ORDINANCE NO. 25-22

AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA REGARDING PUBLIC SERVICES; ESTABLISHING THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; CREATING SECTION 2-8-92 OF THE MANATEE COUNTY CODE OF ORDINANCES, ENTITLED "RIVERSONG COMMUNITY DEVELOPMENT DISTRICT;" ESTABLISHING THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; **DESCRIBING THE BOUNDARIES OF THE DISTRICT; PROVIDING FOR** FUTURE EXPANSION WITH SUFFICIENTLY CONTIGUOUS LANDS VIA A SUBSEQUENT APPLICATION AND ITS OWN PROCESS; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT, AND CONSENTING TO CERTAIN SPECIAL POWERS BY DISTRICT'S BOARD OF SUPERVISORS PURSUANT TO THE SUBSECTION 190.012(2), FLORIDA STATUTES; PROVIDING FOR **CODIFICATION: PROVIDING FOR SEVERABILITY; AND PROVIDING** AN EFFECTIVE DATE.

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

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

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

WHEREAS, Pulte Home Company, LLC, a Michigan limited liability company, ("Petitioner"), has filed a Petition with Manatee County Board of County Commissioners ("Board") to adopt an ordinance establishing the Riversong Community Development District ("District") pursuant to Chapter 190, Fla. Statutes; and

WHEREAS, DRP Multistate 1, LLC, a Delaware limited liability company, is the landowner of approximately 166.303 acres of real property for inclusion within the District and has consented in writing to the establishment of the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of sections 190.005(1)(d) and 190.005(2)(b), Florida Statutes, as amended; and

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 3. <u>Intent and Purpose</u>. It is the intent and purpose of this Ordinance to establish the Riversong Community Development District pursuant to Chapter 190, Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws. It is further the intent and purpose of this Ordinance to establish certain additional special powers pursuant to Section 190.012(2), Florida Statutes, as amended, with all the rights and obligations appertaining thereto, including all obligations accruing pursuant to applicable federal, state, and local laws.

Section 4. <u>Creation of Section 2-8-92 of Manatee County Code of Ordinances</u>. Section 2- 8-92 of the Manatee County Code of Ordinances ("Code") is hereby created to read as follows:

Section 2-8-92. Riversong Community Development District.

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

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

- (c) Initial Board of Supervisors. The names of five (5) persons designated as the initial members of the Board of Supervisors for the District are as follows:
 - (1) Brady Lefere
 - (2) Ray Aponte
 - (3) Melisa Sgro
 - (4) Kat Lawler
 - (5) Alex Malecki

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

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

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

Section 5. <u>Codification</u>. The publisher of the County's Code, CivicPlus, is directed to incorporate the amendments in Section 4 of this Ordinance into the Code.

Section 6. <u>Expansion of District with Sufficiently Contiguous Lands</u>. Pursuant to Section 190.046(1)(h), Florida Statutes, within ten (10) years of the effective date of this Ordinance, the Riversong Community Development District, or another petitioner, may petition the County for an amendment to expand the boundaries of the Riversong Community Development District to include any or all of the sufficiently contiguous lands identified in Exhibit "B," and this would be accomplished via a subsequent and separate application and process. This ordinance does not authorize this contemplated expansion.

Section 7. <u>Administrative Correction of Scrivener's Errors</u>. The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the County Manager or designee, without need of public hearing, by filing a corrected or recodified copy of same with the County Clerk.

Section 8. <u>Severability</u>. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 9. <u>Effective Date</u>. This Ordinance shall take effect immediately upon the filing of a certified copy of this Ordinance with the Secretary of State pursuant to Section 125.66, Florida Statutes.

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County
PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County Florida, this 152 day of, 2025.
$\langle \chi \rangle \rangle \to \chi^2 \setminus BOARD OF COUNTY COMMISSIONERS OF$
MANATEE COUNTY, FLORIDA
By: Chairperson
A TELEVISION AND A COLORIDA
ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
RI. MA
By: 1 Hom 1 Ha DC
Deputy Clerk

EXHIBIT "A"

Description Sketch

DESC		LIUN'
UCOL	KIT I	I IQRE.

(Not A Survey)

A parcel of land lying in Sections 35 and 36, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 36; run thence along the West boundary thereof, S.00*47*14*W., a distance of 61.76 feet; thence S.89*12'46"E., a distance of 78.00 feet to the POINT OF BEGINNING; thence S.79*01'08"E., a distance of 376.61 feet; thence S.35704'39"E., a distance of 46.96 feet; thence Southerly, 115.48 feet along the arc of a tangent curve to the right having a radius of 230.00 feet and a central angle of 28*46'03" (chord bearing S.20*41'38"E., 114.27 feet); thence S 05*40*13*E., a distance of 315.12 feet, thence S.02*C0*00*W., a distance of 229.35 feet; thence S.08*23*04*W., a distance of 450,49 feet; thence Southeasterty, 468.16 feet along the arc of a non-tangent curve to the left having a radius of 350.47 feet and a central angle of 76°32'14" (chord bearing \$31"56'40"E., 434.12 leat); thence \$.73"3653"E., a distance of 89.88 feet; thence S 88*12'13"E., a distance of 28.27 feet; thence S.67" 18'01"E., a distance of 88.00 feet; thence S.61'22'20"E., a distance of 28.55 fast; thence S.74*08/25'E., a distance of 649.52 fast to a point on the Westerly boundary of FOXBROOK PHASE IIIB. according to the plat thereof, as recorded in Plat Book 44, Pages 7 through 11, of the Public Records of Manatee County, Florida; thence along seid Westerly boundary the following two (2): 1) S.23*10'20"W., a cistance of 575.89 feet; 2) S.28*57'32"W., a distance of 440.14 feet to the Northwest corner of FOXBROOK, PHASE II, according to the plat thereof, as recorded in Plat Book 38, Pages 36 through 42 of said Public Records; thence along the Westerly boundary of said FOXBROOK, PHASE II the following live (5) courses: 1) S.28*57'32"W., a distance of 879.38 feet: 2) S.27'04'28"W., a distance of 112.35 feet: 3) S.32'57'28"W., a distance of 53.56 feet; 4) S.28°57'48"W., a distance of 525.88 feet; 5) S.36°51'56"W., a distance of 921.86 feet to the Northeasterly Right of Way of Rutland Road (aka County Road 675, formarly State Road 675), according to the State of Florida State Road Department Right of Way Map, Section 1351-201 (transferred to Manatee County in Road Plat Book 9, Page 219); thence along said Northeasterly Right of Way the following four (4) courses 1) Northwesterly, 389.45 feet along the arc of a non-tangent curve to the right having a radius of 2789.79 feet and a central angle of 07'59'54" (cherd hearing N.49'58'51"W , 389.13 [aei); 2) along a radial line, S.44*01/08*W., a distance of 25.00 feet; 3) Northwesterly, 8.49 feet along the arc of a non-tangent curve to the right having a radius of 2614.79 feet and a central angle of 00°10'22" (chord bearing N.45"53'43"W., 8.49 feet); 4) N.45'48'32"W., a distance of 1693.55 feet to the Southernmost corner of AVIARY AT RUTLAND RANCH PHASE IA & IB, according to the plat thereof, as recorded in Plat Book 65, Pages 84 through 108; thence along the Easterly boundary of said AVIARY AT RUTLAND RANCH PHASE IA & IB the following two (2) courses: 1) N.36*5212*E , a detance of 564.88 feet; 2) N 25*24'53*E , a detance of 1072.05 feet; thence \$.68°01'09'E., a distance of 143.87 feet; thence Northerly, 11.27 feet along the arc of a non-tangent curve to the right having a radius of 35.00 feet and a central angle of 18"27"15" (chord bearing N.12"15"16"E., 11.22 feel); thence Northeasterly, 88.70 feet along the arc of a compound curve to the right having a radius of 1325.00 feet and a central angle of 03"50"08" (chord baaring N.23*23'58"E., 88.68 feet); thence N.25*19/02"E., a distance of 1718.28 feet; thence Northerly, 428.13 feet along the arc of a tangent curve to the left having a radius of 1000.00 feet and a central angle of 24*31'48" (chord bearing N.13*03'08*E., 424.87 feet) to the POINT OF BEGINNING.

Containing 166.303 acres, more or less.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the West boundary of Section 36, Township 33 South, Range 19 East, having a Grid bearing of S00°47'14'W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Harizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers steled in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

		: See sheet 2 for sketch. See sheet 3 for curve and line tables.
PROJECT: Lazy C Ranch	Prepared For: Pulte Group - West Florida	Dvision
PHASE: CDD DRAWN: AKN DATE: 09/17/24 CHECKED BY: NM REVISIONS ATE DESCRIPTION DRAWN	a) Williams	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: L8 7768
	David A, Williams LORDA PROFESSIONAL SUMPERON & MAPPER NO. LS6423	GeoPoint Surveying, Inc.
FILE PATH PALAZY C RASCHDESCRIPTONS/LAZY C-COD-DS JW		01 of 03



Description Sketch (Not A Survey)

LINE DATA TABLE						
NO. BEARING LENGTH						
L1 S 79'01'08' E 376.61'						
LZ S 35'04'39" E 46.96"						
L3 S 05'40'13" E 315.12'			CURVE	ΠΑΤΑ		
L4 \$ 02'00'00" W 229.35'						
L5 S DF23'04' W 450.49'	NO.	RADIUS	DELTA	ARC	CHORD	BEARING
L6 3 73'30'53' C 69.06'	C1	230.00'	28'46'03'	115.48'	114.27	S 20'41'38" E
U7 S 88'12'13' E 28.27	CZ	350.47*	76'32'14"	405.10	434.12	S 31'50'40" E
L8 5 67'18'01" E 88.00"	C3	2789.79	7'59'54'	389.45*	389.13	N 49'58'51" W
L9 5 81'22'20" E 28.55"	C4	2814.79	0"10"22"	8.49'	8,49*	N 4553'43" W
L10 S 74'08'25" C 640.52	CS			11.27	11.22'	N 1215'16" E
L31 S 2510'20" W 575.59"		35.00'	18'27'15'			
L12 \$ 28'57'32' W 440.14'	C6	1325.00'	3'50'08"	88.70	88.58'	N 2323'58" E
113 S 28'57'32' W 879.38'	C7	1000.00	24"31'48"	428.13	424.87	N 1303'08° E
L14 \$ 2704'28" W 112.33"						
L15 S 37'57'28' W 53.56' L16 S 25'57'48' W 525.88'						
L16 S 28'57'48" W 525.88'						
L18 (\$ 44'0)'06" W 25.00"						
L19 N 45'49'32" W 1693.55'						
L20 N 36'52'12" E 064.88'						
L21 N 25'24'53' E 1072.66'						
L22 S 65"D1"09" E 143.07"						
L23 N 25'19'02" E 1718.28"						
L24 S 00'47'14" W 61.76"						
L25 S 89"12"46" E 78.00"						
NOTE: 1. See sheet 1 for description and basis of bearing.				T L	kensed Busine	Dering
2. See sheet 2 for skeich.						Surveying,
FILE PATH PALAZY C RANCHOESCRIPTIONS/LAZY C-COD-OB.DWG LAST S	WVED BY	AVESYN	-			

EXHIBIT "B"

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Sections 25, 35, and 36, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

