

ORDINANCE NO. 23-116 fka ORDINANCE 22-02

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO PARRISH LAKES COMMUNITY DEVELOPMENT DISTRICT (THE DISTRICT); PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; AMENDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES; AMENDING SECTION 2-8-74 OF THE MANATEE COUNTY CODE OF ORDINANCES DESCRIBING THE BOUNDARIES OF THE DISTRICT, AS AMENDED HEREIN; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; 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 district for these improvements within the district boundaries; and

WHEREAS, section 190.046(1), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for amendment to the boundaries of a community development district established by county ordinance; and

WHEREAS, Parrish Lakes Community Development District (the District), has been created by law and established pursuant to Manatee County Ordinance No. 22-02, adopted on March 8, 2022, effective as filed with the Secretary of State of Florida on March 10, 2022; and

WHEREAS, Ordinance No. 22-02 described the boundaries of the District, which included approximately 547.031 acres of land; and

WHEREAS, based on the information provided by the District board of supervisors, the District is active and in good legal standing, and the Board of County Commissioners of Manatee County, Florida (Board), has relied thereon in adopting this Ordinance; and

WHEREAS, the District board of supervisors (Petitioner) has filed a petition with the Board to adopt an ordinance amending the boundaries of the District pursuant to Subsection 190.046(1), Florida Statutes; and

WHEREAS, the petition proposes the amendment of the boundaries by adding and removing some properties from the District, which constitute revised boundaries reducing the total acreage of the District to approximately 536.536 acres of land; and

WHEREAS, the amendments of the District's boundaries, as proposed by this petition are depicted in **Exhibit "A,"** which is attached hereto and incorporated herein; and

WHEREAS, pursuant to sections 190.046(1)(g) and 125.66, Florida Statutes, the filing of the petition for ordinance amendment by the Petitioner constitutes consent of the landowners within the District, other than those landowners whose land is proposed to be added to and removed from the District; and

WHEREAS, Hawk Parrish Lakes LLC, a Delaware limited liability company, is the owner of the land proposed to be added to and removed from the District and have consented in writing to the boundary amendment of said lands to and from the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of sections 190.046(1)(b), 190.005(2)(b) and 190.005(1)(d), 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(2)(c) and 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant or deny this petition amending the boundaries of the District; and

WHEREAS, the Board has relied upon the representations made in the petition and other documents attached hereto as exhibits in adopting this Ordinance; and

WHEREAS, the District established under Ordinance No. 22-02, as an independent special district and a local unit of special purpose government, shall continue to be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws within the amended boundaries described and depicted in **Exhibit "A,"** attached hereto and incorporated herein; and

WHEREAS, the boundary amendment to the 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.

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

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 sections 190.046(1)(b), 190.005(2)(b), 190.005(1)(d) and 125.66, 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 amend the boundaries of the 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.

Section 4. Amended Boundaries. The boundaries of the District are hereby amended pursuant to section 190.046(1), Florida Statutes, by adjusting the original boundaries of the District and amending the boundaries thereof to a total of approximately 536.536 acres of land, as described and depicted in **Exhibit "A."**

Section 5. Amending Subsection 2-8-74 of the Manatee County Code of Ordinances. Subsection 2-8-74(b) of the Manatee County Code of Ordinances is hereby amended to read as follows via ~~strike through~~ and underline format:

Sec. 2-8-74. Parrish Lakes Community Development District.

* * *

(b) *Boundaries.* The boundaries of the district are described in the metes and bounds description attached to this Ord. No. 23-116 as [Exhibit "A."](#)

* * *

Section 6. Reliance upon representations. The amendment to the boundaries of the District is specifically based upon the representations made in the Petition to Amend the Boundaries of the Parrish Lakes Community Development District dated July 18, 2023, signed by Michael S. Lawson, as Chair of the Board of Supervisors of the District, which was filed with Manatee County, Florida, and is attached hereto as **Composite Exhibit "B."**

Section 7. Codification. The publisher of the County's Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 5 of this Ordinance into the Code.

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 12th day of December, 2023.



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

By: [Signature]
Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: [Signature]
Deputy Clerk

Exhibit "A"
Legal Description of Amended Boundaries of the
Parrish Lakes Community Development District

SKETCH OF DESCRIPTION

SHEET 1 OF 9

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, 23, AND 24, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, AND THE POINT OF BEGINNING; THENCE S 89°31'49" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 77.64'; THENCE S 00°00'00" E A DISTANCE OF 85.52'; THENCE N 45°13'48" E A DISTANCE OF 71.15'; THENCE S 89°31'49" E A DISTANCE OF 28.17'; THENCE S 45°13'48" W A DISTANCE OF 110.82'; THENCE S 00°00'00" E A DISTANCE OF 708.44'; THENCE N 90°00'00" E A DISTANCE OF 354.61'; THENCE S 00°00'00" W A DISTANCE OF 35.38'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 369.14', WITH A RADIUS OF 235.00', WITH A CHORD BEARING OF S 45°00'00" W, WITH A CHORD LENGTH OF 332.34', WITH A DELTA ANGLE OF 90°00'00"; THENCE N 90°00'00" W A DISTANCE OF 54.61'; THENCE N 45°00'00" W A DISTANCE OF 91.92'; THENCE S 00°00'00" W A DISTANCE OF 180.00'; THENCE N 45°00'00" E A DISTANCE OF 91.92'; THENCE N 90°00'00" E A DISTANCE OF 54.61'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 447.68', WITH A RADIUS OF 285.00', WITH A CHORD BEARING OF N 45°00'00" E, WITH A CHORD LENGTH OF 403.05', WITH A DELTA ANGLE OF 90°00'00"; THENCE N 00°00'00" E A DISTANCE OF 35.38'; THENCE N 90°00'00" E A DISTANCE OF 232.32'; THENCE S 00°00'00" E A DISTANCE OF 152.18'; THENCE N 90°00'00" E A DISTANCE OF 544.61'; THENCE N 00°00'00" E A DISTANCE OF 499.20'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 34.77', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 40°19'01" W, WITH A CHORD LENGTH OF 32.04', WITH A DELTA ANGLE OF 79°41'40"; THENCE N 89°31'49" W A DISTANCE OF 50.00'; THENCE N 00°28'11" E A DISTANCE OF 168.01'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 35.95', WITH A RADIUS OF 87.00', WITH A CHORD BEARING OF N 11°22'04" W, WITH A CHORD LENGTH OF 35.69', WITH A DELTA ANGLE OF 23°40'28"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 47.52', WITH A RADIUS OF 115.00', WITH A CHORD BEARING OF N 11°22'04" W, WITH A CHORD LENGTH OF 47.18', WITH A DELTA ANGLE OF 23°40'28"; THENCE N 00°28'11" E A DISTANCE OF 155.88'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 78.54', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 44°31'49" W, WITH A CHORD LENGTH OF 70.71', WITH A DELTA ANGLE OF 90°00'00"; THENCE N 00°28'11" E A DISTANCE OF 35.00' TO A POINT OF THE SAID SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD; THENCE S 89°31'49" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1316.96' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23; THENCE S 00°13'40" W, ALONG SAID EAST LINE, A DISTANCE OF 1882.92'; THENCE N 89°17'53" E A DISTANCE OF 2589.72' TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE S 00°10'16" W, ALONG SAID EAST LINE, A DISTANCE OF 698.33' TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE S 00°39'29" W, ALONG SAID EAST LINE OF SAID SECTION 23, A DISTANCE OF 1277.87'; THENCE S 89°08'46" E A DISTANCE OF 2585.39'; THENCE S 00°41'37" W A DISTANCE OF 475.04' TO THE APPROXIMATE CENTERLINE OF BUFFALO CANAL; THENCE ALONG SAID APPROXIMATE CENTER LINE OF BUFFALO CANAL THE FOLLOWING FOUR (4) COURSE: (1) THENCE S 76°51'03" W A DISTANCE OF 418.36'; (2) THENCE S 85°01'48" W A DISTANCE OF 792.80'; (3) THENCE N 89°42'57" W A DISTANCE OF 805.86'; (4) THENCE N 89°09'21" W A DISTANCE OF 4555.68'; THENCE N 02°28'22" E A DISTANCE OF 67.57'; THENCE N 89°26'59" W A DISTANCE OF 274.81'; THENCE N 81°14'14" W A DISTANCE OF 128.20'; THENCE N 70°07'20" W A DISTANCE OF 1098.35'; THENCE N 70°03'40" W A DISTANCE OF 298.49' TO A POINT ON THE SOUTH LINE OF REGENCY OAKS PRESERVE, A SUBDIVISION AS RECORDED IN PLAT BOOK 40 PAGE 18 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 89°34'02" E, ALONG SAID SOUTH LINE, A DISTANCE OF 359.65' TO THE SOUTHEAST CORNER OF SAID REGENCY OAKS PRESERVE SUBDIVISION; THENCE N 00°10'13" W, ALONG THE EAST LINE OF SAID REGENCY OAKS SUBDIVISION, A DISTANCE OF 1439.35' TO THE NORTHEAST CORNER OF SAID

CONTINUED ON SHEET 2



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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary,
dnQualifier=00110B00001890241F3B20004F409,
C=Florida, O=Flanary,
Date: 2023.07.14 10:16:51-0400

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 23, BEING S89°32'24"E

REVISED CDD BOUNDARY SKETCH 1

REVISION DATE	DRAWN	RSF	DATE:	7/14/23	SCALE: N.T.S.
	CHECKED	RSF	DATE:	7/14/23	JOB NUMBER 1963

SKETCH OF DESCRIPTION

SHEET 2 OF 9

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CONTINUED FROM SHEET 1

REGENCY OAKS SUBDIVISION; THENCE S 89°10'32" W, ALONG THE NORTH LINE OF SAID REGENCY OAKS SUBDIVISION, A DISTANCE OF 2441.94'; THENCE N 02°27'46" E, ALONG THE EAST LINE OF SAID REGENCY OAKS SUBDIVISION AND ALSO ALONG THE EAST LINE OF REGENCY OAKS SUBDIVISION PHASE 1, AS RECORDED IN PLAT BOOK 26, PAGE 12, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2205.04'; THENCE S 87°32'14" E A DISTANCE OF 54.13'; THENCE S 89°32'22" E A DISTANCE OF 40.73'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 19.94', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 66°41'13" E, WITH A CHORD LENGTH OF 19.42', WITH A DELTA ANGLE OF 45°42'17"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 30.93', WITH A RADIUS OF 46.00', WITH A CHORD BEARING OF S 63°05'42" E, WITH A CHORD LENGTH OF 30.35', WITH A DELTA ANGLE OF 38°31'14"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.11', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 40°58'33" E, WITH A CHORD LENGTH OF 33.05', WITH A DELTA ANGLE OF 82°45'33"; THENCE S 00°24'14" W A DISTANCE OF 46.86'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 31.42', WITH A RADIUS OF 20.00', WITH A CHORD BEARING OF S 44°35'46" E, WITH A CHORD LENGTH OF 28.28', WITH A DELTA ANGLE OF 90°00'00"; THENCE S 89°35'46" E A DISTANCE OF 43.81'; THENCE N 90°00'00" E A DISTANCE OF 125.11'; THENCE N 60°37'32" E A DISTANCE OF 27.10'; THENCE N 47°12'29" E A DISTANCE OF 67.83'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.78', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 63°14'03" E, WITH A CHORD LENGTH OF 16.56', WITH A DELTA ANGLE OF 32°03'08"; THENCE N 79°15'37" E A DISTANCE OF 71.89'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.91', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 89°40'47" E, WITH A CHORD LENGTH OF 10.85', WITH A DELTA ANGLE OF 20°50'20"; THENCE S 79°54'03" E A DISTANCE OF 71.38'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.86', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 69°31'55" E, WITH A CHORD LENGTH OF 10.80', WITH A DELTA ANGLE OF 20°44'16"; THENCE S 59°09'47" E A DISTANCE OF 80.66'; THENCE S 60°42'38" E A DISTANCE OF 73.83'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 8.15', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 52°55'54" E, WITH A CHORD LENGTH OF 8.12', WITH A DELTA ANGLE OF 15°33'28"; THENCE S 45°09'10" E A DISTANCE OF 72.35'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 5.67', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 39°44'04" E, WITH A CHORD LENGTH OF 5.67', WITH A DELTA ANGLE OF 10°50'12"; THENCE S 34°18'58" E A DISTANCE OF 81.51'; THENCE S 29°31'37" E A DISTANCE OF 83.11'; THENCE S 89°32'22" E A DISTANCE OF 1073.02'; THENCE S 00°27'38" W A DISTANCE OF 491.93'; THENCE N 90°00'00" E A DISTANCE OF 8.12'; THENCE N 00°27'39" E A DISTANCE OF 5.00'; THENCE N 90°00'00" E A DISTANCE OF 217.06'; THENCE S 00°00'00" E A DISTANCE OF 329.85'; THENCE N 90°00'00" W A DISTANCE OF 5.00'; THENCE S 00°00'00" E A DISTANCE OF 64.08'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 31.42', WITH A RADIUS OF 20.00', WITH A CHORD BEARING OF S 45°00'00" E, WITH A CHORD LENGTH OF 28.28', WITH A DELTA ANGLE OF 90°00'00"; THENCE N 90°00'00" E A DISTANCE OF 441.44'; THENCE N 00°00'00" W A DISTANCE OF 1523.72'; TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, THENCE S 89°32'22" E, ALONG SAID MAINTAIN RIGHT OF WAY LINE, A DISTANCE OF 42.36'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 23306060.87 SQUARE FEET, 535.034 ACRES

LEGEND:

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REVISED CDD BOUNDARY SKETCH 1

REVISION DATE

SKETCH IS NOT A SURVEY

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RSF

DATE: 7/14/23

SCALE:
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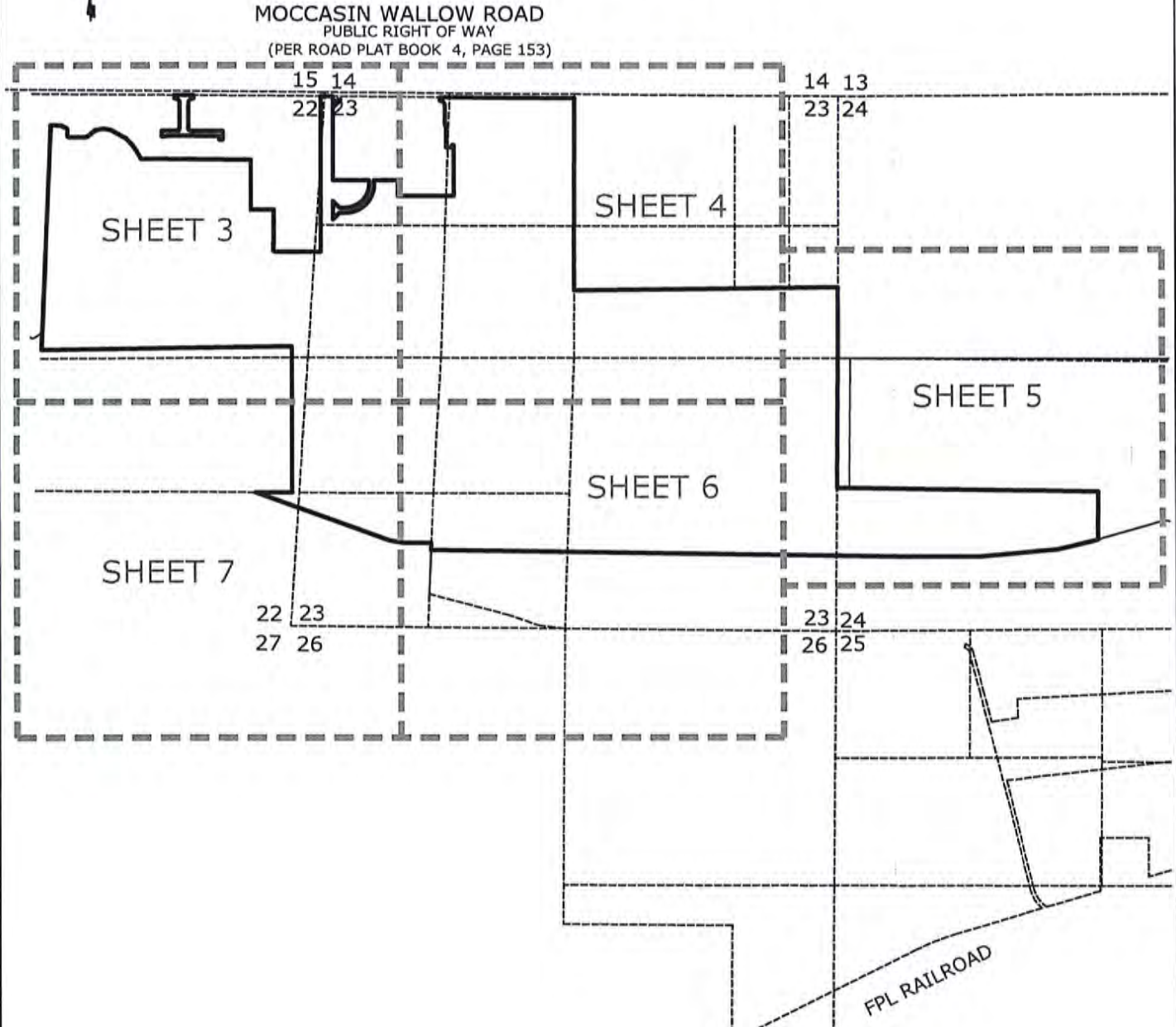
DATE: 7/14/23

JOB NUMBER
1963

SKETCH OF DESCRIPTION

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SHEET 3 OF 9
KEY SHEET



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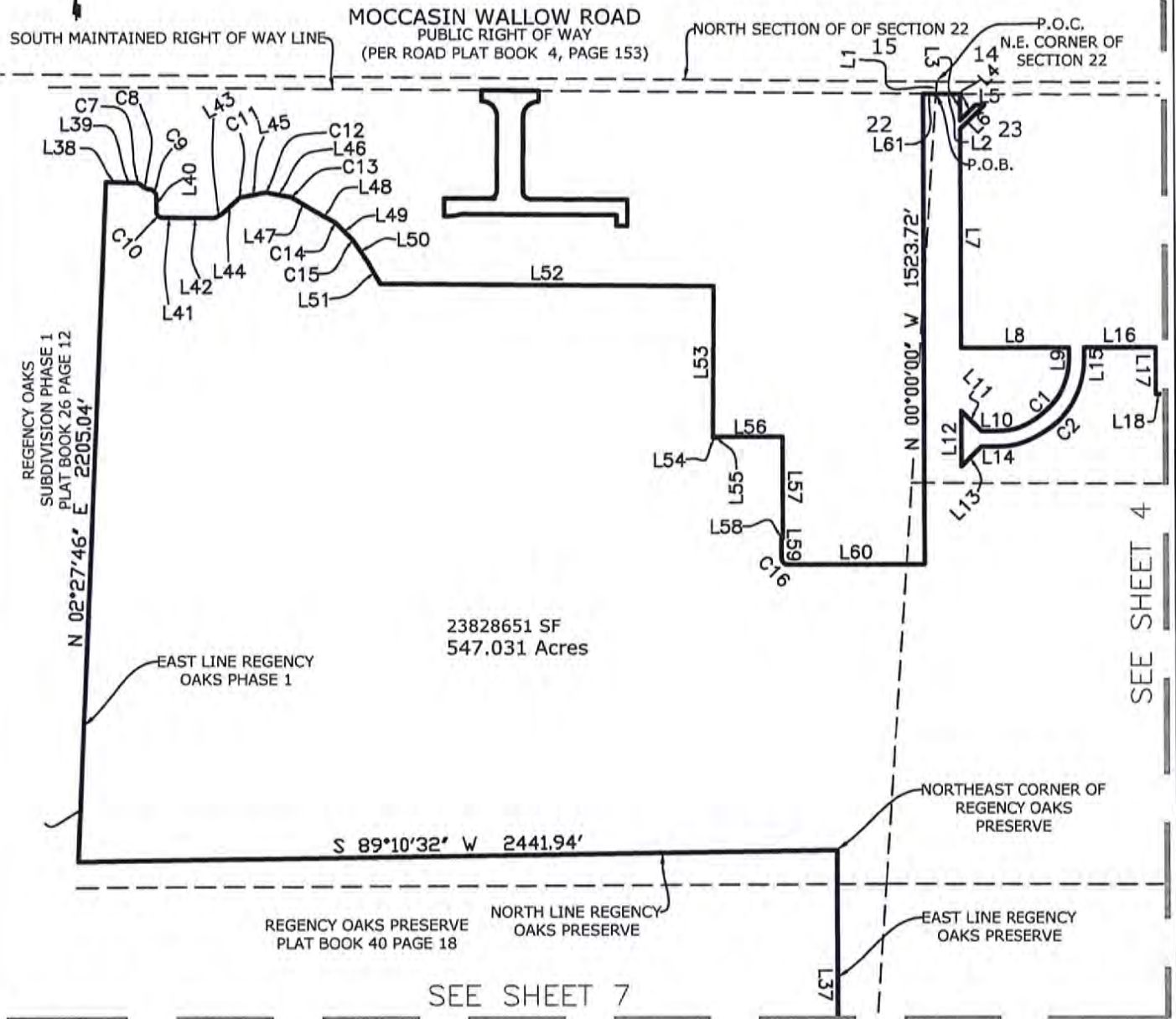
DATE: 7/14/23

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SKETCH OF DESCRIPTION

SHEET 4 OF 9

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
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SEE SHEET 9 FOR LINE AND CURVE TABLES

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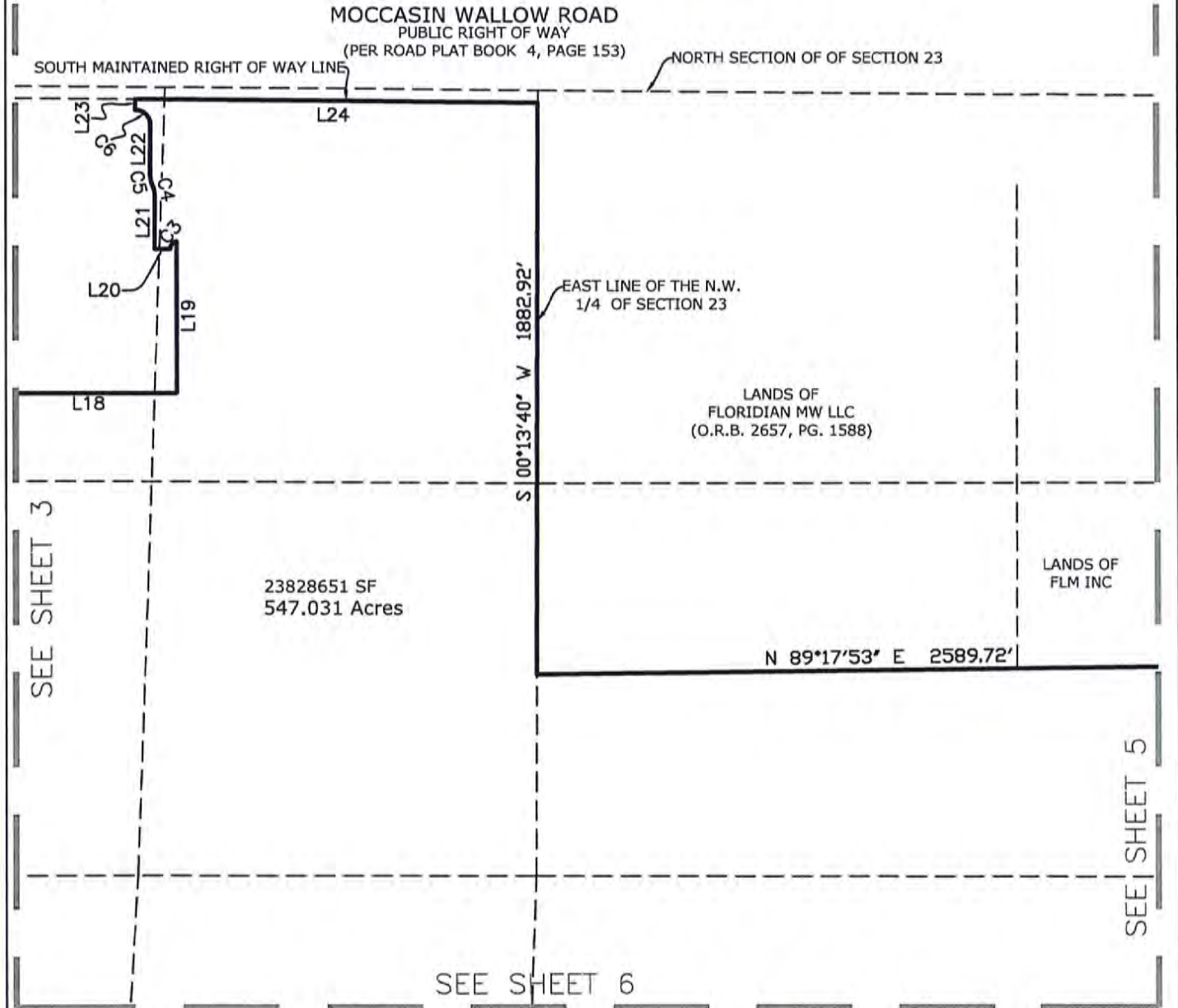
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				DATE:	7/14/23	SCALE:	N.T.S.

