

This instrument was prepared by:

Ryan J. Dugan
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

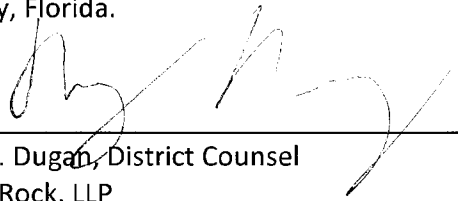
**NOTICE OF ESTABLISHMENT OF THE
RIVERSONG COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on April 15, 2025, and pursuant to a petition filed by Pulte Home Company, LLC, the Board of County Commissioners of Manatee County, Florida, enacted Ordinance No. 25-22, which became effective April 16, 2025, establishing the Riversong Community Development District ("**District**"). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District's registered agent designated under Section 189.014, *Florida Statutes*.

THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

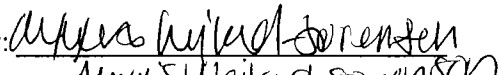
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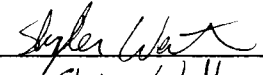
IN WITNESS WHEREOF, this Notice has been executed on this 7th day of May, 2025, and recorded in the Official Records of Manatee County, Florida.



Ryan J. Dugan, District Counsel
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

WITNESSES:

By: 
Name: Auxx Steilast-Sorenson
Address: 107 West College Avenue
Tallahassee, Florida 32301

By: 
Name: Styler Watkins
Address: 107 West College Avenue
Tallahassee, Florida 32301

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of May, 2025, by Ryan J. Dugan, as District Counsel of Riversong Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Peyton Avrett
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

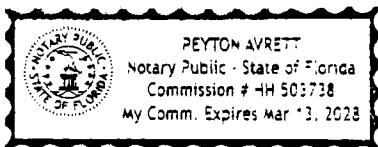


Exhibit A

Property Description

Description Sketch

(Not A Survey)

DESCRIPTION:

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.35°04'39"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°45'03" (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°00'00"W., a distance of 229.35 feet; thence S.06°23'04"W., a distance of 450.49 feet; thence Southeasterly, 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 S.31°56'40"E., 434.12 feet); thence S.73°36'53"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.81°22'20"E., a distance of 28.55 feet; thence S.74°08'25"E., a distance of 649.52 feet 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 said Westerly boundary the following two (2): 1) S.23°10'20"W., a distance of 575.89 feet; 2) S.28°57'32"W., a distance of 400.14 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 five (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 Northeastly Right of Way of Rutland Road (aka County Road 675, formerly 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 Northeastly 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" (chord bearing N.49°58'51"W., 389.13 feet); 2) along a radial line, S.44°01'06"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 2814.79 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 Southermost 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°52'12"E., a distance of 564.88 feet; 2) N.25°24'53"E., a distance of 1072.05 feet; thence S.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 feet); 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 bearing 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.