BEGN at the Southwest come of said Gection 25, run thence along the West boundary of the Southwest 1/4 of said Section 25, N.00*4716*5 . a distance of 2556.48 test to the West 1/4 corner hereof; thence along the West boundary of the Northwest 1/4 of said Section 25 N.00'47'10 E., a distance of 211.95 feet, thence 3.84'27'52'E., a distance of 1164.01 feet, thence 3.05'40'33'W., a distance of 503.96 feet thence Southerly, 504 99 feet along the arc of a tangent curve to the left having a radius of \$18.00 feet and a control angle of 35°22'18" (chord bearing 5.12'00'38'E., 497.01 feet); thence S.29'41'45'E., a distance of 410.14 feet, thence N.60'1B'15'E., a distance of 97.85 feet; hence Southeasterly, 80.35 feet along the arc of a non-rangert curve to the left having a radius of 195.00 feet and a central angle of 23"35'41" (chord bearag S.55*55'21*E., 19.79 feet); hence S.87*43'41*E., a distance of 500.63 feet; hence S.22*16'19*W., a distance of £90.00 feet; hence S.12'30'08'W., a distance of 71.58 leat; thence S.13'01'58'W., a distance of 50.08 leat; thence Southwestery, 38.58 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 88°25'39° (chord bearing S.61°57'59°W., 34.87 feet); thence Southerly, 63.66 feet along the arc of a reverse curve to the right having a radius of 686.00 feet and a central engle of 05*24'37* (chore bearing S.20*27*29*W., 83.63 feet); thence S.23*09*41*W., a distance of 137.84 fest; thence Southwesterly. 38.22 fest along the arc of a tangent curve to the right having a radius of \$18.00 feet and a central angle of 02"32"14" (chord bearing 5.24"25"54"W., 35.22 feet), thence S.83'01'19'E., a distance of 444.66 feet; hence S.70'08'55'E., a distance of 198.90 feet to the Westerly boundary of FOXBROOK PHASE IIIC, according to the plat thereof, as recorded in Plat Book 40, Page 41, of the Public Records of Manatee County, Florida, thence along said Westerly boundary; S.19°6043"W. a distance of 514.27 feet to the Northwest comer of FOXBROOK PHASE IIIB, according to the plai thereof, as recorded in Plat Book 44, Page 7, of the Public Records of Manatee Coulity, Fibrida; thence along the Westerly boundary thereof the following two (2) courses: (1) S.19'50'46'W., a distance of 893.47 feet; (2) S.23*10'20'W., a distance of 597.64 feet; hence N.74'08'25'W, a distance of 649.52 feet; thence N.61*22'20'W, a distance of 28.55 feet thence N.67*18'01'W, a distance of 88.00 feet thence N.88*12'13"W., a distance of 28 27 feat; thence N.73'36'53"W., a distance of 69.88 feet: thence Northwesterly, 460.16 feat along the arc of a non-langent curve to the right having a radius of 350.47 feet and a central angle of 76*32'14" (chord bearing N.31*56'40'W., 434.12 feet); thence N.06*23'04"E., a distance of 450.40 feet; thence N.02*00'00"E , a distance of 229.35 feet; thence N.05*40'13"W, a distance of 315, 12 feet, thence Northerly, 115,48 feet along the arc of a non-tangent curve to the left having a radius of 230 00 feet and a central angle of 28*45'03" (chord bearing N.20*41'38"W., 114.27 feet), thence N.35*'04'39"W., a distance of 48.95 feet, thence N.78*'01'DE"W., a distance of 376.61 feet; thence Southerly, 428.13 feet along the arc of a non-tangent curve to the right having a radius of 1000.00 feet and a central angle of 24'31'46' (chord bearing \$13"0306'W. 424.87 feet); thence \$25' 1902"W. a distance of 17"5.28 feet; thence Southwesterly, 88.70 feet along the arc of a tangent curve to the left having a radius of 1325.00 loct and a central angle of 03°50'08" (chord bearing \$ 23°23'58"W. 88.56 teet); thence Soumerry, 11.27 feet along the arc of a compound ourve to the left having a radius of 35.00 feet and a certral angle of 18°27'15" (chord bearing S. 12'15'16'W., 11.22 feet); thence N.68'01'09'W., a distance of 143.87 last to the Easterly bouncary of AVIARY AT RUTLAND RANCH PHASE IA & IB, according to the plat thereof, as recorded in Plat Book 65, Pages 84 through 108, of the Public Records of Manalee County, Florida; thence along said Easterly boundary and the Easterly boundary of AVIARY AT RUTLAND RANCH PHASE IIA & IIB, according to the plat thereof, as recorded in Plat Book 72, Pages 74 through 109, of the Public Records of Manatee County, Florida N 25'24'53'E., a distance of 2150.40 fast to a post on the East boundary of said Sector 35' thence along said East boundary, N 00'47 14'E. a distance of 126.19 feet to the POINT OF BEGINNING.

Containing 159,953 acres, more or less.

SURVEYOR'S NOTES:

- Bearings shown hereino are based on the West bouncary of the Southwest 1/4 of Section 25. Township 33 South, Range 19 East, tawing a Grid bearing of N00*47*18*E. The Grid Bearings as shown herein reliei to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set birth by the Florida Board of Professional Surveyors & Mappers stated in rules 6J-17.051, 6J-17.062, and 5J-17-653. Florida administrative code, pursuant to Soction 472.027, Florida statutes.

NOTE:

1. See sheet 2 for sketch.

See sheet 3 for curve and line tables.			
PROJECT: Lazy C Ranch		Prepared For: Pulte Group - West Florida	Dvision
PHASE: Phase 2 DRAWN: AKN DATE: 09/10/24 CHECKED REVISIONS DATE DESCRIPTION	BY: NMV	Digitally signed by David a case by David Williams	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768
		08:29.36-04'00 David A. Williams RORDA PROFESSIONAL 1 SC423	GeoPoint \
FILE PATH PALAZY C RANCH/DESCRIPTIONS/LAZY C-P	12-DS DWG	SURVEYOR & MAPPER NO. LESSURAT	01 of 03



Description Sketch (Not A Survey)

NO. BEARING	LENGTH
L1 N 00'47"10" E	211.95
L2 S 05'40'33' W	503.98'
L4 5 29'41'46" E	410.14"
L5 N 60'18'16" E	97.85
L6 5 6743'41" E	500.63'
17 9 22'18'19" W	690.00'
L8 S 12'30'08' W	71.58
L9 S 13'01'58" W	50.08
L10 S 23'09'47" W	137.84'
L11 S 83"01"10" E	444.68
L12 5 70'08'55" E	198.99
L13 S 19'50'43' W	514.27
L14 S 11'50'48' W	893.47
L15 S 23'10'20' W	597.64'
L16 N 74'08'25' W	649.57
L17 N B1'22'20' W	28.55
L18 א סייזפיסוי w	00.00
L19 N 881213' W	28.27
L20 N 7338'53" W	89.65
L21 N 06'23'04" E	450.48
L22 N 02'00'00" C	220.35
L23 N 05'40'13" W	315,12
L24 H 39'04'39" W	46.05
L25 N 79'01'08' W	376.61
L28 S 25'19'02' W	1718.98
L27 N 6001'09' W	143.87
L28 N 25'24'53" E	2150.40
128 N 00"47"14" E	120.12

See sheet 1 for description and basis of bearing. See sheet 2 for sketch.

FILE PATH PALAZY O RANDHOELCRIPTION BLAZY CIPITZIDS DWG LAST SAVED BY AVERIN

NOTE

1. 2.

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	818.00'	35'22'18'	504.99*	497.01	S 12'00'36" E
CZ	195.00*	23'36'41"	80.36*	79.79'	S 55'55'21" E
C3	25.00'	88'25'39"	38.58'	34.87'	S 61'57'59" W
C4	886.00*	5'24"37"	83.66*	83.63	S 2027'29" W
C5	818.00	Z'32'14*	36.22'	36.22'	S 24'25'54" W
CB	350.47'	76'32'14'	468.16	434.12	N 31'56'40" W
C7	230.00'	28'46'03*	115.48	114.27"	N 20'41'38" W
Gð	1030.00'	24'31'48'	425.13	424.07	5 1.JOJ'06" W
C9	1325.00	3'50'08'	88.70	88.88	\$ 2323'54" W
C10	35.00*	18'27'15"	11.27*	11.22	S 1215'16" W

213 Hobbs Street Tampa, Florida 33619 Phone: 1813) 248-8888 Likensed Business No.: 13 7768 GeoPoin Surveying	
	03 of 03

Description Sketch

DESCRIPTION:

(Not A Survey)

A parcel of land lying in Sections 25 and 38, Township 33 South, Range 19 East, Manatoe County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 25, run lihence along the Westerly boundary thereof, N.00°47'10"E., a distance of 211.95 feet to the POINT OF BEGINNING; thence continue along said Westerly boundary, N 00°47'10"E., a distance of 2198.87 feet to the Northerly boundary of the lands described in Official Records Book 2537, Page 2821 of the Public Records of Manatee County, Florida; thence along said Northerly boundary the following three (3) courses: (1) N.88'44'16"E., a distance of 271.54 feet; (2) N.70"23'00"E., a distance of 648.96 feet; (3) N 68°12'07"E., a distance of 417, 16 feet to the Easterly boundary of said described lands; thence along said Easterly boundary, S.15*4017"E., a distance of 2884.16 feel to the Southeast corner of said described lands; thence N 69'39'55"E., a distance of 1166 59 feet to the Northwest corner of FOXBROOK PHASE IIIC, according to the plat thereof, as recorded in Plat Book 46, Pages 41 through 47 of said Public Records; thence along the Westerly boundary thereof, the following six (6) courses: (1) S.06*44'48"W., a distance of \$2.70 feet; (2) S.23*01'59"W., a distance of 555.38 feet; (3) S.17*40'10"W., a distance of 806.41 feet; (4) S.28*43'57"W., a distance of 201.28 feet; (5) S.22'4/'22'W., a distance of 974.14 feet; (6) S.19'50'43'W., a distance of 185.28 feet; thence N.70'08'55'W., a distance of 198.90 feet; thence N 83*01'19"W., a distance of 444.66 feet; lhence Northeasterly, 36.22 feet along the arc of a non-tangent curve to the left having a radius of 818.00 feet and a central angle of 02*3214" (chord bearing N.24*25'54*E., 36.22 feet; therea N.23*09'47*E., a distance of 137.84 feet; thereo Northerly, \$3.66 feet along the arc of a tangent curve to the left having a radius of 866.00 feet and a central angle of 05°24'37' (chord bearing N.20°27'29"E. 83.63 (eet); thence Northeasterly, 38.58 leet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 88°25'39" (chord bearing N.61°57'59"E., 34.87 feet); thence N.13°01'58°E., a distance of 50.08 feet; thence N.12*30'08'E., a distance of 71.58 feet; thence N.22*16'19'E., a distance of 690.00 feet; thence N 57*43'41"W., a distance of 500 63 leat; thence Northwesterly, 80 35 feet along the arc of a tangent curve to the right having a radius of 195.00 feet and a central angle of 23°36'41" (chord bearing N.55°55'21"W., 79.79 feet); thence 3.60118115"W., a distance of 97.85 feet; thence N.2914145"W., a distance of 410.14 feet; thence Northerly, 504.99 feet along the arc of a tangent curve to the right having a radius of 818.00 feet and a central angle of 35"22"18" (chord bearng N.12*00'36"W., 497.01 feet), thence N.05*40'33*E., a distance of 503.96 feet; thence N.84*27'52'W., a distance of 1164 01 feet to the POINT OF BEGINNING.

Containing 169.191 acres, more or less.

SURVEYOR'S NOTES:

- 1) Boarings shown hereon are based on the Westerly boundary of the Northwest 1/4 of Soction 25, Township 33 South, Range 19 East, having a Grid bearing of N00'47'10"E. 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.
- 2) I do horaby cartify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

NOTE:

- 1. See sheet 2 for sketch.
- 2. See sheet 3 for curve and line tables:

PROJECT: Lazy C Ranch	Prepared For: Pulte Group - West Florida	Dvision			
PHASE: Phase 3 DRAWN: AKN DATE: 09/11/24 CHECKED BY: NMV REVISIONS DATE DESCRIPTION DRAWN BY	house / Uale: 2024 10.07	213 Hobbs Street Tampa, Florida 33619 Phone: 1813) 248-8888 Licened Business No. 18 7768 GeoPoint Surveying, Inc.			
FILE PATH PULAZY C RANCHDESCRIPTIONSYLAZY C-PH3/DS OWG LAST SAVED BY AVER/N 01 of 03					



