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,765.02 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 31°56'07" W; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'01" FOR 39.42 FEET; THENCE N 07°57'30" W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 23.80 FEET; THENCE N 56°55'35" W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 352.23 FEET; THENCE N 33°04'25" E ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 11.15 FEET TO A POINT ON THE EAST LINE OF PARCEL 23, OFFICIAL RECORDS BOOK 2760, PAGE 1652, MANATEE COUNTY, FLORIDA, PUBLIC RECORDS; THENCE N 26°50'59" E ALONG THE EAST LINE OF SAID PARCEL 23 FOR 59.54 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 23; THENCE N 45°18'19" W ALONG THE NORTH LINE OF SAID PARCEL 23 FOR 43.46 FEET; THENCE N 30°32'21" W ALONG SAID NORTH LINE FOR 115.02 FEET; THENCE N 16°08'46" W ALONG SAID NORTH LINE FOR 94.43 FEET; THENCE N 15°04'54" W ALONG SAID NORTH LINE FOR 88.62 FEET; THENCE N 37°00'39" W ALONG SAID NORTH LINE FOR 73.94 FEET; THENCE N 86°14'24" W ALONG SAID NORTH LINE FOR 73.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID NORTH LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16°05'30" FOR 8.43 FEET; THENCE N 70°08'54" W ALONG SAID NORTH LINE FOR 84.08 FEET; THENCE N 53°56'30" W ALONG SAID NORTH LINE FOR 56.76 FEET; THENCE N 34°41'13" W ALONG SAID NORTH LINE FOR 50.73 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG SAID NORTH LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 54°12'34" FOR 28.38 FEET; THENCE N 70°28'39" W ALONG SAID NORTH LINE FOR 10.00 FEET TO A POINT ON THE EAST LINE OF TRACT 802 (GRAND HARBOUR PARKWAY) OF SAID HERITAGE HARBOUR, SUBPHASE A, UNIT 1 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 70°28'39" E; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 34°45'15" FOR 500.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,007,214 SQUARE FEET OR 23.13 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEARING S 88°14'56" E.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

DESCRIPTION PREPARED: OCTOBER 04, 2021

---

RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4009  
DATE SIGNED: 10-04-21

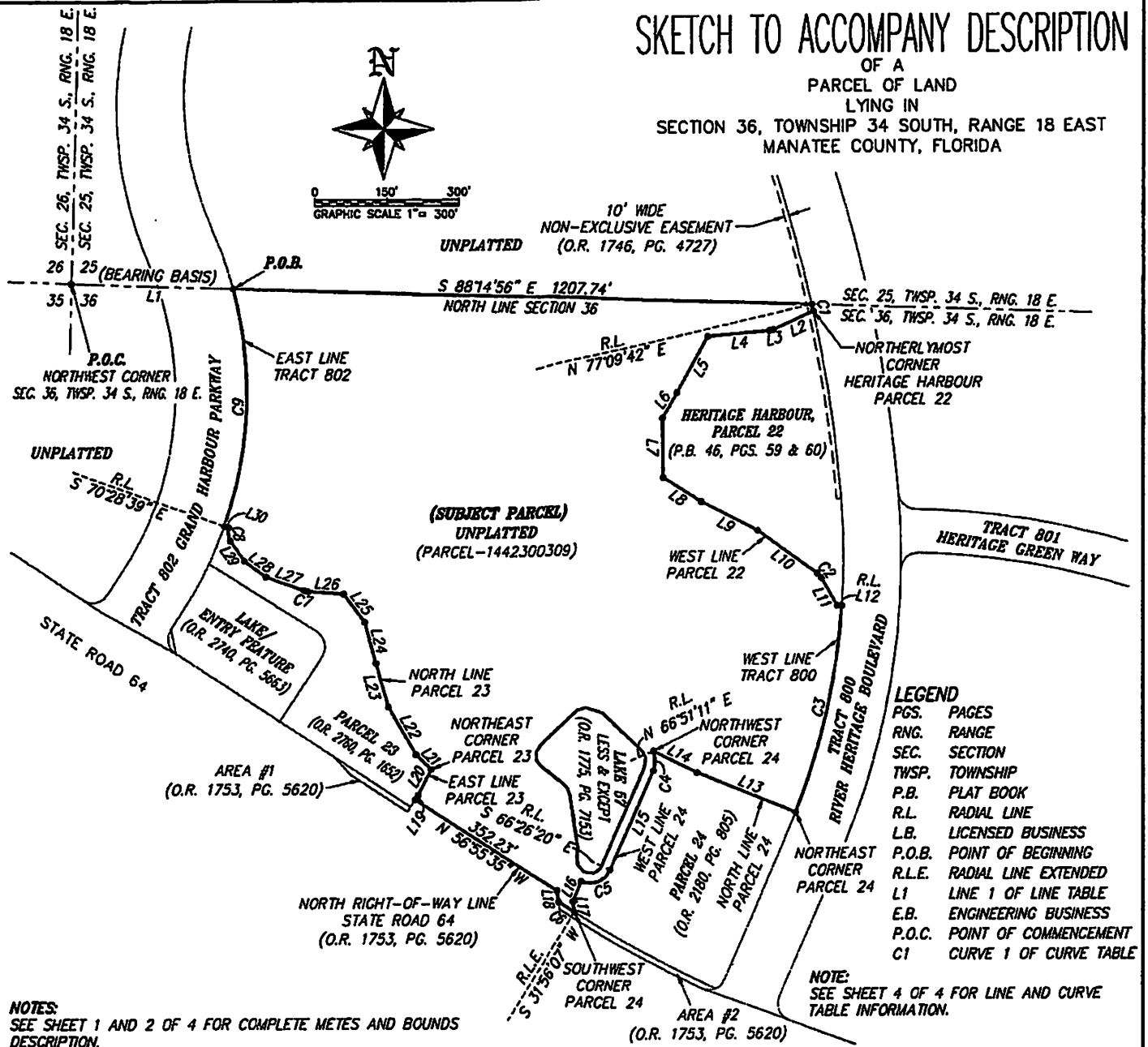
# SKETCH TO ACCOMPANY DESCRIPTION

OF A  
PARCEL OF LAND  
LYING IN

SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



0 150' 300'  
GRAPHIC SCALE 1" = 300'



- LEGEND**
- PGS. PAGES
  - RNG. RANGE
  - SEC. SECTION
  - TWSP. TOWNSHIP
  - P.B. PLAT BOOK
  - R.L. RADIAL LINE
  - L.B. LICENSED BUSINESS
  - P.O.B. POINT OF BEGINNING
  - R.L.E. RADIAL LINE EXTENDED
  - L1 LINE 1 OF LINE TABLE
  - E.B. ENGINEERING BUSINESS
  - P.O.C. POINT OF COMMENCEMENT
  - C1 CURVE 1 OF CURVE TABLE

**NOTES:**  
SEE SHEET 1 AND 2 OF 4 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEARING S 88°14'56" E.

ALL TRACT INFORMATION SHOWN IS PART OF THE RECORD PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPHASE A, UNIT 1, PLAT BOOK 39, PAGES 160 THROUGH 179, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, UNLESS SHOWN OTHERWISE.

PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

PARCEL CONTAINS 1,007,214 SQUARE FEET OR 23.13 ACRES, MORE OR LESS.

**\*\*\*THIS IS NOT A SURVEY\*\*\***

RICHARD M. RITZ  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

PREPARED OCTOBER 04, 2021

**BANKS ENGINEERING**  
Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY, SUITE 101  
FT. MYERS, FLORIDA 33909  
PHONE (239) 339-3460 FAX (239) 339-2333  
ENGINEERING LICENSE # EB 6449  
SURVEY LICENSE # LS 6650  
WWW.BANKSENG.COM

SKETCH TO ACCOMPANY DESCRIPTION									
PORTION OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST									
MANATEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
10-04-21	6040	1442300309		DRB	RMR	1"=300'	3	4.	36-34-18

# SKETCH TO ACCOMPANY DESCRIPTION

OF A  
PARCEL OF LAND  
LYING IN

SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2940.00'	0°16'45"	14.32'	14.32'	S 12°41'55" E
C2	30.00'	24°51'42"	13.02'	12.92'	S 42°03'39" E
C3	1440.00'	17°34'06"	441.54'	439.81'	S 12°46'34" W
C4	51.20'	46°42'30"	41.74'	40.59'	S 00°12'26" W
C5	46.20'	88°54'06"	71.69'	64.71'	S 68°00'43" W
C6	2765.02'	0°49'01"	39.42'	39.42'	N 57°39'23" W
C7	30.00'	16°05'30"	8.43'	8.40'	N 78°11'39" W
C8	30.00'	54°12'34"	28.38'	27.34'	N 07°34'56" W
C9	825.00'	34°45'15"	500.43'	492.79'	N 02°08'43" E

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 88°14'56" E	337.42'
L2	S 65°58'56" W	91.12'
L3	S 75°31'57" W	9.95'
L4	S 85°04'58" W	129.32'
L5	S 29°00'25" W	132.08'
L6	S 29°40'32" W	60.66'
L7	S 00°43'11" E	123.76'
L8	S 57°30'49" E	94.42'
L9	S 62°56'39" E	132.24'
L10	S 54°29'30" E	154.84'
L11	S 29°37'49" E	66.67'
L12	S 86°00'29" E	10.59' R.L.
L13	N 67°57'43" W	223.74'
L14	N 63°59'13" W	101.64'
L15	S 23°33'41" W	224.20'
L16	S 22°27'46" W	45.52'
L17	S 08°19'26" E	22.26'
L18	N 07°57'30" W	23.80'
L19	N 33°04'25" E	11.15'
L20	N 26°50'59" E	59.54'
L21	N 45°18'19" W	43.46'
L22	N 30°32'21" W	115.02'
L23	N 16°08'46" W	94.43'
L24	N 15°04'54" W	88.62'
L25	N 37°00'39" W	73.94'
L26	N 86°14'24" W	73.36'
L27	N 70°08'54" W	84.08'
L28	N 53°56'30" W	56.76'
L29	N 34°41'13" W	50.73'
L30	N 70°28'39" W	10.00'

\*\*\*THIS IS NOT A SURVEY\*\*\*

**BANKS**  
ENGINEERING

10511 SIX MILE CYPRESS PARKWAY, SUITE 101  
FT. WICKS, FLORIDA 33966  
PHONE (239)838-8400 FAX (239)838-2523

ENGINEERING LICENSE # EB 6449  
SURVEY LICENSE # LD 6680

WWW.BANKSENG.COM

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

SKETCH TO ACCOMPANY DESCRIPTION  
PORTION OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
10-04-21	6040	1442300309		DRS	RMR		4	4.	36-34-18



# EXHIBIT "A-4" LESS & EXCEPT LAND

## EXHIBIT 1 LEGAL DESCRIPTION

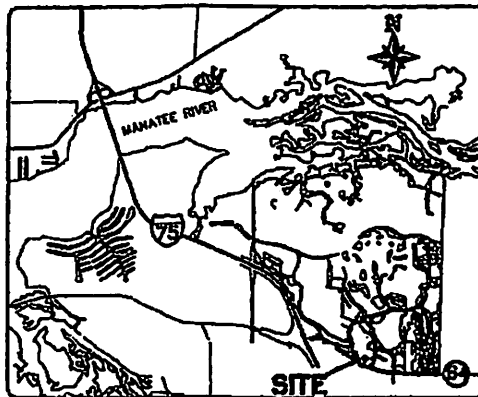
IN SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.  
NOT A FIELD SURVEY  
SHEET 1 OF 2

LEGAL DESCRIPTION BK 1775 PG 7210 58 of 74  
(LAKE 57 AT HERITAGE HARBOUR)

THAT PART OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY,  
FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE ALONG THE NORTH  
LINE OF SAID SECTION 36, N.88°14'56"W., 4183.21 FEET; THENCE S.01°45'04"W., 850.40 FEET  
TO THE POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE S.73°31'35"E., 37.15 FEET;  
THENCE S.46°03'17"E., 113.95 FEET; THENCE S.27°06'06"E., 16.36 FEET; THENCE  
S.06°29'30"W., 18.95 FEET; THENCE S.23°49'01"W., 230.08 FEET; THENCE S.55°28'46"W., 16.81  
FEET; THENCE N.85°56'13"W., 18.64 FEET; THENCE N.45°36'33"W., 17.86 FEET; THENCE  
N.08°02'52"W., 17.69 FEET; THENCE N.02°15'03"E., 22.32 FEET; THENCE N.08°04'10"W., 107.92  
FEET; THENCE N.19°08'28"W., 13.84 FEET; THENCE N.39°13'11"W., 13.08 FEET; THENCE  
N.51°55'58"W., 61.86 FEET; THENCE N.34°23'31"W., 14.87 FEET; THENCE N.01°45'28"W., 18.00  
FEET; THENCE N.32°28'46"E., 17.39 FEET; THENCE N.47°03'17"E., 103.01 FEET; THENCE  
N.71°03'17"E., 18.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 41,934.78 SQUARE  
FEET OR 0.96 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY OF RECORD, IF ANY.



VICINITY SKETCH  
(NOT TO SCALE)

BANKS ENGINEERING, INC.  
BY:

STEVEN E. BURKHOLDER, P.L.S., VICE PRESIDENT  
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE LS 4521

(FOR REFERENCE ONLY, NOT VALID UNLESS SIGNED IN INK WITH EMBOSSED SEAL AFFIXED HERETO  
AND ACCOMPANIED BY SHEET 2 OF 2)



DRAWN BY: DCH

DATE:  
07/18/2002

FIELD BOOK: N/A

PROJECT NO:  
1379-1251

**Banks Engineering, Inc.**

Professional Engineers, Planners & Land Surveyors

FORT MYERS - NAPLES - SARASOTA

1144 TALLEVAST ROAD, SUITE 115, SARASOTA FLORIDA 34243 (941) 360-1818 FAX (941) 360-6918

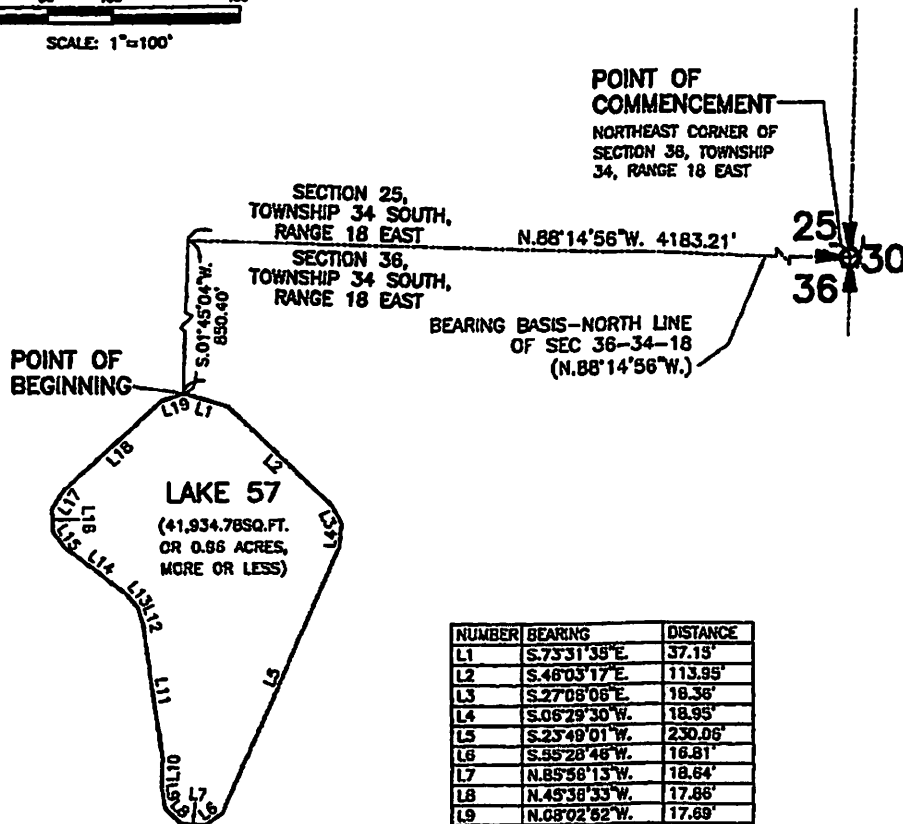
# EXHIBIT 1 SKETCH OF DESCRIPTION

IN SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.  
NOT A FIELD SURVEY  
SHEET 2 OF 2



0' 50' 100' 100'  
SCALE: 1"=100'

BK 1775 PG 7211 59 of 74



NUMBER	BEARING	DISTANCE
L1	S.73°31'38\"E	37.19'
L2	S.46°03'17\"E	113.95'
L3	S.27°08'06\"E	18.36'
L4	S.06°29'30\"W	18.95'
L5	S.23°49'01\"W	230.06'
L6	S.55°28'46\"W	16.81'
L7	N.85°56'13\"W	18.64'
L8	N.45°38'33\"W	17.86'
L9	N.08°02'52\"W	17.69'
L10	N.02°15'03\"E	22.32'
L11	N.08°04'10\"W	107.92'
L12	N.19°08'28\"W	13.84'
L13	N.39°13'11\"W	13.08'
L14	N.51°55'58\"W	61.86'
L15	N.34°23'31\"W	14.87'
L16	N.01°45'28\"W	18.00'
L17	N.32°28'48\"E	17.39'
L18	N.47°03'17\"E	103.01'
L19	N.71°03'17\"E	18.60'

(FOR REFERENCE ONLY, NOT VALID UNLESS ACCOMPANIED BY SHEET 1 OF 2 WITH SHEET 1  
SIGNED IN INK WITH EMBOSSED SEAL)



DRAWN BY: DSH  
DATE:  
07/10/2002  
FIELD BOOK: N/A  
PROJECT NO:  
1370-001

**Banks Engineering, Inc.**

Professional Engineers, Planners & Land Surveyors

FORT MYERS - NAPLES - SARASOTA

1144 TALLEVAST ROAD, SUITE 115, SARASOTA FLORIDA 34243 (941)360-1618 FAX(941)360-6918

REVISIONS:



## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

*\* Delivered Via Email*

July 22, 2021

Ralph Ireland \*  
Lake Nona Land Company, LLC  
6900 Tavistock Lakes Blvd Suite 200  
Orlando, FL 32827

**Subject: Lake Nona SMA-18 Relocation  
Request for Additional Information  
Application No. 210628-6639  
Orange County**

Dear Mr. Ireland:

District staff reviewed the above-referenced application. As discussed with Mr. Kirby White of Donald W. McIntosh Associates on July 22, 2012, the District is requesting the following information, in accordance with Section 5.5.3.1 of the Environmental Resource Permit Applicant's Handbook Volume I (Vol. I), adopted by reference in Section 62.330.010(4)(a), Florida Administrative Code (F.A.C.), to complete the application and provide reasonable assurances for permit issuance:

1. The submitted application is a request for modification of Permit No. 48-0195-S. The project boundary spans multiple permits and applications, many of which are expired or have been converted to the operation phase. Please provide appropriate applications currently within the construction phase to be modified, or resubmit Section A of this (and/or additional) application(s) to request construction or operation of a new system, and include the appropriate permit fees for processing as a new individual environmental resource permit. [Rule 62-330.320, F.A.C.; Form 62-330.060(1), F.A.C.]
2. Commercial zoned projects shall provide at least one-half inch of dry detention or retention pre-treatment as part of the required retention / detention, unless reasonable assurances can be offered that hazardous materials will not enter the project's surface water management system. Such assurances include, for example, deed restrictions on property planned for re-sale, type of occupancy, recorded lease agreements, local government restrictive codes, ordinances, licenses, and separate containment systems designed to prevent discharge. Please revise the design of the stormwater management system to provide the required one-half inch dry pre-treatment or provide reasonable assurances that hazardous materials will not enter the project's surface water management system. (Section 4.2.2(a), Vol. II)
3. The subject property appears to be within the bounds of several FDEP impaired water bodies. Lake Okeechobee BMAP which is impaired for phosphorous and Boggy Creek (WBID 3168B) which is impaired for fecal coliform. An analysis demonstrating no net increase to annual loading rates of TN and TP will provide a presumption to meet no

increase to the impairment for fecal coliform.

Please provide an additional 50% water quality treatment volume above the amounts required pursuant to Section 4.2.1, A.H. Volume 2 and a site-specific pre- vs. post-development nutrient analysis in accordance with the procedures outlined in Appendix E - A.H. Volume 2.

4. A concurrent Individual Water Use permit application for dewatering activities was mentioned in the submitted documents. Please provide details of this application under review, to be tracked along with this application. Because of the inseparable nature of water use and surface water management, and in accordance with Subsection 2.3(b), Environmental Resource Permit Applicant's Handbook Volume II, District staff will review these applications concurrently and final agency action will be taken once both applications are deemed complete.
5. Regarding the allowable discharge, the proposed project area appears to be within the East Lake Toho basin which has an allowable discharge rate of 16.1 CSM. The documents provided reference previously approved conceptual discharge rates of 0.3 cfs/acre and 0.5 cfs/acre to Mud Lake Basin and Boggy Creek Basin respectively. Please provide excerpts of these previously approved discharge rates and reference to the appropriate application number. [Section 3.2, Vol. II]
6. Provide calculations and documentation demonstrating that the project, as proposed, meets the applicable design criteria as indicated in the District's Applicant's Handbook, Vol. II.
  - a. A skimmer is required on SWM systems serving sites with greater than 50% impervious area. [AH-II 5.1(e)]
  - b. Linear wet pond systems have a 100' minimum width requirement, measured at the control elevation. [AH-II 5.4.2(b)]
7. It appears that portions of the project area that works are being proposed on have been previously permitted and converted to operation under Permit No. 48-00195-S-35, with the Lake Nona South (Non-Res) Community Master Association, Inc. as the perpetual operation entity. Provide confirmation that the Lake Nona South (Non-Res) Community Master Association, Inc. will operate and maintain the entire modified SWM. [Section 12.3, Applicant's Handbook Vol. I]
8. Please contact Olivia Karbiener, the environmental reviewer, at okarbien@sfwmd.gov to arrange a field inspection. Prior to the field inspection, wetland boundaries should be field staked for SFWMD staff verification and approval. Section 7.1 A.H. Volume I requires the District to complete Data Form 62-330.201(1) to document the landward extent of wetlands and other surface waters. In the event that jurisdictional wetlands do occur on the site, additional information related to wetlands and potential impacts to wetlands may be required to assist Staff in their review of the proposed project. [Section C, Form 62-330.060(1), F.A.C.]
9. Please remit the remainder of the permit application fee, \$5,250.00. Permit fees may change based upon any changes to the application(s) for this project.

**Advisory Comments:** The following comments are advisory in nature and do not require a response to the District.

A1. As of Dec. 22, 2020, the Florida Department of Environmental Protection (DEP) has assumed authority to administer the dredge and fill permitting program under Section 404 of the Federal Clean Water Act within certain "assumed waters" in the state. Your project may fall within assumed waters.

If your project involves wetland or other surface water impacts, and if you do not already have a permit from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act, you may need a State 404 permit.

If your project requires a State 404 permit, please complete Section I of the ERP application "Supplemental Information for State 404 Program Permits" and upload it along with other application documents to the District's ePermitting portal.

There is no need to submit a State 404 permit application if you already have an application pending with the USACE because the USACE will transfer any pending applications within assumed waters to DEP.

If you already have a 404 permit from the USACE for the same work proposed in this ERP application, then no further action is required, unless revisions are proposed to the project such that a modification to the 404 permit is required.

More information about the State 404 permitting program may be found on DEP's website: <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/state-404-program>.

Please contact your local DEP office for any questions regarding the need for a State 404 permit.

A2. Included with this letter/permit is a brochure from the Florida Department of Environmental Protection (FDEP) on Florida's National Pollutant Discharge Elimination System (NPDES) program for construction activities.

As the brochure indicates, the U.S. Environmental Protection Agency authorized the FDEP in October 2000 to implement the NPDES stormwater permitting program in Florida. The District is assisting FDEP by distributing this information to entities which may be subject to regulation under the NPDES program. No response to the District is required.

A "Generic Permit for Stormwater Discharge from Large and Small Construction Activities" (CGP) is required for a construction activity which ultimately disturbs an acre or more and contributes stormwater discharges to surface waters of the State or into a municipal separate storm sewer system.

The permit required under FDEP's NPDES stormwater permitting program is separate from the Environmental Resource Permit required by the District. Receiving a permit from the District does not exempt you from meeting the NPDES program requirements.

If you have any questions on the NPDES Stormwater program, call 866-336-6312 or email FDEP at [NPDES-stormwater@dep.state.fl.us](mailto:NPDES-stormwater@dep.state.fl.us). For additional information on the NPDES

Lake Nona SMA-18 Relocation, Application No. 210628-6639

July 22, 2021

Page 4 of 4

Stormwater Program including all regulations and forms cited in the brochure visit: [www.dep.state.fl.us/water/stormwater/npdes/](http://www.dep.state.fl.us/water/stormwater/npdes/).

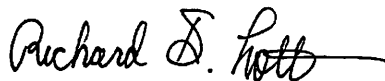
Prior to responding to this letter, please contact the assigned staff members to discuss solutions to the above questions and/or set a meeting to resolve the remaining issues: Olivia Karbiener, Environmental Analyst 3 at (407) 858-6100 x3834 or via email at [okarbien@sfwmd.gov](mailto:okarbien@sfwmd.gov); Christopher Hardin, Staff Engineer at 407-858-6100 x3815 or via email at [chardin@sfwmd.gov](mailto:chardin@sfwmd.gov); and Rich Walker, Property Analyst at (561) 682-6741 or via email at [rdwalker@sfwmd.gov](mailto:rdwalker@sfwmd.gov).

Please submit the complete response electronically on the District's ePermitting website ([www.sfwmd.gov/epermitting](http://www.sfwmd.gov/epermitting)) using the 'Additional Submittals' link. Information on the District's ePermitting program is enclosed. Alternatively, please provide (1) original hard copy of the requested information, clearly labeled with the application number, to Orlando Service Center, 1707 Orlando Central Parkway, Suite 200, Orlando, Florida 32809.

If a complete response is not provided within 90 days of this letter, this application will be processed for denial, in accordance with Section 5.5.3.5 of Vol. I. If additional time is necessary, please submit a written request for an extension via the ePermitting website before the 90-day period ends, including a description of the circumstances requiring the extension of time.

For projects where more than 90 days will be needed to develop a complete application, it is recommended that the applicant withdraw the current application and resubmit a complete application at a later date. The processing fee, if paid, can be applied to a new application that is submitted within 365 days, pursuant to Rule 62-330.071(3), F.A.C. If the application is denied by the agency, fees will not be returned or credited.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Lott", with a stylized flourish at the end.

Richard Lott  
Section Leader, Engineer

- c: Randy Mejeur, Aecom \*  
Kirby White, Donald W McIntosh Associates, Inc \*  
Rob Adams, Lake Nona South Master Association, Inc \*