SKETCH OF DESCRIPTION

SHEET 5 OF 9

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
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SEE SHEET 9 FOR LINE AND CURVE TABLES



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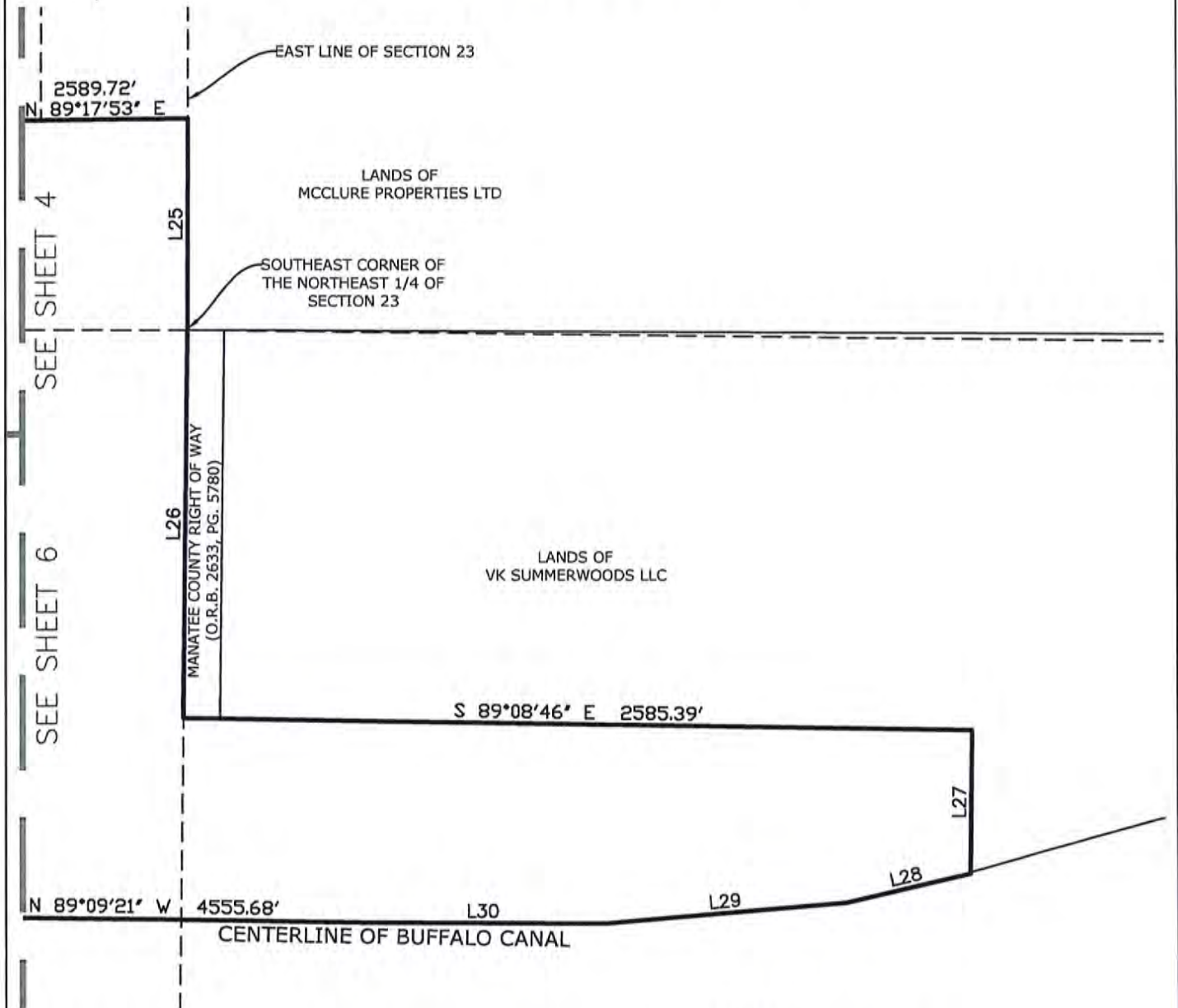
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SHEET 6 OF 9



LEGEND:

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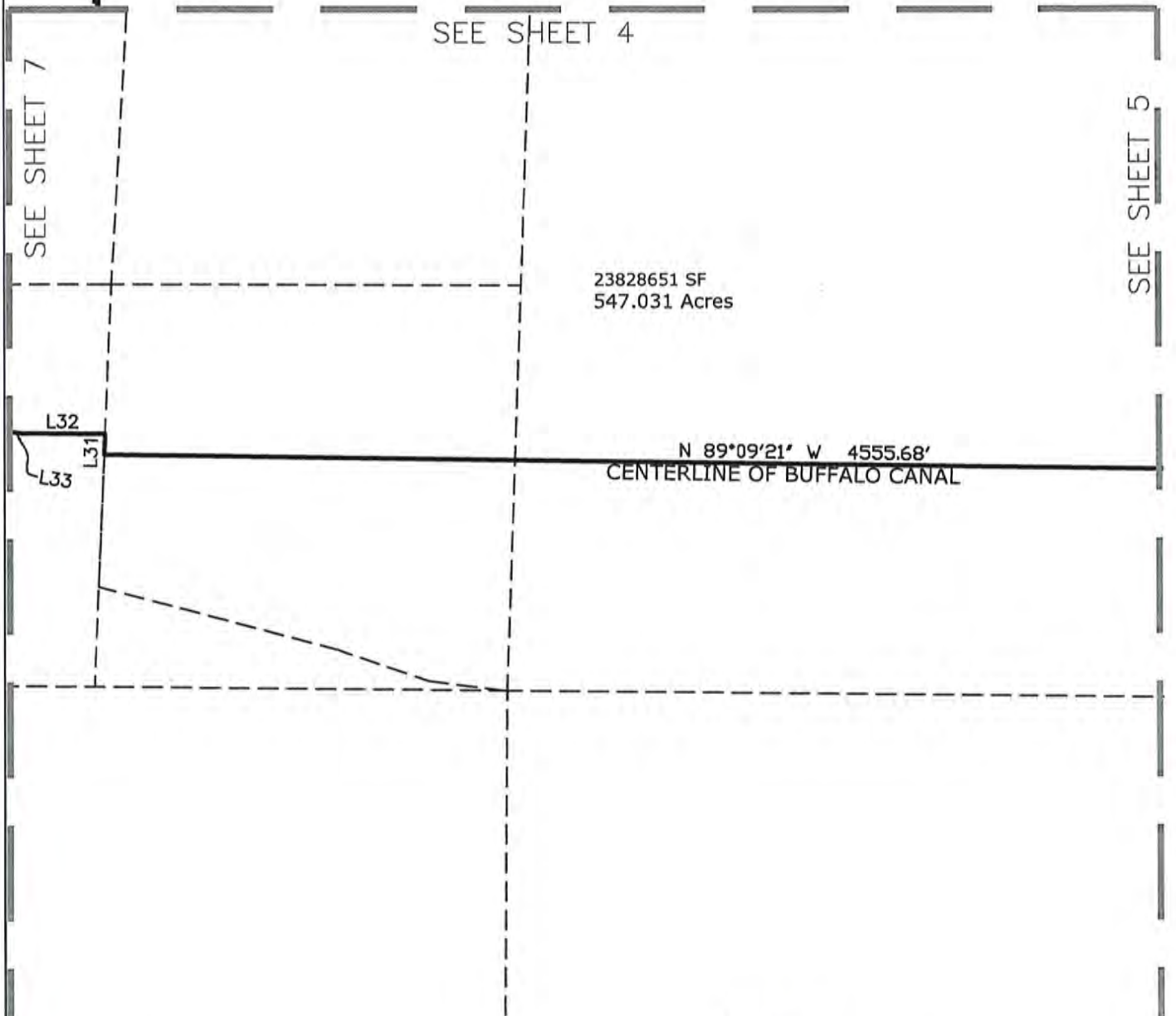
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SHEET 7 OF 9

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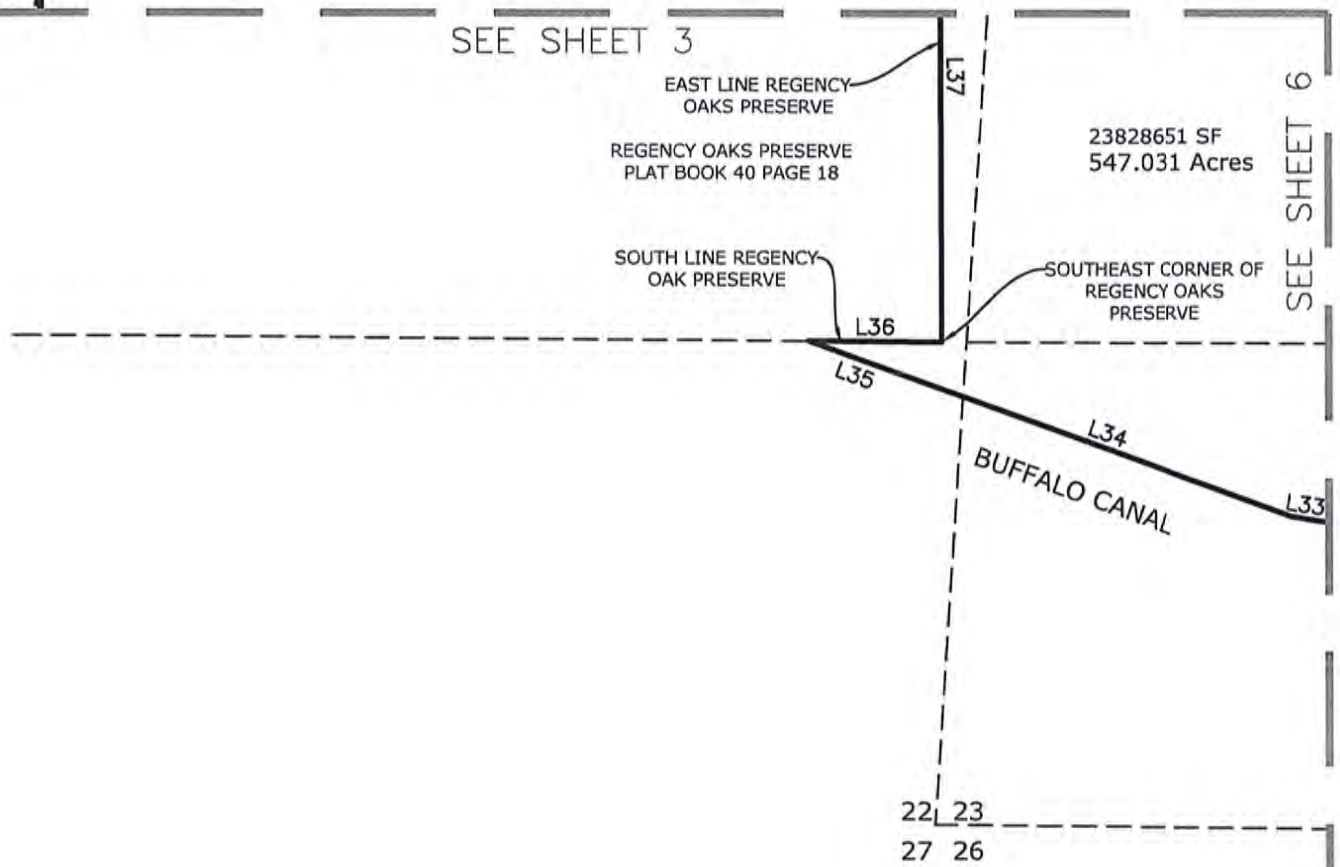
REVISED CDD BOUNDARY SKETCH 1

REVISION DATE	DRAWN				DATE:	7/14/23	SCALE: N.T.S.
	SKETCH IS NOT A SURVEY				CHECKED	RSF	JOB NUMBER 1963

SKETCH OF DESCRIPTION

SHEET 8 OF 9

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



SEE SHEET 9 FOR LINE AND CURVE TABLES



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LEGEND:

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 23, BEING S89°32'24"E

REVISED CDD BOUNDARY SKETCH 1

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SKETCH OF DESCRIPTION

SHEET 9 OF 9

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	235.00'	369.14'	332.34'	S 45°00'00" W	90°00'00"
C2	285.00'	447.68'	403.05'	N 45°00'00" E	90°00'00"
C3	25.00'	34.77'	32.04'	S 40°19'01" W	79°41'40"
C4	87.00'	35.95'	35.69'	N 11°22'04" W	23°40'28"
C5	115.00'	47.52'	47.18'	N 11°22'04" W	23°40'28"
C6	50.00'	78.54'	70.71'	N 44°31'49" W	90°00'00"
C7	25.00'	19.94'	19.42'	S 66°41'13" E	45°42'17"
C8	46.00'	30.93'	30.35'	S 63°05'42" E	38°31'14"
C9	25.00'	36.11'	33.05'	S 40°58'33" E	82°45'33"
C10	20.00'	31.42'	28.28'	S 44°35'46" E	90°00'00"
C11	30.00'	16.78'	16.56'	N 63°14'03" E	32°03'08"
C12	30.00'	10.91'	10.85'	N 89°40'47" E	20°50'20"
C13	30.00'	10.86'	10.80'	S 69°31'55" E	20°44'16"
C14	30.00'	8.15'	8.12'	S 52°55'54" E	15°33'28"
C15	30.00'	5.67'	5.67'	S 39°44'04" E	10°50'12"
C16	20.00'	31.42'	28.28'	S 45°00'00" E	90°00'00"

LINE	BEARING	DISTANCE
L1	S 03°46'39" W	40.07'
L2	S 89°31'49" E	77.64'
L3	S 00°00'00" E	85.52'
L4	N 45°13'48" E	71.15'
L5	S 89°31'49" E	28.17'
L6	S 45°13'48" W	110.82'
L7	S 00°00'00" E	708.44'
L8	N 90°00'00" E	354.61'
L9	S 00°00'00" W	35.38'
L10	N 90°00'00" W	54.61'
L11	N 45°00'00" W	91.92'
L12	S 00°00'00" W	180.00'
L13	N 45°00'00" E	91.92'
L14	N 90°00'00" E	54.61'
L15	N 00°00'00" E	35.38'
L16	N 90°00'00" E	232.32'
L17	S 00°00'00" E	152.18'
L18	N 90°00'00" E	544.61'
L19	N 00°00'00" E	499.20'
L20	N 89°31'49" W	50.00'
L21	N 00°28'11" E	168.01'
L22	N 00°28'11" E	155.88'
L23	N 00°28'11" E	35.00'
L24	S 89°31'49" E	1316.96'
L25	S 00°10'16" W	698.33'
L26	S 00°39'29" W	1277.87'
L27	S 00°41'37" W	475.04'
L28	S 76°51'03" W	418.36'
L29	S 85°01'48" W	792.80'
L30	N 89°42'57" W	805.86'
L31	N 02°28'22" E	67.57'

LINE	BEARING	DISTANCE
L31	N 02°28'22" E	67.57'
L32	N 89°26'59" W	274.81'
L33	N 81°14'14" W	128.20'
L34	N 70°07'20" W	1098.35'
L35	N 70°03'40" W	298.49'
L36	S 89°34'02" E	359.65'
L37	N 00°10'13" W	1439.35'
L38	S 87°32'14" E	54.13'
L39	S 89°32'22" E	40.73'
L40	S 00°24'14" W	46.86'
L41	S 89°35'46" E	43.81'
L42	N 90°00'00" E	125.11'
L43	N 60°37'32" E	27.10'
L44	N 47°12'29" E	67.83'
L45	N 79°15'37" E	71.89'
L46	S 79°54'03" E	71.38'
L47	S 59°09'47" E	80.66'
L48	S 60°42'38" E	73.83'
L49	S 45°09'10" E	72.35'
L50	S 34°18'58" E	81.51'
L51	S 29°31'37" E	83.11'
L52	S 89°32'22" E	1073.02'
L53	S 00°27'38" W	491.93'
L54	N 90°00'00" E	8.12'
L55	N 00°27'39" E	5.00'
L56	N 90°00'00" E	217.06'
L57	S 00°00'00" E	329.85'
L58	N 90°00'00" W	5.00'
L59	S 00°00'00" E	64.08'
L60	N 90°00'00" E	441.44'
L61	S 89°32'22" E	42.36'

LEGEND:

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SURVEYORS NOTES:

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REVISED CDD BOUNDARY SKETCH 1

REVISION DATE	DRAWN	RSF	DATE:	7/14/23	SCALE: N.T.S.
	CHECKED	RSF	DATE:	7/14/23	JOB NUMBER 1963

SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

SHEET 1 OF 2

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA;
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, THENCE N 89°32'22" W, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 1282.19' TO THE POINT OF BEGINNING; THENCE N 89°32'22" W, CONTINUE ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 184.00'; THENCE S 00°27'38" W A DISTANCE OF 35.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.54', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 44°32'22" E, WITH A CHORD LENGTH OF 70.71', WITH A DELTA ANGLE OF 89°59'59"; THENCE S 00°27'38" W A DISTANCE OF 240.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 39.27', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 45°27'38" W, WITH A CHORD LENGTH OF 35.36', WITH A DELTA ANGLE OF 90°00'01"; THENCE N 89°32'22" W A DISTANCE OF 144.80'; THENCE S 00°27'38" W A DISTANCE OF 57.00'; THENCE S 89°32'22" E A DISTANCE OF 20.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 29.19', WITH A RADIUS OF 110.00', WITH A CHORD BEARING OF N 82°51'32" E, WITH A CHORD LENGTH OF 29.10', WITH A DELTA ANGLE OF 15°12'13"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 23.88', WITH A RADIUS OF 90.00', WITH A CHORD BEARING OF N 82°51'32" E, WITH A CHORD LENGTH OF 23.81', WITH A DELTA ANGLE OF 15°12'13"; THENCE S 89°32'22" E A DISTANCE OF 484.33'; THENCE S 00°27'38" W A DISTANCE OF 35.00'; THENCE S 89°32'22" E A DISTANCE OF 35.00'; THENCE N 00°27'38" E A DISTANCE OF 85.00'; THENCE N 89°32'22" W A DISTANCE OF 313.36'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 39.27', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 44°32'21" W, WITH A CHORD LENGTH OF 35.36', WITH A DELTA ANGLE OF 89°59'58"; THENCE N 00°27'38" E A DISTANCE OF 240.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.54', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 45°27'38" E, WITH A CHORD LENGTH OF 70.71', WITH A DELTA ANGLE OF 90°00'00"; THENCE N 00°27'38" E A DISTANCE OF 35.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 65406.64 SQUARE FEET, 1.502 ACRES



WATER RESOURCE ASSOCIATES. LLC

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Phone: 941.275.9721 Fax: 941.275.9729

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Robert S Flanary

Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary,
dnQualifier=A014100000011890241F3B2004F409,
o=Florida, c=US
Date: 2023.07.14 13:06:30-0400

ROBERT S. FLANARY, P.S.

Florida Surveyor's Registration No. 5874

DATE

Survey map and report or the copies thereof are not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

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REVISED CDD BOUNDARY SKETCH 2

DRAWN

RSF

DATE: 7/14/23

SCALE:
N.T.S.

REVISION DATE

SKETCH IS NOT A SURVEY

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RSF

DATE: 7/14/23

JOB NUMBER
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SKETCH OF DESCRIPTION

SHEET 2 OF 2

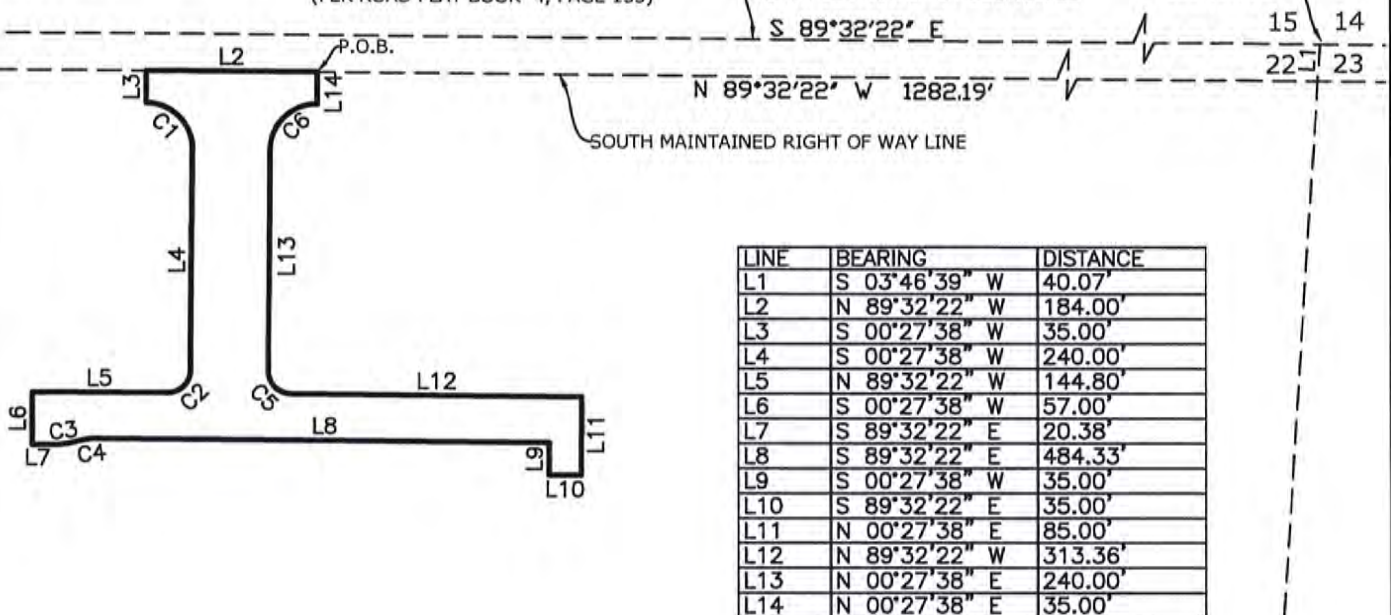
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SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



MOCCASIN WALLOW ROAD
PUBLIC RIGHT OF WAY
(PER ROAD PLAT BOOK 4, PAGE 153)

P.O.C.
N.E. CORNER OF
SECTION 22

NORTH SECTION OF OF SECTION 22



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.54'	70.71'	S 44°32'22" E	89°59'59"
C2	25.00'	39.27'	35.36'	S 45°27'38" W	90°00'01"
C3	110.00'	29.19'	29.10'	N 82°51'32" E	15°12'13"
C4	90.00'	23.88'	23.81'	N 82°51'32" E	15°12'13"
C5	25.00'	39.27'	35.36'	N 44°32'21" W	89°59'58"
C6	50.00'	78.54'	70.71'	N 45°27'38" E	90°00'00"

LEGEND:

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REVISED CDD BOUNDARY SKETCH 2

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SKETCH IS NOT A SURVEY

CHECKED

RSF

DATE: 7/14/23

JOB NUMBER
1963

Composite Exhibit "B"
Petition to Amend the Boundaries of the
Parrish Lakes Community Development District

Petition to Amend the Boundaries of

Parrish Lakes

Community Development District

July 18, 2023

Submitted by:
STRALEY ROBIN VERICKER
Attorneys at Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone: 813-223-9400
Facsimile: 813-223-5043

**Petition to Amend the Boundaries of
Parrish Lakes Community Development District
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**PETITION TO AMEND THE BOUNDARIES
OF THE
PARRISH LAKES COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Parrish Lakes Community Development District (the "District"), petitions the Board of County Commissioners of Manatee County, Florida, ("Manatee County") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. 22-02 adopted by the Board of County Commissioners of Manatee County, Florida on March 8, 2022 (the "Ordinance"), for purposes of amending the boundaries of the District, and designating the area for which the District is authorized to manage and finance the delivery of basic community infrastructure services.

Section 190.046, Florida Statutes, authorizes the District to file this petition to amend its boundaries. Accordingly, the Petitioner states as follows:

1. Petitioner is Parrish Lakes Community Development District.
2. Resolution Number 2022-33 authorizing the boundary amendment of the District and the submittal of a petition to amend the boundaries of the District by the Board of Supervisors of the District is attached as **Exhibit A**.
3. The current land area contained in the District consists of approximately 547.031 acres and is located entirely within the unincorporated portion of Manatee County, Florida. A map showing the general location of the project and an aerial photograph are attached as **Composite Exhibit B**.
4. The District is petitioning to amend its boundaries by making minor adjustments to the boundaries of the District, as described in **Composite Exhibit C-1 through C-6** (collectively, the "**Expansion Parcels**"), and by removing a parcel of land from the District, along with additional minor adjustments to the boundaries of the District, as described in **Composite Exhibit D-1 through D-4** (the "**Contraction Parcels**") (collectively, the "**Boundary Amendment Parcels**"). After the boundary has been amended, the District will be approximately 536.536 acres.
5. A metes and bounds legal description of the proposed amended boundaries of the District is attached as **Composite Exhibit E**. Sections 190.005(1)(a)1; 190.046(1)(a), Florida Statutes.
6. The written consent to the amendment of the boundaries of the District by the landowners of 100% of the real property to be included in and served by the District, is attached as **Exhibit F**. Section 190.005(1)(a)2, Florida Statutes.

7. There are five persons who presently serve as members of the Board of Supervisors of the District as identified in **Exhibit G** attached hereto. All of the Supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

8. The major trunk water mains, sewer interceptors and outfalls in existence to serve the amended boundaries of the District are shown on **Exhibit H** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

9. There are no services and facilities currently being provided by the District to the Contraction Parcels based upon available data, Section 190.046(1)(a), Florida Statutes. Any services and facilities being provided to the Contraction Parcels have been and continue to be provided by the Developer.

10. The estimates of cost to construct services and facilities within the overall District, including, but not limited to, the Expansion Parcels, based upon available data, are attached as **Exhibit I**. Sections 190.005(1)(a)6; 190.046(1)(a), Florida Statutes.

11. The statement of estimated regulatory costs of the granting of this petition and the amendment to the boundaries of the District pursuant thereto is attached as **Exhibit J**. Sections 190.005(1)(a)8; 190.046(1)(a), Florida Statutes.

12. The future general distribution, location, and extent of public and private uses of land proposed for the area within the Expansion Parcels are incorporated into the adopted and approved Manatee County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the Manatee County Future Land Use Element is attached as **Exhibit K**. Sections 190.005(1)(a)7; 190.046(1)(a), Florida Statutes.

13. The property within the Expansion Parcels, when added to the remaining existing lands within the District, is amenable to operation as an independent special district for the following reasons:

(a) The amendment to the District boundaries and all land uses and services planned within the District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved Manatee County Comprehensive Plan.

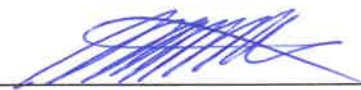
(b) The area of land within the amended District boundaries, when added to the remaining existing lands within the District, is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(c) The District provides the best mechanism for delivering community development services and facilities for the Expansion Parcels. The amendment to the District boundaries promotes development of the land within the District by providing for a more efficient use of resources. Such development benefits Manatee County and its residents outside the District by increasing the ad valorem tax base of Manatee County and generating water and wastewater impact fees which will assist Manatee County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(d) The community development services and facilities of the amended District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District is a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

Respectfully submitted on the 18 day of July, 2023.

**Parrish Lakes Community
Development District**



Michael S. Lawson
Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th date of July, 2023, by Michael S. Lawson as Chair of the Board of Supervisors of the Parrish Lakes Community Development District, on behalf of the District, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]





Notary Public

Lori Price

Name typed, printed or stamped
My Commission Expires: _____

Exhibit A

RESOLUTION NO. 2022-33

A RESOLUTION AUTHORIZING THE AMENDMENT OF THE BOUNDARIES OF THE PARRISH LAKES COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the Parrish Lakes Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

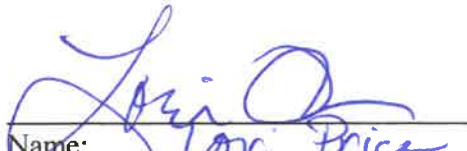
WHEREAS, the Board of Supervisors of the District (the "**Board**") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the Parrish Lakes Community Development District (the "**Petition**") for the area described in **Exhibit "A"** attached hereto.

