

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 THE DISTRICT'S BOARD OF SUPERVISORS PURSUANT TO SUBSECTION 190.012(2), FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, a community development district serves a governmental and public purpose by financing, providing, and managing certain basic infrastructure systems, facilities, and services as allowed by Florida law, specifically Chapter 190, Florida Statutes, for the use and enjoyment of the general public, and only property owners within the district are assessed through the 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 general-purpose 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. Legislative findings. The Board of County Commissioners of Manatee County, Florida, hereby adopts the “WHEREAS” clauses stated above as legislative findings in support of this Ordinance.

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

Section 3. Intent and Purpose. It is the intent and purpose of this Ordinance to establish the 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. Creation of Section 2-8-92 of Manatee County Code of Ordinances. 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) Security, including, but not limited to, guardhouses, fences and gates, electronic instruction systems, and patrol cars, when authorized by the Manatee County Sheriff's Department or other proper governmental agencies; except that the District may not exercise any policy power but may contract with appropriate local general-purpose government agencies for an increased level of such services within the District boundaries.

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

Section 6. Expansion of District with Sufficiently Contiguous Lands. 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. Administrative Correction of Scrivener's Errors. 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. Severability. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

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

PASSED AND ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 15th day of April, 2025.



**BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA**

By: _____

Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

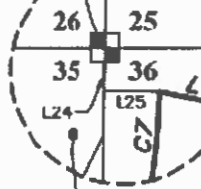
By: Robin Potts, ac
Deputy Clerk

Description Sketch

(Not A Survey)

POINT OF COMMENCEMENT
NORTHWEST CORNER OF SECTION 36-13S-19E

POINT OF BEGINNING
SECTION 25-T33S-R19E
SECTION 36-T33S-R19E



AVIARY AT RUTLAND RANCH PHASE IIA & IIB
(P.B. 72, Pg. 74-109)

AVIARY AT RUTLAND RANCH PHASE 1A & 1B
(P.B. 65, Pg. 84-108)

WEST BOUNDARY OF SECTION 35 (BASIS OF BEARINGS)

OWNER: LAZY C RANCH HOLDINGS LLLP
PARCEL NUMBER: 494901059



FOX BROOK, PHASE IIB
(P.B. 44, Pg. 7)

OWNER: LAZY C RANCH HOLDINGS LLLP
PARCEL NUMBER: 494901059

NORTHWEST CORNER OF FOX BROOK PHASE II

FOX BROOK, PHASE II
(P.B. 38, Pgs. 36-42)

EASTERLY BOUNDARY OF AVIARY AT RUTLAND RANCH PHASE IA & IB

SOUTHERNMOST CORNER OF AVIARY AT RUTLAND RANCH PHASE IA & IB

NORTHEASTERLY RIGHT OF WAY OF RUTLAND ROAD

RUTLAND ROAD
COUNTY ROAD #73 PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 10, 1351-201 (CONVEYED TO MANATEE COUNTY IN ROAD PLAN BOOK 9, PAGE 219)

SECTION 35-T33S-R19E
SECTION 36-T33S-R19E

LEGEND

P.B. ----- Plat Book
Pg. ----- Page

NOTE

1. See sheet 1 for description and basis of bearing.
2. See sheet 3 for curve and line tables.

213 Hubbs Street
Tampa, Florida 33619
Phone: 813 218-8888
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 78°01'08" E	378.61'
L2	S 39°04'38" E	48.06'
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°38'55" E	89.88'
L7	S 88°12'13" E	28.27'
L8	S 67°18'01" E	88.00'
L9	S 81°22'20" E	28.65'
L10	S 74°08'28" E	840.62'
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	112.33'
L15	S 32°57'28" W	53.58'
L16	S 28°57'48" W	525.88'
L17	S 34°51'58" W	921.88'
L18	S 44°01'08" W	25.00'
L19	N 49°48'32" W	1683.55'
L20	N 36°52'12" E	884.88'
L21	N 29°24'53" E	1072.05'
L22	S 88°01'09" E	143.87'
L23	N 23°19'02" E	1718.28'
L24	S 00°47'14" W	81.76'
L25	S 89°12'46" E	78.00'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	230.00'	28°48'03"	115.48'	114.27'	S 20°41'38" E
C2	300.47'	76°32'14"	488.16'	434.12'	S 31°58'48" 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'	3°50'08"	88.70'	88.68'	N 23°23'58" E
C7	1030.00'	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 Hubbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

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:

BEGIN at the Southwest corner of said Section 25 run thence along the West boundary of the Southwest 1/4 of said Section 25, N.00°47'18"W., a distance of 2556.48 feet to the West 1/4 corner thereof; 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 S.84°27'52"E., a distance of 1164.01 feet; thence S.05°40'33"W., a distance of 503.58 feet thence Southerly, 504.99 feet along the arc of a tangent curve to the left having a radius of 818.00 feet and a central angle of 35°22'18" (chord bearing S.12°00'38"E., 497.01 feet); thence S.29°41'45"E., a distance of 410.14 feet; thence N.60°18'15"E., a distance of 97.85 feet; thence Southeasterly, 80.35 feet along the arc of a non-tangent curve to the left having a radius of 195.00 feet and a central angle of 23°36'41" (chord bearing S.55°55'21"E., 79.79 feet); thence S.87°43'41"E., a distance of 500.83 feet; thence S.22°16'19"W., a distance of 690.00 feet; thence S.12°30'08"W., a distance of 71.58 feet; thence S.13°01'58"W., a distance of 50.06 feet; thence Southwesterly, 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.81°57'59"W., 34.87 feet); thence Southerly, 83.66 feet along the arc of a reverse curve to the right having a radius of 886.00 feet and a central angle of 05°24'37" (chord bearing S.20°27'29"W., 83.63 feet); thence S.23°09'47"W., a distance of 137.84 feet; thence Southwesterly 36.22 feet along the arc of a tangent curve to the right having a radius of 818.00 feet and a central angle of 02°32'14" (chord bearing S.24°25'54"W., 36.22 feet); thence S.83°01'19"E., a distance of 444.66 feet; thence S.70°08'55"E., a distance of 198.90 feet to the Westerly boundary of FOXBROOK PHASE IIC, 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°50'43"W., a distance of 514.27 feet to the Northwest corner of FOXBROOK PHASE IIB, according to the plat thereof, as recorded in Plat Book 44, Page 7, of the Public Records of Manatee County, Florida; thence along the Westerly boundary thereof the following two (2) courses: (1) S.18°50'46"W., a distance of 893.47 feet; (2) S.23°10'20"W., a distance of 587.64 feet; thence N.74°08'25"W., a distance of 649.52 feet; thence N.81°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 feet; thence N.73°36'53"W., a distance of 69.88 feet; thence Northwesterly, 460.16 feet along the arc of a non-tangent 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°46'03" (chord bearing N.20°41'38"W., 114.27 feet); thence N.36°04'39"W., a distance of 46.96 feet; thence N.78°01'08"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°31'48" (chord bearing S.13°03'08"W., 424.87 feet); thence S.25°19'02"W., a distance of 1716.28 feet; thence Southwesterly, 88.70 feet along the arc of a tangent curve to the left having a radius of 1325.00 feet and a central angle of 03°50'08" (chord bearing S.23°23'58"W., 88.66 feet); thence Southerly, 11.27 feet along the arc of a compound curve to the left having a radius of 35.00 feet and a central 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 feet to the Easterly boundary 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 Manatee 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 feet to a point on the East boundary of said Section 35 thence along said East boundary, N.00°47'14"E., a distance of 128.19 feet to the POINT OF BEGINNING.





Containing 159.953 acres, more or less.

SURVEYOR'S NOTES:

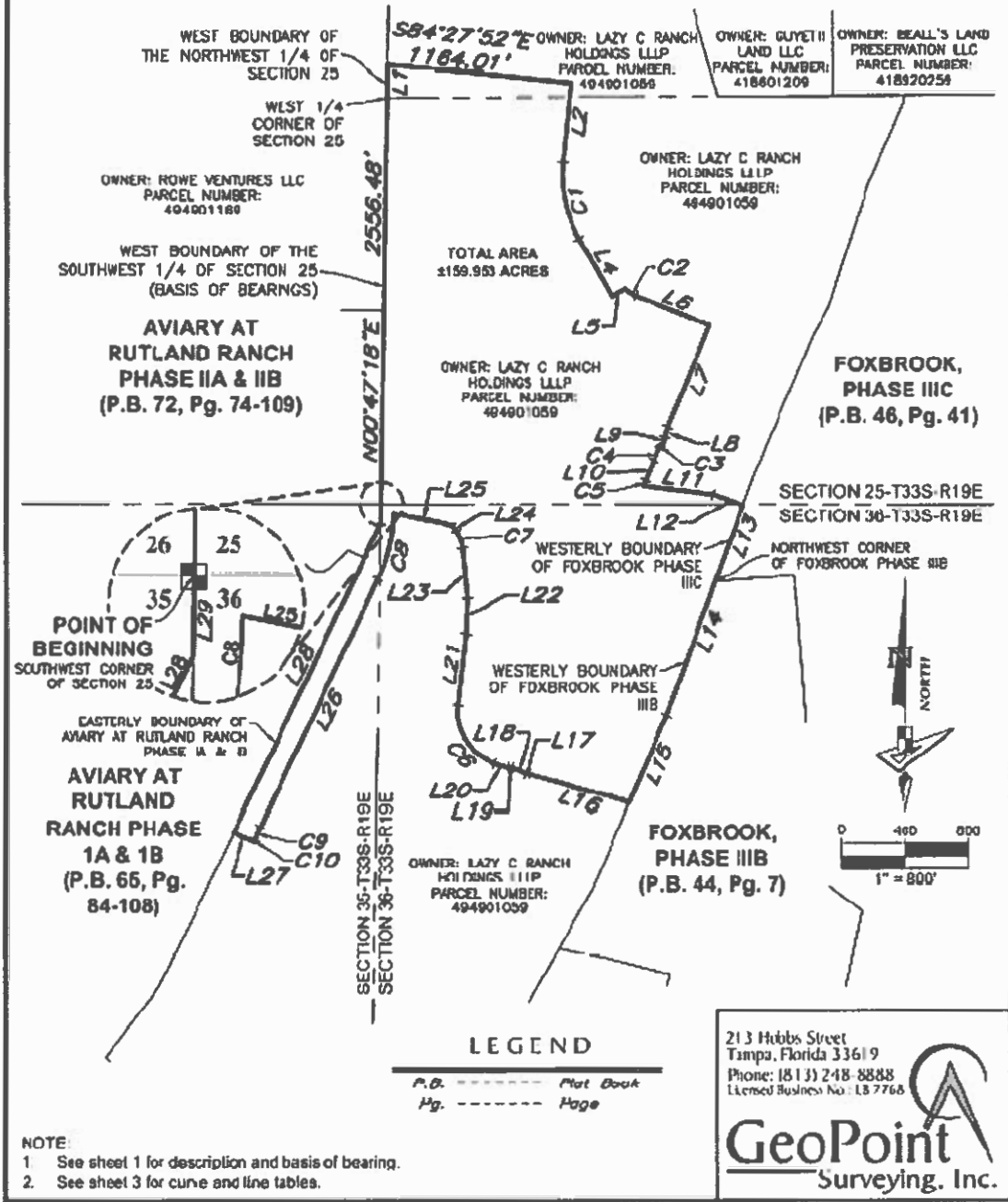
- Bearings shown hereon are based on the West boundary of the Southwest 1/4 of Section 25 Township 33 South, Range 19 East, having a Grid bearing of N00°47'18"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 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 6J-17.051, 6J-17.052, and 6J-17.053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

NOTE:

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

PROJECT: Lazy C Ranch		Prepared For: Public Group - West Florida Division	
PHASE: Phase 2		 Digitally signed by David Williams Date: 2024.10.09 08:29:36 -04'00	213 Hubbs Street Tampa, Florida 33619 Phone: (813) 218-8888 Licensed Business No.: LB 7768 
DRAWN: AKN	DATE: 09/10/24		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
 David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 1.S6423		 David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 1.S6423	
FILE PATH P:\LAZY C RANCH\DESCRIPTIONS\LAZY C-PH2-DS.DWG			LAST SAVED BY: AVERYN
			01 of 03

Description Sketch (Not A Survey)



FILE PATH P:\LAZY C RANCH\DESCRIPTIONS\LAZY C-P12-DB.DWG LAST SAVED BY AVER\N

02 of 03

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00°47'10" E	211.95'
L2	S 05°40'33" W	503.96'
L4	S 28°41'45" E	410.11'
L5	N 60°18'15" E	97.85'
L6	S 67°43'41" E	500.63'
L7	S 22°16'16" W	690.00'
L8	S 12°30'08" W	71.58'
L9	S 13°01'58" W	50.08'
L10	S 23°08'47" W	137.64'
L11	E 83°01'10" E	444.68'
L12	S 70°08'55" E	198.99'
L13	S 19°50'43" W	514.27'
L14	S 19°50'48" W	893.47'
L15	S 23°10'30" W	597.64'
L16	N 74°08'25" W	649.52'
L17	N 81°22'20" W	26.55'
L18	N 07°16'01" W	66.00'
L19	N 88°12'13" W	28.27'
L20	N 73°38'53" W	89.88'
L21	N 06°23'04" E	450.49'
L22	N 02°00'00" E	226.35'
L23	N 05°40'13" W	315.12'
L24	N 38°04'38" W	46.98'
L25	N 78°01'08" W	376.61'
L26	S 25°19'02" W	1718.78'
L27	N 88°01'08" W	143.87'
L28	N 25°24'53" E	2150.40'
L29	N 00°47'14" E	126.19'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	818.00'	35°22'18"	504.98'	497.01'	S 12°00'36" E
C2	195.00'	23°36'41"	60.36'	79.79'	S 55°55'21" E
C3	25.00'	88°25'39"	38.58'	34.87'	S 61°57'56" W
C4	886.00'	5°24'37"	83.66'	83.63'	S 20°27'29" W
C5	818.00'	2°32'14"	36.22'	36.22'	S 24°25'54" W
C6	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
C8	1030.00'	24°31'46"	428.15'	424.87'	S 13°03'00" W
C9	1325.00'	3°50'08"	88.70'	88.68'	S 23°23'56" W
C10	35.00'	18°27'15"	11.27'	11.22'	S 12°15'16" W

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

213 Hubbs Street
Tampa, Florida 33619
Phone: (813) 218-8888
Licensed Business No.: LB 7766

GeoPoint
Surveying, Inc.



Description Sketch

(Not A Survey)

DESCRIPTION:

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

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 25, run thence 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.66°44'18"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°40'17"E., a distance of 2884.16 feet to the Southeast corner of said described lands; thence N.89°39'55"E., a distance of 1166.59 feet to the Northwest corner of FOXBROOK PHASE IIC, 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 52.70 feet; (2) S.23°01'59"W., a distance of 555.38 feet; (3) S.17°40'10"W., a distance of 808.41 feet; (4) S.28°43'57"W., a distance of 201.28 feet (5) S.22°47'22"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 444.68 feet; thence 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°32'14" (chord bearing N.24°25'54"E., 36.22 feet); thence N.23°09'47"E., a distance of 137.84 feet; thence Northerly, 83.66 feet along the arc of a tangent curve to the left having a radius of 886.00 feet and a central angle of 05°24'37" (chord bearing N.20°27'29"E., 83.63 feet); thence Northeasterly, 38.58 feet 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.67°43'41"W., a distance of 500.83 feet; thence Northwesterly, 80.36 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 S.60°18'15"W., a distance of 97.85 feet; thence N.29°41'45"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 bearing 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:

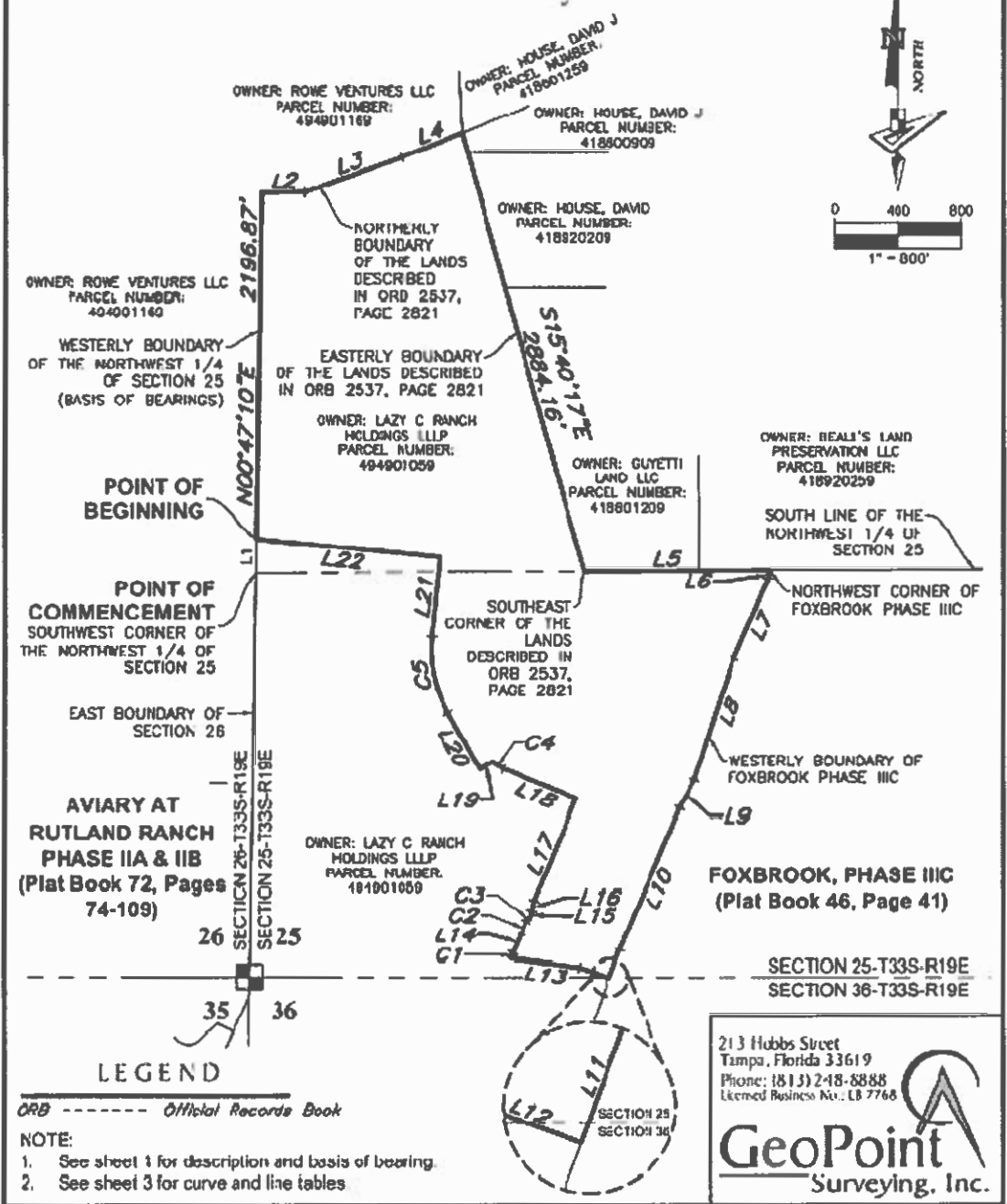
- 1) Bearings shown hereon are based on the Westerly boundary of the Northwest 1/4 of Section 25, Township 33 South, Range 19 East, having a Grid bearing of N00°47'10"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) I do 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: Polite Group - West Florida Division	
PHASE: Phase 3			Digitally signed by David Williams Date: 2024.10.09 08:30:48 -04'00'
DRAWN: AKN	DATE: 09/11/24		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 156423		213 Hubbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LS 7768 	
FILE PATH: P:\LAZY C RANCH\DESCRIPTIONS\LAZY C-PH3-DS DWG			LAST SAVED BY: AVERYN
			01 of 03

Description Sketch (Not A Survey)



FILE PATH P:\LAZY C RANCH\DESCRIPTION\LAZY C-P13-DS.DWG LAST SAVED BY AVER\N

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Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



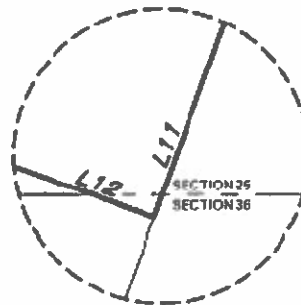
GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00°47'10" E	211.66'
L2	N 88°44'18" E	271.54'
L3	N 70°23'00" E	648.96'
L4	N 68°12'07" E	417.16'
L5	N 89°39'55" E	1184.59'
L6	S 06°44'48" W	52.70'
L7	S 23°01'59" W	553.38'
L8	S 17°40'10" W	806.41'
L9	S 28°43'57" W	201.28'
L10	S 22°47'22" W	974.14'
L11	S 19°50'43" W	185.28'
L12	N 70°08'55" W	186.90'
L13	N 83°01'19" W	444.66'
L14	N 23°08'47" E	137.84'
L15	N 13°01'36" E	50.08'
L16	N 12°30'08" E	71.58'
L17	N 22°16'19" E	690.00'
L18	N 67°43'41" W	500.63'
L19	S 60°18'15" W	87.85'
L20	N 28°41'45" W	410.14'
L21	N 03°40'33" E	503.86'
L22	N 84°27'52" W	1164.01'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	818.00'	2°32'14"	36.22'	36.22'	N 24°25'54" E
C2	886.00'	5°24'37"	83.66'	83.63'	N 20°27'29" E
C3	25.00'	88°25'39"	38.58'	34.87'	N 61°57'59" E
C4	195.00'	23°36'41"	80.36'	79.79'	N 55°55'21" W
C5	818.00'	35°22'18"	504.99'	497.01'	N 12°00'36" W



DETAIL "A"
NOT TO SCALE

NOTE:

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

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GeoPoint
Surveying, Inc.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 16, 2025

Angelina Coloneso
Clerk of the Circuit Court
Manatee County
1115 Manatee Ave W
Bradenton, FL 34205

Dear Angelina Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 25-22, which was filed in this office on April 16, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp