

Ordinance No. 23-32
Expansion of Boundaries
Rye Crossing Community Development District

Request:

Adoption of Ordinance No. 23-32

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; AMENDING THE BOUNDARIES OF THE RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES, BY ADDING APPROXIMATELY 152.30 ACRES OF LAND; AMENDING SUBSECTION 2-8-79 OF THE MANATEE COUNTY CODE OF ORDINANCES TO DESCRIBE THE AMENDED BOUNDARIES OF THE DISTRICT AS EXPANDED; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Alternative Motions:**Approval:**

Based on the record of the public hearing and having evaluated the criteria for expansion of a community development district in Chapter 190, Florida Statutes, I move to grant the petition amending the boundaries of Rye Crossing Community Development District and to approve Ordinance No. 23-32.

Denial:

Based on the record of the public hearing and having evaluated the criteria for expansion of a community development district in Chapter 190, Florida Statutes, I move to deny the petition amending the boundaries of Rye Crossing Community Development District and to deny Ordinance No. 23-32.

Expansion of Boundaries Rye Crossing Community Development District

Staff Review Report

1. Request

The Board of Supervisors of Rye Crossing Community Development District has submitted a petition (attached) requesting that the Board of County Commissioners amend the boundaries of the existing District with the proposal to add approximately 152.30 acres. The current acreage of the District is approximately of 39.62 acres and with the expansion it will total 191.95 acres.

2. Background

On, May 9, 2022, the Board of County Commissioners adopted Manatee County Ordinance No. 22-38, establishing the boundaries of the District. The ordinance described the District's boundaries and named the initial members of the Board of Supervisors.

Chapter 190, Florida Statutes, authorized the establishment and the current boundary amendment of the District and continues to control changes to the District's boundaries.

The existing Rye Crossing Community Development District sits in the unincorporated area of Manatee County on District is located east of North Rye Road and southwest of Rutland Road. The approximate location of the District is shown on the attached map.

Manatee County approved an amended Preliminary Subdivision Plat. The plan includes infrastructure to serve 380-residential dwelling units located within the proposed expansion and within the existing boundaries of the district.

3. Discussion

The process specified under the state statute for establishing, terminating, contracting, or expanding a community development district addresses only factors material to managing and financing the facilities and service delivery functions of the district. The statute treats matters concerning permitting or planning of the development as not material and not relevant to this process. Regardless of the powers and duties of the district, all land development projects within the district must still abide by the county's local government comprehensive plan and local land development regulations.

The land is primarily covered by pasture and forest in the area affected by the proposed expansion

The site does not have internal water mains or sewer interceptors, but such major facilities exist adjacent to the district and is accessible to the proposed district.

The district plans to fund, plan, construct and operate and maintain systems for all infrastructure and other miscellaneous improvements but not limited to clearing, grubbing and earthwork, drainage, water distribution, sanitary sewer, irrigation reuse and road construction within the expansion boundaries of the District.

Landowners in the district will pay assessments levied by the district. The district will use the assessments to pay district debts, such as, any bonds that financed infrastructure construction, and district expenses, such as, operation and maintenance of its facilities and services.

Pursuant to Section 190.046(1), Florida Statutes, the District Board of Supervisors submitted the petition to expand the District boundaries. Section 190.046(1)(e), Florida Statutes, provides that the filing of a petition for expansion by the District Board of Supervisors shall constitute consent of the landowners within the existing District. The petition further contains written consents of the owners of the expansion parcel as required by Section 190.046(1)(e).

The District Engineer, District Counsel and the District Manager submitted signed affidavits, attached, stating that the facts contained in the petition are accurate.

Any action on the petition does not set a precedent for future expansion requests in the community development district. All petitions submitted to Manatee County dealing with community development districts are reviewed on a case-by-case basis in accordance with the criteria specified in Section 190.005(1)(e), Florida Statutes.

4. Review Factors

Section 190.046(1)(b), Florida Statutes, requires the Board of County Commissioners to hold a public hearing on the petition for amendment of the ordinance to expand the District boundaries. This statute further requires the Board of County Commissioners to consider the record of the public hearing and the factors set forth in Section 190.005(1)(e), Florida Statutes, in making its determination to grant or deny the petition for ordinance amendment. A description of the factors listed in Section 190.005(1)(e), Florida Statutes, and an analysis of each factor are listed below.

- A. “Whether all statements contained within the petition have been found to be true and correct.”

