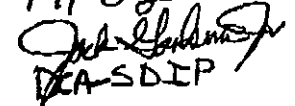


FILED

9-11-02


  
 JACK G. JOHNSON  
 DEASDIP

## ORDINANCE 2002-32

ORDINANCE OF THE CITY OF VENICE, FLORIDA, ALLOWING FOR THE ESTABLISHMENT OF THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT OVER THE REAL PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE COMPRISING APPROXIMATELY 957 ACRES; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; ESTABLISHING THE NAME OF THE DISTRICT AS THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT; DESIGNATING THE POWERS OF THE DISTRICT, PROVIDING FOR THE CHARTER OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA:

SECTION 1. FINDINGS:

- 1.01 The Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development.
- 1.02 WCI COMMUNITIES, INC. ("Petitioner") has petitioned the city of Venice to grant the establishment of the Venetian Community Development District (the "District").
- 1.03 A public hearing has been conducted by the Venice City Council in accordance with the requirements and procedures of Section 190.005(2), Florida Statutes.
- 1.04 The District will constitute a timely, efficient, effective, responsive and economical way to deliver community development services in the area thereby providing a solution to the City's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the City and its taxpayers.
- 1.05 The creation of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local comprehensive plan.
- 1.06 The area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
- 1.07 The creation of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District.
- 1.08 The proposed services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.
- 1.09 The area that will be served by the District is amenable to separate special-district government.
- 1.10 The Venice City Council has considered the record of the public hearing and has decided that the establishment of the Venetian Community Development District is the best alternative means to provide certain basic services to the area within the proposed District.
- 1.11 The Venice City Council finds that the District shall have the general powers described in

Section 190.011, Florida Statutes, the special powers described in Section 190.012 (1), Florida Statutes, and that it is in the public interest of all the citizens of the city of Venice that the District have such powers.

1.12 All statements contained within the Petition are true and correct.

**SECTION 2. ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT OVER THE REAL PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE COMPRISING APPROXIMATELY 957 ACRES.**

2.01 The Petition to establish the Venetian Community Development District over the real property described in Exhibit "A" attached hereto, which was filed by Petitioner on May 15, 2002, and which Petition is on file at the Office of the City Clerk, is hereby granted.

2.02 The external boundaries of the District shall be as depicted on the location map attached hereto and incorporated herein as Exhibit "B".

**SECTION 3. NAMING THE MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT.**

3.01 The initial members of the Board of Supervisors shall be as follows:

Stephen Walker	Dean Howe	Rob King
Gary Nelson	Ed Hauck	

**SECTION 4. ESTABLISHING THE NAME OF THE DISTRICT AS THE VENETIAN COMMUNITY DEVELOPMENT DISTRICT.**

4.01 The name of the District shall be the "Venetian Community Development District".

**SECTION 5. DESIGNATING THE POWERS OF THE DISTRICT.**

5.01 The District is created for the purposes set forth in Chapter 190, Florida Statutes.

5.02 The Venice City Council hereby grants to the Venetian Community Development District all general powers authorized pursuant to Section 190.011, Florida Statutes, and hereby finds that it is in the public interest of all citizens of the city of Venice to grant such general powers.

5.03 The Venice City Council hereby grants to the Venetian Community Development District all special powers authorized pursuant to Section 190.012(1), Florida Statutes, and hereby finds that it is in the public interest of all citizens of the city of Venice to grant such special powers.

5.04 The powers granted herein are specifically conditioned upon and limited by the following:

A. The District hereby acknowledges, ratifies and consents to all provisions of the Pre-Annexation Agreement dated February 8, 2000 between the city of Venice, WCI Communities, Inc., G & P Limited Partnership and Denton Grant.

B. All fees, taxes, assessments, or other charges currently imposed, or that may be imposed by the City including, but not limited to stormwater management, fire, annexation, ambulance, ad valorem assessments, other property taxes, utility service

charges and other fees shall be applicable to the properties within the District to the extent allowed by law.