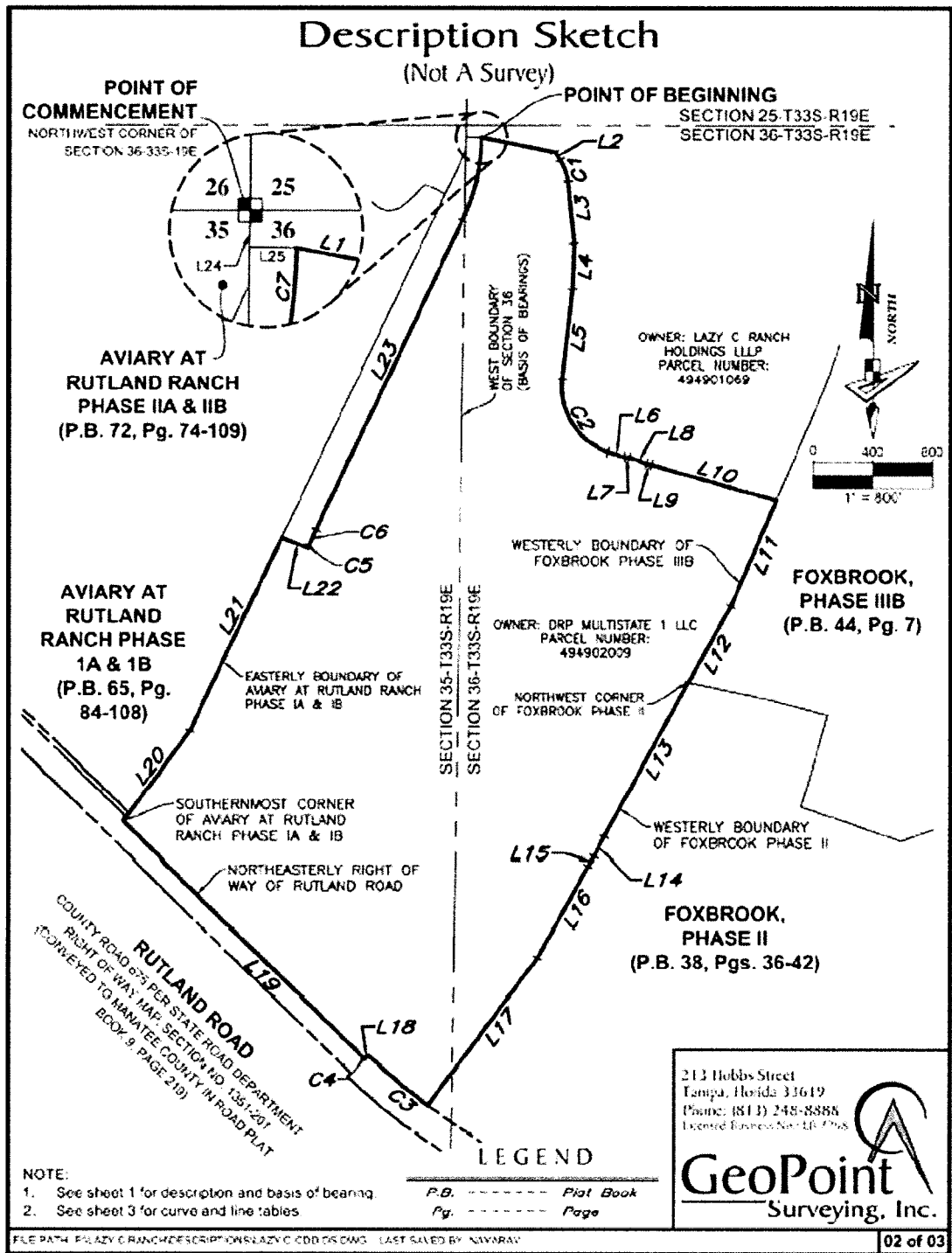
SURVEYOR'S NOTES:

- 1) 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 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 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 Division		
PHASE: CDD				Digitally signed by David Williams Date: 2025.01.02 11:20:05 -05'00'	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 E-mail: dwilliams@geopoint.com
DRAWN: AKN	DATE: 09/17/24	CHECKED BY: NMV			
REVISIONS				GeoPoint Surveying, Inc.	
DATE	DESCRIPTION	DRAWN BY			
01/02/25	REVISION OF OWNERSHIP & PARCEL NUMBER	NMV			
FILE PATH: P:\LAZY C RANCH\DESCRIPTIONS\LAZY C-CDD 09 DWG			LAST SAVED BY: NAYARAV		



Description Sketch (Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 79°01'08" E	376.61'
L2	S 35°04'39" E	46.96'
L3	S 05°40'13" E	315.12'
L4	S 02°00'00" W	229.35'
L5	S 06°23'04" W	450.49'
L6	S 73°36'53" E	89.88'
L7	S 68°12'13" E	28.27'
L8	S 67°18'01" E	88.00'
L9	S 81°22'20" E	28.55'
L10	S 74°08'25" E	649.52'
L11	S 23°10'20" W	575.89'
L12	S 28°57'32" W	440.14'
L13	S 28°57'32" W	879.38'
L14	S 27°04'28" W	112.35'
L15	S 32°57'28" W	53.56'
L16	S 28°57'48" W	525.88'
L17	S 38°51'56" W	921.68'
L18	S 44°01'05" W	25.00'
L19	N 45°48'32" W	1693.55'
L20	N 36°52'12" E	564.88'
L21	N 25°24'53" E	1072.05'
L22	S 68°01'09" E	143.87'
L23	N 25°19'02" E	1718.28'
L24	S 00°47'14" W	61.75'
L25	S 89°12'46" E	78.00'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	230.00'	28°46'03"	115.48'	114.27'	S 20°41'38" E
C2	350.47'	76°32'14"	468.16'	434.12'	S 31°56'40" E
C3	2789.79'	7°59'54"	389.45'	389.13'	N 49°58'51" W
C4	2814.79'	0°10'22"	8.49'	8.49'	N 45°53'43" W
C5	35.00'	18°27'15"	11.27'	11.22'	N 12°15'16" E
C6	1325.00'	5°50'08"	88.70'	88.68'	N 23°23'58" E
C7	1000.00'	24°31'48"	428.13'	424.87'	N 13°03'08" E

NOTE:

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

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Surveyor No. 1187798