Analysis

The petition states true and correct references to Chapter 190, Florida Statutes.

The petition states the true and correct date of approval, approval authority, ordinance number, and size of the existing District.

The contents of the petition correspond correctly to the subject requirements of Sections 190.046(1)(a) and 190.005(1)(a), Florida Statutes.

The petition includes true and correct legal description of the District and the parcel. The boundary descriptions follow courses and distances that return to their points of beginning, for example they close during calculations. The sizes of the parcels appear the same as sizes calculated using the metes and bounds descriptions. The description bears the signature of a professional surveyor and mapper with a Florida Registration.

The Manatee County Property Appraiser has information on the proposed parcel that confirms the ownership indicated in the petition. The consent of property owners of the Expansion Parcel shows signatures of the owners of the parcel. The official signature and notary acknowledgement prove the consents true and correct.

The petition's cost estimate covers construction and yearly operations. Calculations prove those totals true and correct. The petition for expansion does not change the construction timetable in the original petition. If approved, the District will be authorized to finance infrastructure improvements through special or non-ad valorem assessment revenue bonds for the expansion parcel. The on-going operation and maintenance for District owned facilities is expected to be funded through maintenance assessment levied against all benefited properties within the District.

The District's Board of Supervisors has approved and submitted the resolution and petition requesting expansion. The board's assistant secretary and chairman signed the resolution. These signatures prove the resolution are true and correct. The District's attorney submitted the petition on behalf of the District's Board of Supervisors. As an attorney licensed to practice law in the State of Florida, she has verified all statements in the petition true and correct.

- B. "Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan."

Analysis

Amendment of the District boundaries and all land uses, and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the Manatee County Comprehensive Plan.

- C. "Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community."

Analysis

The area of land within the District as amended is part of a planned community. The District as amended will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

- D. "Whether the district is the best alternative available for delivering community

development services and facilities to the area that will be served by the district.”

Analysis

The Amended District remains the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

- E. “Whether the community development services, and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.”

Analysis

The community development services, and facilities of the Amended District will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

- F. “Whether the area that will be served by the district is amenable to separate special-district government.”

Analysis

The area to be served by the Amended District is still amenable to separate special-district government.

5. Estimated Regulatory Costs

The petition includes a Statement of Estimated Regulatory Costs (SERC) as required by Section 190.005(1)(a)8 and Section 120.541, Florida Statutes. Current property owners of the expansion parcel will be affected by the amendment of the District boundaries.

Future owners who will own property in the expansion parcel will be affected by the proposed amendment of the District boundaries to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure. They will pay taxes to the District for the facilities and services within the district. The statement provided with the petition includes an adequate analysis as required by state law.

The applicant paid a fee to Manatee County to compensate for costs incurred by the County. Once the District boundaries have been amended, Manatee County will not incur any quantifiable on-going costs resulting from the on-going administration of the District.

Most importantly, the SERC reveals which governmental entity is intended to operate, manage, and own each of the District’s facilities and services: The District or Manatee County. The petition for expansion of the District boundaries does not change the original assignments presented in the

petition to establish the District.

6. Recommendation

Staff recommends adoption of Ordinance No.23-32, attached, amending the boundaries of Rye Crossing Community Development District by adding approximately 152.30 acres of land.

Attachments:

- Map of District with Proposed Amended Boundaries
- Petition to Amend District with Exhibits
- Ordinance 22-38
- Notice of Public Hearing published in newspaper

EXHIBIT "A" SHEET 1 OF 2

IN SECTION 13 TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.
DESCRIPTION & SKETCH
(THIS IS NOT A FIELD SURVEY)

LEGAL DESCRIPTION (RYE CROSSING CDD)

(PREPARED BY THE UNDERSIGNED SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS;
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF SAID SECTION 13, N.00°41'24"E., 1700.89' TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2511, PAGE 7743, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID LANDS, N.88°25'41"W., 2745.38' TO THE POINT OF BEGINNING OF LAND BEING DESCRIBED: THENCE CONTINUE N.88°25'41"W., 1751.63' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH RYE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1648, PAGE 6963, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (BEING A VARIABLE WIDTH PUBLIC RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3869.72' AND A DELTA ANGLE OF 02°54'40", WHOSE CHORD BEARS N.01°43'42"E.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE IN A NORTHERLY AND COUNTER CLOCKWISE DIRECTION, A DISTANCE OF 196.62'; THENCE LEAVING SAID CURVE ON A NON TANGENT LINE, N.00°34'22"E., 203.52'; THENCE S.88°25'45"E., 1010.83'; THENCE N.02°25'57"E., 1091.57'; THENCE N.57°47'08"E., 423.72'; THENCE N.50°35'25"E., 538.88'; THENCE S.02°26'27"W., 2080.82' TO THE POINT OF BEGINNING.

THE ABOVE CONTAINS 1,727,204.79 SQUARE FEET, OR 39.65 ACRES, MORE OR LESS.

R.J. RHODES ENGINEERING, INC.
STATE OF FLORIDA, LB NO. 6924

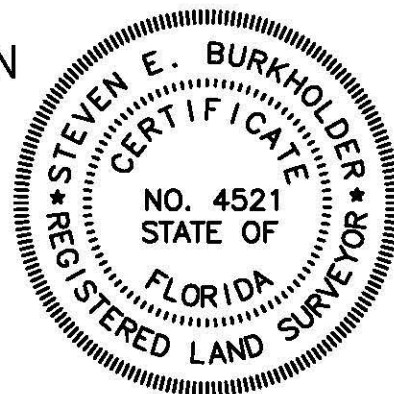
STEVEN E.

BURKHOLDER

Digitally signed by STEVEN
E. BURKHOLDER

Date: 2021.09.13 16:04:45
-04'00'

BY: _____
STEVEN E. BURKHOLDER, P.L.S., VICE PRESIDENT
PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE LS 4521



NOT FULL & COMPLETE NOR VALID UNLESS ACCOMPANIED BY SHEET 2 OF 2

(THIS DOCUMENT HAS NOT BEEN AUTHORIZED NOR VALID UNLESS SIGNED IN INK WITH EMBOSSSED SEAL AFFIXED HERETO, OR ACCOMPANIED BY AN AUTHENTICATED ELECTRONIC DIGITAL SIGNATURE & DATE, AND ANY COPIES OF THIS DOCUMENT ARE FOR INFORMATIONAL PURPOSES ONLY)
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R.J. RHODES ENGINEERING, INC.

FLORIDA LB #6924, FLORIDA EB#8120

CIVIL ENGINEERING & SURVEYING

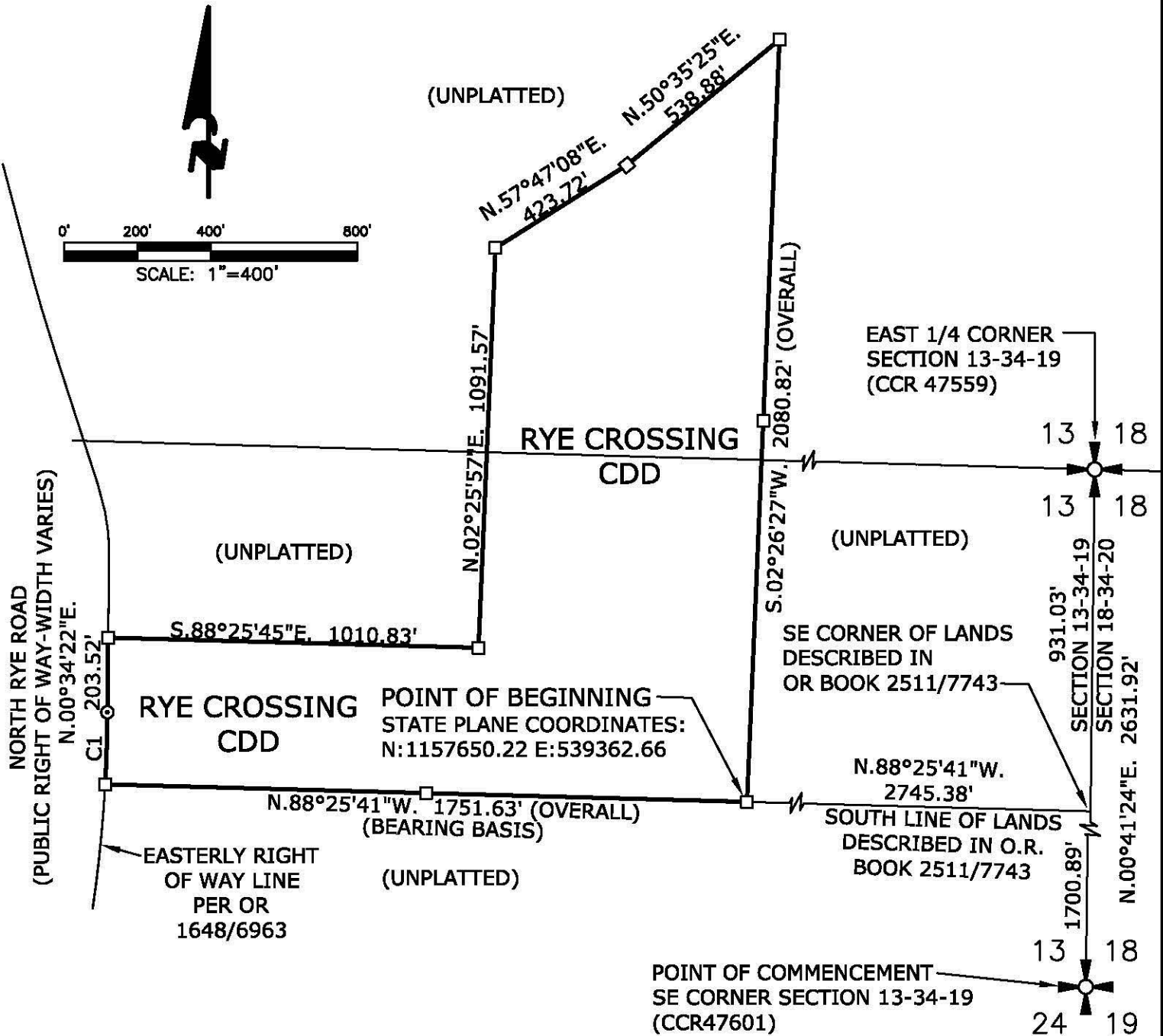
325 INTERSTATE BOULEVARD SARASOTA, FL. 34240

PHONE: 941-924-1600

EXHIBIT "A" SHEET 2 OF 2

IN SECTION 13 TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.
DESCRIPTION & SKETCH
 (THIS IS NOT A FIELD SURVEY)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	3869.72'	2°54'40"	196.62'	196.60'	N.01°43'42"E.



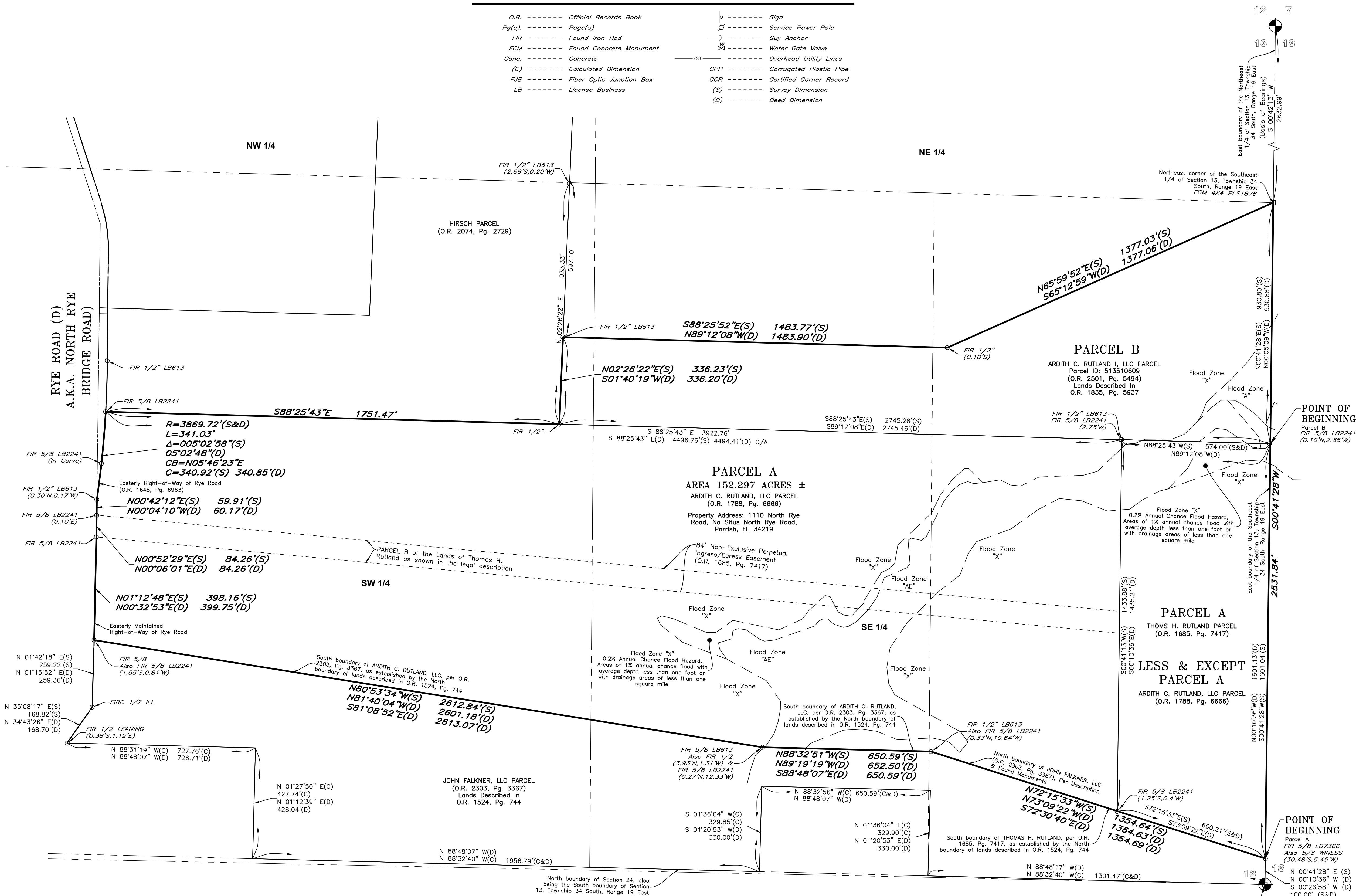
R.J. RHODES ENGINEERING, INC.

FLORIDA LB #6924, FLORIDA EB#8120
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 OF 2
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 RIGHTS RESERVED

LEGEND

O.R. -----	Official Records Book	-----	Sign	
Pg(s). -----	Page(s)	-----	Service Power Pole	
FIR -----	Found Iron Rod	-----	Guy Anchor	
FCM -----	Found Concrete Monument	-----	Water Gate Valve	
Conc. -----	Concrete	-----	Overhead Utility Lines	
(C) -----	Calculated Dimension	-----	CPP -----	Corrugated Plastic Pipe
FJB -----	Fiber Optic Junction Box	-----	CCR -----	Certified Corner Record
LB -----	License Business	-----	(S) -----	Survey Dimension
		-----	(D) -----	Deed Dimension



SCHEDULE B - SECTION II:

(Lands of Thomas H. Rutland)

Schedule B-II, Title Exception Notes (First American Title Insurance Company Commitment for Title Insurance Commitment Number: NCS-1061008-CAST, dated April 22, 2021)

Items 1 - 2: Not a Matter of Survey

Item 3: Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. (Refer to this Boundary Survey)

Items 4 - 9: Not a Matter of Survey

(Lands of Ardith C. Rutland I, LLC)

Schedule B-II, Title Exception Notes (First American Title Insurance Company Commitment for Title Insurance Commitment Number: NCS-1061008-1-CAST, dated April 22, 2021)

Items 1 - 2: Not a Matter of Survey

Item 4: Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. (Refer to this Boundary Survey)

Items 4 - 9: Not a Matter of Survey

SURVEYOR'S CERTIFICATION:

First American Title Insurance Company;
Forestar (USA) Real Estate Group, Inc., a Delaware company;
Ardith C. Rutland I, L.L.C., a Florida limited liability company;
Thomas H. Rutland
GrayRobinson, P.A.;
Gregory Law Firm, P.L.L.C.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 10, 13 & 14 of Table A thereof. The field work was completed on April 22, 2021.

GEOPoint SURVEYING, INC.

David A. Williams
Florida Professional Surveyor and Mapper # 6423

PROJECT: Rutland Property	
PHASE: ALTA and Limited Topographic	
DRAWN: LEY DATE: 06/16/21 CHECKED BY: MGH	
P.CHIEF: CK FIELD BOOK: 05-2021-Pages: 70 - 71	
DATA FILE: RUTLAND-BTT(88)-CK-CCR(2021-06-16).txt	
REVISIONS	
DATE DESCRIPTION DRAWN BY	

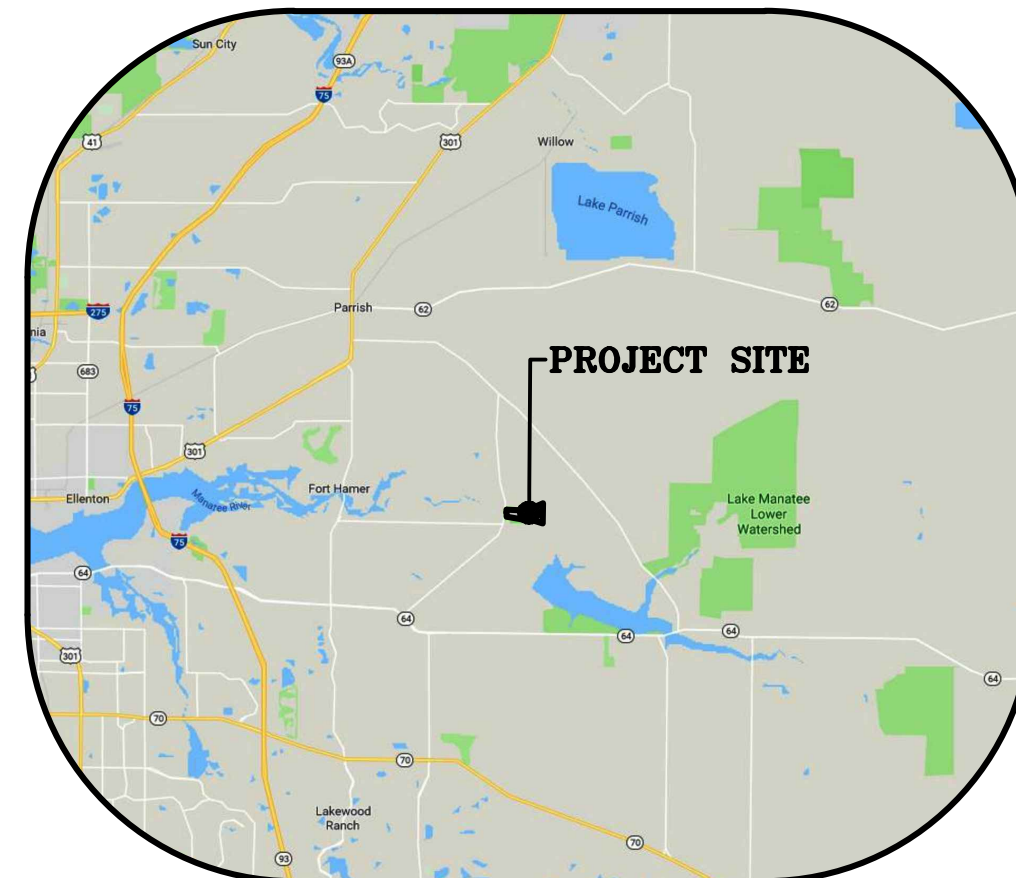
SEE SURVEYOR'S
SURVEYOR'S CERTIFICATIONDATE OF LAST FIELD SURVEY:
June 16, 2021NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED
SURVEYOR AND MAPPER

ALTA/ NSPS Land Title Survey
Boundary Survey
PREPARED FOR
Forestar
LOCATED IN
Section 13, Township 34 S., Range 19 E.
Manatee County, Florida

GeoPoint
Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No.: LB 7768
SHEET NUMBER: 01 of 02

FILE PATH: P:\RUTLAND\SURVEY\RUTLAND-BS-SHT-1.DWG PLOTTED BY: LUIS C. LEYVA HERNANDEZ ON: 14/02/2021 1:08 PM LAST SAVED BY: LUISL ON: 9/8/2021 5:57 PM

VICINITY MAP



NOT TO SCALE

(Lands of Thomas H. Rutland)

Description: (First American Title Insurance Company Commitment for Title Insurance Commitment Number: NCS-1061008-CAST)

The Land referred to herein below is situated in the County of Manatee, State of Florida, and is described as follows:

PARCEL A:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N00°10'36"W, ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 100.00 FT.; FOR A POINT OF BEGINNING; THENCE CONTINUE N00°10'36"W, ALONG SAID EAST LINE OF SECTION 13, A DISTANCE OF 1601.13 FT.; THENCE N89°12'08"W, 574.00 FT.; THENCE S00°10'36"E, A DISTANCE OF 1435.21 FT. TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1524, PAGE 744, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S73°09'22"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 600.21 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

PARCEL B:

EASEMENT RIGHTS, FOR ACCESS SHOWN AS EXHIBIT "B", AS CONTAINED IN THAT CERTAIN WARRANTY DEED, BY AND BETWEEN ARDITH C. RUTLAND, AN UNMARRIED WIDOW, AS GRANTOR AND THOMAS H. RUTLAND, AS GRANTEE, FILED JUNE 13, 2007, RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 7417, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

(Lands of Ardith C. Rutland I, LLC)

Description: (First American Title Insurance Company Commitment for Title Insurance Commitment Number: NCS-1061008-1-CAST)

The Land referred to herein below is situated in the County of Manatee, State of Florida, and is described as follows:

PARCEL A:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N 00 DEGREES 10 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 100.00 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1524, PAGE 744, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES ALONG SAID NORTHERLY LINE N 73 DEGREES 09 MINUTES 22 SECONDS WEST 1364.63 FEET; THENCE N 89 DEGREES 19 MINUTES 19 SECONDS WEST 652.50 FEET; THENCE N 81 DEGREES 40 MINUTES 04 SECONDS WEST A DISTANCE OF 2801.16 FEET TO THE INTERSECTION WITH THE EASTERLY MAINTAINED RIGHT-OF-WAY OF RYE ROAD; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY N 00 DEGREES 32 MINUTES 53 SECONDS EAST 399.75 FEET; THENCE N 00 DEGREES 06 MINUTES 01 SECONDS EAST 84.26 FEET; THENCE N 00 DEGREES 04 MINUTES 10 SECONDS WEST A DISTANCE OF 60.17 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF RYE ROAD AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1648, PAGE 6983, SAID PUBLIC RECORDS, SAID POINT LYING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N 82 DEGREES 31 MINUTES 10 SECONDS WEST, A DISTANCE OF 3889.72 FEET; THENCE RUN NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05 DEGREES 02 MINUTES 48 SECONDS, A DISTANCE OF 340.85 FEET; THENCE S 89 DEGREES 12 MINUTES 08 SECONDS EAST, A DISTANCE OF 4494.41 FEET TO THE INTERSECTION WITH AFORESAID EAST LINE OF SECTION 13; THENCE S 00 DEGREES 10 MINUTES 36 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 1601.13 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE N00°10'36"W, ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 100.00 FT.; FOR A POINT OF BEGINNING; THENCE CONTINUE N00°10'36"W, ALONG SAID EAST LINE OF SECTION 13, A DISTANCE OF 1601.13 FT.; THENCE N89°12'08"W, 574.00 FT.; THENCE S00°10'36"E, A DISTANCE OF 1435.21 FT. TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1524, PAGE 744, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S73°09'22"E, ALONG SAID NORTHERLY LINE, A DISTANCE OF 600.21 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

PARCEL B:

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N00°05'09"W, ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 1701.09 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N00°05'09"W, ALONG SAID EAST LINE, A DISTANCE OF 930.80 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 13, THENCE S85°12'08"W, 1377.06 FEET; THENCE N89°12'08"W, 1483.90 FEET; THENCE S01°40'19"W, 336.20 FEET; THENCE S89°12'08"E, 2745.46 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from First American Title Insurance Company Commitment for Title Insurance, File Numbers: NCS-1061008-CAST & NCS-1061008-1-CAST with an effective date of April 22, 2021, and issued by First American Title Insurance Company.
- This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- Bearings shown hereon are based on the East boundary of the Northeast 1/4 of Section 13, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of S 00°42'13"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- This survey is intended to be displayed at 1" = 200' or smaller.
- All dimensions, unless otherwise noted, are survey dimensions.
- Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The subject parcel lies in Flood Zones "A", "AE" and "X", according to Flood Insurance Rate Maps, Map No. 12081C0215E for Manatee County, Community No. 120153, Manatee County, Florida, dated March 17, 2014 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
- Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- The Lands of Thomas H. Rutland, Parcels A and B are contiguous their common boundary lines and with Rye Road (also known as North Rye Bridge Road), a public right of way, without gaps, gores, hiatuses or overlaps.
- The Lands of Ardith C. Rutland I, LLC, Parcels A and B are contiguous along their common boundary lines and with Rye Road (also known as North Rye Bridge Road), a public right of way, all without gaps, gores, hiatuses or overlaps.