- C. All construction, infrastructure, utilities, road improvements, street lights and other improvements shall meet or exceed the standards and specifications as set forth by the City.
- D. The District shall provide all onsite infrastructure necessary for potable water, sewer, and wastewater service. Such services shall be provided by the City or County in accordance with the Pre-Annexation Agreement. The District is not authorized to construct water plants or sewerage treatment facilities.
- E. Prior to the issuance of bonds, the District shall provide the Finance Director of the City with a copy of the Master Trust Indenture, Supplemental Trust Indenture, Limited Offering Memorandum and Methodology Report, as well as any other bond document requested by the City.

#### SECTION 6. CHARTER

- 6.01 The Charter of the District shall be as set forth in Section 190.006 through 190.041, Florida Statutes, except for the special powers as set forth in Section 190.012(2).

#### SECTION 7. SEVERABILITY

- 7.01 If any clause, or any other part or application of this ordinance shall be held in any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications which shall remain in full force and effect.

#### SECTION 8. CONFLICTS:

- 8.01 All sections or parts of sections of the Code of Ordinances, all ordinances or parts thereof and all resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

#### SECTION 9. EFFECTIVE DATE:

- 9.01 This ordinance shall take effect immediately upon adoption.

**PASSED BY THE CITY COUNCIL OF THE CITY OF VENICE, FLORIDA, THIS 27TH DAY OF AUGUST, 2002.**

First Reading: August 13, 2002  
 Final Reading: August 27, 2002

Adoption: August 27, 2002

  
 Dean Calamaras, Mayor

Attest:

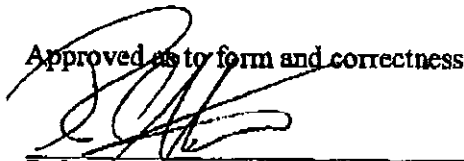
  
 Lori Stelzer, CMC, City Clerk

I, Lori Stelzer, CMC, City Clerk of the City of Venice, Florida, a municipal corporation in Sarasota County, Florida, do hereby certify that the foregoing is a full and complete, true and correct copy of an Ordinance duly adopted by the City of Venice Council, a meeting thereof duly convened and held on the 27th day of August, 2002, a quorum being present.

WITNESS my hand and the official seal of said City this 28th day of August, 2002.

  
 Lori Stelzer, CMC, City Clerk

Approved as to form and correctness:

  
 Robert C. Anderson, Esq.  
 City Attorney

Attachments: Exhibit "A"  
 Exhibit "B"

DESCRIPTION OF COMMUNITY DEVELOPMENT DISTRICT (C.D.D.) AT  
 VENETIAN GOLF & RIVER CLUB, CITY OF VENICE,  
 SARASOTA COUNTY, FLORIDA

A PARCEL OF LAND BEING A PORTION OF SECTIONS 25, 26 & 27, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S.01°10'15"E., ALONG THE EASTERLY LINE OF SAID SECTION 26 A DISTANCE OF 661.92 FEET; THENCE S.58°10'29"W., A DISTANCE OF 369.86 FEET; THENCE S.12°57'45"W., A DISTANCE OF 115.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 12°57'45", A CHORD BEARING OF S.06°28'53"W. AND A CHORD LENGTH OF 83.53 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 83.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH, A DISTANCE OF 211.90 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 655.00 FEET, A CENTRAL ANGLE OF 37°13'42", A CHORD BEARING OF S.18°36'51"W. AND A CHORD LENGTH OF 418.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 425.59 FEET TO THE END OF SAID CURVE; THENCE N.52°46'18"W., A DISTANCE OF 130.00 FEET; THENCE S.37°13'42"W., A DISTANCE OF 384.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 70°31'44", A CHORD BEARING OF S.01°57'50"W. AND A CHORD LENGTH OF 28.87 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 30.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 10°38'19", A CHORD BEARING OF S.27°58'52"E. AND A CHORD LENGTH OF 23.18 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 23.21 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 70°31'44", A CHORD BEARING OF S.57°55'34"E. AND A CHORD LENGTH OF 28.87 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 30.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.86°48'34"E., A DISTANCE OF 15.92 FEET; THENCE S.03°11'26"E., A DISTANCE OF 50.00 FEET; THENCE S.86°48'34"W., A DISTANCE OF 15.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 70°31'44", A CHORD BEARING OF S.51°32'42"W. AND A CHORD LENGTH OF 28.87 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 30.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 51°03'27", A CHORD BEARING OF S.41°48'34"W. AND A CHORD LENGTH OF 107.74 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 111.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 70°31'44", A CHORD BEARING OF S.32°04'26"W. AND A CHORD LENGTH OF 28.87 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 30.77 FEET TO THE END OF SAID CURVE; THENCE N.86°48'34"E., A DISTANCE OF 130.00 FEET; THENCE S.03°11'26"E., A DISTANCE OF 32.57 FEET; THENCE S.67°53'46"E., A DISTANCE OF 157.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 42°59'51", A CHORD BEARING OF S.89°23'41"E. AND A CHORD LENGTH OF 146.59 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 150.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.69°06'24"E., A DISTANCE OF 329.65 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 689.56 FEET; A CENTRAL ANGLE OF 22°46'59", A CHORD BEARING OF S.61°25'34"E. AND A CHORD LENGTH OF 272.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 274.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 63°11'23", A CHORD BEARING OF S.41°13'22"E. AND A CHORD LENGTH OF 57.63 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 60.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.09°37'40"E., A DISTANCE OF 38.47 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 112°09'57", A CHORD BEARING OF S.43°32'42"E. AND A CHORD LENGTH OF 315.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 371.96

EXHIBIT

"A"

FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF  $27^{\circ}00'36''$ , A CHORD BEARING OF  $S.00^{\circ}58'02''E.$  AND A CHORD LENGTH OF 46.71 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 47.14 FEET TO THE END OF SAID CURVE; THENCE  $S.15^{\circ}52'57''E.$ , A DISTANCE OF 87.38 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF  $37^{\circ}50'46''$ , A CHORD BEARING OF  $S.34^{\circ}49'34''E.$  AND A CHORD LENGTH OF 19.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 19.82 FEET TO THE END OF SAID CURVE; THENCE  $S.70^{\circ}59'55''E.$ , A DISTANCE OF 17.79 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF  $17^{\circ}06'28''$ , A CHORD BEARING OF  $S.79^{\circ}41'39''E.$  AND A CHORD LENGTH OF 172.54 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 173.18 FEET TO THE END OF SAID CURVE; THENCE  $N.19^{\circ}50'51''E.$ , A DISTANCE OF 43.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF  $66^{\circ}22'13''$ , A CHORD BEARING OF  $N.53^{\circ}01'57''E.$  AND A CHORD LENGTH OF 60.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 63.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  $N.86^{\circ}13'04''E.$ , A DISTANCE OF 140.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF  $53^{\circ}03'47''$ , A CHORD BEARING OF  $S.67^{\circ}15'03''E.$  AND A CHORD LENGTH OF 49.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 50.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  $S.40^{\circ}43'09''E.$ , A DISTANCE OF 131.66 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF  $40^{\circ}17'48''$ , A CHORD BEARING OF  $S.60^{\circ}52'03''E.$  AND A CHORD LENGTH OF 24.11 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 24.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  $S.81^{\circ}00'57''E.$ , A DISTANCE OF 180.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF  $34^{\circ}16'24''$ , A CHORD BEARING OF  $S.63^{\circ}52'45''E.$  AND A CHORD LENGTH OF 32.41 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 32.90 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1276.24 FEET, A CENTRAL ANGLE OF  $11^{\circ}34'38''$ , A CHORD BEARING OF  $S.40^{\circ}57'15''E.$  AND A CHORD LENGTH OF 257.44 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 257.88 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 70.14 FEET, A CENTRAL ANGLE OF  $125^{\circ}50'17''$ , A CHORD BEARING OF  $S.32^{\circ}01'51''W.$  AND A CHORD LENGTH OF 124.89 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 154.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF  $94^{\circ}36'16''$ , A CHORD BEARING OF  $S.47^{\circ}38'51''W.$  AND A CHORD LENGTH OF 51.45 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 57.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  $S.00^{\circ}20'43''W.$ , A DISTANCE OF 231.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF  $35^{\circ}00'07''$ , A CHORD BEARING OF  $S.17^{\circ}09'20''E.$  AND A CHORD LENGTH OF 21.05 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 21.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  $S.34^{\circ}39'24''E.$ , A DISTANCE OF 61.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF  $46^{\circ}35'34''$ , A CHORD BEARING OF  $S.11^{\circ}21'37''E.$  AND A CHORD LENGTH OF 43.50 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 44.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  $S.11^{\circ}56'10''W.$ , A DISTANCE OF 281.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF  $58^{\circ}22'01''$ , A CHORD BEARING OF  $S.41^{\circ}07'11''W.$  AND A CHORD LENGTH OF 97.52 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 101.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  $S.70^{\circ}18'11''W.$ , A DISTANCE OF 33.14 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF  $12^{\circ}24'37''$ , A CHORD BEARING OF  $S.04^{\circ}40'11''W.$  AND A CHORD LENGTH OF 21.62 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 21.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  $S.01^{\circ}32'08''E.$ , A DISTANCE OF 50.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 250.00 FEET, A

CENTRAL ANGLE OF  $51^{\circ}13'22''$ , A CHORD BEARING OF  $S.27^{\circ}08'49''E.$  AND A CHORD LENGTH OF 216.13 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 223.50 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF  $101^{\circ}40'02''$ , A CHORD BEARING OF  $N.76^{\circ}24'29''E.$  AND A CHORD LENGTH OF 38.77 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 44.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  $N.25^{\circ}34'28''E.$ , A DISTANCE OF 85.58 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF  $49^{\circ}31'52''$ , A CHORD BEARING OF  $N.50^{\circ}20'24''E.$  AND A CHORD LENGTH OF 50.27 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 51.87 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1277.66 FEET, A CENTRAL ANGLE OF  $16^{\circ}08'11''$ , A CHORD BEARING OF  $N.83^{\circ}10'26''E.$  AND A CHORD LENGTH OF 358.64 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 359.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF  $79^{\circ}25'53''$ , A CHORD BEARING OF  $S.49^{\circ}02'32''E.$  AND A CHORD LENGTH OF 76.68 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 83.18 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 285.62 FEET, A CENTRAL ANGLE OF  $46^{\circ}07'52''$ , A CHORD BEARING OF  $S.13^{\circ}44'21''W.$  AND A CHORD LENGTH OF 223.80 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 229.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF  $55^{\circ}23'59''$ , A CHORD BEARING OF  $S.09^{\circ}06'17''W.$  AND A CHORD LENGTH OF 79.02 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 82.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 351.48 FEET, A CENTRAL ANGLE OF  $32^{\circ}09'24''$ , A CHORD BEARING OF  $S.02^{\circ}31'00''E.$  AND A CHORD LENGTH OF 194.68 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 197.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF  $47^{\circ}07'56''$ , A CHORD BEARING OF  $S.10^{\circ}00'16''E.$  AND A CHORD LENGTH OF 15.99 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 16.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  $S.33^{\circ}34'15''E.$ , A DISTANCE OF 106.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF  $84^{\circ}25'24''$ , A CHORD BEARING OF  $S.75^{\circ}46'56''E.$  AND A CHORD LENGTH OF 47.03 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 51.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  $N.62^{\circ}00'22''E.$ , A DISTANCE OF 147.49 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF  $16^{\circ}57'30''$ , A CHORD BEARING OF  $N.70^{\circ}29'07''E.$  AND A CHORD LENGTH OF 14.75 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 14.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE  $N.78^{\circ}57'52''E.$ , A DISTANCE OF 88.35 FEET; THENCE  $S.11^{\circ}02'08''E.$ , ALONG THE WESTERLY LINE OF A 10 ACRE PUBLIC PARK SITE FOR THE NEXT TWO (2) CALLS, A DISTANCE OF 366.69 FEET; THENCE  $S.02^{\circ}37'12''E.$ , A DISTANCE OF 385.72 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID SECTION 25; THENCE  $S.87^{\circ}22'47''W.$ , ALONG THE SOUTHERLY LINE OF SAID SECTION 25 A DISTANCE OF 1985.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25 AND TO THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE  $S.89^{\circ}18'42''W.$ , ALONG THE SOUTHERLY LINE OF SAID SECTION 26 A DISTANCE OF 2663.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE  $S.89^{\circ}26'55''W.$ , ALONG THE SOUTHERLY LINE OF SAID SECTION 26 A DISTANCE OF 2686.94 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 26 AND TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE  $S.89^{\circ}15'44''W.$ , ALONG THE SOUTHERLY LINE OF SAID SECTION 27 A DISTANCE OF 638.31 FEET; THENCE  $N.00^{\circ}58'11''W.$ , A DISTANCE OF 1320.07 FEET; THENCE  $S.89^{\circ}15'10''W.$ , A DISTANCE OF 2079.96 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE  $N.00^{\circ}56'10''W.$ , ALONG THE WESTERLY LINE OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF SAID SECTION 27 A DISTANCE OF 2666.44 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE  $N.88^{\circ}54'35''E.$ , ALONG THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF

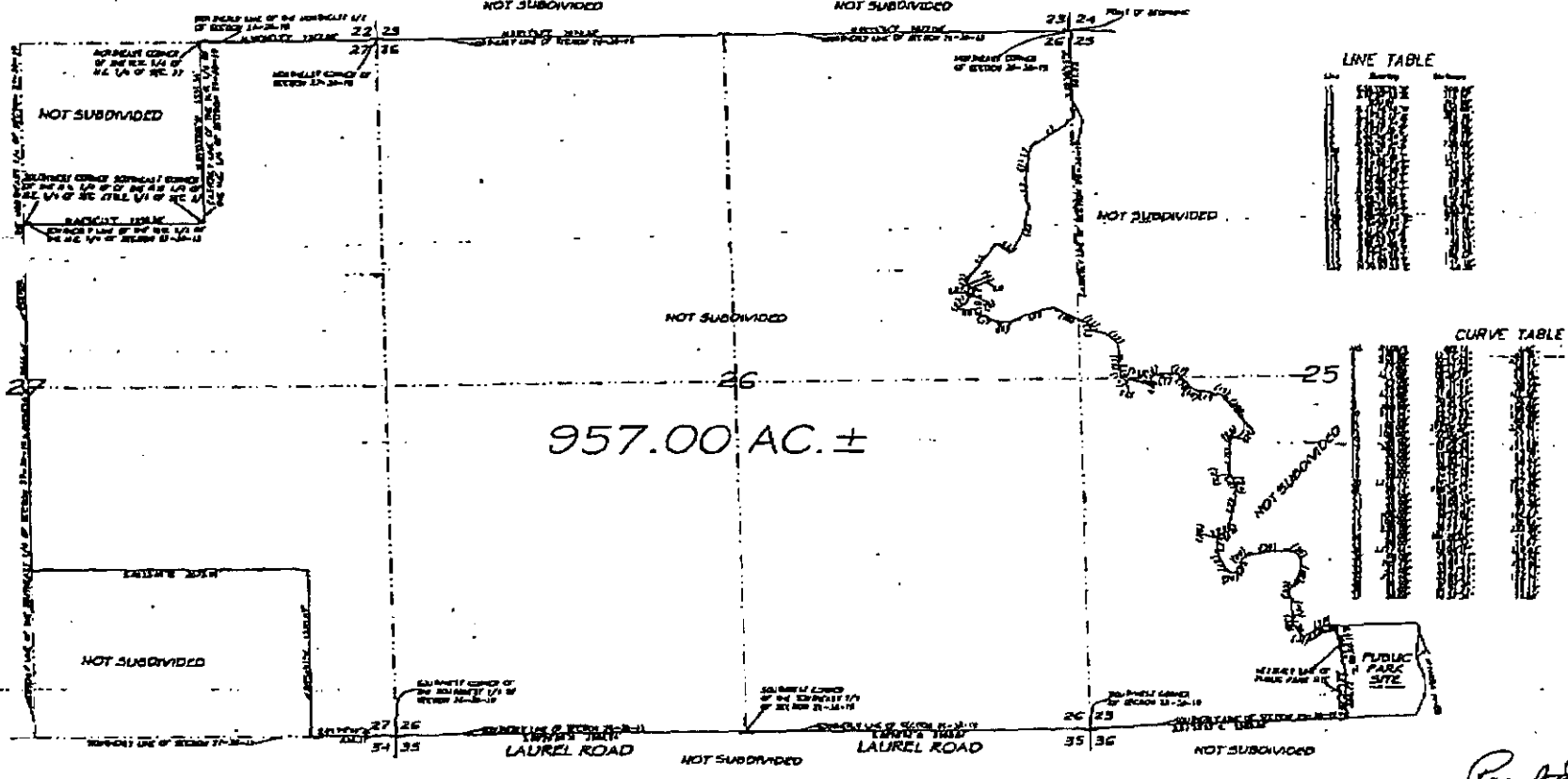
THE NORTHEAST 1/4 OF SAID SECTION 27 A DISTANCE OF 1350.76 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE N.01°03'08"W., ALONG THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27 A DISTANCE OF 1331.34 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE N.88°48'12"E., ALONG THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27 A DISTANCE OF 1347.86 FEET TO THE NORTHEAST CORNER OF SAID SECTION 27 AND TO THE NORTHWEST CORNER OF SAID SECTION 26; THENCE N.89°13'57"E., ALONG THE NORTHERLY LINE OF SAID SECTION 26 A DISTANCE OF 2674.88 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE N.89°15'34"E., ALONG THE NORTHERLY LINE OF SAID SECTION 26 A DISTANCE OF 2677.08 FEET TO THE NORTHEAST CORNER OF SAID SECTION 26 AND TO THE POINT OF BEGINNING AND CONTAINING 41,686,828 SQUARE FEET OR 957.00 ACRES, MORE OR LESS.

APRIL 10, 2002

PREPARED BY:  
BRIGHAM SURVEYING, INC.  
LAND SURVEYORS  
712 SHAMROCK BLVD.  
VENICE, FL 34293  
PH. (941) 493-4430



# VENETIAN GOLF & RIVER CLUB COMMUNITY DEVELOPMENT DISTRICT



957.00 AC. ±

LAUREL ROAD

LAUREL ROAD

LINE TABLE

CURVE TABLE

EXHIBIT "B"

*Raymond J. Brigham*  
 RAYMOND J. BRIGHAM  
 PROFESSIONAL LAND SURVEYOR NO. 1470  
 STATE OF FLORIDA

SKETCH & DESCRIPTION OF C.D.D. PROPERTY  
 AT VENETIAN GOLF & RIVER CLUB  
 SARASOTA COUNTY, CITY OF VENICE, FLORIDA

**Brigham Surveying, Inc.**  
 Land Surveyors  
 712 Shamrock Blvd.  
 Venice, Florida 34293  
 ph. (941) 493-4430

SEE ATTACHED SHEETS FOR DESCRIPTION.

NOTE: THIS IS NOT A BOUNDARY SURVEY.