NOW THEREFORE, BE IT RESOLVED that:

1. The Board hereby authorizes and approves the amendment of the District boundaries, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the Board of County Commissioners of Manatee County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, and the District Manager to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the Board of County Commissioners of Manatee County, Florida.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THE 28TH DAY OF JUNE, 2022.

Attest:


Name: Lori Price
Secretary/Assistant Secretary

**Parrish Lakes Community
Development District**

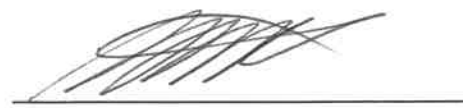

Michael Lawson
Chair of the Board of Supervisors

Exhibit A

Expansion Parcels

CDD Sketch 2

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE N 89°32'22" W, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 1282.19' TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°32'22" W, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 184.00'; THENCE S 00°27'38" W A DISTANCE OF 35.00' TO A ; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.54', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 44°32'22" E, WITH A CHORD LENGTH OF 70.71', TO A ; THENCE S 00°27'38" W A DISTANCE OF 240.00' TO A ; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 37.47', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 43°23'33" W, WITH A CHORD LENGTH OF 34.06', TO A ; THENCE S 89°33'53" E A DISTANCE OF 129.72' TO A ; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.79', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 41°41'58" W, WITH A CHORD LENGTH OF 33.56', TO A ; THENCE N 00°27'38" E A DISTANCE OF 240.00' TO A ; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.54', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 45°27'38" E, WITH A CHORD LENGTH OF 70.71', TO A ; THENCE N 00°27'38" E A DISTANCE OF 35.00' TO A ; TO THE POINT OF BEGINNING, HAVING AN AREA OF 34228.9 SQUARE FEET, 0.786 ACRES

CDD Sketch 4

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE N 89°32'22" W, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 501.45'; THENCE S 00°00'00" E A DISTANCE OF 1153.46' TO THE POINT OF BEGINNING; THENCE S 00°00'00" E A DISTANCE OF 329.85'; THENCE N 90°00'00" W A DISTANCE OF 219.72'; THENCE N 00°27'39" E A DISTANCE OF 329.86'; THENCE N 90°00'00" E A DISTANCE OF 217.06'; TO THE POINT OF BEGINNING HAVING AN AREA OF 72035.44 SQUARE FEET, 1.654 ACRES

CDD Sketch 5

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S 03°46'39" W, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 864.62'; THENCE N 90°00'00" E A DISTANCE OF 131.97' TO THE POINT OF BEGINNING; THENCE N 90°00'00" E A DISTANCE OF 354.61'; THENCE S 00°00'00" E A DISTANCE OF 35.38'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 122.24', WITH A RADIUS OF 235.00', WITH A CHORD BEARING OF S 14°54'05" W, WITH A CHORD LENGTH OF 120.86', WITH A DELTA ANGLE OF 29°48'09"; THENCE N 90°00'00" W A DISTANCE OF 323.53'; THENCE N 00°00'00" W A DISTANCE OF 152.18'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 52787.93 SQUARE FEET, 1.212 ACRES

CDD Sketch 5A

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S 03°46'39" W, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 864.62'; THENCE N 90°00'00" E A DISTANCE OF 536.58' TO THE POINT OF BEGINNING; THENCE N 90°00'00" E A DISTANCE OF 232.32'; THENCE S 00°00'00" E A DISTANCE OF 152.18'; THENCE N 90°00'00" W A DISTANCE OF 257.35'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 120.34', WITH A RADIUS OF 285.00', WITH A CHORD BEARING OF N 12°05'48" E, WITH A CHORD LENGTH OF 119.45', WITH A DELTA ANGLE OF 24°11'36"; THENCE N 00°00'00" E A DISTANCE OF 35.38'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 36310.66 SQUARE FEET, 0.834 ACRES

CDD Sketch 6

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S 89°32'28" E, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1123.20'; THENCE S 00°28'11" W A DISTANCE OF 40.21' TO THE POINT OF BEGINNING; THENCE S 00°28'11" W A DISTANCE OF 35.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.54', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 44°31'49" E, WITH A CHORD LENGTH OF 70.71', WITH A DELTA ANGLE OF 90°00'00"; THENCE S 00°28'11" W A DISTANCE OF 155.88'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 47.52', WITH A RADIUS OF 115.00', WITH A CHORD BEARING OF S 11°22'04" E, WITH A CHORD LENGTH OF 47.18', WITH A DELTA ANGLE OF 23°40'28"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 35.95', WITH A RADIUS OF 87.00', WITH A CHORD BEARING OF S 11°22'04" E, WITH A CHORD LENGTH OF 35.69', WITH A DELTA ANGLE OF 23°40'28"; THENCE S 00°28'11" W A DISTANCE OF 168.01'; THENCE S 89°31'49" E A DISTANCE OF 50.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 34.77', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 40°19'01" E, WITH A CHORD LENGTH OF 32.04', WITH A DELTA ANGLE OF 79°41'40"; THENCE S 00°00'00" E A DISTANCE OF 499.20'; THENCE N 00°01'29" E A DISTANCE OF 499.24'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2.07', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 83°02'25" E, WITH A CHORD LENGTH OF 2.07', WITH A DELTA ANGLE OF 04°44'55"; THENCE N 89°31'50" E A DISTANCE OF 5.93'; THENCE N 00°28'10" W A DISTANCE OF 50.01'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 7.69', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 80°43'17" W, WITH A CHORD LENGTH OF 7.66', WITH A DELTA ANGLE OF 17°37'05"; THENCE N 00°01'29" E A DISTANCE OF 37.11'; THENCE N 90°00'00" E A DISTANCE OF 169.75'; THENCE N 00°00'00" E A

DISTANCE OF 375.34'; THENCE N 89°31'49" W A DISTANCE OF 303.72'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 104788 SQUARE FEET, 2.406 ACRES

CDD Sketch 7

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S 03°46'39" W, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 126.41'; THENCE N 90°00'00" E A DISTANCE OF 83.33' TO THE POINT OF BEGINNING; THENCE N 45°13'48" E A DISTANCE OF 71.15'; THENCE S 89°31'49" E A DISTANCE OF 28.17'; THENCE S 45°13'48" W A DISTANCE OF 110.82'; THENCE N 00°00'00" W A DISTANCE OF 28.17'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1819.67 SQUARE FEET, 0.042 ACRES

Contraction Parcels

CDD Sketch 1

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE N 89°32'22" W, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 1577.24' TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°32'22" W, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE A DISTANCE OF 1084.60' TO THE INTERSECTION WITH THE EAST LINE OF REGENCY OAKS SUBDIVISION PHASE 1, AS RECORDED IN PLAT BOOK 26, PAGE 12, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;; THENCE S 89°32'22" E A DISTANCE OF 40.73'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 19.94', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 66°41'13" E, WITH A CHORD LENGTH OF 19.42', WITH A DELTA ANGLE OF 45°42'17";; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 30.93', WITH A RADIUS OF 46.00', WITH A CHORD BEARING OF S 63°05'42" E, WITH A CHORD LENGTH OF 30.35', WITH A DELTA ANGLE OF 38°31'14";; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.11', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 40°58'33" E, WITH A CHORD LENGTH OF 33.05', WITH A DELTA ANGLE OF 82°45'33";; THENCE S 00°24'14" W A DISTANCE OF 46.86'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 31.42', WITH A RADIUS OF 20.00', WITH A CHORD BEARING OF S 44°35'46" E, WITH A CHORD LENGTH OF 28.28', WITH A DELTA ANGLE OF 90°00'00";; THENCE S 89°35'46" E A DISTANCE OF 43.81'; THENCE N 90°00'00" E A DISTANCE OF 125.11'; THENCE N 60°37'32" E A DISTANCE OF 27.10'; THENCE N 47°12'29" E A DISTANCE OF 67.83'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.78', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 63°14'03" E, WITH A CHORD LENGTH OF 16.56', WITH A DELTA ANGLE OF 32°03'08";; THENCE N 79°15'37" E A DISTANCE OF 71.89'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.91', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 89°40'47" E, WITH A CHORD LENGTH OF 10.85', WITH A DELTA ANGLE OF 20°50'20";; THENCE S 79°54'03" E A DISTANCE OF

71.38'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.86', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 69°31'55" E, WITH A CHORD LENGTH OF 10.80', WITH A DELTA ANGLE OF 20°44'16"; THENCE S 59°09'47" E A DISTANCE OF 80.66'; THENCE S 60°42'38" E A DISTANCE OF 73.83'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 8.15', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 52°55'54" E, WITH A CHORD LENGTH OF 8.12', WITH A DELTA ANGLE OF 15°33'28"; THENCE S 45°09'10" E A DISTANCE OF 72.35'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 5.67', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 39°44'04" E, WITH A CHORD LENGTH OF 5.67', WITH A DELTA ANGLE OF 10°50'12"; THENCE S 34°18'58" E A DISTANCE OF 81.51'; THENCE S 29°37'35" E A DISTANCE OF 80.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2.94', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 26°49'01" E, WITH A CHORD LENGTH OF 2.94', WITH A DELTA ANGLE OF 05°37'07"; THENCE S 89°32'22" E A DISTANCE OF 1081.15'; THENCE N 00°27'39" E A DISTANCE OF 278.65'; THENCE N 89°33'40" W A DISTANCE OF 602.74'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 2.48', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 86°41'57" E, WITH A CHORD LENGTH OF 2.48', WITH A DELTA ANGLE OF 05°40'46"; THENCE S 89°32'22" E A DISTANCE OF 313.36'; THENCE S 00°27'38" W A DISTANCE OF 50.00'; THENCE S 00°27'38" W A DISTANCE OF 35.00'; THENCE N 89°32'22" W A DISTANCE OF 35.00'; THENCE N 00°27'38" E A DISTANCE OF 35.00'; THENCE N 89°32'22" W A DISTANCE OF 484.33'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.88', WITH A RADIUS OF 90.00', WITH A CHORD BEARING OF S 82°51'32" W, WITH A CHORD LENGTH OF 23.81', WITH A DELTA ANGLE OF 15°12'13"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 29.19', WITH A RADIUS OF 110.00', WITH A CHORD BEARING OF S 82°51'32" W, WITH A CHORD LENGTH OF 29.10', WITH A DELTA ANGLE OF 15°12'13"; THENCE N 89°32'22" W A DISTANCE OF 20.38'; THENCE N 00°27'38" E A DISTANCE OF 57.00'; THENCE S 89°32'22" E A DISTANCE OF 161.80'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 2.00', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 88°10'07" E, WITH A CHORD LENGTH OF 2.00', WITH A DELTA ANGLE OF 04°35'01"; THENCE N 89°33'40" W A DISTANCE OF 155.09'; THENCE N 00°28'02" E A DISTANCE OF 349.98'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 691481 SQUARE FEET, 15.874 ACRES

CDD Sketch 3

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE N 89°32'22" W, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 709.23'; THENCE S 00°27'39" E A DISTANCE OF 668.30' TO THE POINT OF BEGINNING; THENCE S 00°27'38" W A DISTANCE OF 491.87'; THENCE N 90°00'00" W A DISTANCE OF 8.12'; THENCE N 00°27'38" E A DISTANCE OF 491.93'; THENCE S 89°32'22" E A DISTANCE OF 8.12'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 3996.19 SQUARE FEET, 0.092 ACRES

CDD Sketch 5B

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S 03°46'39" W, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 1060.86'; THENCE S 86°13'21" E A

DISTANCE OF 145.21' TO THE POINT OF BEGINNING; THENCE S 45°00'00" E A DISTANCE OF 91.92'; THENCE N 90°00'00" E A DISTANCE OF 54.61'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 246.90', WITH A RADIUS OF 235.00', WITH A CHORD BEARING OF N 59°54'05" E, WITH A CHORD LENGTH OF 235.70', WITH A DELTA ANGLE OF 60°11'51";, THENCE N 90°00'00" E A DISTANCE OF 56.05'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 327.33', WITH A RADIUS OF 285.00', WITH A CHORD BEARING OF S 57°05'48" W, WITH A CHORD LENGTH OF 309.64', WITH A DELTA ANGLE OF 65°48'24";, THENCE N 90°00'00" W A DISTANCE OF 54.61'; THENCE S 45°00'00" W A DISTANCE OF 91.92'; THENCE N 00°00'00" E A DISTANCE OF 180.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 24566.68 SQUARE FEET, 0.564 ACRES

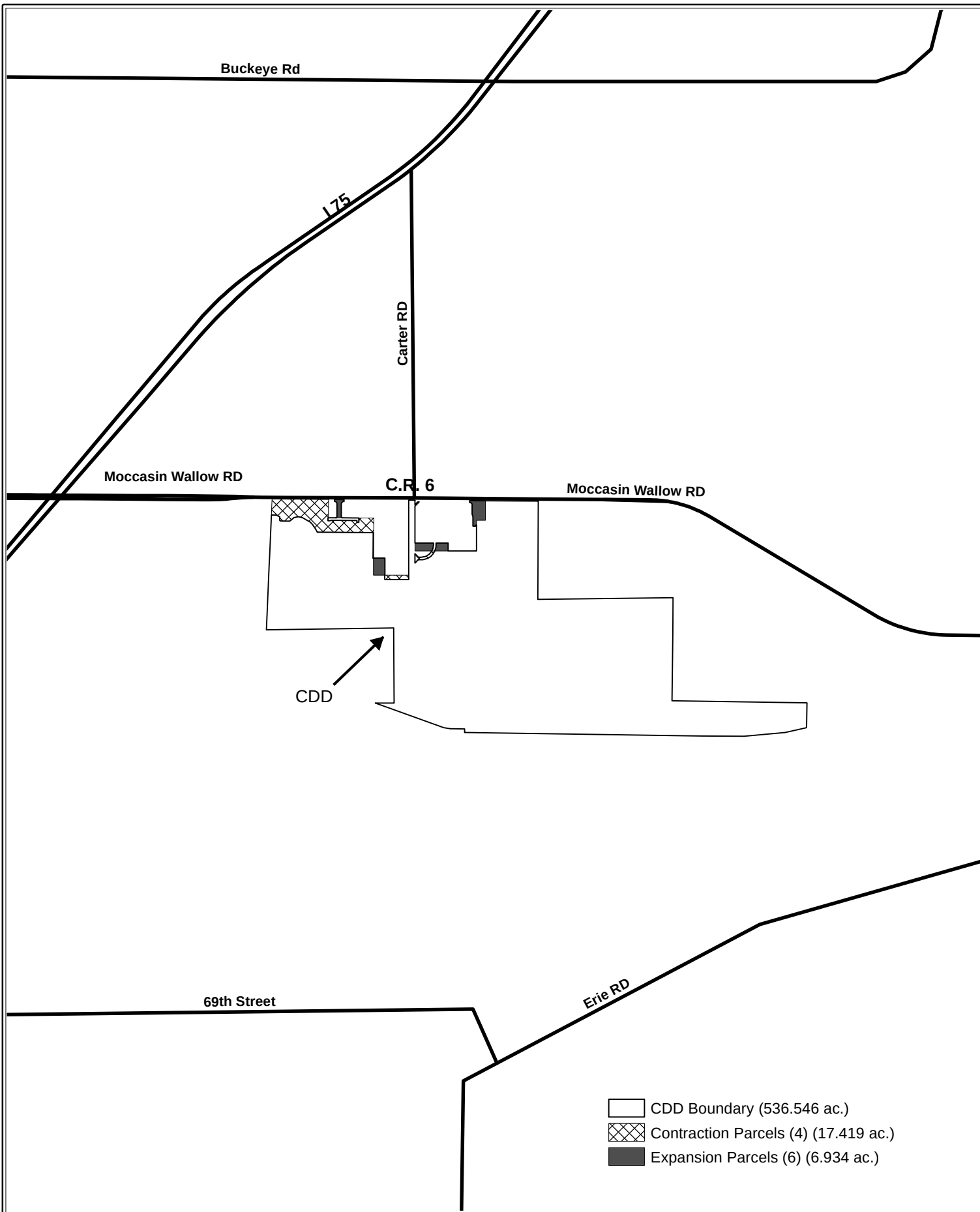
CDD Sketch 8

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE N 89°32'22" W, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 506.45'; THENCE S 00°00'00" E A DISTANCE OF 1483.35' TO THE POINT OF BEGINNING; THENCE S 00°00'00" E A DISTANCE OF 64.08'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 31.42', WITH A RADIUS OF 20.00', WITH A CHORD BEARING OF S 45°00'00" E, WITH A CHORD LENGTH OF 28.28', WITH A DELTA ANGLE OF 90°00'00";, THENCE N 90°00'00" E A DISTANCE OF 441.44'; THENCE N 00°00'00" W A DISTANCE OF 84.08'; THENCE N 90°00'00" W A DISTANCE OF 461.44'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 38711.60 SQUARE FEET, 0.889 ACRES

Composite Exhibit B



-  CDD Boundary (536.546 ac.)
-  Contraction Parcels (4) (17.419 ac.)
-  Expansion Parcels (6) (6.934 ac.)



Water Resource Associates, LLC
Engineering – Environmental Science –
Water Resource – Survey
4260 W. Linebaugh Ave.
Phone: 813-265-3130
www.wraengineering.com

PROJECT: Metro-Parrish Lakes Phase 1

Parrish Lakes Phase 1 Manatee County, FL Location Map

ORIGINAL DATE: 7/18/2023

REVISION DATE:

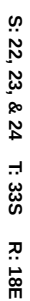
JOB NUMBER: 2171

FILE NAME: Location Map

GIS OPERATOR: RJ



1 inch = 2,400 feet



Project boundary obtained from WRA.
2022 aerials obtained from FDOT APLUS.

Project: Metro-Hawk- Parrish Lakes

Project Name: Parrish Lakes Phase 1

Manatee County, FL

File Name: Aerial Map

Original Date: 7/17/2023

GIS Operator: RJ	Job Number: 2171	Revision Date:
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	CDD Boundary (536.546 ac.)
	Contraction Parcels (4) (17.419 ac.)
	Expansion Parcels (6) (6.934 ac.)

WRA
4260 West Linebaugh Avenue
Tampa, FL 33624 (813)-265-3130
7978 Cooper Creek Blvd, Ste 102
University Park, FL 34201 (941)-368-3824
www.waterengineering.com

Engineering—Environmental/Science—Water Resource—Survey
Water Resource Associates, LLC.

Composite Exhibit C

Exhibit C-1

SKETCH OF DESCRIPTION

SHEET 1 OF 2

A PORTION OF SECTION 22, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA;
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE N 89°32'22" W, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 1282.19' TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°32'22" W, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 184.00'; THENCE S 00°27'38" W A DISTANCE OF 35.00' TO A ; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.54', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 44°32'22" E, WITH A CHORD LENGTH OF 70.71', TO A ; THENCE S 00°27'38" W A DISTANCE OF 240.00' TO A ; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 37.47', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 43°23'33" W, WITH A CHORD LENGTH OF 34.06', TO A ; THENCE S 89°33'53" E A DISTANCE OF 129.72' TO A ; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.79', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 41°41'58" W, WITH A CHORD LENGTH OF 33.56', TO A ; THENCE N 00°27'38" E A DISTANCE OF 240.00' TO A ; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.54', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 45°27'38" E, WITH A CHORD LENGTH OF 70.71', TO A ; THENCE N 00°27'38" E A DISTANCE OF 35.00' TO A ; TO THE POINT OF BEGINNING, HAVING AN AREA OF 34228.9 SQUARE FEET, 0.786 ACRES



WATER RESOURCE ASSOCIATES, LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary,
o=Water Resource Associates, LLC,
ou=Florida, c=US
Date: 2023.07.14 10:10:48-04'00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

SURVEYORS NOTES:

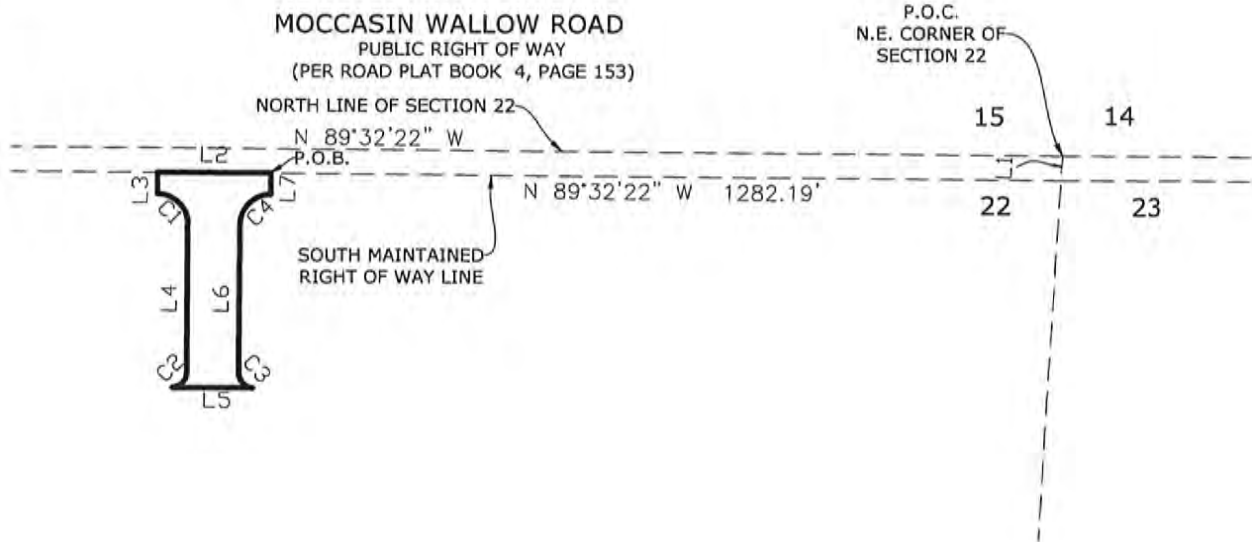
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 23, BEING S89°32'24"E

ROBERT S. FLANARY, P.S.M. Florida Surveyor's Registration No. 5677	DATE
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	CDD BOUNDARY 2-EXPANSION
REVISION DATE 6/26/23	
	DRAWN RSF DATE: 4/13/23 SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED RSF DATE: 4/13/23 JOB NUMBER 1963

SKETCH OF DESCRIPTION

SHEET 2 OF 2

A PORTION OF SECTION 22, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.54'	50.00'	89°59'59"	N 44°32'22" W	70.71'
C2	37.47'	25.00'	85°51'50"	S 43°23'33" W	34.06'
C3	36.79'	25.00'	84°19'12"	N 41°41'58" W	33.56'
C4	78.54'	50.00'	90°00'00"	N 45°27'38" E	70.71'

LINE	BEARING	DISTANCE
L1	S 03°46'39" W	40.07'
L2	N 89°32'22" W	184.00'
L3	S 00°27'38" W	35.00'
L4	S 00°27'38" W	240.00'
L5	S 89°33'53" E	129.72'
L6	N 00°27'38" E	240.00'
L7	N 00°27'38" E	35.00'



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www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 22, BEING S89°32'24"E

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

CDD BOUNDARY 2

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

4/13/23

SCALE:
N.T.S.

CHECKED

RSF

DATE:

4/13/23

JOB NUMBER
1963

Exhibit C-2

SKETCH OF DESCRIPTION

SHEET 1 OF 2

A PORTION OF SECTION 22, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA;
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE N 89°32'22" W, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 501.45'; THENCE S 00°00'00" E A DISTANCE OF 1153.46' TO THE POINT OF BEGINNING; THENCE S 00°00'00" E A DISTANCE OF 329.85'; THENCE N 90°00'00" W A DISTANCE OF 219.72'; THENCE N 00°27'39" E A DISTANCE OF 329.86'; THENCE N 90°00'00" E A DISTANCE OF 217.06'; TO THE POINT OF BEGINNING HAVING AN AREA OF 72035.44 SQUARE FEET, 1.654 ACRES,



WATER RESOURCE ASSOCIATES. LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary



Witnessed by Robert S Flanary
DN: CN=Robert S Flanary,
dnQualifier=A014180000001890241F3B20004F409,
o=Florida, c=US
Date: 2023.07.18 15:12:54-0400

ROBERT S. FLANARY
Florida Surveyor's Registration No. 1890241

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

REVISION DATE

DATE

CDD BOUNDARY 4 - EXPANSION

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

SURVEYORS NOTES:

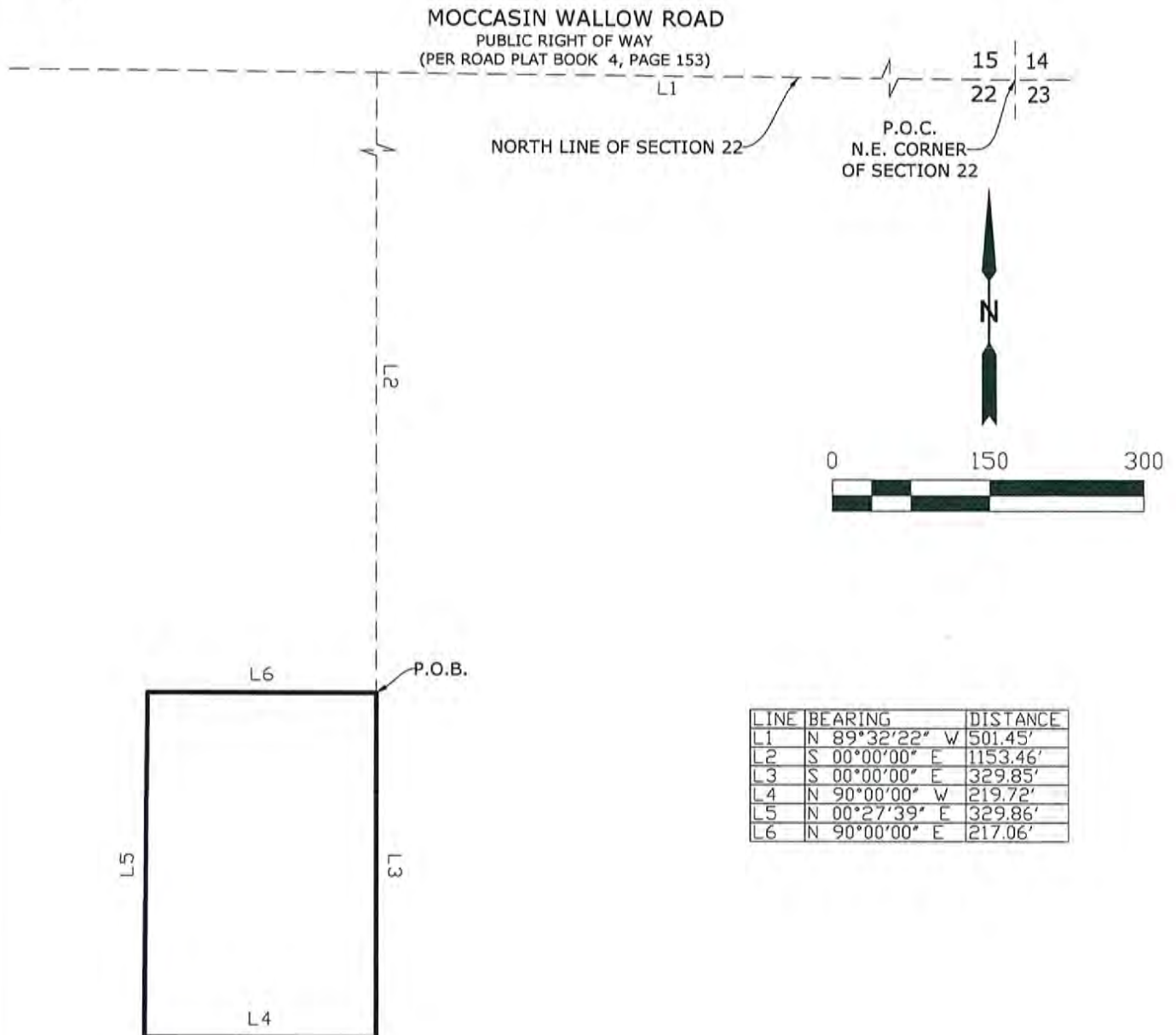
1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE
COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT)
AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS
OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION
23, BEING S89°32'24"E

ROBERT S. SHERMAN Florida Surveyor's Registration No. 2677		DATE				
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		CDD BOUNDARY 4 — EXPANSION				
		DRAWN	RSF	DATE:	11/28/22	SCALE: N.T.S.
REVISION DATE		SKETCH IS NOT A SURVEY				
		CHECKED	RSF	DATE:	11/28/22	JOB NUMBER 1963

SKETCH OF DESCRIPTION

SHEET 2 OF 2

A PORTION OF SECTION 22, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 22, BEING S89°32'24"E

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

CDD BOUNDARY 4

DRAWN

RSF

DATE:

12/22/22

SCALE:
1"=150'

SKETCH IS NOT A SURVEY

CHECKED

RSF

DATE:

12/22/22

JOB NUMBER
1963

Exhibit C-3

SKETCH OF DESCRIPTION

SHEET 1 OF 2

A PORTION OF SECTION 23, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA;
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S 03°46'39" W, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 864.62'; THENCE N 90°00'00" E A DISTANCE OF 131.97' TO THE POINT OF BEGINNING; THENCE N 90°00'00" E A DISTANCE OF 354.61'; THENCE S 00°00'00" E A DISTANCE OF 35.38'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 122.24', WITH A RADIUS OF 235.00', WITH A CHORD BEARING OF S 14°54'05" W, WITH A CHORD LENGTH OF 120.86', WITH A DELTA ANGLE OF 29°48'09"; THENCE N 90°00'00" W A DISTANCE OF 323.53'; THENCE N 00°00'00" W A DISTANCE OF 152.18'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 52787.93 SQUARE FEET, 1.212 ACRES



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University Park, Florida 34201

Phone: 941.275.9721 Fax: 941.275.9729

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Robert S Flanary



Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary,
dn=C=United States,
o=Florida, ou=US,
date=2023.07.14 10:13:32-04'00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE WEST LINE OF SECTION 23, BEING S03°46'39"W

ROBERT S. FLANARY, P.S.M.

Florida Surveyor's Registration No. 5677

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISION DATE 6/26/23 7/13/23

DATE

CDD BOUNDARY 5 EXPANSION

DRAWN

RSF

DATE:

11/28/22

SCALE:
N.T.S.

SKETCH IS NOT A SURVEY

CHECKED

RSF

DATE:

11/28/22

JOB NUMBER
1963

SKETCH OF DESCRIPTION

SHEET 2 OF 2

A PORTION OF SECTION 23, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

15 14
22 23
MOCCASIN WALLOW ROAD
PUBLIC RIGHT OF WAY
(PER ROAD PLAT BOOK 4, PAGE 153)

NORTH LINE OF SECTION 23

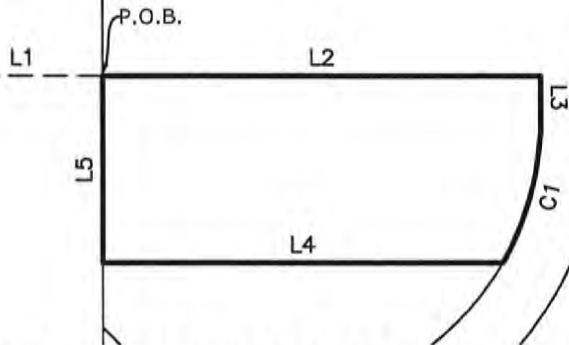
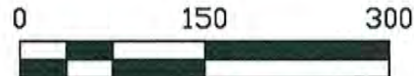
P.O.C.
N.W. CORNER
OF SECTION 23

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	235.00'	122.24'	120.86'	S 14°54'05" W	29°48'09"

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	131.97'
L2	N 90°00'00" E	354.61'
L3	S 00°00'00" E	35.38'
L4	N 90°00'00" W	323.53'
L5	N 00°00'00" W	152.18'

S 03°46'39" W 864.62'

WEST LINE SECTION OF
SECTION 23



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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE WEST LINE OF SECTION 23, BEING S03°46'39"W

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

CDD BOUNDARY 5 EXPANSION

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	12/22/22	SCALE:	1"=150'
CHECKED	RSF	DATE:	12/22/22	JOB NUMBER	1963

Exhibit C-4

SKETCH OF DESCRIPTION

SHEET 1 OF 2

A PORTION OF SECTION 23, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S 03°46'39" W, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 864.62'; THENCE N 90°00'00" E A DISTANCE OF 536.58' TO THE POINT OF BEGINNING; THENCE N 90°00'00" E A DISTANCE OF 232.32'; THENCE S 00°00'00" E A DISTANCE OF 152.18'; THENCE N 90°00'00" W A DISTANCE OF 257.35'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 120.34', WITH A RADIUS OF 285.00', WITH A CHORD BEARING OF N 12°05'48" E, WITH A CHORD LENGTH OF 119.45', WITH A DELTA ANGLE OF 24°11'36"; THENCE N 00°00'00" E A DISTANCE OF 35.38'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 36310.66 SQUARE FEET, 0.834 ACRES



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University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary,
dnQualifier=RSF, o=Florida, c=US
Date: 2023.07.31 10:14:10-04'00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE WEST LINE OF SECTION 23, BEING S03°46'39"W

ROBERT S. FLANARY, P.S.M.

Florida Surveyor's Registration No. 5677

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISION DATE 7/13/23

DATE

CDD BOUNDARY 5A EXPANSION

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE: 6/26/23

SCALE:
N.T.S.

CHECKED

RSF

DATE: 6/26/23

JOB NUMBER
1963

SKETCH OF DESCRIPTION

SHEET 2 OF 2

A PORTION OF SECTION 23, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

15 14
22 23
MOCCASIN WALLOW ROAD
PUBLIC RIGHT OF WAY
(PER ROAD PLAT BOOK 4, PAGE 153)

NORTH LINE OF SECTION 23

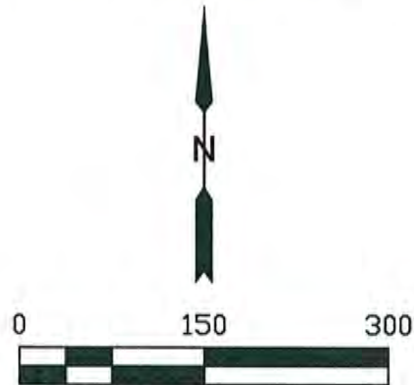
P.O.C.
N.W. CORNER
OF SECTION 23

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	232.32'
L2	S 00°00'00" E	152.18'
L3	N 90°00'00" W	257.35'
L4	N 00°00'00" E	35.38'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	285.00'	120.34'	119.45'	N 12°05'48" E	24°11'36"

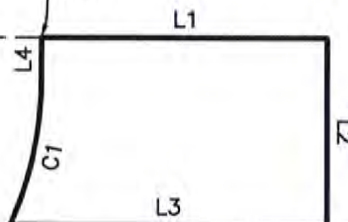
S 03°46'39" W 864.62'

WEST LINE SECTION OF
SECTION 23



N 90°00'00" E 536.58'

P.O.B.



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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE
COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT)
AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS
OBSERVATIONS. BASES OF BEARING ALONG THE WEST LINE OF SECTION
23, BEING S03°46'39"W

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

CDD BOUNDARY 5A EXPANSION

DRAWN

RSF

DATE:

6/26/23

SCALE:
1"=150'

SKETCH IS NOT A SURVEY

CHECKED

RSF

DATE:

6/26/23

JOB NUMBER
1963

Exhibit C-5

SHEET 1 OF 2

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S 89°32'28" E, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1123.20'; THENCE S 00°28'11" W A DISTANCE OF 40.21' TO THE POINT OF BEGINNING; THENCE S 00°28'11" W A DISTANCE OF 35.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.54', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 44°31'49" E, WITH A CHORD LENGTH OF 70.71', WITH A DELTA ANGLE OF 90°00'00"; THENCE S 00°28'11" W A DISTANCE OF 155.88'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 47.52', WITH A RADIUS OF 115.00', WITH A CHORD BEARING OF S 11°22'04" E, WITH A CHORD LENGTH OF 47.18', WITH A DELTA ANGLE OF 23°40'28"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 35.95', WITH A RADIUS OF 87.00', WITH A CHORD BEARING OF S 11°22'04" E, WITH A CHORD LENGTH OF 35.69', WITH A DELTA ANGLE OF 23°40'28"; THENCE S 00°28'11" W A DISTANCE OF 168.01'; THENCE S 89°31'49" E A DISTANCE OF 50.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 34.77', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 40°19'01" E, WITH A CHORD LENGTH OF 32.04', WITH A DELTA ANGLE OF 79°41'40"; THENCE S 00°00'00" E A DISTANCE OF 499.20'; THENCE N 00°01'29" E A DISTANCE OF 499.24'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2.07', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 83°02'25" E, WITH A CHORD LENGTH OF 2.07', WITH A DELTA ANGLE OF 04°44'55"; THENCE N 89°31'50" E A DISTANCE OF 5.93'; THENCE N 00°28'10" W A DISTANCE OF 50.01'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 7.69', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 80°43'17" W, WITH A CHORD LENGTH OF 7.66', WITH A DELTA ANGLE OF 17°37'05"; THENCE N 00°01'29" E A DISTANCE OF 37.11'; THENCE N 90°00'00" E A DISTANCE OF 169.75'; THENCE N 00°00'00" E A DISTANCE OF 375.34'; THENCE N 89°31'49" W A DISTANCE OF 303.72'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 104788 SQUARE FEET, 2.406 ACRES



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www.wraengineering.com LB 8274

Robert S Flanary

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

REVISION DATE 6/27/23 7/13/23

CDD BOUNDARY 6 EXPANSION

SKETCH IS NOT A SURVEY

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 23, BEING S89°32'28"E

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISION DATE 6/27/23 7/13/23

DATE

CDD BOUNDARY 6 EXPANSION

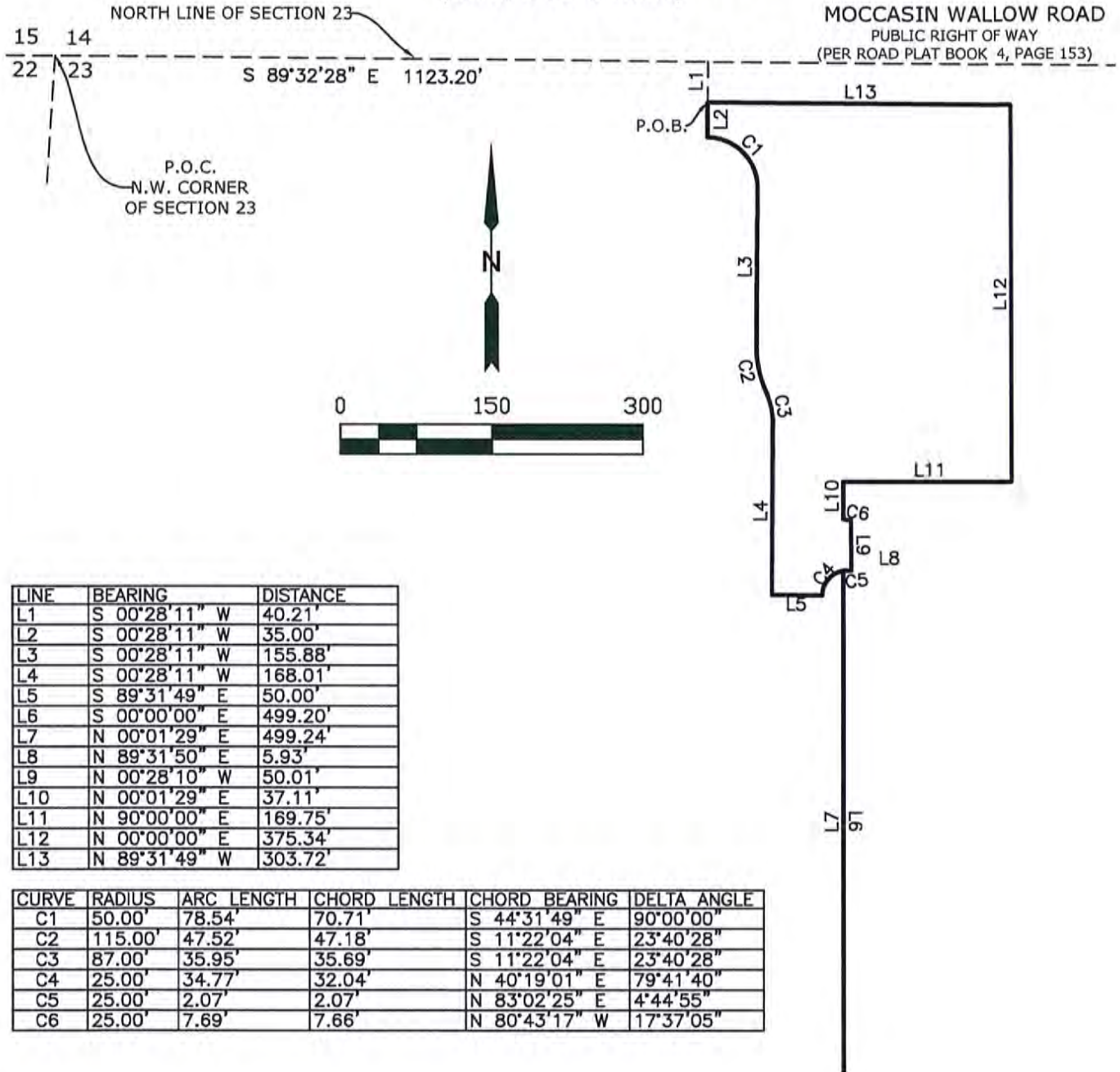
	DRAWN	RSF	DATE:	11/28/22	SCALE: N.T.S.
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	11/28/22	JOB NUMBER 1963

OBSERVATIONS: BASES OF BEARING ALONG THE NORTH LINE OF SECTION 23, BEING S89°32'28"E

SKETCH OF DESCRIPTION

SHEET 2 OF 2

A PORTION OF SECTION 23, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



WATER RESOURCE ASSOCIATES, LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 23, BEING S89°32'28"E

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

CDD BOUNDARY 6 EXPANSION

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	12/22/22	SCALE:	1"=150'
CHECKED	RSF	DATE:	12/22/22	JOB NUMBER	1963

Exhibit C-6

SKETCH OF DESCRIPTION

SHEET 1 OF 2

A PORTION OF SECTION 23, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 23, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S
03°46'39" W, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF
126.41'; THENCE N 90°00'00" E A DISTANCE OF 83.33' TO THE POINT OF
BEGINNING; THENCE N 45°13'48" E A DISTANCE OF 71.15'; THENCE S 89°31'49"
E A DISTANCE OF 28.17'; THENCE S 45°13'48" W A DISTANCE OF 110.82';
THENCE N 00°00'00" W A DISTANCE OF 28.17'; TO THE POINT OF BEGINNING,
HAVING AN AREA OF 1819.67 SQUARE FEET, 0.042 ACRES



WATER RESOURCE ASSOCIATES. LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

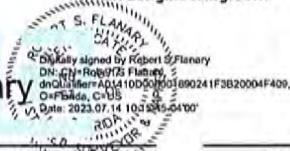
LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE
COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT)
AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS
OBSERVATIONS. BASES OF BEARING ALONG THE WEST LINE OF SECTION
23, BEING S03°46'39"W

Robert S Flanary



ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

REVISION DATE 7/13/23

DATE

CDD BOUNDARY 7-EXPANSION

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

6/29/23

SCALE:
N.T.S.

CHECKED

RSF

DATE:

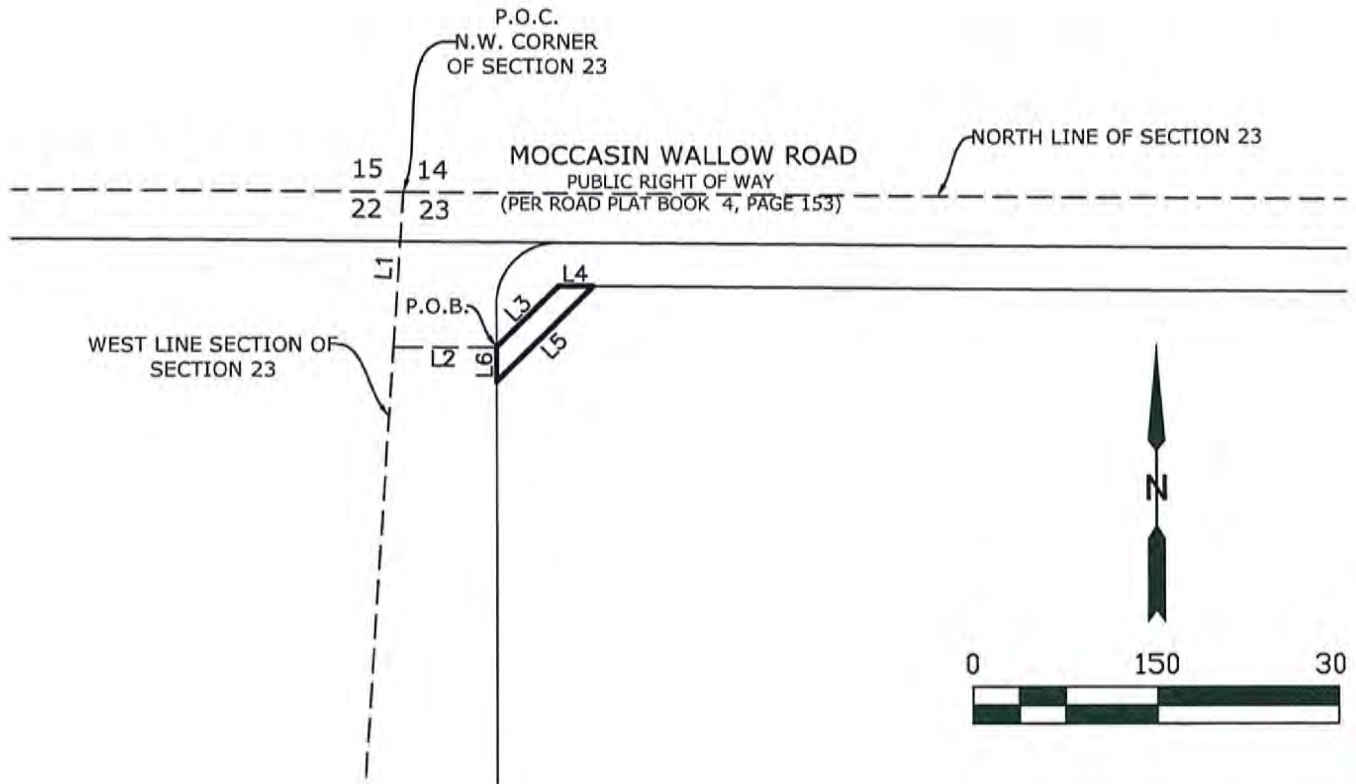
6/29/23

JOB NUMBER
1963

SKETCH OF DESCRIPTION

SHEET 2 OF 2

A PORTION OF SECTION 23, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



WATER RESOURCE ASSOCIATES. LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE WEST LINE OF SECTION 23, BEING S03°46'39"W

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

CDD BOUNDARY 7-EXPANSION

DRAWN	RSF	DATE:	6/29/23	SCALE:	1"=150'
CHECKED	RSF	DATE:	6/29/23	JOB NUMBER	1963

SKETCH IS NOT A SURVEY

Composite Exhibit D

Exhibit D-1

SKETCH OF DESCRIPTION

SHEET 1 OF 2

A PORTION OF SECTION 22, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA;
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE N 89°32'22" W, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 1577.24' TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°32'22" W, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE A DISTANCE OF 1084.60' TO THE INTERSECTION WITH THE EAST LINE OF REGENCY OAKS SUBDIVISION PHASE 1, AS RECORDED IN PLAT BOOK 26, PAGE 12, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;; THENCE S 89°32'22" E A DISTANCE OF 40.73'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 19.94', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 66°41'13" E, WITH A CHORD LENGTH OF 19.42', WITH A DELTA ANGLE OF 45°42'17"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 30.93', WITH A RADIUS OF 46.00', WITH A CHORD BEARING OF S 63°05'42" E, WITH A CHORD LENGTH OF 30.35', WITH A DELTA ANGLE OF 38°31'14"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.11', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 40°58'33" E, WITH A CHORD LENGTH OF 33.05', WITH A DELTA ANGLE OF 82°45'33"; THENCE S 00°24'14" W A DISTANCE OF 46.86'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 31.42', WITH A RADIUS OF 20.00', WITH A CHORD BEARING OF S 44°35'46" E, WITH A CHORD LENGTH OF 28.28', WITH A DELTA ANGLE OF 90°00'00"; THENCE S 89°35'46" E A DISTANCE OF 43.81'; THENCE N 90°00'00" E A DISTANCE OF 125.11'; THENCE N 60°37'32" E A DISTANCE OF 27.10'; THENCE N 47°12'29" E A DISTANCE OF 67.83'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.78', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 63°14'03" E, WITH A CHORD LENGTH OF 16.56', WITH A DELTA ANGLE OF 32°03'08"; THENCE N 79°15'37" E A DISTANCE OF 71.89'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.91', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 89°40'47" E, WITH A CHORD LENGTH OF 10.85', WITH A DELTA ANGLE OF 20°50'20"; THENCE S 79°54'03" E A DISTANCE OF 71.38'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.86', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 69°31'55" E, WITH A CHORD LENGTH OF 10.80', WITH A DELTA ANGLE OF 20°44'16"; THENCE S 59°09'47" E A DISTANCE OF 80.66'; THENCE S 60°42'38" E A DISTANCE OF 73.83'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 8.15', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 52°55'54" E, WITH A CHORD LENGTH OF 8.12', WITH A DELTA ANGLE OF 15°33'28"; THENCE S 45°09'10" E A DISTANCE OF 72.35'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 5.67', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 39°44'04" E, WITH A CHORD LENGTH OF 5.67', WITH A DELTA ANGLE OF 10°50'12"; THENCE S 34°18'58" E A DISTANCE OF 81.51'; THENCE S 29°37'35" E A DISTANCE OF 80.17'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2.94', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 26°49'01" E, WITH A CHORD LENGTH OF 2.94', WITH A DELTA ANGLE OF 05°37'07"; THENCE S 89°32'22" E A DISTANCE OF 1081.15'; THENCE N 00°27'39" E A DISTANCE OF 278.65'; THENCE N 89°33'40" W A DISTANCE OF 602.74'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 2.48', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 86°41'57" E, WITH A CHORD LENGTH OF 2.48', WITH A DELTA ANGLE OF 05°40'46"; THENCE S 89°32'22" E A DISTANCE OF 313.36'; THENCE S 00°27'38" W A DISTANCE OF 50.00'; THENCE S 00°27'38" W A DISTANCE OF 35.00'; THENCE N 89°32'22" W A DISTANCE OF 35.00'; THENCE N 00°27'38" E A DISTANCE OF 35.00'; THENCE N 89°32'22" W A DISTANCE OF 484.33'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 23.88', WITH A RADIUS OF 90.00', WITH A CHORD BEARING OF S 82°51'32" W, WITH A CHORD LENGTH OF 23.81', WITH A DELTA ANGLE OF 15°12'13"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 29.19', WITH A RADIUS OF 110.00', WITH A CHORD BEARING OF S 82°51'32" W, WITH A CHORD LENGTH OF 29.10', WITH A DELTA ANGLE OF 15°12'13"; THENCE N 89°32'22" W A DISTANCE OF 20.38'; THENCE N 00°27'38" E A DISTANCE OF 57.00'; THENCE S 89°32'22" E A DISTANCE OF 161.80'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 2.00', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 88°10'07" E, WITH A CHORD LENGTH OF 2.00', WITH A DELTA ANGLE OF 04°35'01"; THENCE N 89°33'40" W A DISTANCE OF 155.09'; THENCE N 00°28'02" E A DISTANCE OF 349.98'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 691481 SQUARE FEET, 15.874 ACRES



WATER RESOURCE ASSOCIATES, LLC

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Robert S Flanary

ROBERT S. FLANARY, P.S.M.S.
Florida Surveyor's Registration No. 5677

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

REVISION DATE 6/30/23

DATE

CDD BOUNDARY 1-CONTRACTION

SKETCH IS NOT A SURVEY

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 23, BEING S89°32'24"E

DRAWN

RSF

DATE: 2/10/23

SCALE:
N.T.S.

CHECKED

RSF

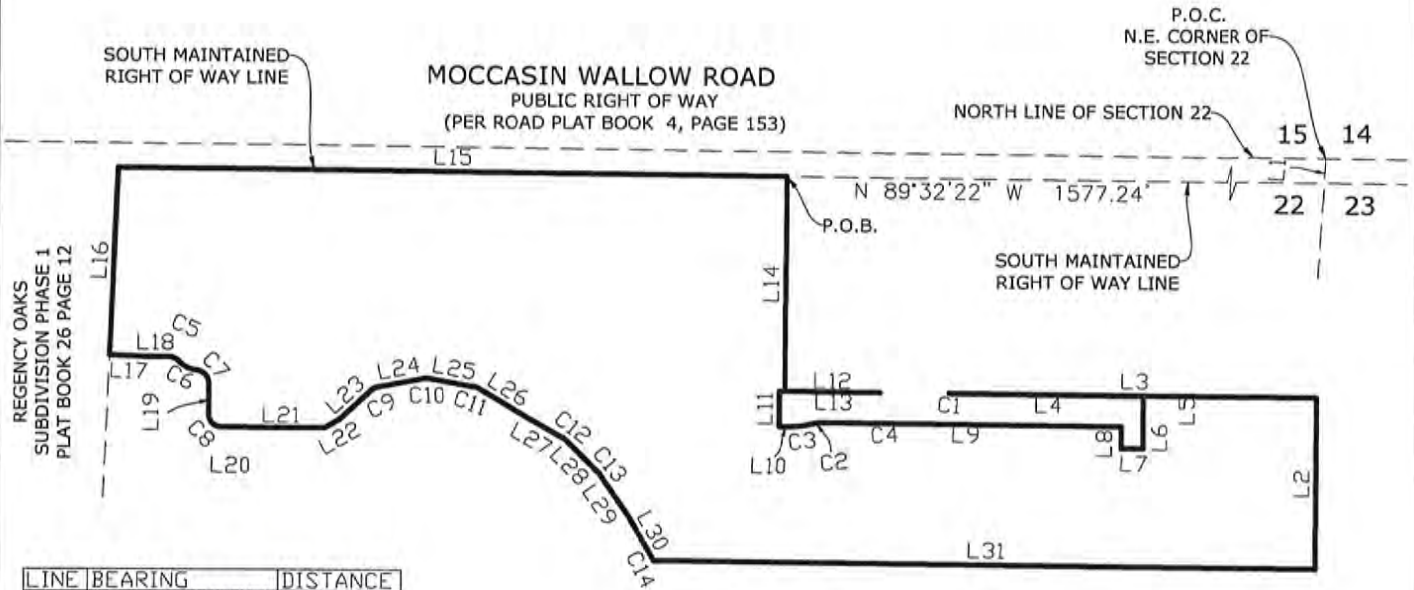
DATE: 2/10/23

JOB NUMBER
1963

SKETCH OF DESCRIPTION

SHEET 2 OF 2

A PORTION OF SECTION 22, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	S 03°46'39" W	40.07'
L2	N 00°27'39" E	278.65'
L3	N 89°33'40" W	602.74'
L4	S 89°32'22" E	313.36'
L5	S 00°27'38" W	50.00'
L6	S 00°27'38" W	35.00'
L7	N 89°32'22" W	35.00'
L8	N 00°27'38" E	35.00'
L9	N 89°32'22" E	484.33'
L10	N 89°32'22" W	20.38'
L11	N 00°27'38" E	57.00'
L12	S 89°32'22" E	161.80'
L13	N 89°33'40" W	155.09'
L14	N 00°28'02" E	349.98'
L15	N 89°32'22" W	1084.60'
L16	S 02°27'46" W	305.88'
L17	S 87°32'14" E	54.13'
L18	S 89°32'22" E	40.73'
L19	S 00°24'14" W	46.86'
L20	S 89°35'46" E	43.81'
L21	N 90°00'00" E	125.11'
L22	N 60°37'32" E	27.10'
L23	N 47°12'29" E	67.83'
L24	N 79°15'37" E	71.89'
L25	S 79°54'03" E	71.38'
L26	S 59°09'47" E	80.66'
L27	S 60°42'38" E	73.83'
L28	S 45°09'10" E	72.35'
L29	S 34°18'58" E	81.51'
L30	S 29°37'35" E	80.17'
L31	S 89°32'22" E	1081.15'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2.48'	25.00'	5°40'46"	S 86°41'57" E	2.48'
C2	23.88'	90.00'	15°12'13"	S 82°51'32" W	23.81'
C3	29.19'	110.00'	15°12'13"	S 82°51'32" W	29.10'
C4	2.00'	25.00'	4°35'01"	N 88°10'07" E	2.00'
C5	19.94'	25.00'	45°42'17"	S 66°41'13" E	19.42'
C6	30.93'	46.00'	38°31'14"	S 63°05'42" E	30.35'
C7	36.11'	25.00'	82°45'33"	S 40°58'33" E	33.05'
C8	31.42'	20.00'	90°00'00"	S 44°35'46" E	28.28'
C9	16.78'	30.00'	32°03'08"	N 63°14'03" E	16.56'
C10	10.91'	30.00'	20°50'20"	N 89°40'47" E	10.85'
C11	10.86'	30.00'	20°44'16"	S 69°31'55" E	10.80'
C12	8.15'	30.00'	15°33'28"	S 52°55'54" E	8.12'
C13	5.67'	30.00'	10°50'12"	S 39°44'04" E	5.67'
C14	2.94'	30.00'	5°37'07"	S 26°49'01" E	2.94'



WATER RESOURCE ASSOCIATES, LLC

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 22, BEING S89°32'24"E

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

CDD BOUNDARY 1-CONTRACTION

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

2/10/23

SCALE:
N.T.S.

CHECKED

RSF

DATE:

2/10/23

JOB NUMBER
1963

Exhibit D-2

SKETCH OF DESCRIPTION

SHEET 1 OF 2

A PORTION OF SECTION 22, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA;
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE N 89°32'22" W, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 709.23'; THENCE S 00°27'39" E A DISTANCE OF 668.30' TO THE POINT OF BEGINNING; THENCE S 00°27'38" W A DISTANCE OF 491.87'; THENCE N 90°00'00" W A DISTANCE OF 8.12'; THENCE N 00°27'38" E A DISTANCE OF 491.93'; THENCE S 89°32'22" E A DISTANCE OF 8.12'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 3996.19 SQUARE FEET, 0.092 ACRES



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Robert S Flanary

Officially signed by Robert S Flanary
On: 05/01/2023 07:14:34
Date: 2023.07.14 3:43:14-04'00'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 23, BEING S89°32'24"E

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

CDD BOUNDARY 3 – CONTRACTION

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

5/1/23

SCALE:
N.T.S.

CHECKED

RSF

DATE:

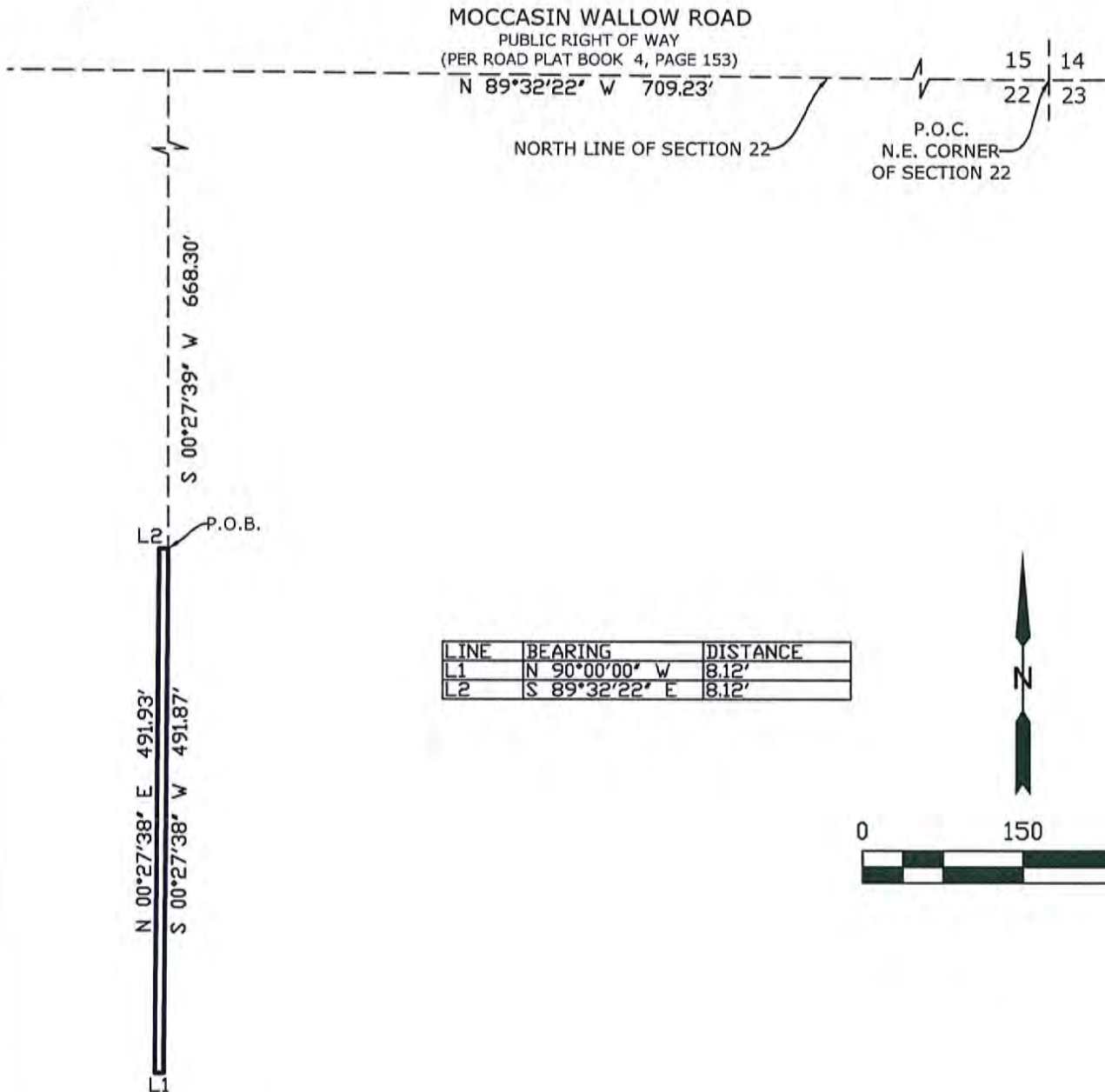
5/1/23

JOB NUMBER
1963

SKETCH OF DESCRIPTION

SHEET 2 OF 2

A PORTION OF SECTION 22, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 22, BEING S89°32'24"E

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

CDD BOUNDARY 3 - CONTRACTION

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

5/1/23

SCALE:
1"=150'

CHECKED

RSF

DATE:

5/1/23

JOB NUMBER
1963

Exhibit D-3

SKETCH OF DESCRIPTION

SHEET 1 OF 2

A PORTION OF SECTION 23, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, THENCE S 03°46'39" W, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 1060.86'; THENCE S 86°13'21" E A DISTANCE OF 145.21' TO THE POINT OF BEGINNING; THENCE S 45°00'00" E A DISTANCE OF 91.92'; THENCE N 90°00'00" E A DISTANCE OF 54.61'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 246.90', WITH A RADIUS OF 235.00', WITH A CHORD BEARING OF N 59°54'05" E, WITH A CHORD LENGTH OF 235.70', WITH A DELTA ANGLE OF 60°11'51"; THENCE N 90°00'00" E A DISTANCE OF 56.05'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 327.33', WITH A RADIUS OF 285.00', WITH A CHORD BEARING OF S 57°05'48" W, WITH A CHORD LENGTH OF 309.64', WITH A DELTA ANGLE OF 65°48'24"; THENCE N 90°00'00" W A DISTANCE OF 54.61'; THENCE S 45°00'00" E A DISTANCE OF 91.92'; THENCE N 00°00'00" E A DISTANCE OF 180.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 24566.68 SQUARE FEET, 0.564 ACRES



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Robert S Flanary



ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

REVISION DATE 7/13/23

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE WEST LINE OF SECTION 23, BEING S03°46'39"W

DATE

CDD BOUNDARY 5B CONTRACTION

DRAWN

RSF

DATE: 6/26/23

SCALE:
N.T.S.

SKETCH IS NOT A SURVEY

CHECKED

RSF

DATE: 6/26/23

JOB NUMBER
1963

SKETCH OF DESCRIPTION

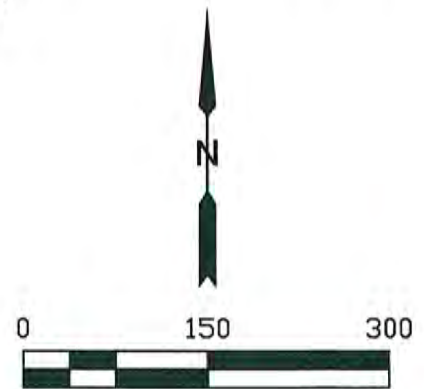
SHEET 2 OF 2

A PORTION OF SECTION 23, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

15 14
22 23
P.O.C.
N.W. CORNER
OF SECTION 23

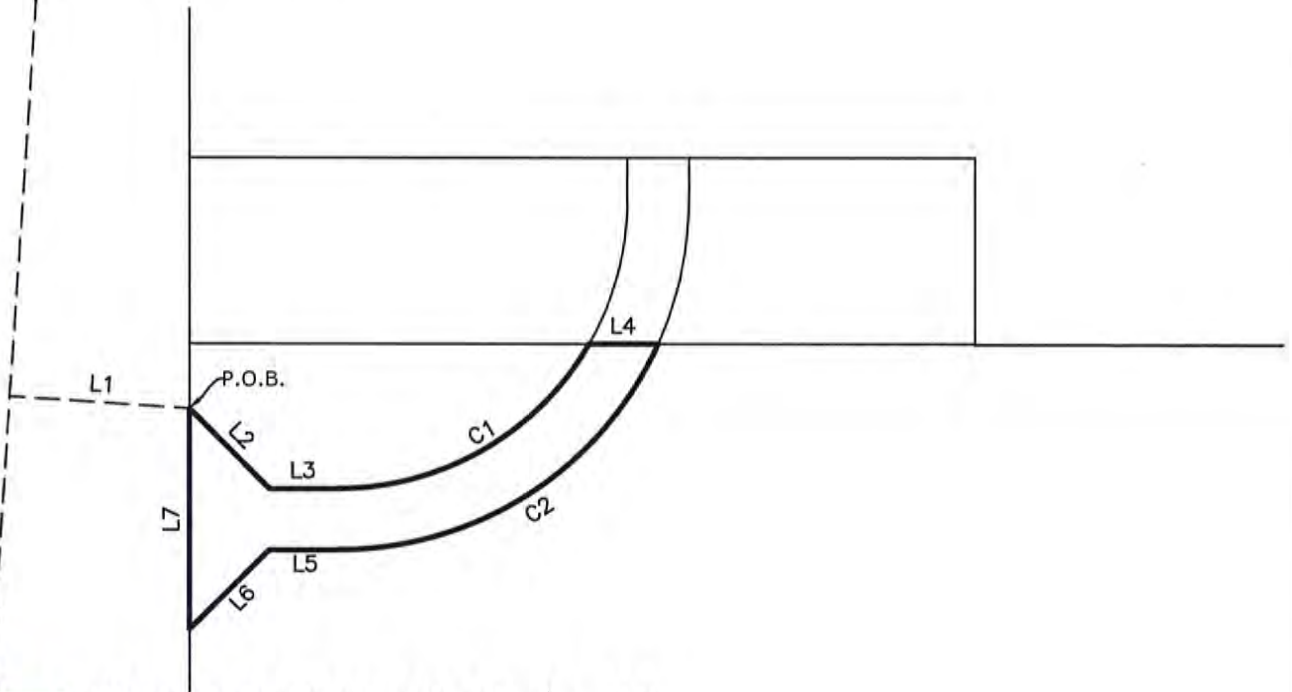
LINE	BEARING	DISTANCE
L1	S 86°13'21" E	145.21'
L2	S 45°00'00" E	91.92'
L3	N 90°00'00" E	54.61'
L4	N 90°00'00" E	56.05'
L5	N 90°00'00" W	54.61'
L6	S 45°00'00" W	91.92'
L7	N 00°00'00" E	180.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	235.00'	246.90'	235.70'	N 59°54'05" E	60°11'51"
C2	285.00'	327.33'	309.64'	S 57°05'48" W	65°48'24"



S 03°46'39" W 1060.86'

WEST LINE SECTION OF
SECTION 23



WATER RESOURCE ASSOCIATES, LLC

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www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE WEST LINE OF SECTION 23, BEING S03°46'39"W

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

CDD BOUNDARY 5B CONTRACTION

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	6/26/23	SCALE:	1"=150'
CHECKED	RSF	DATE:	6/26/23	JOB NUMBER	1963

Exhibit D-4

SKETCH OF DESCRIPTION

SHEET 1 OF 2

A PORTION OF SECTION 22, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA;
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE N 89°32'22" W, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 506.45'; THENCE S 00°00'00" E A DISTANCE OF 1483.35' TO THE POINT OF BEGINNING; THENCE S 00°00'00" E A DISTANCE OF 64.08'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 31.42', WITH A RADIUS OF 20.00', WITH A CHORD BEARING OF S 45°00'00" E, WITH A CHORD LENGTH OF 28.28', WITH A DELTA ANGLE OF 90°00'00"; THENCE N 90°00'00" E A DISTANCE OF 441.44'; THENCE N 00°00'00" W A DISTANCE OF 84.08'; THENCE N 90°00'00" W A DISTANCE OF 461.44'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 38711.60 SQUARE FEET, 0.889 ACRES



WATER RESOURCE ASSOCIATES. LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengr.com LB 8274

No. 5677
Digitally signed by Robert S. Flanary
DN: cn=Robert S. Flanary,
o=Florida, c=US
Date: 2023.07.14 10:16:10 -0400

Robert S Flanary

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT. = SQUARE FEET

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 23, BEING 589°32'24"E

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

REVISION DATE 7/13/23

CDD BOUNDARY 8-CONTRACTION

DRAWN

RSF

DATE:

5/1/23

SCALE:
N.T.S.

SKETCH IS NOT A SURVEY

CHECKED

RSF

DATE:

5/1/23

JOB NUMBER
1963

SKETCH OF DESCRIPTION

SHEET 2 OF 2

A PORTION OF SECTION 22, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

MOCCASIN WALLOW ROAD

PUBLIC RIGHT OF WAY
(PER ROAD PLAT BOOK 4, PAGE 153)

N 89°32'22" W 506.45'

NORTH LINE OF SECTION 22

P.O.C.
N.E. CORNER
OF SECTION 22

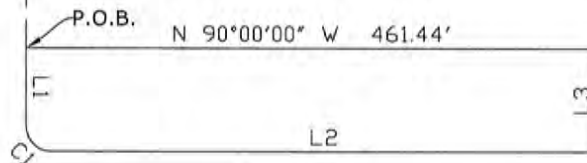
15 14
22 23

S 00°00'00" E 1483.35'



LINE	BEARING	DISTANCE
L1	S 00°00'00" E	64.08'
L2	N 90°00'00" E	441.44'
L3	N 00°00'00" W	84.08'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	S 45°00'00" E	90°00'00"



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Phone: 941.275.9721 Fax: 941.275.9729
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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 22, BEING S89°32'24"E

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

CDD BOUNDARY 8-CONTRACTION

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

5/1/23

SCALE:
1"=150'

CHECKED

RSF

DATE:

5/1/23

JOB NUMBER
1963

Composite Exhibit E

SKETCH OF DESCRIPTION

SHEET 1 OF 9

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, 23, AND 24, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, AND THE POINT OF BEGINNING; THENCE S 89°31'49" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 77.64'; THENCE S 00°00'00" E A DISTANCE OF 85.52'; THENCE N 45°13'48" E A DISTANCE OF 71.15'; THENCE S 89°31'49" E A DISTANCE OF 28.17'; THENCE S 45°13'48" W A DISTANCE OF 110.82'; THENCE S 00°00'00" E A DISTANCE OF 708.44'; THENCE N 90°00'00" E A DISTANCE OF 354.61'; THENCE S 00°00'00" W A DISTANCE OF 35.38'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 369.14', WITH A RADIUS OF 235.00', WITH A CHORD BEARING OF S 45°00'00" W, WITH A CHORD LENGTH OF 332.34', WITH A DELTA ANGLE OF 90°00'00"; THENCE N 90°00'00" W A DISTANCE OF 54.61'; THENCE N 45°00'00" W A DISTANCE OF 91.92'; THENCE S 00°00'00" W A DISTANCE OF 180.00'; THENCE N 45°00'00" E A DISTANCE OF 91.92'; THENCE N 90°00'00" E A DISTANCE OF 54.61'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 447.68', WITH A RADIUS OF 285.00', WITH A CHORD BEARING OF N 45°00'00" E, WITH A CHORD LENGTH OF 403.05', WITH A DELTA ANGLE OF 90°00'00"; THENCE N 00°00'00" E A DISTANCE OF 35.38'; THENCE N 90°00'00" E A DISTANCE OF 232.32'; THENCE S 00°00'00" E A DISTANCE OF 152.18'; THENCE N 90°00'00" E A DISTANCE OF 544.61'; THENCE N 00°00'00" E A DISTANCE OF 499.20'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 34.77', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 40°19'01" W, WITH A CHORD LENGTH OF 32.04', WITH A DELTA ANGLE OF 79°41'40"; THENCE N 89°31'49" W A DISTANCE OF 50.00'; THENCE N 00°28'11" E A DISTANCE OF 168.01'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 35.95', WITH A RADIUS OF 87.00', WITH A CHORD BEARING OF N 11°22'04" W, WITH A CHORD LENGTH OF 35.69', WITH A DELTA ANGLE OF 23°40'28"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 47.52', WITH A RADIUS OF 115.00', WITH A CHORD BEARING OF N 11°22'04" W, WITH A CHORD LENGTH OF 47.18', WITH A DELTA ANGLE OF 23°40'28"; THENCE N 00°28'11" E A DISTANCE OF 155.88'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 78.54', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 44°31'49" W, WITH A CHORD LENGTH OF 70.71', WITH A DELTA ANGLE OF 90°00'00"; THENCE N 00°28'11" E A DISTANCE OF 35.00' TO A POINT OF THE SAID SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD; THENCE S 89°31'49" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1316.96' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23; THENCE S 00°13'40" W, ALONG SAID EAST LINE, A DISTANCE OF 1882.92'; THENCE N 89°17'53" E A DISTANCE OF 2589.72' TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE S 00°10'16" W, ALONG SAID EAST LINE, A DISTANCE OF 698.33' TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE S 00°39'29" W, ALONG SAID EAST LINE OF SAID SECTION 23, A DISTANCE OF 1277.87'; THENCE S 89°08'46" E A DISTANCE OF 2585.39'; THENCE S 00°41'37" W A DISTANCE OF 475.04' TO THE APPROXIMATE CENTERLINE OF BUFFALO CANAL; THENCE ALONG SAID APPROXIMATE CENTER LINE OF BUFFALO CANAL THE FOLLOWING FOUR (4) COURSE: (1) THENCE S 76°51'03" W A DISTANCE OF 418.36'; (2) THENCE S 85°01'48" W A DISTANCE OF 792.80'; (3) THENCE N 89°42'57" W A DISTANCE OF 805.86'; (4) THENCE N 89°09'21" W A DISTANCE OF 4555.68'; THENCE N 02°28'22" E A DISTANCE OF 67.57'; THENCE N 89°26'59" W A DISTANCE OF 274.81'; THENCE N 81°14'14" W A DISTANCE OF 128.20'; THENCE N 70°07'20" W A DISTANCE OF 1098.35'; THENCE N 70°03'40" W A DISTANCE OF 298.49' TO A POINT ON THE SOUTH LINE OF REGENCY OAKS PRESERVE, A SUBDIVISION AS RECORDED IN PLAT BOOK 40 PAGE 18 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 89°34'02" E, ALONG SAID SOUTH LINE, A DISTANCE OF 359.65' TO THE SOUTHEAST CORNER OF SAID REGENCY OAKS PRESERVE SUBDIVISION; THENCE N 00°10'13" W, ALONG THE EAST LINE OF SAID REGENCY OAKS SUBDIVISION, A DISTANCE OF 1439.35' TO THE NORTHEAST CORNER OF SAID

CONTINUED ON SHEET 2



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Robert S Flanary

Digitally signed by Robert S Flanary
DN: CN=Robert S Flanary,
dnQualifier=00110B00001890241F3B20004F409,
C=Florida, O=Flanary,
Date: 2023.07.14 10:16:51-0400

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 5677

DATE

Survey map and report or the copies thereof are not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

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REVISED CDD BOUNDARY SKETCH 1

REVISION DATE	DRAWN	RSF	DATE:	7/14/23	SCALE: N.T.S.
	CHECKED	RSF	DATE:	7/14/23	JOB NUMBER 1963

SKETCH OF DESCRIPTION

SHEET 2 OF 9

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CONTINUED FROM SHEET 1

REGENCY OAKS SUBDIVISION; THENCE S 89°10'32" W, ALONG THE NORTH LINE OF SAID REGENCY OAKS SUBDIVISION, A DISTANCE OF 2441.94'; THENCE N 02°27'46" E, ALONG THE EAST LINE OF SAID REGENCY OAKS SUBDIVISION AND ALSO ALONG THE EAST LINE OF REGENCY OAKS SUBDIVISION PHASE 1, AS RECORDED IN PLAT BOOK 26, PAGE 12, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2205.04'; THENCE S 87°32'14" E A DISTANCE OF 54.13'; THENCE S 89°32'22" E A DISTANCE OF 40.73'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 19.94', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 66°41'13" E, WITH A CHORD LENGTH OF 19.42', WITH A DELTA ANGLE OF 45°42'17"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 30.93', WITH A RADIUS OF 46.00', WITH A CHORD BEARING OF S 63°05'42" E, WITH A CHORD LENGTH OF 30.35', WITH A DELTA ANGLE OF 38°31'14"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.11', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 40°58'33" E, WITH A CHORD LENGTH OF 33.05', WITH A DELTA ANGLE OF 82°45'33"; THENCE S 00°24'14" W A DISTANCE OF 46.86'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 31.42', WITH A RADIUS OF 20.00', WITH A CHORD BEARING OF S 44°35'46" E, WITH A CHORD LENGTH OF 28.28', WITH A DELTA ANGLE OF 90°00'00"; THENCE S 89°35'46" E A DISTANCE OF 43.81'; THENCE N 90°00'00" E A DISTANCE OF 125.11'; THENCE N 60°37'32" E A DISTANCE OF 27.10'; THENCE N 47°12'29" E A DISTANCE OF 67.83'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.78', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 63°14'03" E, WITH A CHORD LENGTH OF 16.56', WITH A DELTA ANGLE OF 32°03'08"; THENCE N 79°15'37" E A DISTANCE OF 71.89'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.91', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 89°40'47" E, WITH A CHORD LENGTH OF 10.85', WITH A DELTA ANGLE OF 20°50'20"; THENCE S 79°54'03" E A DISTANCE OF 71.38'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.86', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 69°31'55" E, WITH A CHORD LENGTH OF 10.80', WITH A DELTA ANGLE OF 20°44'16"; THENCE S 59°09'47" E A DISTANCE OF 80.66'; THENCE S 60°42'38" E A DISTANCE OF 73.83'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 8.15', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 52°55'54" E, WITH A CHORD LENGTH OF 8.12', WITH A DELTA ANGLE OF 15°33'28"; THENCE S 45°09'10" E A DISTANCE OF 72.35'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 5.67', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 39°44'04" E, WITH A CHORD LENGTH OF 5.67', WITH A DELTA ANGLE OF 10°50'12"; THENCE S 34°18'58" E A DISTANCE OF 81.51'; THENCE S 29°31'37" E A DISTANCE OF 83.11'; THENCE S 89°32'22" E A DISTANCE OF 1073.02'; THENCE S 00°27'38" W A DISTANCE OF 491.93'; THENCE N 90°00'00" E A DISTANCE OF 8.12'; THENCE N 00°27'39" E A DISTANCE OF 5.00'; THENCE N 90°00'00" E A DISTANCE OF 217.06'; THENCE S 00°00'00" E A DISTANCE OF 329.85'; THENCE N 90°00'00" W A DISTANCE OF 5.00'; THENCE S 00°00'00" E A DISTANCE OF 64.08'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 31.42', WITH A RADIUS OF 20.00', WITH A CHORD BEARING OF S 45°00'00" E, WITH A CHORD LENGTH OF 28.28', WITH A DELTA ANGLE OF 90°00'00"; THENCE N 90°00'00" E A DISTANCE OF 441.44'; THENCE N 00°00'00" W A DISTANCE OF 1523.72'; TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, THENCE S 89°32'22" E, ALONG SAID MAINTAIN RIGHT OF WAY LINE, A DISTANCE OF 42.36'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 23306060.87 SQUARE FEET, 535.034 ACRES

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
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REVISED CDD BOUNDARY SKETCH 1

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE: 7/14/23

SCALE:
N.T.S.

CHECKED

RSF

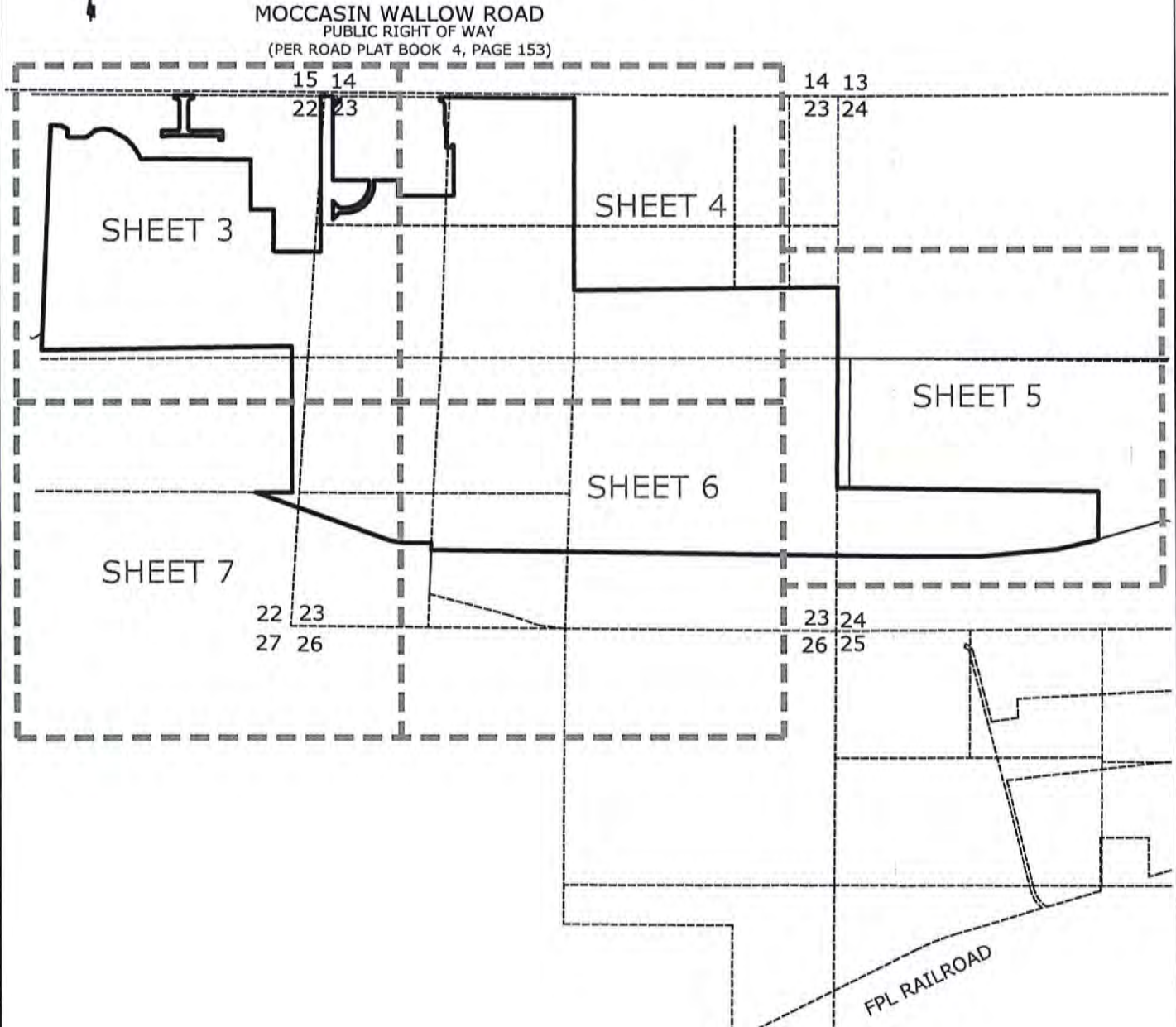
DATE: 7/14/23

JOB NUMBER
1963

SKETCH OF DESCRIPTION

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SHEET 3 OF 9
KEY SHEET



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RSF

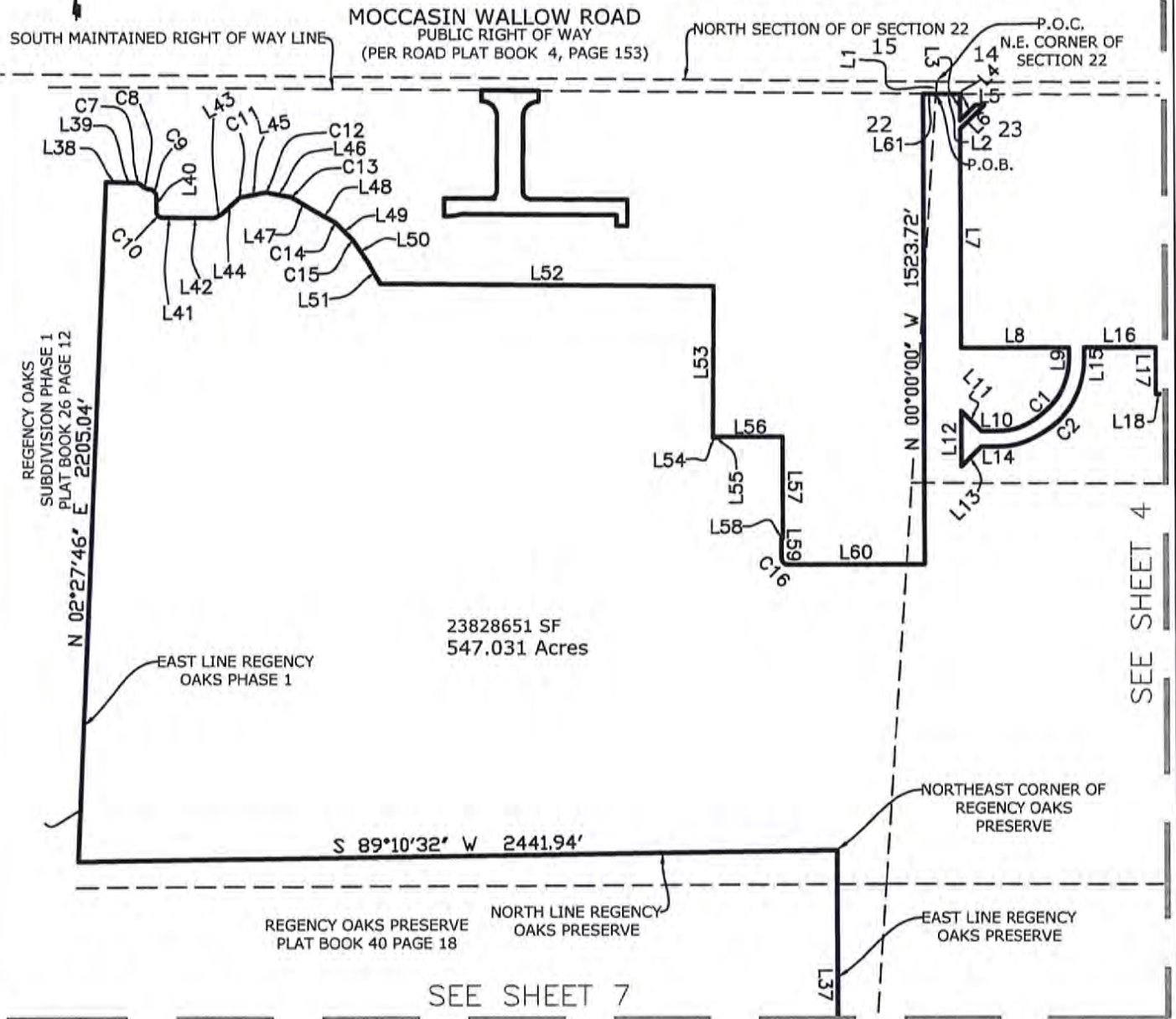
DATE: 7/14/23

JOB NUMBER
1963

SKETCH OF DESCRIPTION

SHEET 4 OF 9

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



SEE SHEET 9 FOR LINE AND CURVE TABLES

LEGEND:

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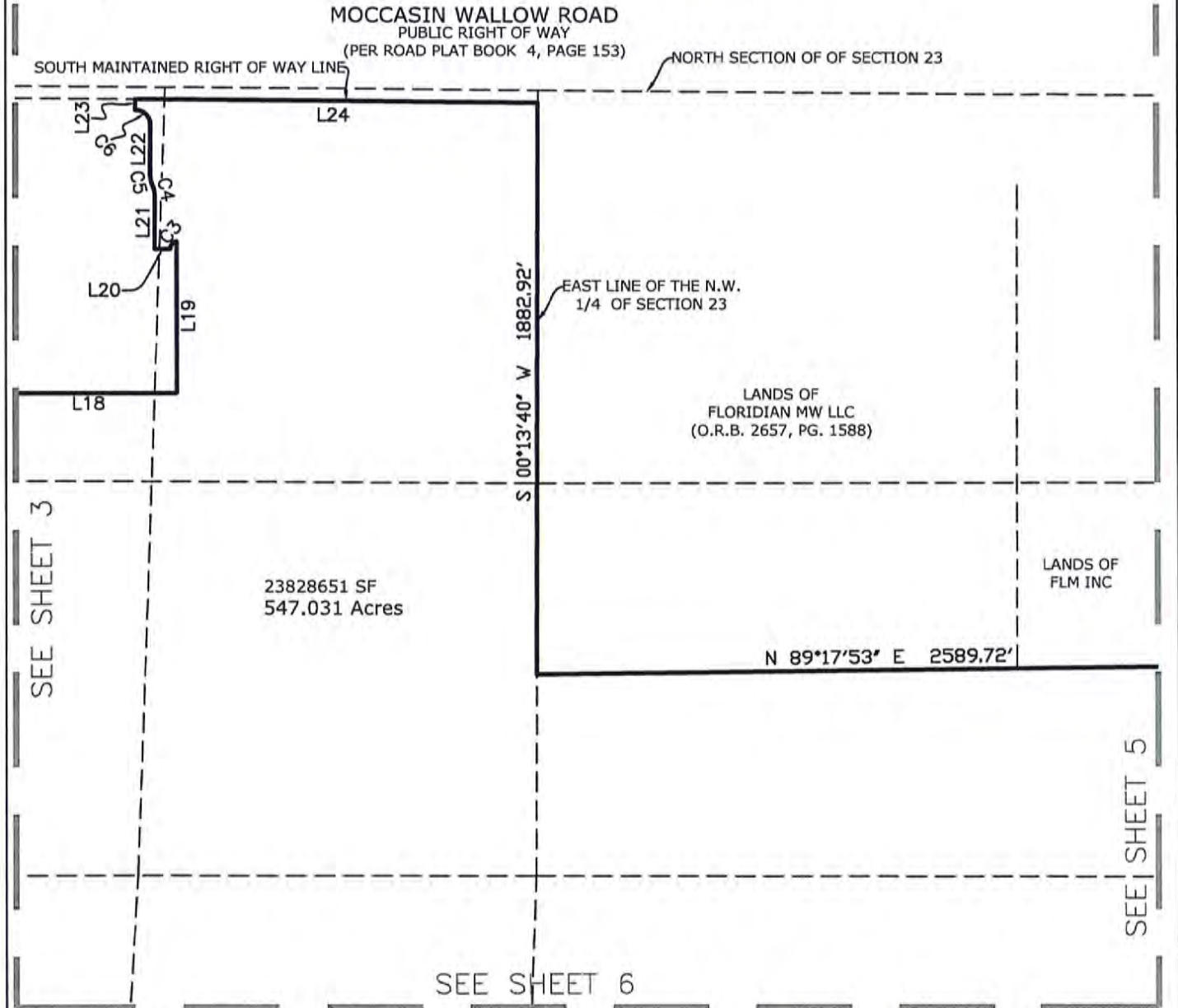
REVISED CDD BOUNDARY SKETCH 1

REVISION DATE	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/14/23	JOB NUMBER	1963
				SCALE:	N.T.S.		

SKETCH OF DESCRIPTION

SHEET 5 OF 9

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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SEE SHEET 9 FOR LINE AND CURVE TABLES



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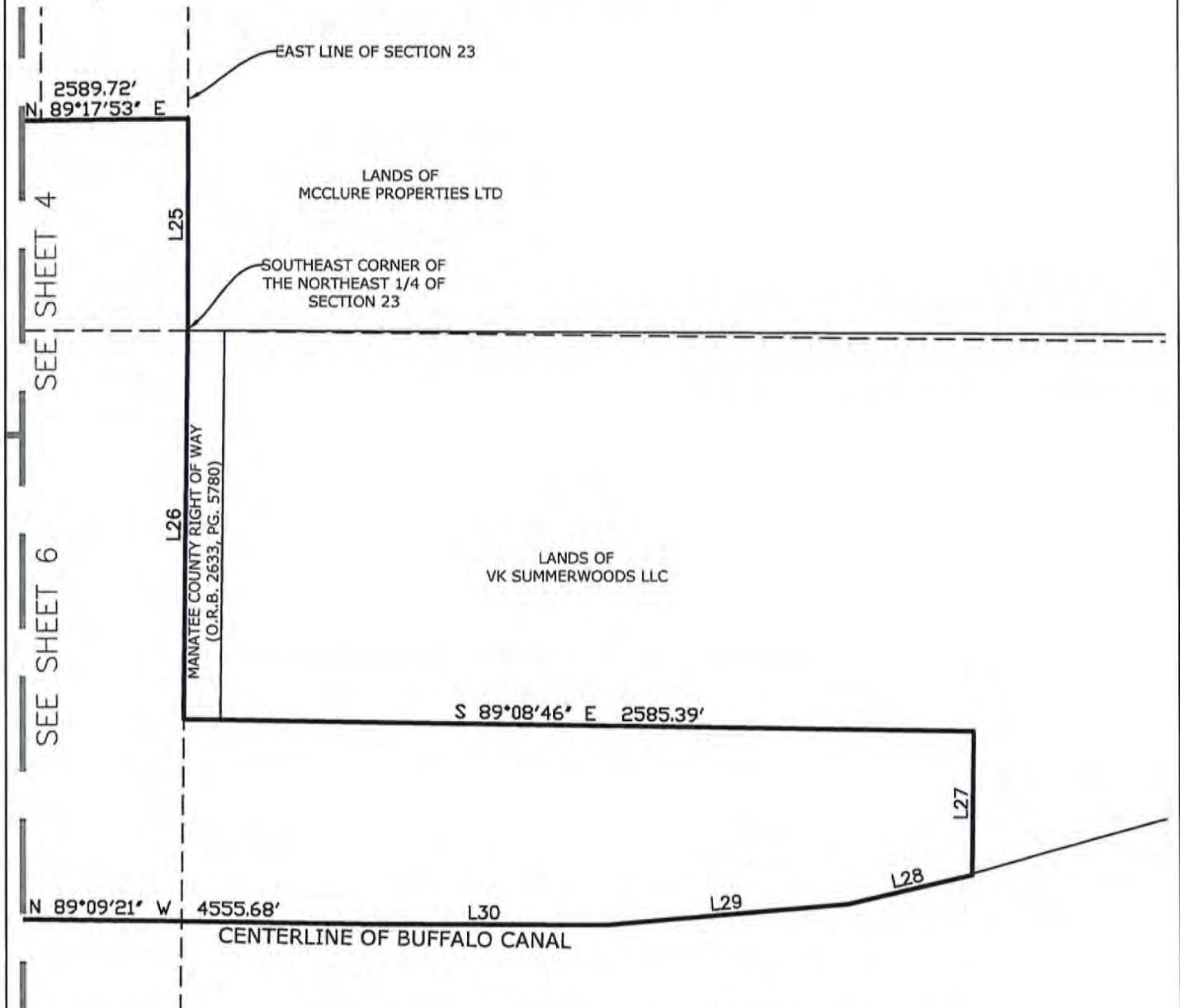
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REVISED CDD BOUNDARY SKETCH 1

REVISION DATE	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/14/23	JOB NUMBER	1963
				SCALE:	N.T.S.		

SHEET 6 OF 9



LEGEND:

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DRAWN

RSE

DATE: _____

7/14/23

SCALE:
N.T.S.

REVISION DATE

SKETCH IS NOT A SURVEY

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RSF

DATE:

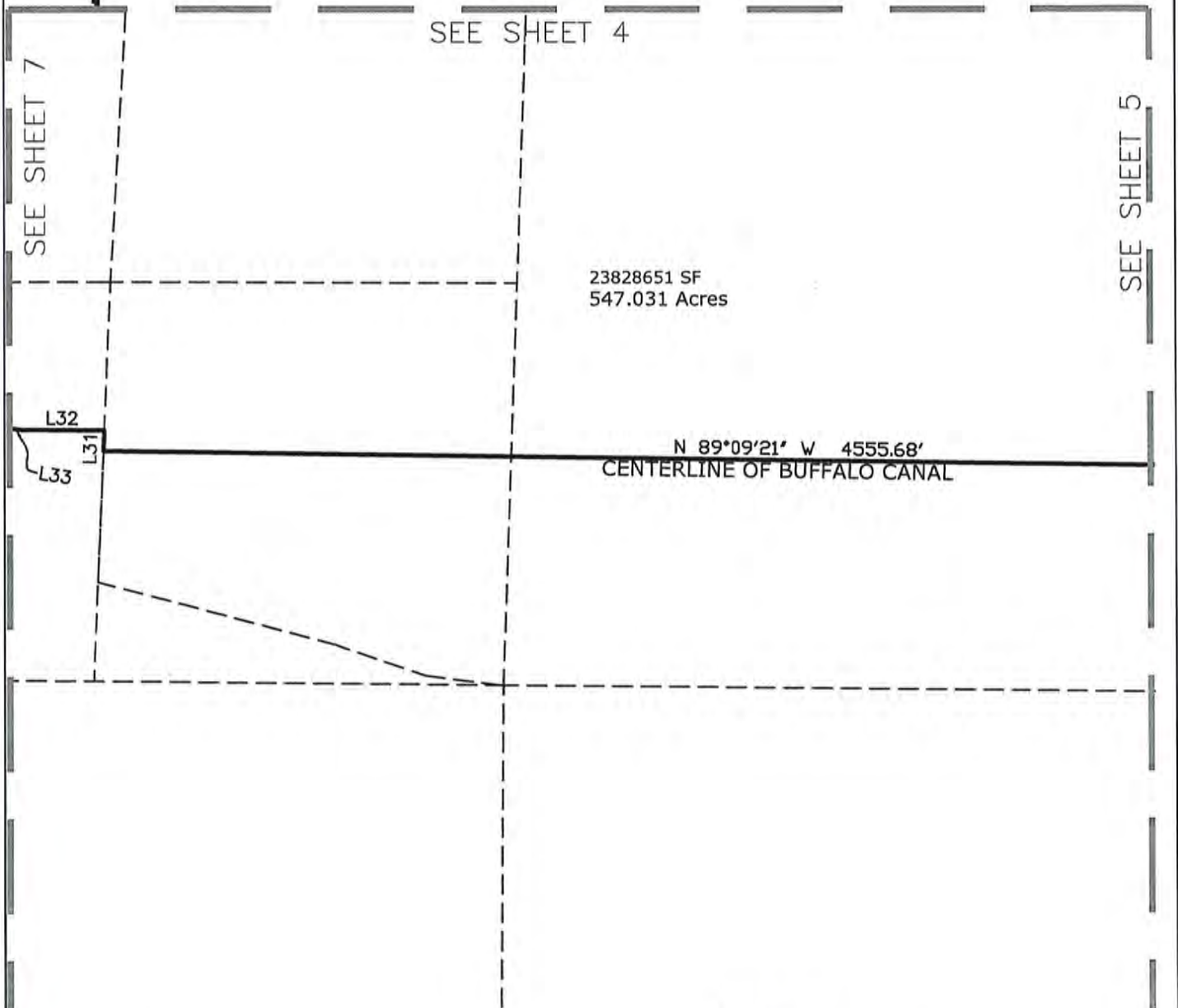
7/14/23

JOB NUMBER
1963

SKETCH OF DESCRIPTION

SHEET 7 OF 9

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
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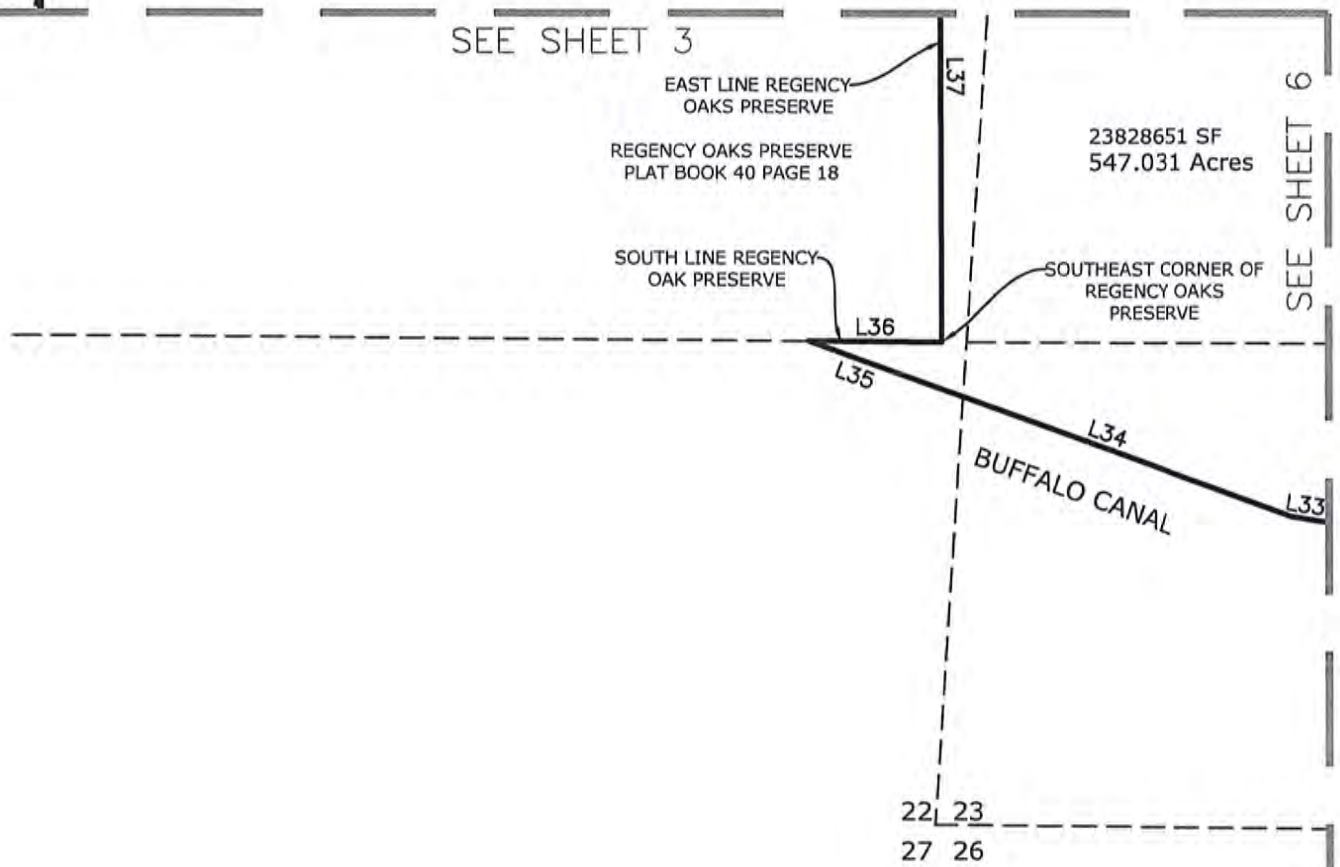
REVISED CDD BOUNDARY SKETCH 1

REVISION DATE	DRAWN				DATE:	7/14/23	SCALE: N.T.S.
	SKETCH IS NOT A SURVEY				CHECKED	RSF	JOB NUMBER 1963

SKETCH OF DESCRIPTION

SHEET 8 OF 9

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
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SEE SHEET 9 FOR LINE AND CURVE TABLES



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				SCALE:	N.T.S.		

SKETCH OF DESCRIPTION

SHEET 9 OF 9

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	235.00'	369.14'	332.34'	S 45°00'00" W	90°00'00"
C2	285.00'	447.68'	403.05'	N 45°00'00" E	90°00'00"
C3	25.00'	34.77'	32.04'	S 40°19'01" W	79°41'40"
C4	87.00'	35.95'	35.69'	N 11°22'04" W	23°40'28"
C5	115.00'	47.52'	47.18'	N 11°22'04" W	23°40'28"
C6	50.00'	78.54'	70.71'	N 44°31'49" W	90°00'00"
C7	25.00'	19.94'	19.42'	S 66°41'13" E	45°42'17"
C8	46.00'	30.93'	30.35'	S 63°05'42" E	38°31'14"
C9	25.00'	36.11'	33.05'	S 40°58'33" E	82°45'33"
C10	20.00'	31.42'	28.28'	S 44°35'46" E	90°00'00"
C11	30.00'	16.78'	16.56'	N 63°14'03" E	32°03'08"
C12	30.00'	10.91'	10.85'	N 89°40'47" E	20°50'20"
C13	30.00'	10.86'	10.80'	S 69°31'55" E	20°44'16"
C14	30.00'	8.15'	8.12'	S 52°55'54" E	15°33'28"
C15	30.00'	5.67'	5.67'	S 39°44'04" E	10°50'12"
C16	20.00'	31.42'	28.28'	S 45°00'00" E	90°00'00"

LINE	BEARING	DISTANCE
L1	S 03°46'39" W	40.07'
L2	S 89°31'49" E	77.64'
L3	S 00°00'00" E	85.52'
L4	N 45°13'48" E	71.15'
L5	S 89°31'49" E	28.17'
L6	S 45°13'48" W	110.82'
L7	S 00°00'00" E	708.44'
L8	N 90°00'00" E	354.61'
L9	S 00°00'00" W	35.38'
L10	N 90°00'00" W	54.61'
L11	N 45°00'00" W	91.92'
L12	S 00°00'00" W	180.00'
L13	N 45°00'00" E	91.92'
L14	N 90°00'00" E	54.61'
L15	N 00°00'00" E	35.38'
L16	N 90°00'00" E	232.32'
L17	S 00°00'00" E	152.18'
L18	N 90°00'00" E	544.61'
L19	N 00°00'00" E	499.20'
L20	N 89°31'49" W	50.00'
L21	N 00°28'11" E	168.01'
L22	N 00°28'11" E	155.88'
L23	N 00°28'11" E	35.00'
L24	S 89°31'49" E	1316.96'
L25	S 00°10'16" W	698.33'
L26	S 00°39'29" W	1277.87'
L27	S 00°41'37" W	475.04'
L28	S 76°51'03" W	418.36'
L29	S 85°01'48" W	792.80'
L30	N 89°42'57" W	805.86'
L31	N 02°28'22" E	67.57'

LINE	BEARING	DISTANCE
L31	N 02°28'22" E	67.57'
L32	N 89°26'59" W	274.81'
L33	N 81°14'14" W	128.20'
L34	N 70°07'20" W	1098.35'
L35	N 70°03'40" W	298.49'
L36	S 89°34'02" E	359.65'
L37	N 00°10'13" W	1439.35'
L38	S 87°32'14" E	54.13'
L39	S 89°32'22" E	40.73'
L40	S 00°24'14" W	46.86'
L41	S 89°35'46" E	43.81'
L42	N 90°00'00" E	125.11'
L43	N 60°37'32" E	27.10'
L44	N 47°12'29" E	67.83'
L45	N 79°15'37" E	71.89'
L46	S 79°54'03" E	71.38'
L47	S 59°09'47" E	80.66'
L48	S 60°42'38" E	73.83'
L49	S 45°09'10" E	72.35'
L50	S 34°18'58" E	81.51'
L51	S 29°31'37" E	83.11'
L52	S 89°32'22" E	1073.02'
L53	S 00°27'38" W	491.93'
L54	N 90°00'00" E	8.12'
L55	N 00°27'39" E	5.00'
L56	N 90°00'00" E	217.06'
L57	S 00°00'00" E	329.85'
L58	N 90°00'00" W	5.00'
L59	S 00°00'00" E	64.08'
L60	N 90°00'00" E	441.44'
L61	S 89°32'22" E	42.36'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 23, BEING S89°32'24"E



WATER RESOURCE ASSOCIATES, LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

REVISED CDD BOUNDARY SKETCH 1

REVISION DATE	DRAWN	RSF	DATE:	7/14/23	SCALE: N.T.S.
	CHECKED	RSF	DATE:	7/14/23	JOB NUMBER 1963

SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

SHEET 1 OF 2

A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION: AS PREPARED BY W.R.A. ENGINEERING

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA;
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, THENCE N 89°32'22" W, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 1282.19' TO THE POINT OF BEGINNING; THENCE N 89°32'22" W, CONTINUE ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 184.00'; THENCE S 00°27'38" W A DISTANCE OF 35.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.54', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 44°32'22" E, WITH A CHORD LENGTH OF 70.71', WITH A DELTA ANGLE OF 89°59'59"; THENCE S 00°27'38" W A DISTANCE OF 240.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 39.27', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 45°27'38" W, WITH A CHORD LENGTH OF 35.36', WITH A DELTA ANGLE OF 90°00'01"; THENCE N 89°32'22" W A DISTANCE OF 144.80'; THENCE S 00°27'38" W A DISTANCE OF 57.00'; THENCE S 89°32'22" E A DISTANCE OF 20.38'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 29.19', WITH A RADIUS OF 110.00', WITH A CHORD BEARING OF N 82°51'32" E, WITH A CHORD LENGTH OF 29.10', WITH A DELTA ANGLE OF 15°12'13"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 23.88', WITH A RADIUS OF 90.00', WITH A CHORD BEARING OF N 82°51'32" E, WITH A CHORD LENGTH OF 23.81', WITH A DELTA ANGLE OF 15°12'13"; THENCE S 89°32'22" E A DISTANCE OF 484.33'; THENCE S 00°27'38" W A DISTANCE OF 35.00'; THENCE S 89°32'22" E A DISTANCE OF 35.00'; THENCE N 00°27'38" E A DISTANCE OF 85.00'; THENCE N 89°32'22" W A DISTANCE OF 313.36'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 39.27', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 44°32'21" W, WITH A CHORD LENGTH OF 35.36', WITH A DELTA ANGLE OF 89°59'58"; THENCE N 00°27'38" E A DISTANCE OF 240.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.54', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 45°27'38" E, WITH A CHORD LENGTH OF 70.71', WITH A DELTA ANGLE OF 90°00'00"; THENCE N 00°27'38" E A DISTANCE OF 35.00'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 65406.64 SQUARE FEET, 1.502 ACRES



WATER RESOURCE ASSOCIATES. LLC

7978 Cooper Creek Blvd.

University Park, Florida 34201

Phone: 941.275.9721 Fax: 941.275.9729

www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary
DN: cn=Robert S Flanary,
dnQualifier=A014100000011890241F3B2004F409,
o=Florida, c=US
Date: 2023.07.14 13:06:30-0400

ROBERT S. FLANARY, P.S.

Florida Surveyor's Registration No. 5874

DATE

Survey map and report or the copies thereof are not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

O.R.B. = OFFICIAL RECORD BOOK

SQ.FT = SQUARE FEET

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 22, BEING S89°32'22"E

REVISED CDD BOUNDARY SKETCH 2

DRAWN

RSF

DATE: 7/14/23

SCALE:
N.T.S.

REVISION DATE

SKETCH IS NOT A SURVEY

CHECKED

RSF

DATE: 7/14/23

JOB NUMBER
1963

SKETCH OF DESCRIPTION

SHEET 2 OF 2

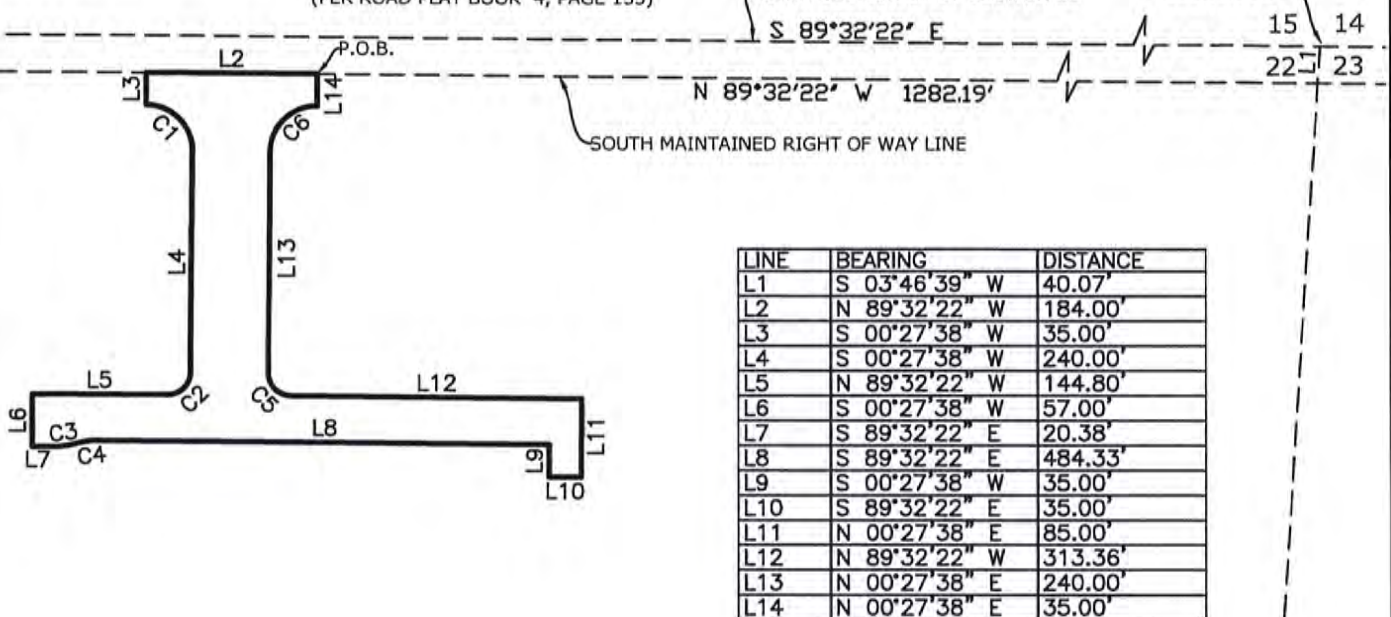
A PORTION OF SECTION 22, 23 AND 24 TOWNSHIP 33
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



MOCCASIN WALLOW ROAD
PUBLIC RIGHT OF WAY
(PER ROAD PLAT BOOK 4, PAGE 153)

P.O.C.
N.E. CORNER OF
SECTION 22

NORTH SECTION OF OF SECTION 22



LINE	BEARING	DISTANCE
L1	S 03°46'39" W	40.07'
L2	N 89°32'22" W	184.00'
L3	S 00°27'38" W	35.00'
L4	S 00°27'38" W	240.00'
L5	N 89°32'22" W	144.80'
L6	S 00°27'38" W	57.00'
L7	S 89°32'22" E	20.38'
L8	S 89°32'22" E	484.33'
L9	S 00°27'38" W	35.00'
L10	S 89°32'22" E	35.00'
L11	N 00°27'38" E	85.00'
L12	N 89°32'22" W	313.36'
L13	N 00°27'38" E	240.00'
L14	N 00°27'38" E	35.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.54'	70.71'	S 44°32'22" E	89°59'59"
C2	25.00'	39.27'	35.36'	S 45°27'38" W	90°00'01"
C3	110.00'	29.19'	29.10'	N 82°51'32" E	15°12'13"
C4	90.00'	23.88'	23.81'	N 82°51'32" E	15°12'13"
C5	25.00'	39.27'	35.36'	N 44°32'21" W	89°59'58"
C6	50.00'	78.54'	70.71'	N 45°27'38" E	90°00'00"

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SQ.FT = SQUARE FEET

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BASES OF BEARING ALONG THE NORTH LINE OF SECTION 22, BEING S89°32'22"E



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www.wraengineering.com LB 8274

REVISED CDD BOUNDARY SKETCH 2

REVISION DATE	SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	7/14/23	JOB NUMBER	1963
				DATE:	7/14/23	SCALE:	N.T.S.

Exhibit F

**CONSENT AND JOINDER OF LANDOWNERS TO THE
BOUNDARY AMENDMENT OF THE
PARRISH LAKES COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit "A"** attached hereto and made apart hereof ("Property").

The undersigned understands and acknowledges that the Parrish Lakes Community Development District, (the "District"), intends to submit a petition to amend the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary amendment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the District.

The undersigned hereby consents to the boundary amendment of the District which will include the Property within the lands to be a part of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are amended. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, a consent to the boundary amendment of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 18 day of July, 2023.

Hawk Parrish Lakes LLC,
a Delaware limited liability company



John M. Ryan
Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 18th date of July, 2023, by John M. Ryan, as Manager of Hawk Parrish Lakes
LLC, a Delaware limited liability company, on behalf of the company, who is ☒ personally known to me
or ☐ has produced _____ as identification.

[Notary Seal]


Notary Public



Lori Price
Name typed, printed or stamped
My Commission Expires: _____

AFTER RECORDING RETURN TO:

Neal A. Sivyver, Esquire
Sivyver Barlow Watson & Haughey, P.A.
401 East Jackson Street, Suite 2225
Tampa, FL 33602

Parcel Identification Numbers: 649000007
649000059
651100000
655700509
650900059
651200008
651900003
652000001
652100009

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and effective as of the 11th day of February, 2022, by FLM, INC., a Florida corporation, whose address is 401 East Jackson Street # 220 Tampa, Fl. 33602 (hereinafter referred to as "Grantor"), to HAWK PARRISH LAKES, LLC, a Delaware limited liability company (hereinafter referred to as "Grantee"), whose address is 2502 Rocky Point Drive, Suite 1050, Tampa, Florida 33607:

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are acknowledged, Grantor hereby grants, bargains, sells, conveys, and confirms unto Grantee all that certain land situate in Manatee County, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part hereof;

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other; and the land is free of all encumbrances except ad valorem real property taxes accruing subsequent to

December 31, 2021, and those matters set forth on Exhibit "B" attached hereto; provided, however, reference thereto shall not serve to reimpose same.

AND the Grantor hereby waives and disclaims any implied reservation of way of necessity or other common law or statutory easement Grantor may have across said land, including but not limited to any implied reservation of way of necessity per §704.01(1), Fla. Stat. or statutory way of necessity per §704.01(2), Fla. Stat., or otherwise.

IN WITNESS WHEREOF the Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

FLM, INC., a Florida corporation

Vicki L. Mason
Print Name: VICKI L. MASON

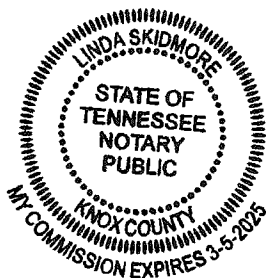
By: Lydia Melli, President
Lydia Melli, President

Holly Talbot
Print Name: HOLLY TALBOT

STATE OF TENNESSEE

COUNTY OF Knox

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on February 17, 2022, by Lydia Melli, in her capacity as President of FLM, Inc., a Florida corporation. She is either ☐ personally known to me or ☒ has produced a valid driver's license as identification.



Linda Skidmore
Notary Public

(Type, Print or Stamp Name)
My Commission Expires: 3-5-25

EXHIBIT "A"
Legal Description

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, 23, AND 24, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, AND THE POINT OF BEGINNING; THENCE S 89°31'49" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 2442.48' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23; THENCE S 00°13'40" W, ALONG SAID EAST LINE, A DISTANCE OF 1882.92'; THENCE N 89°17'53" E A DISTANCE OF 2589.72' TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE S 00°10'16" W, ALONG SAID EAST LINE, A DISTANCE OF 698.33' TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE S 00°39'29" W, ALONG SAID EAST LINE OF SAID SECTION 23, A DISTANCE OF 1277.87'; THENCE S 89°08'46" E A DISTANCE OF 2585.39'; THENCE S 00°41'37" W A DISTANCE OF 475.04' TO THE APPROXIMATE CENTERLINE OF BUFFALO CANAL; THENCE ALONG SAID APPROXIMATE CENTER LINE OF BUFFALO CANAL THE FOLLOWING FOUR (4) COURSES: (1) THENCE S 76°51'03" W A DISTANCE OF 418.36'; (2) THENCE S 85°01'48" W A DISTANCE OF 792.80'; (3) THENCE N 89°42'57" W A DISTANCE OF 805.86'; (4) THENCE N 89°09'21" W A DISTANCE OF 4555.68'; THENCE N 02°28'22" E A DISTANCE OF 67.57'; THENCE N 89°26'59" W A DISTANCE OF 274.81'; THENCE N 81°14'14" W A DISTANCE OF 128.20'; THENCE N 70°07'20" W A DISTANCE OF 1098.35'; THENCE N 70°03'40" W A DISTANCE OF 298.49' TO A POINT ON THE SOUTH LINE OF REGENCY OAKS PRESERVE, A SUBDIVISION AS RECORDED IN PLAT BOOK 40 PAGE 18 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 89°34'02" E, ALONG SAID SOUTH LINE, A DISTANCE OF 359.65' TO THE SOUTHEAST CORNER OF SAID REGENCY OAKS PRESERVE SUBDIVISION; THENCE N 00°10'13" W, ALONG THE EAST LINE OF SAID REGENCY OAKS SUBDIVISION, A DISTANCE OF 1439.35' TO THE NORTHEAST CORNER OF SAID REGENCY OAKS SUBDIVISION; THENCE S 89°10'32" W, ALONG THE NORTH LINE OF SAID REGENCY OAKS SUBDIVISION, A DISTANCE OF 2441.94'; THENCE N 02°27'46" E, ALONG THE EAST LINE OF SAID REGENCY OAKS SUBDIVISION AND ALSO ALONG THE EAST LINE OF REGENCY OAKS SUBDIVISION PHASE 1, AS RECORDED IN PLAT BOOK 26, PAGE 12, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2510.92' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE S 89°32'22" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 2661.83'; TO THE POINT OF BEGINNING.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year **2022** and subsequent years.
2. Right-of-Way Agreements recorded in Book 485, Page 240, (lying in Section 24 part A), Book 485, Page 244, (Lying in Section 24 Part A and Section 25 Part B) and referenced in Warranty Deed recorded in Book 1772, Page 2888.
3. Easement granted to Manatee County by instrument recorded in Book 1173, Page 110, (Lying in Sections 23 and 26).
4. Agreement Regarding Design, Repair and Construction of a Bridge, Utility Easements and Exchange of Real Property recorded in Book 1847, Page 2245, (Lying in Sections 23, 24 Part A, 25 Part C and E).
5. Easement granted to Manatee County by instrument recorded in Book 1886, Page 7728, (Lying in Section 23).
6. Grant of Temporary and Permanent Easement for Sanitary Sewer recorded in Book 2149, Page 243, (Lying in Section 23) .
7. Moccasin Wallow Consortium Wastewater Participation Agreement recorded in Book 2221, Page 3744, (Lying in Sections 22 Parts A and B, 23, 24 Parts A and B, 25 Parts A, B, C, D, and E, and 26).
8. Notice of Adoption of Development Order recorded in Book 2698, Page 7346.
9. Covenants, Conditions and Restrictions as set forth in Quitclaim Deed recorded in Book 2146, Page 1205.
10. Subject to rights of others in and to the drainage and flow of water through the Buffalo Canal over the lands in Section 23 and Section 24 described on Schedule A herein.
11. Terms and conditions contained in that Local Development Agreement [Parrish Lakes Development of Regional Impact] between Manatee Count, a political subdivision and FLM, Inc., a Florida corporation, recorded October 15, 2018 in Book 2752, Page 445.

Exhibit G

**Parrish Lakes Community Development District
Current Board of Supervisors**

Seat 1 Michael Lawson
2502 N. Rocky Point Drive, Suite 1050
Tampa, Fl. 33607

Seat 2 Doug Draper
2502 N. Rocky Point Drive, Suite 1050
Tampa, Fl. 33607

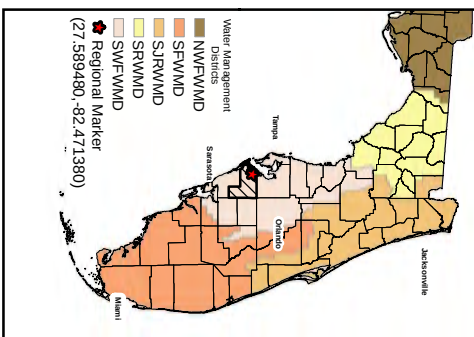
Seat 3 Lori Price
2502 N. Rocky Point Drive, Suite 1050
Tampa, Fl. 33607

Seat 4 Christie Ray
2502 N. Rocky Point Drive, Suite 1050
Tampa, Fl. 33607

Seat 5 Brittany Crutchfield
2502 N. Rocky Point Drive, Suite 1050
Tampa, Fl. 33607

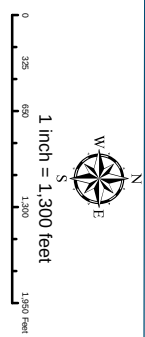
Exhibit H

1-20" Reclaimed WaterMain



S: 22, 23, & 24 T: 33S R: 18E

Project boundary obtained from WRA.
2022 aerials obtained from FDOT APLUS.
Existing utilities obtained from Manatee County



GIS Operator: RJ	Job Number: 2171	Revision Date:
---------------------	---------------------	----------------

Exhibit I

Parrish Lakes CDD

Description	Phase 1 2023	Future Phases 2024-2026	Total Estimated Budget
Engineering Design, Permitting, Surveying, Testing	\$960,000	\$2,587,200	\$3,547,200
Consultant Management Fees	\$751,777	\$2,026,038	\$2,777,815
Storm Water Management	\$6,956,978	\$18,749,054	\$25,706,032
Roads	\$2,755,140	\$4,838,601	\$7,593,741
Potable Water	\$711,096	\$1,916,404	\$2,627,500
Sanitary Sewer	\$1,496,596	\$2,924,827	\$4,421,423
Reclaimed Water	\$329,476	\$887,937	\$1,217,413
Dry Utilities Trenching	\$440,000	\$1,185,800	\$1,625,800
Parks and Open Space Passive Recreation	\$285,909	\$770,524	\$1,056,433
Landscaping/Irrigation/Hardscape	\$1,713,696	\$4,618,412	\$6,332,108
Permit and Other Fees	\$240,000	\$646,800	\$886,800
Contingency	\$1,091,981	\$2,942,889	\$4,034,870
Total	\$17,732,648	\$44,094,487	\$61,827,135

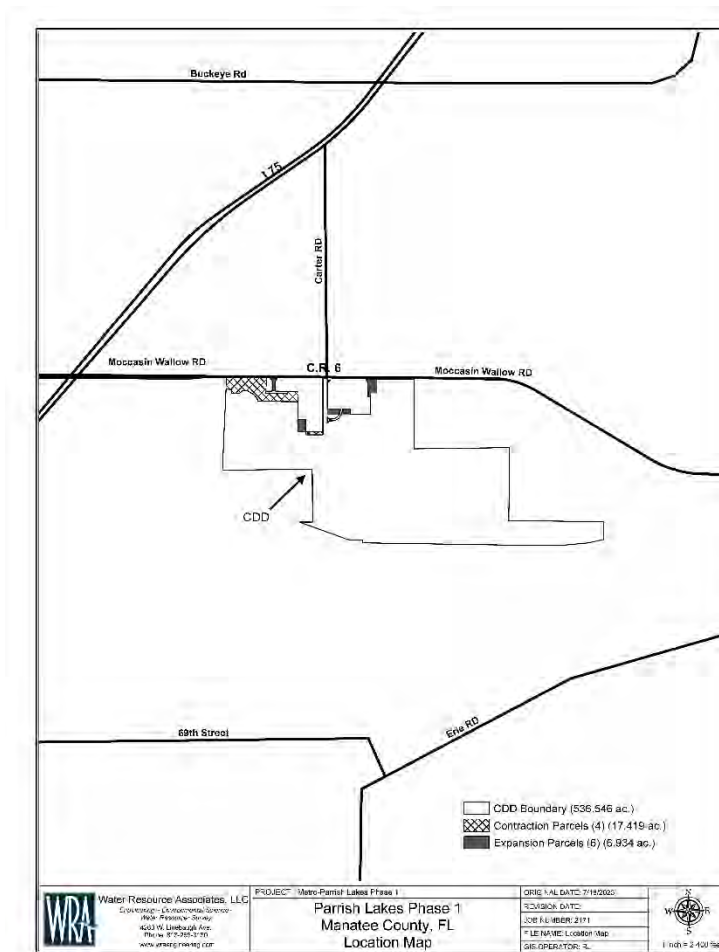
PARRISH LAKES COMMUNITY DEVELOPMENT DISTRICT

Proposed Infrastructure Plan

Facility	Construction Funded By	Ownership	Operation and Maintenance
Subdivision Roadways	CDD	CDD	CDD
Collector and Arterial Roadways	CDD	County	County
Offsite Road & Utilities	CDD	County	County
Potable Water	CDD	County	County
Sanitary Sewer	CDD	County	County
Storm Water Management	CDD	CDD	CDD
Security/Landscaping/Hardscape	CDD	CDD	CDD
Recreational Facilities	CDD	CDD	CDD
Dry Utilities Trenching	CDD	--	--

Exhibit J

Statement of Estimated Regulatory Costs For the Boundary Amendment of the Parrish Lakes Community Development District



July 18, 2023

Prepared by
Breeze

1540 International Parkway, Suite 2000
Lake Mary, Florida 32746

Table of Contents

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Types of Individuals Affected.....4

Estimated Public Costs, Effect on Public Revenue and Other 5

A. EXECUTIVE SUMMARY

The Parrish Lakes Community Development District (“**District**”) seeks to amend its boundaries by removing approximately 17.419 acres of land from the District (Contraction Parcels) and adding approximately 6.934 acres of land to the District (Expansion Parcels) for an overall combined reduction of approximately 10.485 acres of land (“**Amended Land**”). After the boundary has been amended, the District will encompass approximately 536.536 acres. This Statement of Estimated Regulatory Costs (the “**SERC**”) is a component of the petition filed with Manatee County (the “**County**”), to amend the boundaries of the District in accordance with Section 190.046, Florida Statutes.

With respect to the boundary amendment, this document confirms that there are no adverse impacts on state and local revenues, and on small businesses, and there are no additional administrative costs and transactional costs associated with the contraction. Any one-time transactional or administrative expenses associated with this action will be covered by one-time fees paid by the petitioner.

Amending the boundary of the District will not create any significant economic costs overall for the State of Florida nor for the County. The proposed contraction of the District is not anticipated to have any impact on future private development and County Revenues.

B. PURPOSE AND SCOPE

This SERC has been prepared as a component of the petition filed with the County to amend the boundaries of the District in accordance with Section 190.005, Florida Statutes.

Specifically, the District petitioned the Manatee County Board of County Commissioners pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. 22-02 adopted by the Manatee County Board of County Commissioners, Florida, establishing the District on March 8, 2022, to manage and finance the delivery of basic community infrastructure services. Section 190.046, Florida Statutes, authorizes the District to file this Petition to amend its boundaries.

C. PARRISH LAKES COMMUNITY DEVELOPMENT DISTRICT

The District was created pursuant Chapter 190, Florida Statutes, and Ordinance No. 22-02 by the Board of County Commissioners of Manatee County, and authorized to manage and finance the delivery of basic community infrastructure services. The District seeks to amend its boundaries by contracting approximately 17.419 acres and expanding by approximately 6.934 acres.

D. STATUTORY ELEMENTS

Section 120.541(2), Florida Statutes, provides that the SERC must contain the following:

- 1) An economic analysis showing whether the rule directly or indirectly:
 - a) Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 - b) Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - c) Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- 2) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule;
- 3) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues;
- 4) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule¹;
- 5) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses;
- 6) Any additional information that the agency determines may be useful.

The estimated regulatory impacts of the contraction of the boundaries of the District are summarized below.

¹ As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

Economic Analysis

- 1) An economic analysis showing whether the rule directly or indirectly:
 - a) Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 - b) Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - c) Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

The District together with 100% of the landowners of the Property have agreed to the amendment of the District's boundary. The key question for an economic analysis on the expansion of the District boundaries is whether the Amended Land is necessary to and/or benefits from the operation of the District's programs and services. The Amended Land is exempt from special assessments because the use of the Amended Land constitutes a 'common element' consistent with provisions of Section 193.0235 Florida Statutes.

The amendment of the boundaries of the District is not likely to have an adverse impact on the items described in 1(a), 1(b) and 1(c) above.

Types of Individuals Affected

- 2) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

The individuals and entities likely to be required to comply with the ordinance, or affected by the proposed adoption of the boundary amendment ordinance are:

- a) THE STATE OF FLORIDA - The State of Florida and its residents and general population will not incur any compliance costs related to the amendment of the District boundaries and on-going administration of the District. They will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3(b) below.
- b) COUNTY AND ITS RESIDENTS - The County and its residents not residing within the boundaries of the District will not incur any compliance costs, or ongoing administrative costs related to the boundary amendment, other than any one-time administrative costs outlined in Section 3(a) below.
- c) CURRENT PROPERTY OWNERS-EXISTING DISTRICT - The current property owners of the lands within the boundaries of the Existing District will not be affected by the boundary amendment, and no benefits are being removed.
- d) d) CURRENT PROPERTY OWNERS-CONTRACTEDLAND - The current property owners of the lands subject to the boundary amendment will not be adversely affected.

Estimated Public Costs, Effect on Public Revenue and Other

- 3) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues;
- a) COUNTY - The County will not incur any quantifiable on-going costs. County may, however, choose to review certain documents related to the boundary amendment. To offset these one-time administrative costs, the petitioner will submit a filing fee to the County.
 - b) STATE – the State of Florida will not incur any additional administrative costs as a result of the boundary amendment to review the periodic reports required pursuant to Chapters 190 and 189, Florida Statutes. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, Florida Statutes. This amount has been paid by the District and will not change if the District boundaries are amended. Because the District, as defined in Chapter 190, Florida Statutes, is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.
 - c) DISTRICT - The District will not incur any costs associated with the boundary amendment.
 - d) IMPACT ON STATE AND LOCAL REVENUES - It is anticipated that approval of this Petition will not have any negative effect on state and local revenues.

In summary, the amendment of the boundaries of the District will not create any significant economic costs for the State of Florida or for the County.

- 4) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule.

There are no transactional costs related with the amendment of the boundaries.

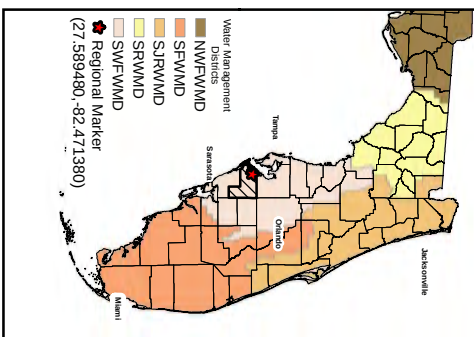
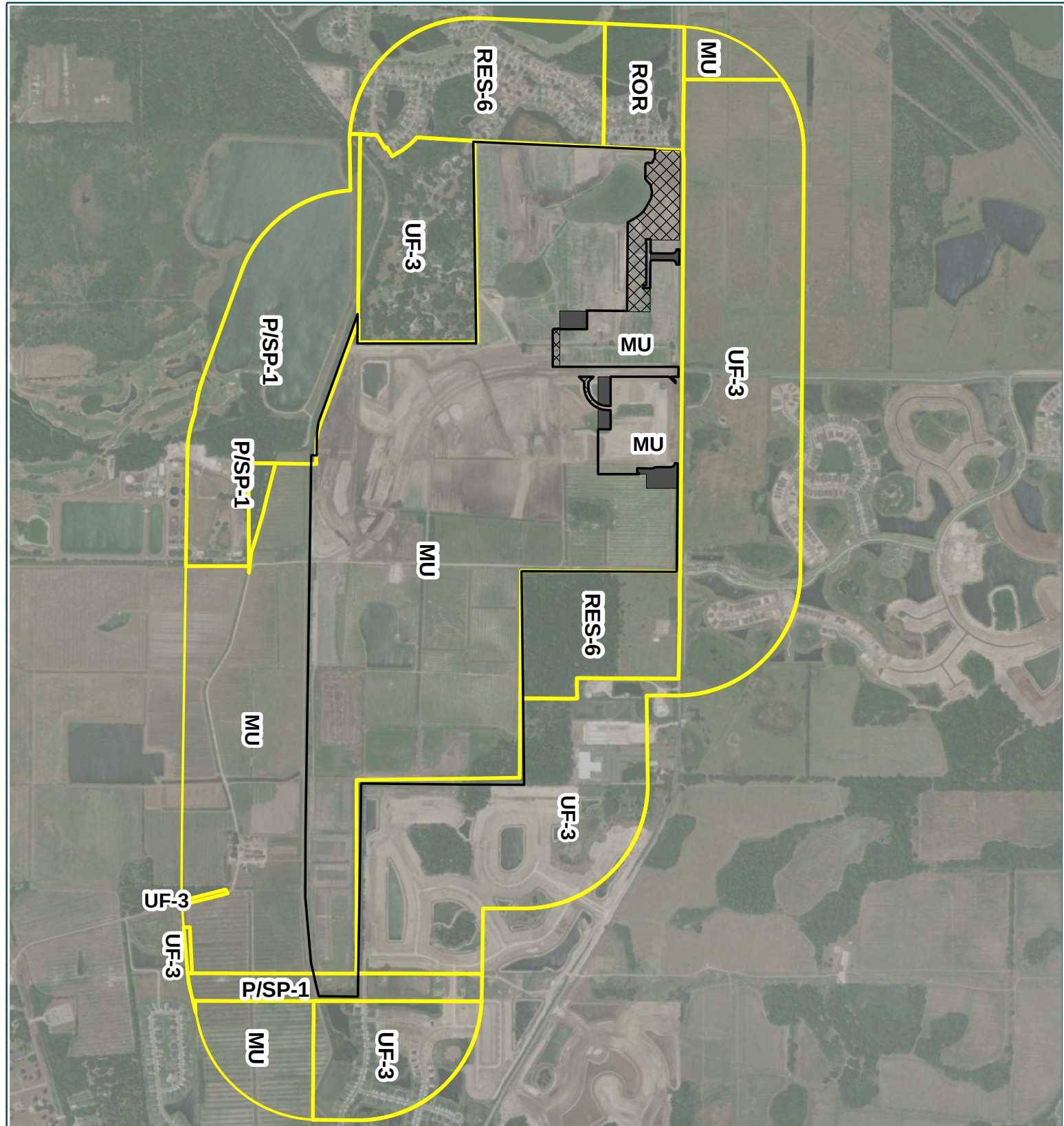
- 5) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

Amending the boundaries of the District should not have any negative impact on small businesses, small counties, and small cities.

- 6) Any additional information that the agency determines may be useful.

Certain data utilized in the report was provided by the petitioner and represents the best information available at this time. Other data was provided by the District Manager and was based on observations, analysis, and experience with private development and other CDD communities in various stages of existence.

Exhibit K



S: 22, 23, & 24 T: 33S R: 18E

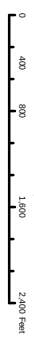
Notes:

2022 aerials obtained from FDOT APLUS.

Future land use obtained from Manatee county.
1,500 ft buffer around project boundary.



1 inch = 1,600 feet



Project: Metro-Hawk- Parrish Lakes

Project Name: Parrish Lakes Phase 1

Manatee County, FL

File Name: Future Land Use Map

Original Date: 7/18/2023

GIS Operator: RJ	Job Number: 2171	Revision Date:
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Engineering - Environmental Science - Water Resource - Survey
Water Resource Associates, LLC.

Water Resource Associates, LLC.

 CDD Boundary (536.546 ac.)

 Contraction Parcels (4) (17.419 ac.)

Expansion Parcels (6) (6.934 ac.)

Future Land Use

$$\mathbb{Z}$$

P/SP-1

RES-6

ROR

UF-3

County Map

Draft Ordinance

ORDINANCE NO. _____ AMENDING ORDINANCE 22-02

AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RELATING TO PARRISH LAKES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; AMENDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES; AMENDING SECTION 2-8-74 OF THE MANATEE COUNTY CODE OF ORDINANCES TO DESCRIBE THE AMENDED BOUNDARIES OF THE DISTRICT; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; 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 district for these improvements within the district boundaries; and

WHEREAS, Subsection 190.046(1), Florida Statutes, authorizes the Board of County Commissioners to adopt an ordinance granting a petition for amendment to the boundaries of a community development district; and

WHEREAS, Parrish Lakes Community Development District (District), has been created by law and established pursuant to Manatee County Ordinance No. 22-02, adopted on March 8, 2022, effective as filed with the Secretary of State of Florida on March 10, 2022; and

WHEREAS, Ordinance No. 22-02 described the boundaries of the District, which included approximately 547.031 acres of land; and

WHEREAS, based on the information provided by the District board of supervisors, the District is active and in good legal standing, and the Board of County Commissioners of Manatee County, Florida (Board), has relied thereon in adopting this Ordinance; and

WHEREAS, the District board of supervisors (Petitioner) has filed a petition with the Board to adopt an ordinance amending the boundaries of the District pursuant to Subsection 190.046(1), Florida Statutes; and

WHEREAS, the petition proposes the amendment of the boundaries by adding and removing some minor properties from the District, which constitute revised boundaries of the original District reducing the acreage of the District to 538.457 acres; and

WHEREAS, the amendments of the District's boundaries, as proposed by this petition, amend the boundaries of the District to a total of approximately 538.457 acres as depicted in **Exhibit "A,"** attached hereto and incorporated herein; and

WHEREAS, pursuant to sections 190.046(1)(g) and 125.66, Florida Statutes, the filing of the petition for ordinance amendment by the Petitioner constitutes consent of the landowners within the District other than those landowners whose land is proposed to be amended and/or added to the District; and

WHEREAS, Hawk Parrish Lakes LLC, a Delaware limited liability company, is the owner of the land proposed to be added and removed from the District and have consented in writing to the boundary amendment of said lands to the District; and

WHEREAS, the Board has conducted a public hearing on the petition in accordance with the requirements and procedures of sections 190.046(1)(b), 190.005(2)(b) and 190.005(1)(d), 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(2)(c) and 190.005(1)(e), Florida Statutes, as amended, in making its determination to grant or deny this petition amending the boundaries of the District; and

WHEREAS, the Board has relied upon the representations made in the petition and other documents attached hereto as exhibits in adopting this Ordinance; and

WHEREAS, the District established under Ordinance No. 22-02, as an independent special district and a local unit of special purpose government, shall continue to be governed by Chapter 190, Florida Statutes, and all other applicable federal, state, and local laws within the amended boundaries described and depicted in **Exhibit "A,"** attached hereto and incorporated herein; and

WHEREAS, the amendment to the boundaries of the 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.

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

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 sections 190.046(1)(b), 190.005(2)(b), 190.005(1)(d) and 125.66, 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 amend the boundaries of the 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.

Section 4. Amended Boundaries. The boundaries of the District are hereby amended pursuant to Subsection 190.046(1), Florida Statutes, by adjusting the original boundaries of the District and amending the boundaries of the District to a total of approximately 538.457 acres of land, as described and depicted in **Exhibit "A."**

Section 5. Amending Subsection 2-8-74 of the Manatee County Code of Ordinances. Subsection 2-8-74(b) of the Manatee County Code of Ordinances is hereby amended to read as follows:

Sec. 2-8-74. Parrish Lakes Community Development District.

(b) *Boundaries.* The boundaries of the district are those described in the metes and bounds description attached to this Ord. No. _____ as **Exhibit "A."**

Section 6. Reliance upon representations. The amendment to the boundaries of the District is specifically based upon the representations made in the Petition to Amend the Boundaries of the Parrish Lakes Community Development District dated January ___, 2023, signed by Michael S. Lawson, as Chair of the Board of Supervisors of the District, which was filed with Manatee County, Florida, and is attached hereto as **Composite Exhibit "B."**

Section 7. Codification. The publisher of the County's Code, the Municipal Code Corporation, is directed to incorporate the amendments in Section 5 or this Ordinance into the Code.

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 ____ day of _____, 2023.

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

By: _____
Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: _____
Deputy Clerk

Exhibit "A"
Legal Description of Amended Boundaries of the
Parrish Lakes Community Development District

Exhibit "B"
Petition to Amend the Boundaries of the
Parrish Lakes Community Development District

Draft Hearing Notice

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to Chapter 190, Florida Statutes, that the Manatee County Board of County Commissioners will hold a Public hearing on **Tuesday, _____, 2023 at 9:00 a.m. (or as soon thereafter as may be heard) in the Commission Chambers, located on the first floor of the Manatee County Government Administrative Building, 1112 Manatee Avenue West, Bradenton, Florida**, to consider a petition to amend the boundaries of the Parrish Lakes Community Development District (“Petitioner”):

Ordinance No. 23- Amending Ordinance No. 22-02

AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RELATING TO PARRISH LAKES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; SPECIFYING INTENT AND PURPOSE; AMENDING THE BOUNDARIES OF THE DISTRICT PURSUANT TO SUBSECTION 190.046(1), FLORIDA STATUTES; AMENDING SECTION 2-8-74 OF THE MANATEE COUNTY CODE OF ORDINANCES TO DESCRIBE THE AMENDED BOUNDARIES OF THE DISTRICT; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The amended boundaries of the land to be serviced by the Parrish Lakes Community Development District are outlined on the map depicted below, which is generally located south of Moccasin Wallow Road, north of 69th Street and Erie Road, east of I-75 and west of U.S. Hwy 301. The petitioner has proposed to amend the boundaries of the Parrish Lakes Community Development District to acquire, construct, operate, and maintain all infrastructure and community facilities which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, mosquito control and certain other projects when expressly approved or required by a local government.

All interested parties are invited to appear at this hearing and be heard, subject to the proper rules of conduct. Additionally, any comments filed with the Director of Development Services will be considered by the Board of County Commissioners and entered into record. Copies of the proposed ordinance, the petition and other information regarding the petition are available for public inspection from 8:00 a.m. to 5:00 p.m., Monday through Friday at the Manatee County Development Services Department, 1112 Manatee Avenue West, 4th Floor,

Bradenton, Florida. Interested parties may obtain assistance regarding this matter by calling (941) 749-3070, or email at planning.agenda@mymanatee.org during normal business hours.

In accordance with Section 286.0105, Florida Statutes, if any person decides to appeal any decision made with respect to any matters considered at such meeting or hearing, that person will need a recording of the proceedings, and , for such purpose, that person may need to assure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

Americans With Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions, including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA should contact Carmine DeMilio at (941) 792-8784 Extension 8203 or carmine.demilio@mymanatee.org.

**SAID HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING
ADJOURNMENTS.**

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

Manatee County Development Services Department Manatee County,
Florida

[insert location map]

Publication Dates: _____

Affidavit of Ownership/Agent Authorization

**MANATEE COUNTY BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION AFFIDAVIT**

Property Owner (Company or individual) (*print*): **Hawk Parrish Lakes LLC**
a Delaware limited liability company

Mailing Address (*print*): **2502 Rocky Point Drive, Suite 1050
Tampa, FL 33607**

Officer's Name and Title (*print*): **John M. Ryan, Manager**

Being first duly sworn, depose(s) and say(s):

1. That **Hawk Parrish Lakes LLC**, a Delaware limited liability company is the owner and record title holder of the following described property legal description, to wit: See the copy of the deed attached.
2. That this property constitutes the property for which a request for the amendment to the boundaries of the Parrish Lakes Community Development District is being applied for to Manatee County, Florida;
3. That the undersigned has appointed and does appoint the law firm of **Straley Robin Vericker, P.A.**, a Florida corporation as agent to execute any petitions or other documents necessary to affect such petition; and request that you accept my agents signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That the undersigned authority, hereby certify that the foregoing is true and correct.

Hawk Parrish Lakes LLC
a Delaware limited liability company

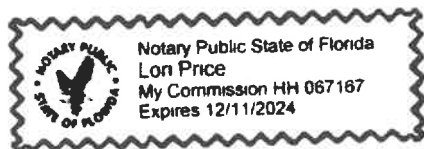


John M. Ryan, Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of July, 2023, by John M. Ryan, as Manager of Hawk Parrish Lakes LLC, a Delaware limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]





Notary Public

Lori Price

Name typed, printed or stamped
My Commission Expires: _____

AFTER RECORDING RETURN TO:

Neal A. Sivyver, Esquire
Sivyver Barlow Watson & Haughey, P.A.
401 East Jackson Street, Suite 2225
Tampa, FL 33602

Parcel Identification Numbers: 649000007
649000059
651100000
655700509
650900059
651200008
651900003
652000001
652100009

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and effective as of the 11th day of February, 2022, by FLM, INC., a Florida corporation, whose address is 401 East Jackson Street # 220 Tampa, Fl. 33602 (hereinafter referred to as "Grantor"), to HAWK PARRISH LAKES, LLC, a Delaware limited liability company (hereinafter referred to as "Grantee"), whose address is 2502 Rocky Point Drive, Suite 1050, Tampa, Florida 33607:

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Special Warranty Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are acknowledged, Grantor hereby grants, bargains, sells, conveys, and confirms unto Grantee all that certain land situate in Manatee County, Florida, more particularly described on **Exhibit "A"** attached hereto and made a part hereof;

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other; and the land is free of all encumbrances except ad valorem real property taxes accruing subsequent to

December 31, 2021, and those matters set forth on Exhibit "B" attached hereto; provided, however, reference thereto shall not serve to reimpose same.

AND the Grantor hereby waives and disclaims any implied reservation of way of necessity or other common law or statutory easement Grantor may have across said land, including but not limited to any implied reservation of way of necessity per §704.01(1), Fla. Stat. or statutory way of necessity per §704.01(2), Fla. Stat., or otherwise.

IN WITNESS WHEREOF the Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

FLM, INC., a Florida corporation

Vicki L. Mason
Print Name: VICKI L. MASON

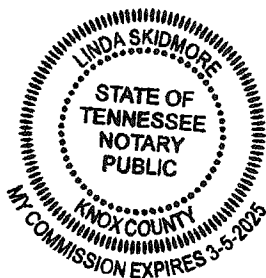
By: Lydia Melli, President
Lydia Melli, President

Holly Talbot
Print Name: HOLLY TALBOT

STATE OF TENNESSEE

COUNTY OF Knox

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on February 17, 2022, by Lydia Melli, in her capacity as President of FLM, Inc., a Florida corporation. She is either ☐ personally known to me or ☒ has produced a valid driver's license as identification.



Linda Skidmore
Notary Public

(Type, Print or Stamp Name)
My Commission Expires: 3-5-25

EXHIBIT "A"
Legal Description

A PARCEL OF LAND LYING AND BEING IN SECTIONS 22, 23, AND 24, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE S 03°46'39" W, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 40.07' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, AND THE POINT OF BEGINNING; THENCE S 89°31'49" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 2442.48' TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 23; THENCE S 00°13'40" W, ALONG SAID EAST LINE, A DISTANCE OF 1882.92'; THENCE N 89°17'53" E A DISTANCE OF 2589.72' TO A POINT ON THE EAST LINE OF SAID SECTION 23; THENCE S 00°10'16" W, ALONG SAID EAST LINE, A DISTANCE OF 698.33' TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE S 00°39'29" W, ALONG SAID EAST LINE OF SAID SECTION 23, A DISTANCE OF 1277.87'; THENCE S 89°08'46" E A DISTANCE OF 2585.39'; THENCE S 00°41'37" W A DISTANCE OF 475.04' TO THE APPROXIMATE CENTERLINE OF BUFFALO CANAL; THENCE ALONG SAID APPROXIMATE CENTER LINE OF BUFFALO CANAL THE FOLLOWING FOUR (4) COURSES: (1) THENCE S 76°51'03" W A DISTANCE OF 418.36'; (2) THENCE S 85°01'48" W A DISTANCE OF 792.80'; (3) THENCE N 89°42'57" W A DISTANCE OF 805.86'; (4) THENCE N 89°09'21" W A DISTANCE OF 4555.68'; THENCE N 02°28'22" E A DISTANCE OF 67.57'; THENCE N 89°26'59" W A DISTANCE OF 274.81'; THENCE N 81°14'14" W A DISTANCE OF 128.20'; THENCE N 70°07'20" W A DISTANCE OF 1098.35'; THENCE N 70°03'40" W A DISTANCE OF 298.49' TO A POINT ON THE SOUTH LINE OF REGENCY OAKS PRESERVE, A SUBDIVISION AS RECORDED IN PLAT BOOK 40 PAGE 18 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 89°34'02" E, ALONG SAID SOUTH LINE, A DISTANCE OF 359.65' TO THE SOUTHEAST CORNER OF SAID REGENCY OAKS PRESERVE SUBDIVISION; THENCE N 00°10'13" W, ALONG THE EAST LINE OF SAID REGENCY OAKS SUBDIVISION, A DISTANCE OF 1439.35' TO THE NORTHEAST CORNER OF SAID REGENCY OAKS SUBDIVISION; THENCE S 89°10'32" W, ALONG THE NORTH LINE OF SAID REGENCY OAKS SUBDIVISION, A DISTANCE OF 2441.94'; THENCE N 02°27'46" E, ALONG THE EAST LINE OF SAID REGENCY OAKS SUBDIVISION AND ALSO ALONG THE EAST LINE OF REGENCY OAKS SUBDIVISION PHASE 1, AS RECORDED IN PLAT BOOK 26, PAGE 12, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 2510.92' TO A POINT OF THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD AS RECORDED IN PLAT BOOK 4, PAGE 153, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE S 89°32'22" E, ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 2661.83'; TO THE POINT OF BEGINNING.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year **2022** and subsequent years.
2. Right-of-Way Agreements recorded in Book 485, Page 240, (lying in Section 24 part A), Book 485, Page 244, (Lying in Section 24 Part A and Section 25 Part B) and referenced in Warranty Deed recorded in Book 1772, Page 2888.
3. Easement granted to Manatee County by instrument recorded in Book 1173, Page 110, (Lying in Sections 23 and 26).
4. Agreement Regarding Design, Repair and Construction of a Bridge, Utility Easements and Exchange of Real Property recorded in Book 1847, Page 2245, (Lying in Sections 23, 24 Part A, 25 Part C and E).
5. Easement granted to Manatee County by instrument recorded in Book 1886, Page 7728, (Lying in Section 23).
6. Grant of Temporary and Permanent Easement for Sanitary Sewer recorded in Book 2149, Page 243, (Lying in Section 23) .
7. Moccasin Wallow Consortium Wastewater Participation Agreement recorded in Book 2221, Page 3744, (Lying in Sections 22 Parts A and B, 23, 24 Parts A and B, 25 Parts A, B, C, D, and E, and 26).
8. Notice of Adoption of Development Order recorded in Book 2698, Page 7346.
9. Covenants, Conditions and Restrictions as set forth in Quitclaim Deed recorded in Book 2146, Page 1205.
10. Subject to rights of others in and to the drainage and flow of water through the Buffalo Canal over the lands in Section 23 and Section 24 described on Schedule A herein.
11. Terms and conditions contained in that Local Development Agreement [Parrish Lakes Development of Regional Impact] between Manatee Count, a political subdivision and FLM, Inc., a Florida corporation, recorded October 15, 2018 in Book 2752, Page 445.

Affidavit of Petitioner/Agent Authorization

**MANATEE COUNTY BUILDING AND DEVELOPMENT SERVICES DEPARTMENT
AFFIDAVIT OF PETITIONER/AGENT AUTHORIZATION AFFIDAVIT**

Petitioner (Company or individual) (*print*): **Parrish Lakes Community Development District**

Mailing Address (*print*): **1540 International Parkway, Suite 2000
Lake Mary, FL 3274**

Officer's Name and Title (*print*): **Michael Lawson
Chair of the Board of Supervisors**

Being first duly sworn, depose(s) and say(s):

1. That **Parrish Lakes Community Development District** is the Petitioner for the lands described in the Petition to Amend the Boundaries of Parrish Lakes Community Development District (the "**Petition**").
2. That the property described in the Petition constitutes the property for which a request for amending the boundaries of the Parrish Lakes Community Development District is being applied for to Manatee County, Florida;
3. That the undersigned has appointed and does appoint the law firm of **Straley Robin Vericker, P.A.**, a Florida corporation, as agent to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent's signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That the undersigned authority, hereby certify that the foregoing is true and correct.

Parrish Lakes Community Development District



Michael Lawson
Chair of the Board of Supervisors

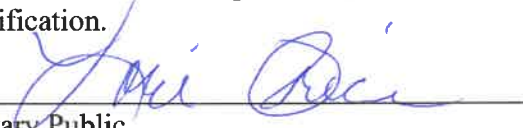
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of July, 2023, by Michael Lawson, as Chair of the Board of Supervisors of the Parrish Lakes Community Development District, on behalf of the District, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



Notary Public



Name typed, printed or stamped
My Commission Expires: _____



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 20, 2023

Honorable Angelina Colonnese
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, FL 34206

Dear Honorable Angelina Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 23-116, which was filed in this office on December 13, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh