

# TAB 9

**Project #17-722 Terra Ceia Townhomes – PID#2416820005**

<b>PROJECT SUMMARY</b>	
<b>CASE NUMBER</b>	Project # 17-722
<b>PROJECT ADDRESS</b>	N/A
<b>PARCEL I.D. #</b>	2416820005
<b>APPLICANT(S)</b>	Terra Ceia Development Partners, LLC/Zirkelbach Signature Homes, LLC
<b>GENERAL LOCATION</b>	West of 14 <sup>th</sup> Avenue West\10 Downing Street Condos, and south of Terra Ceia Bay Clubhouse & Golf.
<b>ACREAGE</b>	3.42 acres m.o.l.
<b>FUTURE LAND USE</b>	PC (Planned Community)
<b>ZONING</b>	PD-H (Planned Development Housing)
<b>PROPOSED USE(S)</b>	22, 1-Story Residential Villas
<b>STAFF REVIEWER</b>	Karla Owens, City Planner
<b>STAFF RECOMMENDATION</b>	Recommend Approval of General Development Plan with Specified Conditions and Deviations.
<b>CITY ATTORNEY REVIEW</b>	Yes
<b>ADVISORY BOARD RECOMMENDATION</b>	Not applicable

<b>INTRODUCTION</b>	
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**History:**

The subject property was originally permitted for 50 residential units as part of the 1992 Terra Ceia Golf and Country Club P.U.D. I & II. Subsequently, in 2003, a general development plan for this parcel was submitted in the name of 1600 Pennsylvania Avenue at Terra Ceia Bay Country Club. That GDP proposed 93 apartment/condo units in two, 9 story buildings for a total density of 26.31 du/acre, but was denied by the City. In March 2005, a Conceptual Development Plan was submitted by the Manatee Fruit Company which designated the Terra Ceia Parent Tract as PD-H zoning.

The currently proposed project is to construct 22, one-story residential villas on the subject property. The property is located immediately west of the 10 Downing Street building, and is bordered to the north and south by the golf course. The access to the property is via Terra Ceia Bay Lane, a 36 foot platted right-of-way owned by the CDD. The parcel is also included in the existing FDEP storm-water master plan, but is not part of the Terra Ceia Community Development District.

**Request:**

The proposed General Development Plan is to construct 22, one-story residential villas on the subject property

which is currently undeveloped and zoned PD-H. There will be a total of eleven buildings, each containing two residential units with attached garages. The property will also contain a proposed open space/water feature/fountain area, and will be a private, gated community marketed toward seniors. The applicant has requested a waiver from the requirements of a conceptual plan and has instead submitted a general development plan for review. In addition, the developer, Terra Ceia Development Partners, LLC/Zirkelbach Signature Homes, LLC, is **requesting a deviation from following development guidelines set forth in Section 8.5 of the City Code:**

- 1. Section 8.5(a) (1) requires perimeter landscaped setbacks of 35 feet between the walls of all structures and the perimeter of the district.** The developer is requesting a deviation from required perimeter setbacks on the north, south and east boundaries of the property. The closest building wall on the **north** boundary is 12.88 feet from the property line. There is, however, an additional 15 foot proposed grading easement as well as a new 6.5 foot golf cart path proposed by the developer just outside the north property line which effectively provides 34.38 feet of open space between the wall of the closest building and the golf course. The closest building wall on the **west** boundary is 21.90 feet. In addition, the **southwest** corner of that building is only 2.24 feet from the property line due to the geometry of the parcel. The west boundary of the property abuts two .8 acre residential lots in the Boccage Subdivision. The western boundary of the subject property is approximately 111 feet from the closest home on the adjoining property. There is also a grove of existing mature trees along the western boundary creating a natural buffer from the rear of the lots in the Boccage Subdivision. Finally, the closest building wall on the **south** boundary is 7 feet from the property line. Like the north boundary, there is a proposed 30 foot drainage easement immediately abutting the south boundary of this property. The 7 foot setback together with the 30 foot drainage easement will provide 37 feet of open space buffer between the closest building and the golf course on the south;
- 2. Section 8.5(a) (2) requires a 25 foot separation wall to wall between structures.** The developer is requesting a proposed building separation of 18.5 feet for the eight homes abutting the south property line. The setbacks between these buildings were reduced to maximize the east and west perimeter setbacks. Additionally, since the units are proposed as one-story dwellings, the separation between buildings will be otherwise sufficient for egress; and
- 3. Section 8.5 (a) (3) requires a 35 foot setback from private right-of-way.** The developer is proposing a single right of way through the project which will be a gated community. The developer is requesting a reduction of the setback from the right-of-way from 35 feet to twenty (20) feet. There are developmental limitations to the site due to the geometry of the parcels. In addition, the driveways for each unit are a minimum of twenty (20) feet in length, which results in the setback from the private road to be the same.

The proposal is consisted with the City's Comprehensive Plan, with the PD-H zoning district regulations, and with the surrounding neighborhood as analyzed and set forth below.

#### ANALYSIS OF SITE CHARACTERISTICS AND SURROUNDING AREA

- 1. Density:** The proposed density of this project is approximately 6.5 du/acre. The **allowable** density on this parcel pursuant to the City's Comprehensive Plan is 55 du/acre. The **allowable** density under the PD-H zoning district is 16 du/acre. In addition, the average density of surrounding residential projects in this area is 31.45 du/acre. Also, as mentioned above, the 1992 Preliminary Development Plan for Terra Ceia P.U.D. I & II showed a density of 50 units on this parcel. The proposed density of this plan is significantly below allowable densities and is, therefore, in compliance with the City's Comprehensive Plan and Zoning Ordinance.
- 2. Surrounding Uses:** The adjoining property to the north and south of this project is developed golf course. The property borders the rear property lines of two .8 acre lots in the Boccage Subdivision on the west end, and the 10 Downing Street building on the east end. The access to this property is through a platted, designated access road, Terra Ceia Bay Lane, which is owned/maintained by the Terra Ceia CDD. This project will be gated with no other through access. The proposed project will serve as a good, low density transitional development between the higher density condominium to the

east and the single family subdivision to the west.

3. **Flood Zones:** Zone AE (Elevation 9 feet for finished floor elevation).
4. **Utility Connections:** Water, sewer, irrigation, electric, cable, etc. are all available in this area.
5. **Transportation:** No traffic study is required by the City Code
6. **Schools:** It is anticipated that this project will be marketed to senior citizens. However, the School Board of Manatee County has provided the attached report indicating that they have no objections and that they do have capacity at this time.
7. **Wetlands and Endangered Species:** There is no wetland area or endangered species which have been identified on the subject property.
8. **Solid Waste:** Each unit will have residential trash service.
9. **Landscaping:** There are 3 existing mature oak trees which will remain along the west property line. The developer will also install 5 live oak trees along the north perimeter along with a total of 82 shrubs elsewhere along the property boundaries. Each townhome building will be individually landscaped as set forth on the plan.
10. **Open Space:** Section 8.5(i) of the City Code requires 25% of the gross site be designated as open space. The developer has dedicated 1.38 acres which is approximately 40% of the site for open space including grass areas and a water/fountain feature area. In addition, the density of the project is very low and all of the units will enjoy a golf course view.
11. **Proposed GDP Conditions/Survey Discrepancies:** The existing survey for the subject property shows a 31 foot private roadway easement along the southern portion of the parcel. This easement is different from the proposed roadway through the project and must be vacated or otherwise addressed prior to final site/construction plan approval of the townhome development. In addition, the roadway access area east of the property connecting Terra Ceia Bay Lane to the project does not match what has been proposed. Consequently, if the General Development Plan is approved, both issues must be legally resolved prior to final site/construction plan approval.

**Staff Recommendation:**

Staff recommends the Planning and Zoning Board recommend approval of the proposed General Development Plan for the Terra Ceia Townhomes with the following conditions and deviations from Section 8.5 of the City Code:

**Conditions:**

1. The private roadway easement (D) currently depicted on the existing survey of the property and contained on Page C1 of the General Development Plan shall be vacated or otherwise legally removed prior to the City's approval of final site/construction plans for this project; and
2. The eastern roadway connection currently depicted on the existing survey and contained on Page C1 of the General Development Plan shall be legally removed prior to the City's approval of final site/construction plans for this project.

**Deviations:**

1. Reduction of perimeter landscaped setbacks between structure walls and the perimeter of the district from 35 feet to 12.88 feet on the north boundary; from 35 feet to 21.90 feet on the west boundary; from

- 35 feet to 2.24 feet on the southwest corner; and from 35 feet to 7 feet on the south boundary of the subject property; and
2. Reduction of setback between buildings from 25 feet to 18.5 feet for the townhomes along the south property line; and
  3. Reduction of structure setback from private right-of-way from 35 feet to 20 feet.

**Funding:**

No funding is required for this item.

**PLANNING AND ZONING BOARD RECOMMENDATION**

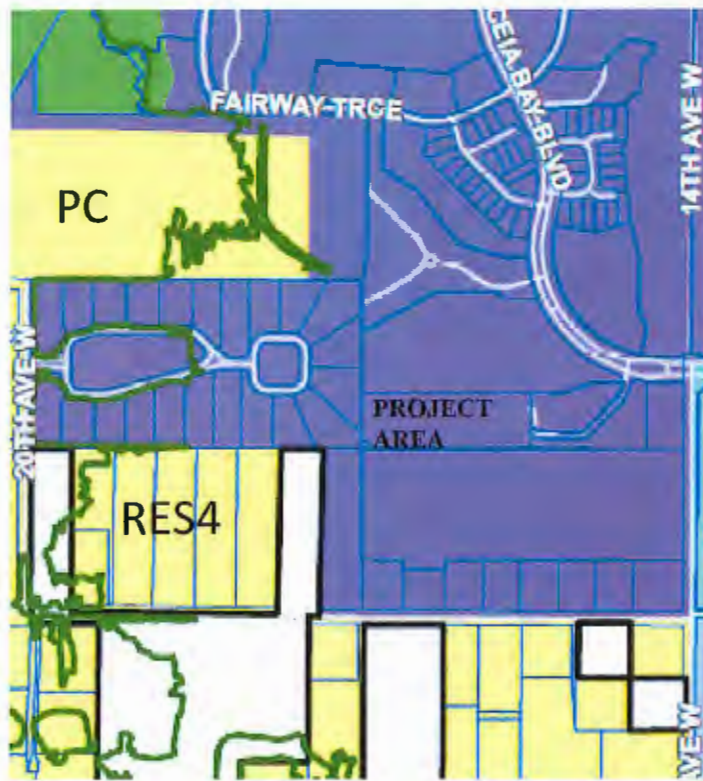
***On May 25, 2017, the Planning and Zoning Board held a public hearing to consider a recommendation to the City Commission of this general development plan. Motion was that the GDP was found consistent with the City's Comprehensive Plan and Ordinances, and recommended for approval (3-2) subject the following deviations and revised conditions:***

1. The private roadway easement (D) currently depicted on the existing survey of the property and contained on Page C1 of the General Development Plan shall be vacated or otherwise legally removed prior to the City's approval of the final site/construction plans for this project and the entryway shall connect to the CDD-owned drive to the east through a road or easement acceptable to the City Attorney.

**Deviations:**

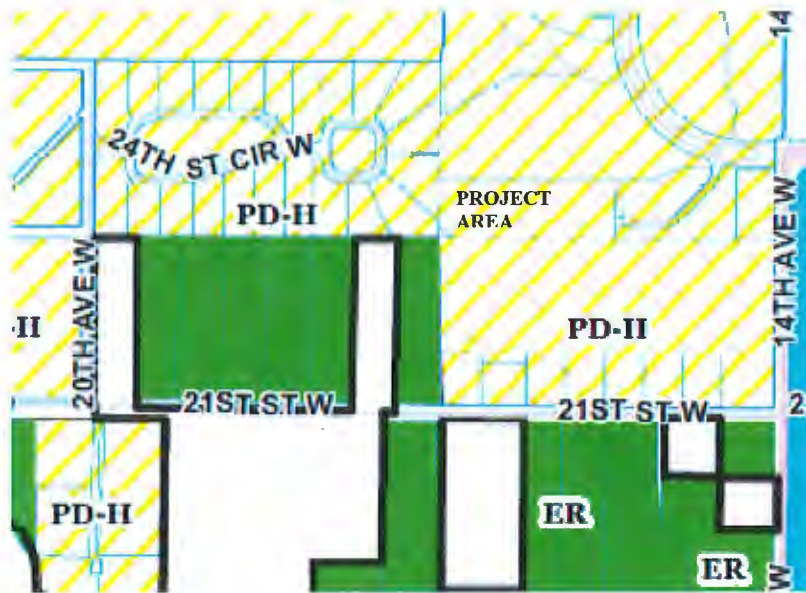
1. Reduction of perimeter landscaped setbacks between structure walls and the perimeter of the district from 35 feet to 12.88 feet on the north boundary; from 35 feet to 21.90 feet on the west boundary; from 35 feet to 2.24 feet on the southwest corner; and from 35 feet to 7 feet on the south boundary of the subject property; and
2. Reduction of setback between buildings from 25 feet to 18.5 feet for the townhomes along the south property line; and
3. Reduction of structure setback from private right-of-way from 35 feet to 20 feet.

**FLU**



**ZONING**





SUBJECT PROPERTY LABELED IN RED







School District of Manatee County  
**School Report**

**This School Report does not reserve capacity for school concurrency**

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application. This report is intended to be only information and analysis to assist the governing board in its land-use decision.

**Project Information**

Local Government:	City of Palmetto	Case Planner:	Allen Tusing	Fee:	\$650 DUE
Project Name:	Terra Ceia Townhomes	Date:	04/26/17	CCL:	-
Application Type:	General Development Plan (GDP)	SSA:	1	MEPS:	-
Application Number:	GDP 2017-722	Acres:	3.42		
DTS Number:	-				
Address/PIN:	PIN 2416820005				

**Development Plan Review - Summary**

**Impacts to Educational Facilities**

	YES	NO
School Capacity Level-of-Service Exceed	-	X
Sidewalks and Bicycle Path comments	X	-
School crosswalks, signs, crossing guards and traffic impacts	X	-
Transportation, bus stops and bus shelter comments	X	-
School site desired within development	-	X
Development compatible concerns with nearby school(s)	-	X
Other:	-	X

**Development Plan Review - Comments**

**Overview**

The applicant has requested approval of General Development Plan for 22 duplex/townhome dwelling units.

**Preliminary School Concurrency Analysis**

School capacity is available or will be available within the School Service Area (SSA) or contiguous SSA. This report does not reserve capacity. When the final site plan is submitted to reserve school capacity the final analysis may differ from this preliminary analysis.

**Sidewalks and Bicycle Paths**

Terra Ceia townhomes is located within the two mile walking radius of a Palmetto Elementary and Palmetto High School. There is a partial sidewalk on the west side of 14th Ave W. As the City of Palmetto reviews their infrastructure needs, the School District would appreciate a complete sidewalk network on the west side of 14th Ave W that connects from Terra Ceia Bay Blvd to 17th St W providing students with a safe route to area schools and bus stops.

**School Crosswalks, School Signs, Crossing Guards and Traffic Impacts**

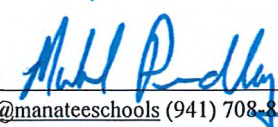
The School District is not requesting school signs or markings for this project at this time. In the future, a midblock crosswalk may be requested to be installed at the City of Palmetto's expense for high school students to access the sidewalk on the east side of 14th St W at 21st St W.

**Transportation, Bus Stops, and Bus Shelters**

Terra Ceia Townhomes is not located within the two mile walking radius of Lincoln Middle School. Future circumstances may require a bus to enter the development (i.e. special needs students). The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

**Projected Students**

Proposed Dwelling Unit	Dwelling Units	Elementary	Middle	High	Total
Townhouse/Duplex	22	5	1	1	7

Signature:  Executive Planner Date: 4/27/17  
 pendleym@manateeschools (941) 708-8800 X1056

PROJECT FILE # 11-722

RECEIVED

MAY 15 2017

City of Palmetto  
Planning Department

SITE



VICINITY MAP - NOT TO SCALE

DESCRIPTION

PARCEL 2-A:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE 5002338"W ALONG THE EAST LINE OF SAID SECTION 10, 1500.25 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 185 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE CONTINUE 5002338"W, ALONG SAID SECTION LINE, 1838.31 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N893343"W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, 565.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N893343"W ALONG SAID LINE, 565.00 FEET TO THE INTERSECTION WITH A PRIVATE ROAD EASEMENT, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES 5309620"E, 72.58 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6720581", A DISTANCE OF 12.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N692328"E, ALONG SAID ROADWAY EASEMENT, 90.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 35.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3070707", A DISTANCE OF 28.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S893302"E, ALONG SAID ROADWAY EASEMENT, 365.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1844237", A DISTANCE OF 26.71 FEET; THENCE S002338"W, PARALLEL WITH THE EAST LINE OF SAID SECTION 10, 54.44 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 2-B:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE 5002338"W ALONG THE EAST LINE OF SAID SECTION 10, 1500.25 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 185 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE CONTINUE 5002338"W, ALONG SAID SECTION LINE, 1573.25 FEET; THENCE N893343"W, PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, 425.00 FEET; THENCE S002338"W, 112.53 FEET; THENCE N893302"W, PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, 130.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N893302"W, 864.22 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S002338"W, ALONG SAID WEST LINE, 130.51 FEET TO THE INTERSECTION WITH A PRIVATE ROADWAY EASEMENT; THENCE S893302"E, ALONG SAID ROADWAY EASEMENT, 115.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 111.62 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8257307", A DISTANCE OF 104.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S893302"E, ALONG SAID ROADWAY EASEMENT, 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3070707", A DISTANCE OF 28.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S893302"E, ALONG SAID ROADWAY EASEMENT, 305.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 111.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1323272", A DISTANCE OF 26.84 FEET; THENCE N002338"E, PARALLEL WITH THE EAST LINE OF SAID SECTION 10, 130.53 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 2-C:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE 5002338"W ALONG THE EAST LINE OF SAID SECTION 10, 1500.25 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 185 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE CONTINUE 5002338"W, ALONG SAID SECTION LINE, 1538.31 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N893343"W, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, 528.16 FEET TO THE INTERSECTION WITH A PRIVATE ROADWAY EASEMENT, FOR A POINT OF BEGINNING, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES 5752420"W, 50.00 FEET; THENCE CONTINUE N893343"W, ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, 481.12 FEET TO A POINT WHICH LIES 8983432"E, 38.50 FEET FROM THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N444147"W, 55.89 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE S893302"E, 38.50 FEET TO THE SOUTHWEST CORNER N893343"W; THENCE N002338"E, ALONG SAID WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, 18.89 FEET TO THE INTERSECTION WITH A PRIVATE ROADWAY EASEMENT; THENCE S893302"E, ALONG SAID ROADWAY EASEMENT, 11.46 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7500717", A DISTANCE OF 104.72 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

DEVELOPMENT TEAM

DEVELOPER  
ZIRKELBACH SIGNATURE HOMES, LLC  
1415 17TH STREET WEST  
PALMETTO, FL 34621  
PHONE: (813) 723-0000  
CONTACT: GEORGE GERBER

ENGINEER  
MASER CONSULTING P.A.  
485 NORTH HEO STREET, SUITE 105  
TAMPA, FL 33609  
PHONE: (813) 287-1861  
CONTACT: LAURIE BURCAW, P.E.

SURVEYOR  
MASER CONSULTING P.A.  
485 NORTH HEO STREET, SUITE 105  
TAMPA, FL 33609  
PHONE: (813) 287-1861  
CONTACT: DAVID FERRARO, PLS

UTILITY PROVIDERS

WATER  
CITY OF PALMETTO  
401 17TH STREET WEST  
PALMETTO, FLORIDA 33462  
PHONE: (813) 723-4580

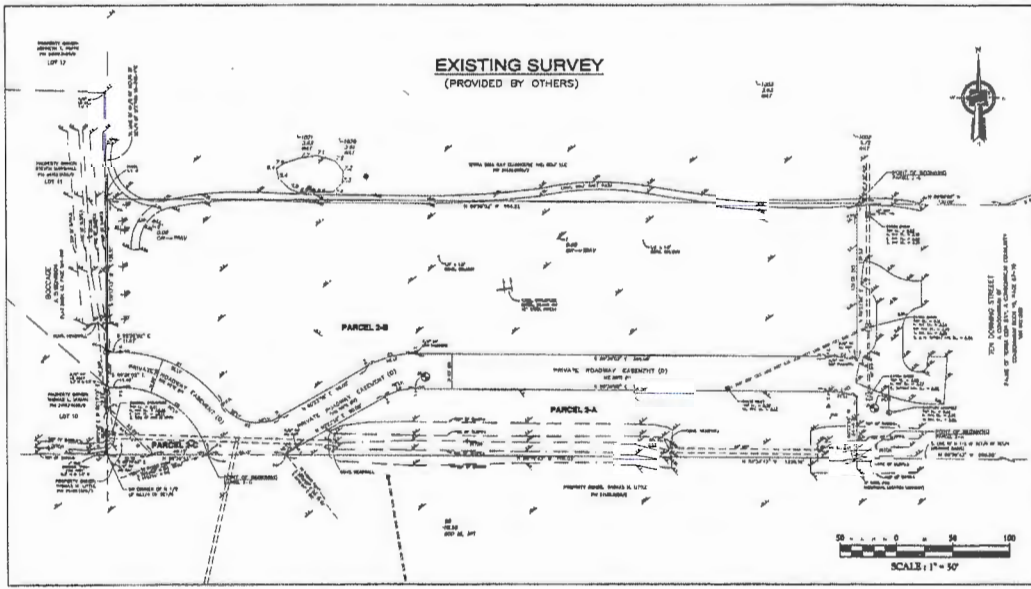
SEWER  
CITY OF PALMETTO  
401 17TH STREET WEST  
PALMETTO, FLORIDA 33462  
PHONE: (813) 723-4580

GENERAL DEVELOPMENT PLAN  
FOR  
ZIRKELBACH SIGNATURE HOMES, LLC  
TERRA CEIA TOWNHOMES  
CITY OF PALMETTO  
MANATEE COUNTY, FLORIDA  
SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST

DEVIATION REQUEST FOR THE CONCEPTUAL GDP

- 1. THE BUILDING SETBACK BETWEEN BUILDINGS IS BEING REDUCED FROM 25 FEET TO 18.5 FEET BETWEEN THE PROPOSED BUILDINGS.
- 2. PUBLIC OR PRIVATE RIGHT-OF-WAY SETBACK: 35 FEET IS REQUIRED FROM ANY STRUCTURE TO RIGHT-OF-WAY, THIS IS BEING REDUCED TO 20 FEET.
- 3. MINIMUM COMMON OPEN SPACE AND RECREATION AREAS: TWENTY-FIVE (25) PERCENT OF THE GROSS SITE ACREAGE SHALL BE DELINEATED AS TRACTS FOR COMMON OPEN SPACE AND RECREATION AREAS. THE PARCEL IS PART OF A PD PLAN AND THE GOLF COURSE SHOULD MEET THIS REQUIREMENT FOR THE DEVELOPMENT.

EXISTING SURVEY  
(PROVIDED BY OTHERS)



SHEET INDEX table with columns C1-C9 and corresponding sheet titles like COVER SHEET, CONSTRUCTION NOTES, etc.

MASER CONSULTING P.A. logo and contact information for various offices.

811 logo and information regarding utility location services.

Vertical table with columns for project details and a signature area.

Signature of Laurie S. Burcaw, Engineer, License Number 4664.

TERRA CEIA TOWNHOMES FOR ZIRKELBACH SIGNATURE HOMES, LLC

MUNICIPALITY MANATEE COUNTY CITY OF PALMETTO

TAMPA OFFICE logo and contact information.

Table with columns for project details like date, sheet number, etc.

COVER SHEET CI

WORKING DAYS BEFORE YOU DIG logo and call to action.

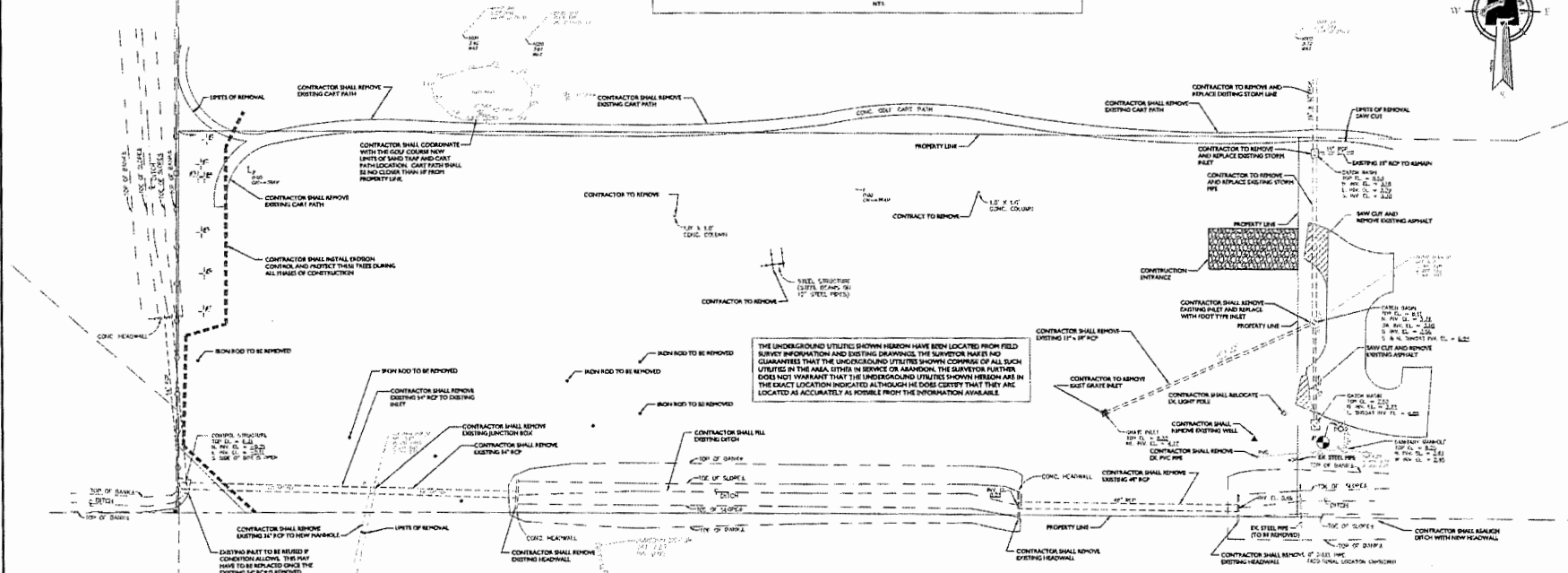
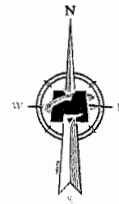
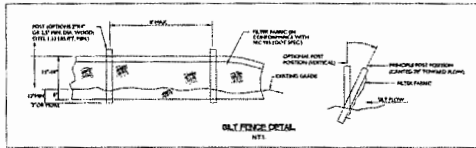
FEMA MAP NUMBER 1301 C01438 FLOOD ZONE X-1 BASIS FLOOD ELEVATION = 8.7 FLOOD PROTECTION ELEVATION = 9.7 EFFECTIVE DATE 3/17/14

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER...



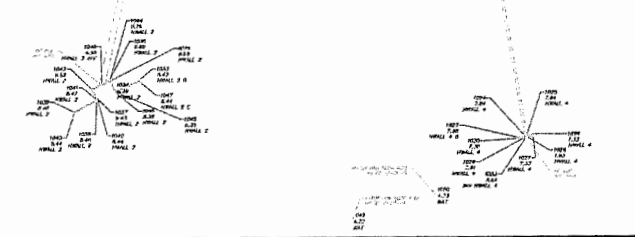
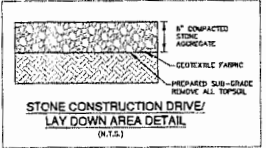


TRUNK	TYPE	DEPTH	SPACING
1	CONCRETE	24"	40'
2	CONCRETE	36"	40'
3	CONCRETE	30"	40'
4	TRUNK CEMENT PAVER	12" FATH	20" R TO 40"
5	CONCRETE	30"	40'
6	CONCRETE	30"	40'
7	TRUNK CONCRETE	24" R 4"	50'



THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR HAS NOT GUARANTEED THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

- ### DEMOLITION NOTES
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, POWER, FIBER OPTIC, LIGHT POLE TO BE RELOCATED, COMMUNICATION, CABLE TV, SANITARY AND STORM. SEWER NOTH ON AND ADJACENT TO THE SITE PRIOR TO BEGINNING SITE DEMOLITION.
  - ALL RUBBLE AND DEBRIS NOT TO BE REUSED IN THE PROPOSED CONSTRUCTION SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF SITE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE REMOVAL OR RELOCATION OF EXISTING ELECTRICAL SYSTEM COMPONENTS, POLES, STRUCTURES, ETC. WITH ELECTRIC UTILITY AND THE OWNER PRIOR TO BEGINNING DEMOLITION. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR CONTINUED USE IF SERVICE IS REQUIRED.
  - A STAFFED SILT FENCE FOR SITE EROSION AND SEDIMENT CONTROL SHALL BE PLACED AROUND THE PERIMETER OF THE CONSTRUCTION AREA PRIOR TO BEGINNING DEMOLITION AS SHOWN ON PLAN.
  - THE CONTRACTOR SHALL MAINTAIN FUGITIVE DUST EMISSIONS AT AN ACCEPTABLE LEVEL. FUGITIVE DUST EMISSIONS MUST BE CONTROLLED IN ACCORDANCE WITH THE CONSTRUCTION NOTICES AND TESTING SCHEDULE SHEET C2.
  - THE CONTRACTOR SHALL ADJUST THE HEIGHT ALL REMAINING HYDRANTS, VALVES, MANHOLES, STRUCTURES, WATER METERS, METER BOXES, ETC TO PROPOSED FINISHED GRADE, SEE UTILITY AND GRADING, PAVING AND DRAINAGE PLAN.
  - THE NATIONAL EMISSIONS STANDARDS FOR AIR POLLUTANTS (NESHAPS) REQUIRE THE INSPECTION FOR ASBESTOS CONTAINING MATERIAL PRIOR TO THE RENOVATION OR DEMOLITION OF THESE FACILITIES. IF ASBESTOS IS FOUND IT MUST BE REMOVED BY A FLORIDA LICENSED ASBESTOS CONTRACTOR OR PROPER WORK PROCEDURES DURING DEMOLITION ACTIVITY.
  - LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
  - DEMOLITION ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL APPLICABLE REPORTS PREPARED FOR SUBJECT PROPERTY. CONTRACTOR SHALL OBTAIN FINAL COPIES OF SUCH REPORTS FROM OWNER.
  - EXISTING FOUNDATIONS SHALL BE REMOVED IN ACCORDANCE WITH ANY AND ALL REPORTS PREPARED FOR SUBJECT PROPERTY. CONTRACTOR SHALL OBTAIN FINAL COPIES OF SUCH REPORTS FROM OWNER.



**MASER**  
Landscape Architects & Environmental Scientists

Professional Engineer in Florida & Virginia  
Landscape Architects & Environmental Scientists  
Other Locations:

- Atlanta, GA
- Chattanooga, TN
- Charleston, SC
- Dayton, OH
- Denver, CO
- Fort Lauderdale, FL
- Fort Worth, TX
- Houston, TX
- Jacksonville, FL
- Memphis, TN
- Mobile, AL
- Norfolk, VA
- Ocala, FL
- Orlando, FL
- Palm Bay, FL
- Palm Springs, FL
- San Antonio, TX
- Sarasota, FL
- Springfield, MA
- Virginia Beach, VA
- Washington, DC
- Wilmington, NC

State of FL, Certificate of Authorization #9841 / LARS62

Project: Terra Ceia Townhomes  
Client: Zirkelbach Signature Homes, LLC

City: Palmetto, FL

**Laurie S. Burcaw**  
FLORIDA PROFESSIONAL ENGINEER - LICENSE NUMBER 9664

TERRA CEIA TOWNHOMES  
FOR ZIRKELBACH SIGNATURE HOMES, LLC

MUNICIPALITY  
MANATEE COUNTY  
CITY OF PALMETTO

Palmetto Office  
800 South Bay Street  
Suite 200  
Palmetto, FL 33480  
Phone 813.922.0661  
Fax 813.922.0892

Project Name: Terra Ceia Townhomes  
City: Palmetto, FL  
County: Manatee  
Project No: 2024-001  
Date: 10/15/2024  
Scale: As Shown

**SITE DEMOLITION PLAN**

Drawn by: [Name]  
Checked by: [Name]  
Approved by: [Signature]

C3



























**City of Palmetto  
Planning & Zoning Board  
Agenda Item**

**Meeting Date**

05/15/2017

**Presenter:** Karla Owens, City Planner

**Department:** Public Works

**Title: Terra Ceia Townhomes Conceptual/General Development Plan  
(Ordinance 2017-07)**

Project Description

The subject property was permitted as part of the master plan for Terra Ceia and is part of the Community Development District. The proposed project is to construct a new project containing 22 residential villas on the subject property. Each unit will be single story with attached garages. The property will also contain a proposed open space/playground area and will be a private, gated community. This proposal is consistent with the City's Comprehensive Plan, with the PD-H zoning district requirements, and with the surrounding neighborhood.

The Planning and Zoning Board will hold a public hearing on May 25, 2017 to discuss the project and to provide recommendations to the City Commission.

<b>City Attorney Reviewed:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<b>Advisory Board Recommendation:</b>	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> N/A	<b>Consistent With:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	2030 Comp Plan, City Ordinances
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**Motion Requested:** Motion to schedule Ordinance 2017-07 for a Public Hearing on June 5, 2017 at 7:00PM or as soon thereafter as same can be heard in the Chambers.

<b>Staff Contact:</b>	Karla Owens, City Planner	Public Works	941-723-4580
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**Attachments:** Location Map

Location Map



**CITY OF PALMETTO**  
**ORDINANCE NO. 2017-07**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING A CONCEPTUAL/GENERAL DEVELOPMENT PLAN FOR A 22-UNIT, ONE-STORY RESIDENTIAL VILLAS PROJECT ON A 3.42-ACRE SITE ZONED PD-H AND GENERALLY LOCATED WEST OF 14<sup>TH</sup> AVENUE WEST AND SOUTH OF TERRA CEIA BAY CLUBHOUSE & GOLF; SAID PARCEL IS PID#2416820005, PALMETTO, FLORIDA, AND AS MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions, and render municipal services; and

**WHEREAS**, Chapter 166, Florida Statutes, the “Municipal Home Rule Powers Act,” implements the applicable provisions of the Florida Constitution and authorizes municipalities to exercise any power for municipal purposes, except when expressly prohibited by law and to enact ordinances in furtherance thereof; and

**WHEREAS**, the City Commission of the City of Palmetto has certain regulatory authority granted to it by the Florida Constitution, the Florida Statutes and the City Charter to regulate the use of land within its corporate boundaries; and

**WHEREAS**, Terra Ceia Development Partners, LLC owns approximately 3.42 acres of property located west of 14<sup>th</sup> Avenue West and south of Terra Ceia Bay Clubhouse & Golf, Palmetto, and being collectively described in **Exhibit “A”** attached hereto (the “Property”); and

**WHEREAS**, Terra Ceia Development Partners, LLC will be further referred to herein as “Owner”; and

**WHEREAS**, Owner has requested approval of a Conceptual/General Development Plan for a 22-unit, one story-story, residential villas project on the Property, as depicted on the document attached as **Exhibit B** (the “Project”); and

**WHEREAS**, the Planning and Zoning Board reviewed the proposed Project, held a properly noticed public hearing on May 25, 2017, received public comment and testimony, and provided its recommendation to the City Commission of the City of Palmetto; and

**WHEREAS**, the City Commission of the City of Palmetto held a properly noticed public hearing on June 5, 2017, and received public comment and testimony at said hearing; and

**WHEREAS**, the City Commission of the City of Palmetto finds that approval of the Project benefits the public health, safety, and welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, AS FOLLOWS:**

**Section 1. Findings of Fact.**

- A. The above-referenced “WHEREAS” clauses are adopted herein as findings of fact.
- B. The Planning and Zoning Board, acting as the Local Planning Agency, has recommended approval of the Project with certain conditions as set forth in Section 2 below.
- C. The Project, as conditioned, is consistent with the City of Palmetto’s Comprehensive Plan.
- D. The Project, as conditioned, is compatible with adjacent land uses and complies with all pertinent provisions of the City of Palmetto’s Zoning Code.

**Section 2. Project Approval.** The Project is hereby approved with the following stipulations:

**Section 3. Repeal of Ordinances in Conflict.** This Ordinance hereby repeals and replaces any ordinances in conflict.

**Section 4. Severability.** If any section, sub-section, paragraph, sentence, clause or phrase in this Ordinance shall be held invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining portions hereof.

**Section 5. Effective Date.** This Ordinance shall take effect as provided for by law and by City Charter, Section 14, upon execution by the Mayor, or, if the Mayor vetoes the Ordinance, upon reconsideration by the City Commission and passing of the Ordinance by at least four (4) votes.

**PASSED AND DULY ADOPTED,** by the City Commission, in open session, with a quorum present and voting, this 5th day of June, 2017.

First Reading: May 15, 2017

Publication: May 5, 2017

Second Reading and

Public Hearing: June 5, 2017

CITY OF PALMETTO, FLORIDA, BY  
AND THROUGH THE CITY  
COMMISSION OF THE CITY OF  
PALMETTO

By: \_\_\_\_\_



SHIRLEY GROOVER BRYANT, MAYOR

ATTEST: James R. Freeman  
City Clerk

By: \_\_\_\_\_  
City Clerk/Deputy Clerk

## EXHIBIT A

### Legal description

#### DESCRIPTION:

##### PARCEL 2-A:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE S00°23'58"W, ALONG THE EAST LINE OF SAID SECTION 10, 1500.26 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 165 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE CONTINUE S00°23'58"W, ALONG SAID SECTION LINE, 1838.31 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°39'43"W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, 660.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N89°39'43"W ALONG SAID LINE, 506.03 FEET TO THE INTERSECTION WITH A PRIVATE ROAD EASEMENT, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S39°06'20"E, 72.58 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°30'18", A DISTANCE OF 12.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N60°23'58"E, ALONG SAID ROADWAY EASEMENT, 90.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 85.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 28.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°36'02"E, ALONG SAID ROADWAY EASEMENT, 365.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'37", A DISTANCE OF 26.17 FEET; THENCE S00°23'58"W, PARALLEL WITH THE EAST LINE OF SAID SECTION 10, 54.44 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

##### PARCEL 2-B

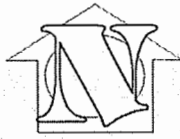
COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE S00°23'58"W ALONG THE EAST LINE OF SAID SECTION 10, 1500.26 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 165 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE CONTINUE S00°23'58"W, ALONG SAID SECTION LINE, 1573.35 FEET; THENCE N89°36'02"W, PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, 425.00 FEET; THENCE S69°19'09"W, 112.53 FEET; THENCE N89°36'02"W, PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, 130.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N89°36'02"W, 664.22 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE S00°17'15"W, ALONG SAID WEST LINE, 135.51 FEET TO THE INTERSECTION WITH A PRIVATE ROADWAY EASEMENT; THENCE S89°36'02"E, ALONG SAID ROADWAY EASEMENT, 11.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 111.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°57'35", A DISTANCE OF 104.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 39.00 FEET; THENCE RUN SOUTHEASTERLY AND NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°57'35", A DISTANCE OF 57.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N60°23'58"E, ALONG SAID ROADWAY EASEMENT, 90.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 86.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°00'00", A DISTANCE OF 45.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°36'02"E, ALONG SAID ROADWAY EASEMENT, 365.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 111.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH CENTRAL ANGLE OF 13°23'27", A DISTANCE OF 25.94 FEET; THENCE N00°23'58"E, PARALLEL WITH THE EAST LINE OF SAID SECTION 10, 138.53 FEET TO THE POINT OF BEGINNING BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

##### PARCEL 2-C:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE S00°23'58"W, ALONG THE EAST LINE OF SAID SECTION 10, 1500.26 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 165 FEET TO THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE CONTINUE S00°23'58"W, ALONG SAID SECTION LINE, 1838.31 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE N89°39'43"W, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, 1235.16 FEET TO THE INTERSECTION WITH A PRIVATE ROADWAY EASEMENT, FOR A POINT OF BEGINNING, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S75°24'08"W, 80.00 FEET; THENCE CONTINUE N89°39'43"W, ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, 49.12 FEET TO A POINT WHICH LIES S89°39'43"E, 39.50 FEET FROM THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE N44°41'14"W, 55.89 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SAID POINT LYING N00°17'15"E, 39.50 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE N00°17'15"E, ALONG SAID WEST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, 18.89 FEET TO THE INTERSECTION WITH A PRIVATE ROADWAY EASEMENT; THENCE S89°36'02"E, ALONG SAID PRIVATE ROADWAY EASEMENT, 11.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°00'10", A DISTANCE OF 104.72 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

**EXHIBIT B**  
**Approved General Development Plan**



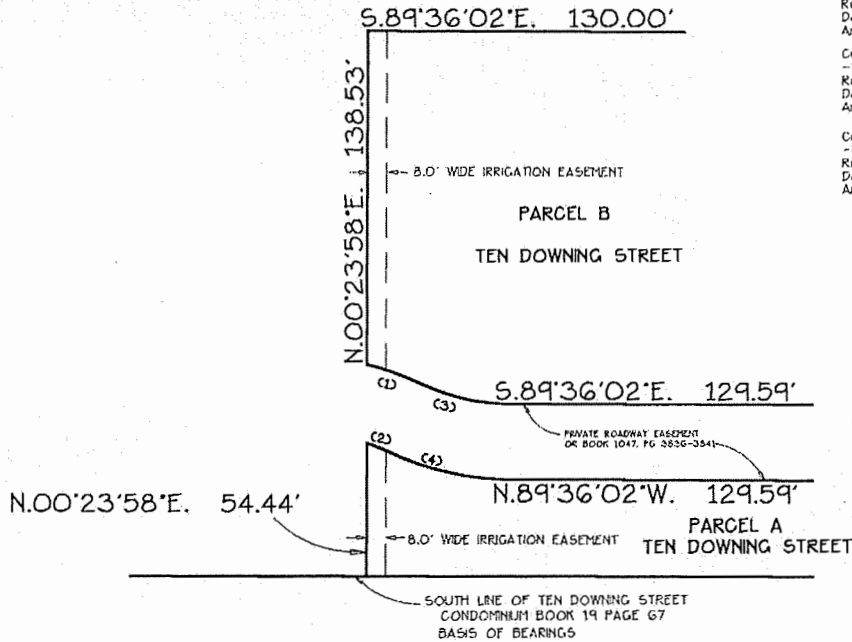


Curve Number 1  
 Radius= 111.00'  
 Delta= 11°52'56"  
 Arc= 23.21'

Curve Number 2  
 Radius= 80.00'  
 Delta= 06°37'46"  
 Arc= 9.26'

Curve Number 3  
 Radius= 89.00'  
 Delta= 25°22'23"  
 Arc= 39.41'

Curve Number 4  
 Radius= 120.00'  
 Delta= 25°22'23"  
 Arc= 53.14'



**NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON A LINE IDENTIFIED ON THIS SKETCH.

THIS SKETCH REPRESENTS A...

**IRRIGATION EASEMENT**

THE WESTERLY 8.00' FEET OF PARCEL 'A' AND PARCEL 'B', TEN DOWNING STREET, A CONDOMINIUM AS RECORDED IN CONDOMINIUM BOOK 18, PAGES 67 THRU 70 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

(SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD)

I, JEFFREY L. HOSTETLER, CERTIFY THAT THE SURVEY OR SKETCH REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SAID MEETS THE STANDARDS OF CHAPTER 21HH-6 F.A.C..

**LEGEND**

- SET 1/2" IRON ROD-PLS 4911
- FOUND IRON ROD
- FOUND 4"x4" CONC. MONUMENT
- FOUND IRON PIPE
- ⊙ FOUND P.K. NAIL
- (M) MEASURED DATA
- (R) RECORD DATA

JEFFREY L. HOSTETLER, PLS  
 STATE OF FLORIDA  
 LICENSE NUMBER 4911

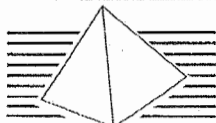
9-29-93

DATE

NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL.

DATE OF SURVEY 09-14-93	CERTIFIED TO: FRJ-CON OCEAN GOLF PARK LIMITED	REVISIONS
DATE OF SKETCH 09-14-93		
JOB No. 078-012A		SCALE 1" = 60'

078-012A.DWG



**HOSTETLER AND ASSOCIATES**

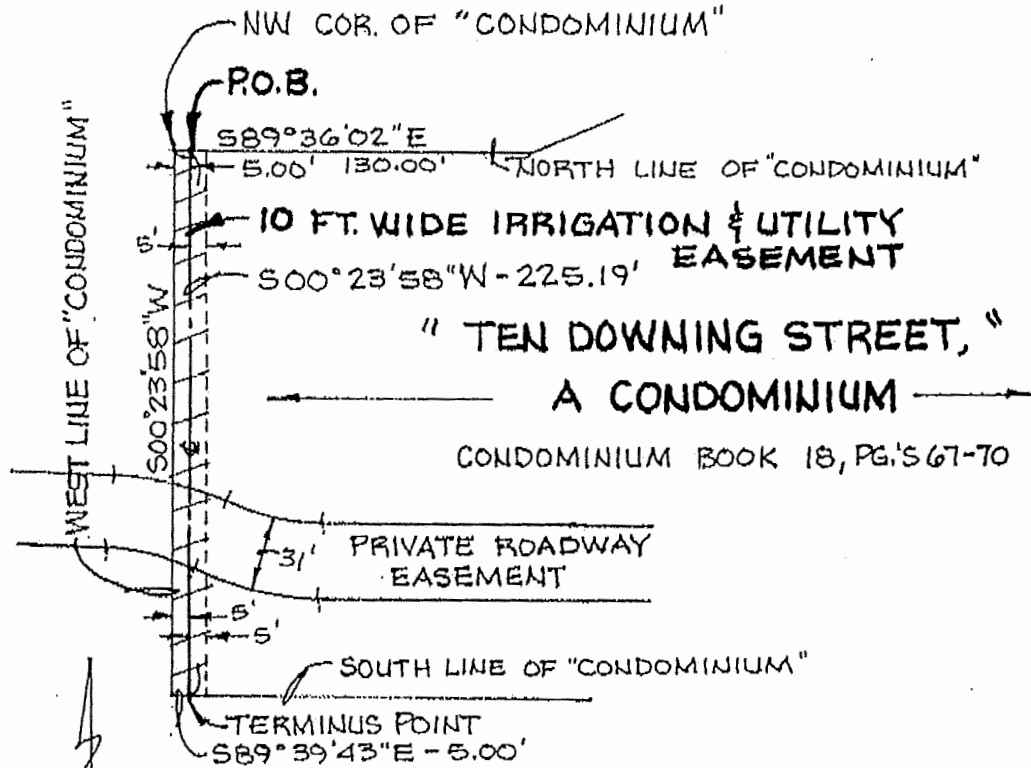
PROFESSIONAL LAND SURVEYORS · LAND PLANNERS · ASSOCIATE ENGINEERS  
 1532 EIGHTH AVENUE DRIVE WEST · BRADENTON  
 FLORIDA · 34205 · (813) 746-1199 · FAX 746-0987



DESCRIPTION: TERRA CEIA GOLF & COUNTRY CLUB

A 10.0 FT. WIDE IRRIGATION AND UTILITY EASEMENT LYING 5.0 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, TO WIT:

COMMENCE AT THE NORTHWEST CORNER OF "TEN DOWNING STREET, A CONDOMINIUM", AS RECORDED IN CONDOMINIUM BOOK 18, PAGES 67 THROUGH 70, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 89°36'02" E, ALONG THE NORTH LINE OF SAID "TEN DOWNING STREET, A CONDOMINIUM", A DISTANCE OF 5.0 FT. FOR A POINT OF BEGINNING; THENCE S 00°23'58" W, ALONG THE EASEMENT CENTERLINE, PARALLEL WITH THE WEST LINE OF SAID "CONDOMINIUM" AND 5.0 FT. EASTERLY THEREFROM, A DISTANCE OF 225.19 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF SAID "CONDOMINIUM" FOR THE TERMINUS OF SAID EASEMENT CENTERLINE, SAID POINT LYING S 89°39'43" E, A DISTANCE OF 5.0 FT. FROM THE SOUTHWEST CORNER OF SAID "CONDOMINIUM", BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.



### SKETCH OF DESCRIPTION

NOT TO  
Scale

NOT A SURVEY

10/16/1992  
DATE

*Thomas E. Durran*  
THOMAS E. DURRANCE  
PROFESSIONAL LAND SURVEYOR  
FLA. CERTIFICATE NO. 4534

NOT VALID UNLESS EMBOSSED BY SURVEYOR'S SEAL

JOB NUMBER: 3751 DRAWN BY: T.E.D. SCALE: N/A SHEET NUMBER 1 OF 1



**LOMBARDO & SKIPPER, INC.**

Consulting Engineers, Surveyors & Planners  
P.O. Box 188 • 825 • 4th Street West • Palmetto, Florida 34221 • (813) 722-4561 - 748-0600

GRANT OF EASEMENT

Made September 8, 1993, by and between Ten Downing Street Condominium Association, Inc. (the "Grantor") and Palms of Terra Ceia Bay Community Development District (the "Grantee").

The following recitals of fact are a material part of this instrument.

The Grantor is the Condominium Association created in connection with and pursuant to the Declaration of Condominium ("the Declaration"), for Ten Downing Street, a Condominium ("the Condominium"), recorded in Official Records Book 1112, Page 79 et seq. of the Public Records of Manatee County, Florida, and the survey recorded at Condominium Book 18, Pages 67 through 70 of the Public Records of Manatee County, Florida ("the survey").

The Grantor manages the common elements defined and described in the Declaration and the survey, including that property described in Exhibit "A" attached hereto and made a part hereof.

The Grantee has requested an easement across the Condominium for the purpose of placing and maintaining utility lines for the supply of water to golf course property south of the Condominium.

There being no prohibition in the Declaration, the Board of Directors of the Grantor has the authority pursuant to section 718.111(10), Florida Statutes, to grant the easement hereinafter described to the grantee, and said Board of Directors has exercised that authority, consistent with the requirements of section 617.0832, Florida Statutes, finding that the interests of Grantor's members would not be adversely affected by this Grant of Easement, under the terms and conditions hereof.

The Grantor wishes to grant and the Grantee wishes to receive an easement over, under and across the Condominium in accordance with the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the sum of One Hundred Dollars (\$100.00) paid by the Grantee to the Grantor, and the promises and covenants herein contained, the receipt and adequacy of which consideration is hereby acknowledged, the parties agree as follows:

1. Grant of Easement. The Grantor hereby grants to the Grantee its successors and assigns, a non exclusive perpetual easement over, under and through the Condominium property, as described in Exhibit "A" hereto, for the purpose of installing under ground, operating, maintaining, repairing and replacing utility lines and equipment, at the Grantee's sole expense, for the purpose of supplying water, across the Condominium property, to property to the south of the Condominium, for irrigation and other purposes.

2. Restoration After Installation and Repairs. The Grantee hereby covenants and agrees to minimize disruption to the Condominium property by the installation of its utility lines pursuant to this easement, and after that installation (as well as after any maintenance, repair or replacement) to restore the Condominium property to its previous condition or better, including but not limited to the restoration of asphalt pavement and lawns.

3. Running of Benefits and Burdens. All provisions of this instrument, including the benefits and the burdens, run with the title to property and are binding upon and inure to the successors and assigns of the parties hereto.

4. Attorneys' Fees. Either party may enforce this instrument by appropriate action and the prevailing party in such litigation shall recover the costs and expenses of the action, inclusive of appellate proceedings, and reasonable attorneys' fees.

5. Construction. The rule of strict construction does not apply to this grant. This grant shall be given a reasonable construction in that the intention of the parties to confer a usable right of enjoyment on the Grantee is effectuated.

6. Release of Easement. The Grantee may terminate the easement herein granted by recording a release in recordable form in the Public Records of Manatee County, Florida whereupon all rights, duties and liabilities hereby created shall terminate.

IN WITNESS WHEREOF, the parties have signed this instrument on the day and year first above written.

Witnesses:

TEN DOWNING STREET  
CONDOMINIUM ASSOCIATION, INC.,  
a Florida corporation

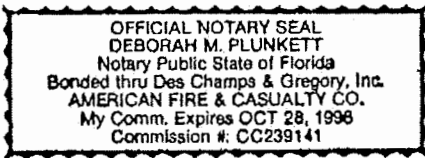
sign Carol L. Wallace By: Kathryn Shafer  
print CAROL L. WALLACE Kathryn Shafer, President (SEAL)

sign Jane Young  
print Jane Young

BN 1422 PG 6672

STATE OF FLORIDA  
COUNTY OF Maralee

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of December 1993, by Kathryn Shafer as President of Ten Downing Street Condominium Association, Inc., a Florida corporation, on behalf of the corporation. She is personally known to me or has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC  
sign Deborah M. Plunkett  
print DEBORAH M. PLUNKETT  
State of Florida at Large (Seal)  
My Commission expires:

Witnesses:

sign Monica C. Phillips

print Monica C. Phillips

sign Jack R. Smith

print Jack R. Smith

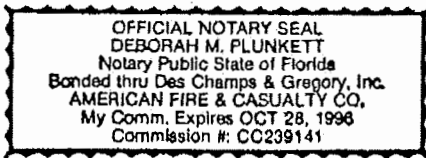
PALMS OF TERRA CEIA BAY COMMUNITY DEVELOPMENT DISTRICT

By: Gerard Faulman (SEAL)

BK 1492 PG 6673

STATE OF FLORIDA  
COUNTY OF Maralee

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of December 1993, by Gerard Faulman as \_\_\_\_\_ of Palms of Terra Ceia Bay Community Development District, on behalf of the corporation. He/she is personally known to me or has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC  
sign Deborah M. Plunkett  
print DEBORAH M. PLUNKETT  
State of Florida at Large (Seal)  
My Commission expires:

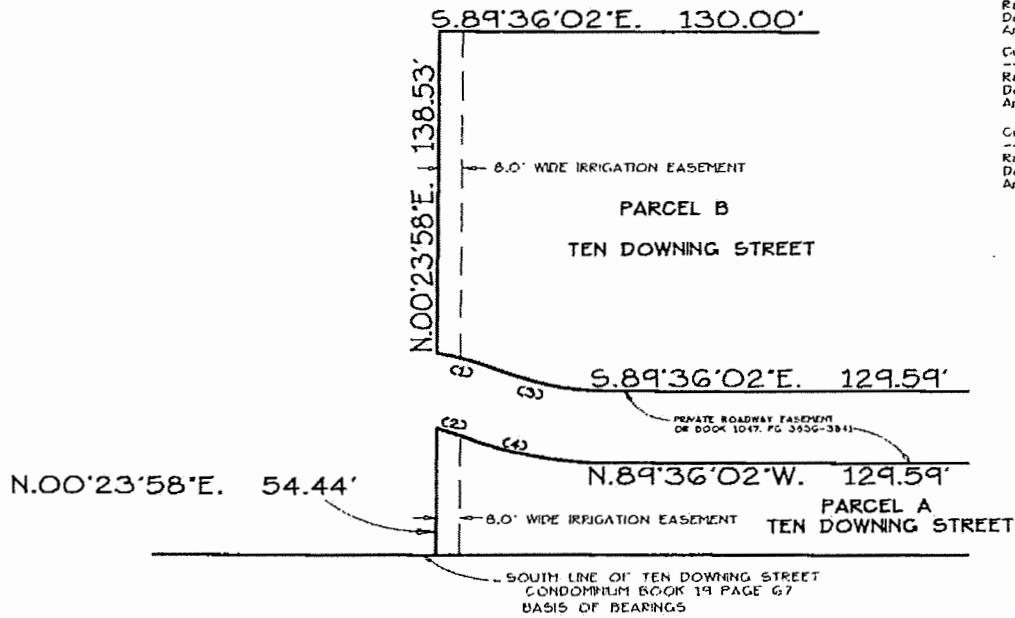


Curve Number 1  
 Radius= 111.00'  
 Delta= 11°58'56"  
 Arc= 23.21'

Curve Number 2  
 Radius= 80.00'  
 Delta= 06°37'46"  
 Arc= 9.26'

Curve Number 3  
 Radius= 89.00'  
 Delta= 25°22'23"  
 Arc= 39.41'

Curve Number 4  
 Radius= 120.00'  
 Delta= 25°22'23"  
 Arc= 53.14'



BK 1422 PG 6674 FILED AND RECORDED 12/15/1993 12:22PM RECORD VERIFIED  
 R. B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

**NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON A LINE IDENTIFIED ON THIS SKETCH.

THIS SKETCH REPRESENTS A...

**IRRIGATION EASEMENT**

THE WESTERLY 8.00' FEET OF PARCEL 'A' AND PARCEL 'B', TEN DOWNING STREET, A CONDOMINIUM AS RECORDED IN CONDOMINIUM BOOK 16, PAGES 67 THRU 70 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

(SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD)

I, JEFFREY L. HOSTETLER, CERTIFY THAT THE SURVEY OR SKETCH REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SAID MEETS THE STANDARDS OF CHAPTER 21HH-6 F.A.C.

**LEGEND**

- SET 1/2" IRON ROD-PLS 4911
- FOUND IRON ROD
- FOUND 4"x4" CONC. MONUMENT
- FOUND IRON PIPE
- ⊙ FOUND P.K. NAIL
- (M) MEASURED DATA
- (R) RECORD DATA

JEFFREY L. HOSTETLER, PLS  
 STATE OF FLORIDA  
 LICENSE NUMBER 4911

9-27-93  
 DATE

NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL.

DATE OF SURVEY 09-14-93	CERTIFIED TO: FRU-CON OCEAN GOLF PARK LIMITED	REVISIONS
DATE OF SKETCH 09-14-93		
JOB No. 078-012A		SCALE 1" = 60'



**HOSTETLER AND ASSOCIATES**

PROFESSIONAL LAND SURVEYORS • LAND PLANNERS • ASSOCIATE ENGINEERS  
 1532 EIGHTH AVENUE DRIVE WEST • BRADENTON  
 FLORIDA • 34205 • (813) 746-1199 • FAX 746-0987

078-012ADWG

PREPARED BY AND TO BE RETURNED TO:

Robert S. Freedman, Esquire  
Carlton, Fields, Ward, Emmanuel,  
Smith & Cutler, P.A.  
Post Office Box 3239  
Tampa, Florida 33601-3239

Tax Parcel # \_\_\_\_\_  
Grantee's Tax ID # \_\_\_\_\_

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made and executed this 22nd day of November, 1996, by FRU-CON OCEAN GOLF PARK, LTD., a Florida limited partnership, having its principal place of business at 2802 Terra Ceia Bay Boulevard, Palmetto, Florida 34221 (hereinafter called the "Grantor"), to PALMS OF TERRA CEIA BAY COMMUNITY DEVELOPMENT DISTRICT, whose post office address is Post Office Box 1383, Palmetto, Florida 34220 (hereinafter called the "Grantee");

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

**Witnesseth:** That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Manatee County, Florida, viz:

AS SET FORTH IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

("Property").

**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 the Grantee that the Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, solely.

**And** the Grantor hereby declares a perpetual easement, for the benefit of (1) itself and its successors and assigns and (2) the owners of real property located within the physical boundaries of the Palms of Terra Ceia Bay Community Development District and their guests

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and invitees, over, across and through the Property for purposes of providing legal ingress and egress to and from public roadways located adjacent to or contiguous with the Property.

In Witness Whereof, the Grantor has caused these presents to be executed the day and year first above written.

WITNESSES:

FRU-CON OCEAN GOLF PARK, LTD.,  
a Florida limited partnership,  
by its sole general partner,  
The Fru-Con Projects, Inc., a Florida  
corporation, formerly known as  
Fru-Con Ocean Golf Park Corporation

Mary C. Stein  
Name: MARY C. STEIN

By: [Signature]  
Name: A.A. ZEHNER  
Title: VICE PRESIDENT

Maria Wazlawek  
Name: MARIA WAZLAWEK

Mary C. Stein  
Name: MARY C. STEIN

Attest: [Signature]  
Name: PEGGY H. MORAS  
Title: V. President / Secretary

Maria Wazlawek  
Name: MARIA WAZLAWEK

(SEAL)

STATE OF Missouri  
COUNTY OF St. Louis

The foregoing instrument was acknowledged before me this 22ND day of November, 1996, by A.A. Zehner and Peggy H. Moras, as Vice President and Vice President/Secretary, respectively, of The Fru-Con Projects, Inc., a Florida corporation, formerly known as Fru-Con Ocean Golf Park Corporation, the sole general partner of FRU-CON OCEAN GOLF PARK, LTD., a Florida limited partnership. They either  are personally known to me or  have produced \_\_\_\_\_ as identification.

My Commission Expires: CHERI G. LYNE  
NOTARY PUBLIC - STATE OF MISSOURI  
ST. LOUIS COUNTY  
(AFFIX NOTARY SEAL) COMMISSION EXPIRES DEC. 26, 1997

Cheri A. Lyne  
(Signature)  
Name: Cheri G. Lyne  
(Legibly Printed),  
Notary Public, State of Missouri

(Commission Number, if any)

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Exhibit A

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE N.89°38'48"W. ALONG THE NORTH LINE OF SAID SECTION 10 A DISTANCE OF 52.00 FEET TO THE INTERSECTION WITH THE RIGHT OF WAY LINE OF 14TH AVENUE WEST; THENCE S.00°23'58"W. ALONG SAID RIGHT OF WAY LINE, PARALLEL WITH THE EAST LINE OF SAID SECTION 10 AND 52.00 FEET WESTERLY THEREFROM A DISTANCE OF 1500.23 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 165 FEET OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 10; THENCE N.89°37'48"W. ALONG SAID SOUTH LINE OF THE NORTH 165 FEET A DISTANCE OF 433.53 FEET (SAID POINT HEREINAFTER KNOWN AS POINT #1) FOR A POINT OF BEGINNING; THENCE N.89°37'48"W. ALONG SAID SOUTH LINE OF THE NORTH 165 FEET OF THE SE 1/4 OF THE NE 1/4 A DISTANCE OF 43.80 FEET TO POINT #2; THENCE S.23°49'13"W. A DISTANCE OF 1.38 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°17'58" AND A RADIUS OF 395.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 128.18 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°50'55" AND A RADIUS OF 320.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 244.80 FEET TO THE P.C.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 103°29'36" AND A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC A DISTANCE OF 38.13 FEET TO THE P.T. OF SAID CURVE; THENCE N.27°08'14"W. A DISTANCE OF 136.44 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°35'42" AND A RADIUS OF 235.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 88.32 FEET TO THE P.T. OF SAID CURVE; THENCE N.10°32'32"W. A DISTANCE OF 144.85 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°18'31" AND A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 2.40 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 165 FEET OF SAID SE 1/4 OF THE NE 1/4 (SAID POINT HEREINAFTER KNOWN AS POINT #3); THENCE N.89°37'48"W. ALONG SAID SOUTH LINE OF THE NORTH 165.00 FEET A DISTANCE OF 102.44 FEET TO POINT #4, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S.76°20'04"W. A RADIAL DISTANCE OF 400.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 03°07'24" AND A DISTANCE OF 21.81 FEET TO THE P.T. OF SAID CURVE; THENCE S.10°32'32"E. A DISTANCE OF 144.85 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°35'42" AND A RADIUS OF 335.89 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 97.28 FEET TO THE P.T. OF SAID CURVE; THENCE S.27°08'14"E. A DISTANCE OF 144.72 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 31.42 FEET TO THE P.T. OF SAID CURVE; THENCE S.62°51'48"W. A DISTANCE OF 141.47 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49°53'57" AND A RADIUS OF 305.00 FEET; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 286.83 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°23'00" AND A RADIUS OF 395.00 FEET; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 154.31 FEET TO THE P.T. OF SAID CURVE; THENCE N.89°37'17"W. A DISTANCE OF 542.08 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 74°55'37" AND A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 91.54 FEET TO THE P.C.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30°50'29" AND A RADIUS OF 880.00 FEET; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 388.03 FEET TO THE P.C.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27°52'33" AND A RADIUS OF 105.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 51.09 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 165 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 10 (SAID POINT HEREINAFTER KNOWN AS POINT #5); THENCE N.89°37'48"W. ALONG SAID SOUTH LINE OF THE NORTH 165 FEET A DISTANCE OF 49.81 FEET TO POINT #6, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S.59°38'21"E. A RADIAL DISTANCE OF 145.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 14°12'50" A DISTANCE OF 35.97 FEET TO THE P.C.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30°50'29" AND A RADIUS OF 720.00 FEET; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 387.58 FEET TO THE P.C.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 74°55'37" AND A RADIUS OF 110.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 143.85 FEET TO THE P.T. OF SAID CURVE; THENCE S.89°37'17"E. PARALLEL WITH THE SOUTH LINE OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 10 AND 5.00 FEET NORTHERLY THEREFROM A DISTANCE OF 542.08 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°23'00" AND A RADIUS OF 365.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 138.89 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 49°53'57" AND A RADIUS OF 345.00 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC A DISTANCE OF 300.46 FEET TO THE P.T. OF SAID CURVE; THENCE N.62°51'48"E. A DISTANCE OF 141.47 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 31.42 FEET TO THE P.T. OF SAID CURVE; THENCE S.27°08'14"E. A DISTANCE OF 126.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°33'57" AND A RADIUS OF 426.45 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC A DISTANCE OF 323.50 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 88°15'28" AND A RADIUS OF 539.55 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 831.11 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°51'28" AND A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 30.87 FEET TO THE P.T. OF SAID CURVE; THENCE S.16°01'45"W. A DISTANCE OF 20.95 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°22'13" AND A RADIUS OF 130.19 FEET; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 86.74 FEET TO THE P.T. OF SAID CURVE; THENCE S.45°23'58"W. A DISTANCE OF 160.59 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°00'00" AND A RADIUS OF 37.29 FEET; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 29.29 FEET TO THE P.T. OF SAID CURVE; THENCE N.89°38'02"W. A DISTANCE OF 129.59 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL

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ANGLE OF 25°22'23" AND A RADIUS OF 88.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 39.41 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°22'23" AND A RADIUS OF 111.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 49.18 FEET TO THE P.T. OF SAID CURVE; THENCE N.89°38'02"W. A DISTANCE OF 365.00 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30°00'00" AND A RADIUS OF 88.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 45.03 FEET TO THE P.T. OF SAID CURVE; THENCE S.80°23'58"W. A DISTANCE OF 90.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 83°57'35" AND A RADIUS OF 39.00 FEET; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC A DISTANCE OF 57.15 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53°57'35" AND A RADIUS OF 111.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 104.54 FEET TO THE P.T. OF SAID CURVE; THENCE N.89°38'02"W. A DISTANCE OF 11.52 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 10; THENCE S.00°17'15"W. ALONG SAID WEST LINE OF THE NE 1/4 OF THE SE 1/4 A DISTANCE OF 31.00 FEET; THENCE S.89°38'02"E. A DISTANCE OF 11.48 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 75°00'10" AND A RADIUS OF 80.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 104.72 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 10; THENCE S.89°39'43"E. ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4 A DISTANCE OF 89.13 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT LIES S.39°08'20"E. A RADIAL DISTANCE OF 72.58 FEET; THENCE NORTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 09°30'18" A DISTANCE OF 12.04 FEET TO THE P.T. OF SAID CURVE; THENCE N.60°23'58"E. A DISTANCE OF 90.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30°00'00" AND A RADIUS OF 55.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 28.80 FEET TO THE P.T. OF SAID CURVE; THENCE S.89°38'02"E. A DISTANCE OF 365.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°22'23" AND A RADIUS OF 80.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 35.43 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°22'23" AND A RADIUS OF 120.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 53.14 FEET TO THE P.T. OF SAID CURVE; THENCE S.89°38'02"E. A DISTANCE OF 129.59 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°00'00" AND A RADIUS OF 88.29 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 53.84 FEET TO THE P.T. OF SAID CURVE; THENCE N.45°23'58"E. A DISTANCE OF 180.59 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°22'13" AND A RADIUS OF 181.19 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 82.83 FEET TO THE P.T. OF SAID CURVE; THENCE N.18°01'45"E. A DISTANCE OF 22.80 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 84°51'53" AND A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 29.82 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°29'40" AND A RADIUS OF 539.55 FEET; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 98.83 FEET TO THE P.T. OF SAID CURVE; THENCE S.89°38'02"E., PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 88.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 41°35'45" AND A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 14.52 FEET; THENCE S.89°38'02"E., PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 6.72 FEET TO THE INTERSECTION WITH THE RIGHT OF WAY LINE OF 14TH AVENUE WEST; THENCE N.00°23'58"E., ALONG SAID RIGHT OF WAY LINE, PARALLEL WITH THE EAST LINE OF SAID SECTION 10, AND 52.00 FEET WESTERLY THEREFROM, A DISTANCE OF 125.04 FEET TO A POINT ON A CURVE WHOSE RADIUS POINT LIES N.89°35'02"W. A RADIAL DISTANCE OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 90°00'00" AND A DISTANCE OF 31.42 FEET TO THE P.T. OF SAID CURVE; THENCE N.89°38'02"W., PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 88.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 108°01'45" AND A RADIUS OF 439.55 FEET; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC A DISTANCE OF 813.41 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43°33'57" AND A RADIUS OF 525.45 FEET; THENCE RUN NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC A DISTANCE OF 399.54 FEET TO THE P.T. OF SAID CURVE; THENCE N.27°08'14"W. A DISTANCE OF 131.50 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 79°23'08" AND A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC A DISTANCE OF 27.71 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48°43'36" AND A RADIUS OF 360.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 293.59 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°17'58" AND A RADIUS OF 365.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 113.38 FEET TO THE P.T. OF SAID CURVE; THENCE N.23°49'13"E. A DISTANCE OF 18.71 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH:**

COMMENCE AT THE AFOREMENTIONED POINT #3 FOR A POINT OF BEGINNING; THENCE N.89°37'48"W. ALONG THE SOUTH LINE OF THE NORTH 165.00 FEET OF SAID SE 1/4 OF THE NE 1/4 A DISTANCE OF 102.44 FEET (ALSO BEING POINT #4 AS PREVIOUSLY DESCRIBED), SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S.78°20'04"W. A RADIAL DISTANCE OF 400.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 39°06'04" AND A DISTANCE OF 272.98 FEET TO THE P.T. OF SAID CURVE; THENCE N.52°46'00"W. A DISTANCE OF 136.04 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38°39'40" AND A RADIUS OF 300.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 191.86 FEET TO THE P.T. OF SAID CURVE; THENCE N.89°25'40"W. A DISTANCE OF 37.40 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 53°20'20" AND A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 279.28 FEET TO THE P.T. OF SAID CURVE; THENCE S.37°14'00"W. A DISTANCE OF 184.87 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°53'29" AND A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE

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K.R. SHINE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

OF 130.23 FEET TO THE P.R.C. OF A CURVE LEFT HAVING A CENTRAL ANGLE OF 37°06'07" AND A RADIUS OF 105.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 67.98 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 165 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 10 (ALSO BEING POINT #5 AS PREVIOUSLY DESCRIBED); THENCE N.89°37'48"W. ALONG SAID SOUTH LINE OF THE NORTH 165 FEET A DISTANCE OF 49.81 FEET TO POINT #6, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S.59°38'21"E. A RADIAL DISTANCE OF 145.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 50°45'50" AND A DISTANCE OF 128.47 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°53'29" AND A RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 89.59 FEET TO THE P.T. OF SAID CURVE; THENCE N.37°14'00"E. A DISTANCE OF 288.87 FEET TO THE P.T. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 48°34'50" AND A RADIUS OF 325.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 276.56 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 85°14'30" AND A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 29.76 FEET TO THE P.T. OF SAID CURVE; THENCE S.89°25'40"E. A DISTANCE OF 8.00 FEET TO POINT #7; THENCE CONTINUE S.89°25'40"E. A DISTANCE OF 24.00 FEET TO POINT #8; THENCE S.89°25'40"E. A DISTANCE OF 8.00 FEET; THENCE S.00°34'20"W. A DISTANCE OF 1.90 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 83°00'47" AND A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 28.98 FEET TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°40'27" AND A RADIUS OF 400.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 207.17 FEET TO THE P.T. OF SAID CURVE; THENCE S.52°48'00"E. A DISTANCE OF 138.04 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 41°56'57" AND A RADIUS OF 500.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 366.08 FEET TO THE POINT OF BEGINNING, (ALSO BEING POINT #3 AS PREVIOUSLY DESCRIBED) BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

**ALSO TOGETHER WITH:**

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE N.89°38'48"W. ALONG THE NORTH LINE OF SAID SECTION 10 A DISTANCE OF 52.00 FEET TO THE INTERSECTION WITH THE RIGHT OF WAY OF 14TH AVENUE WEST; THENCE S.00°23'58"W. ALONG SAID RIGHT OF WAY LINE, PARALLEL WITH THE EAST LINE OF SAID SECTION 10 AND 52.00 FEET WESTERLY THEREFROM A DISTANCE OF 528.84 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.00°23'58"W. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 84.00 FEET TO THE P.C. OF A CURVE WHOSE RADIUS POINT LIES N.89°38'03"W. AND A RADIAL DISTANCE OF 35.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 90°00'00" AND A DISTANCE OF 54.98 FEET TO THE P.T. OF SAID CURVE; THENCE N.88°36'03"W. PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 185.53 FEET TO POINT #9; THENCE CONTINUE N.89°36'03"W. A DISTANCE OF 40.00 FEET (SAID POINT HEREINAFTER KNOWN AS POINT #10); THENCE CONTINUE N.89°36'03"W. A DISTANCE OF 22.87 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°00'52" AND A RADIUS OF 63.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 18.51 FEET TO THE P.T. OF SAID CURVE; THENCE S.75°23'05"W. A DISTANCE OF 5.58 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 84°30'49" AND A RADIUS OF 25.00 FEET; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC A DISTANCE OF 36.88 FEET TO THE P.T. OF SAID CURVE (SAID POINT HEREINAFTER KNOWN AS POINT #11); THENCE S.80°52'16"W. A DISTANCE OF 24.00 FEET TO A POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S.80°52'16"W. A RADIAL DISTANCE OF 338.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 330.88 FEET THROUGH A CENTRAL ANGLE OF 56°05'19" TO THE P.C.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°18'30" AND A RADIUS OF 788.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 403.08 FEET TO THE P.C.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48°41'09" AND A RADIUS OF 338.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 287.21 FEET TO THE P.T. OF SAID CURVE; THENCE S.38°47'19"W. A DISTANCE OF 100.82 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36°12'58" AND A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC A DISTANCE OF 126.42 FEET TO THE P.T. OF SAID CURVE; THENCE S.00°34'20"W. A DISTANCE OF 387.88 TO POINT #8 (PREVIOUSLY DESCRIBED IN PART 1 OF THIS DESCRIPTION); THENCE N.89°25'40"W. A DISTANCE OF 24.00 FEET TO POINT #7 (PREVIOUSLY DESCRIBED IN PART 1 OF THIS DESCRIPTION); THENCE N.00°34'20"E. A DISTANCE OF 387.88 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°12'58" AND A RADIUS OF 224.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 141.59 FEET TO THE P.T. OF SAID CURVE; THENCE N.38°47'19"E. A DISTANCE OF 100.82 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 48°41'09" AND A RADIUS OF 362.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 307.60 FEET TO THE P.C.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°18'30" AND A RADIUS OF 812.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 415.38 FEET TO THE P.C.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44°42'56" AND A RADIUS OF 362.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 282.52 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 84°06'47" AND A RADIUS OF 28.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC A DISTANCE OF 41.11 FEET TO THE P.T. OF SAID CURVE; THENCE N.75°23'05"E. A DISTANCE OF 2.86 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°00'52" AND A RADIUS OF 87.00 FEET; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 22.80 FEET TO THE P.T. OF SAID CURVE; THENCE S.89°38'03"E., PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 258.40 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 26.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 10, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

20513

**LEGAL DESCRIPTION : BUILDING PARCEL NO. 1-A**

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TWP. 34 S., RGE. 17 E.; THENCE S 00°23'58" W, ALONG THE EAST LINE OF SAID SECTION 10, 1500.26 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 10; THENCE CONTINUE S 00°23'58" W, ALONG SAID SECTION LINE, 1573.35 FT.; THENCE N 89°36'02" W, PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, 58.72 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF A PRIVATE ROAD EASEMENT, FOR A POINT OF BEGINNING, SAID POINT BEING THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 41°59'43" W, 20.00 FT.; THENCE CONTINUE N 89°36'02" W, PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, 141.28 FT.; THENCE S 00°23'58" W, PARALLEL WITH THE EAST LINE OF SAID SECTION 10 AND 200.0 FT. WESTERLY THEREFROM, 265.17 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 10; THENCE N 89°39'43" W, ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4, 460.00 FT.; THENCE N 00°23'58" E, PARALLEL WITH THE EAST LINE OF SAID SECTION 10, 54.44 FT. TO THE INTERSECTION WITH A PRIVATE ROAD EASEMENT, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 19°08'35" W, 80.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°37'46", A DISTANCE OF 9.26 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 120.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°22'23", A DISTANCE OF 53.14 FT. TO THE P.T. OF SAID CURVE; THENCE S 89°36'02" E, ALONG SAID ROADWAY EASEMENT, 129.59 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 68.29 FT.; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 53.64 FT. TO THE P.T. OF SAID CURVE; THENCE N 45°23'58" E, ALONG SAID ROADWAY EASEMENT, 160.59 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 161.19 FT.; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°22'13", A DISTANCE OF 82.63 FT. TO THE P.T. OF SAID CURVE; THENCE N 16°01'45" E, ALONG SAID ROADWAY EASEMENT, 22.80 FT. TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FT.; THENCE RUN NORTHEASTERLY AND EASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°51'53", A DISTANCE OF 29.62 FT. TO THE P.R.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 539.55 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°29'40", A DISTANCE OF 98.83 FT. TO THE P.T. OF SAID CURVE; THENCE S 89°36'02" E, ALONG SAID ROADWAY EASEMENT, 68.00 FT. TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°33'45", A DISTANCE OF 14.52 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 10, TWP. 34 S., RGE. 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 1.16 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION : BUILDING PARCEL NO. 1-B**

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TWP. 34 S., RGE. 17 E.; THENCE S 00°23'58" W, ALONG THE EAST LINE OF SAID SECTION 10, 1500.26 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 10; THENCE CONTINUE S 00°23'58" W, ALONG SAID SECTION LINE, 1573.35 FT.; THENCE N 89°36'02" W, PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, 293.31 FT. TO THE INTERSECTION WITH THE PRIVATE ROAD EASEMENT, FOR A POINT OF BEGINNING; THENCE CONTINUE N 89°36'02" W, PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, 131.69 FT.; THENCE S 69°19'09" W, 112.53 FT.; THENCE N 89°36'02" W, PERPENDICULAR WITH THE EAST LINE OF SAID SECTION 10, 130.00 FT.; THENCE S 00°23'58" W, PARALLEL WITH THE EAST LINE OF SAID SECTION 10, 158.53 FT. TO THE INTERSECTION WITH A PRIVATE ROADWAY EASEMENT, SAID POINT BEING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 13°47'25" W, 111.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°58'56", DISTANCE OF 23.21 FT. TO THE P.R.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 89.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID ROADWAY EASEMENT, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°22'23", A DISTANCE OF 39.41 FT. TO THE P.T. OF SAID CURVE; THENCE S 89°36'02" E, ALONG SAID ROADWAY EASEMENT, 129.59 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 37.29 FT.; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'00", A DISTANCE OF 29.29 FT. TO THE P.T. OF SAID CURVE; THENCE N 45°23'58" E, ALONG SAID ROADWAY EASEMENT, 160.59 FT. TO THE P.C. OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 130.19 FT.; THENCE RUN NORTHEASTERLY, ALONG SAID ROADWAY EASEMENT AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°22'13", A DISTANCE OF 66.74 FT. TO THE P.T. OF SAID CURVE; THENCE N 16°01'45" E, ALONG SAID ROADWAY EASEMENT, 14.35 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 10, TWP. 34 S., RGE. 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 1.16 ACRES, MORE OR LESS.

**BOUNDARIES OF CONDOMINIUM UNITS**

- A. HORIZONTAL BOUNDARIES: THE UPPER AND LOWER BOUNDARIES OF THE UNITS SHALL BE THE PLANE FORMED BY THE CENTERLINE OF THE CONCRETE CEILING SLAB AND THE PLANE FORMED BY THE CENTERLINE OF THE CONCRETE FLOOR SLAB;
- B. VERTICAL BOUNDARIES: THE VERTICAL BOUNDARIES OF THE UNITS SHALL BE:
  - 1. EXTERIOR BOUNDARIES: THE EXTERIOR OF THE OUTSIDE WALLS OF THE UNIT BUILDING EXCEPT WHERE THERE IS ATTACHED TO OR IN EXISTENCE AS A PART OF THE BUILDING A BALCONY OR OTHER PORTION OF THE BUILDING SERVING ONLY THE UNIT BEING BOUNDED, IN WHICH EVENT THE BOUNDARIES SHALL BE SUCH AS WILL INCLUDE ALL SUCH STRUCTURES.
  - 2. BETWEEN UNITS: THE PLANE FORMED BY THE CENTERLINE OF THE WALL BETWEEN UNITS.
  - 3. BETWEEN UNITS AND COMMON WALKWAY OR BETWEEN UNITS AND OTHER COMMON USE AREAS: THE PLANE FORMED BY THE EXTERIOR OF THE UNIT WALL BETWEEN THE UNIT AND SAID WALKWAY OR COMMON USE AREA.

**GENERAL NOTES**

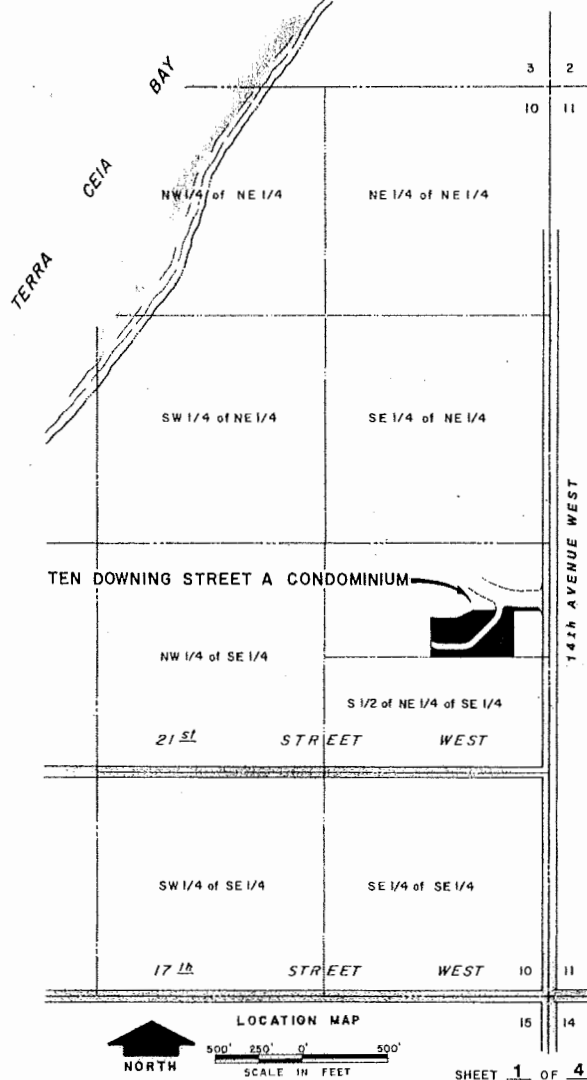
- 1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF S 00°23'58" W, FOR THE EAST LINE OF SECTION 10, TWP. 34 S., RGE. 17 E.
- 2. EASEMENTS FOR MAINTENANCE, UTILITIES, SUPPORT, INGRESS AND EGRESS, EXIST THROUGHOUT THE CONDOMINIUM PROPERTY, AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
- 3. PARKING SPACES AND STORAGE UNITS WHEN ASSIGNED TO A SPECIFIC UNIT CONSTITUTE LIMITED COMMON ELEMENTS.
- 4. EACH CONDOMINIUM UNIT IS IDENTIFIED BY A UNIT NUMBER AS SHOWN HEREON I.E.: UNIT 101 (ON FIRST FLOOR) UNIT 201 (ON SECOND FLOOR), ETC.
- 5. THIS CONDOMINIUM PLAT IS SUBJECT TO ALL THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM TO WHICH THIS PLAT IS ATTACHED AS EXHIBIT "B".

**SURVEYORS CERTIFICATE**

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED HEREIN ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF AND SO THAT THE IDENTIFICATIONS, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED, AND THAT THIS DOCUMENT WAS BASED ON A SURVEY PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 2149-6, FLORIDA ADMINISTRATIVE CODE.

April, 1984 DATE OF SURVEY  
 March 15, 1985 DATE OF CERTIFICATE  
 JAY O. SKIPPER P.  
 FLORIDA CERTIFICATE NO. 3775

CONDOMINIUM BOOK 18 PAGE 67



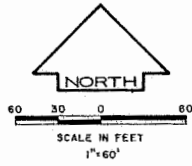
**TEN DOWNING STREET A CONDOMINIUM**  
 OF  
**PALMS OF TERRA CEIA BAY, A CONDOMINIUM COMMUNITY**  
 IN SECTION 10, TWP. 34 S., RGE. 17 E., MANATEE COUNTY, FLORIDA

**EXHIBIT "B" LEGAL DESCRIPTION**

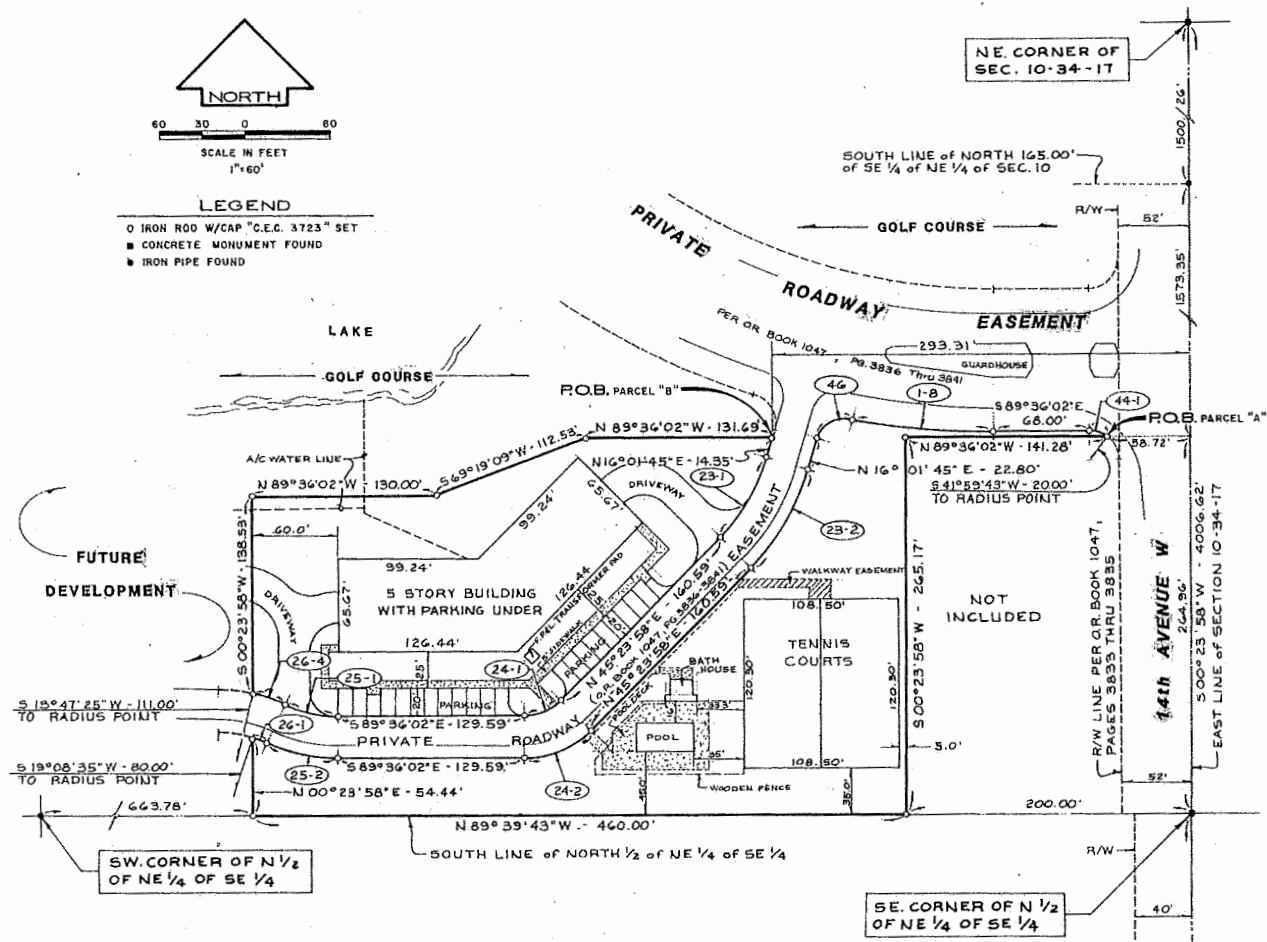
**R. J. LOMBARDO & ASSOCIATES, INC.**  
 Consulting Engineers, Surveyors & Planners  
 P. O. Box 188 • 625 - 4th Street West • Palmetto, Florida 33561 • (813) 722-4561 • 748-0600





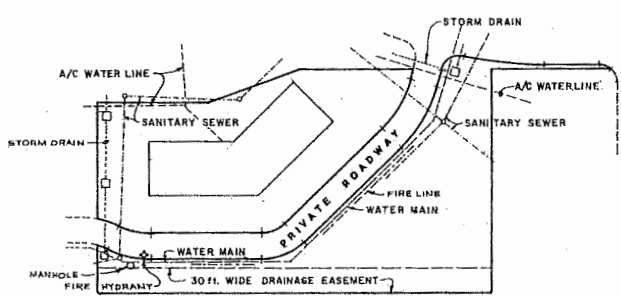


- LEGEND**
- IRON ROD W/CAP "C.E.C. 3723" SET
  - CONCRETE MONUMENT FOUND
  - IRON PIPE FOUND



**NOTES:**

1. 10 FT. WIDE UTILITY EASEMENTS ARE GRANTED 5 FT. EACH SIDE OF THE CENTERLINE OF EXISTING UTILITY LINE AS SHOWN BELOW OR AS THE SAME MAY FROM TIME TO TIME EXIST.
2. 10 FT. WIDE EASEMENTS ARE GRANTED FOR ELECTRICAL LINES, TELEPHONE LINES AND CABLE TELEVISION LINES 5 FT. EACH SIDE OF THE CENTERLINE OF SAID LINES AS THE SAME MAY FROM TIME TO TIME EXIST.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
1-8	10° 29' 40"	539.55'	98.83'
23-1	29° 22' 13"	130.19'	66.74'
23-2	29° 22' 13"	161.19'	82.63'
24-1	45° 00' 00"	37.29'	29.29'
24-2	45° 00' 00"	68.29'	53.64'
25-1	25° 22' 23"	89.00'	39.41'
25-2	25° 22' 23"	120.00'	53.14'
26-1	06° 37' 46"	80.00'	9.26'
26-4	11° 58' 56"	111.00'	23.21'
44-1	41° 35' 45"	20.00'	14.57'
46	84° 51' 53"	20.00'	29.62'

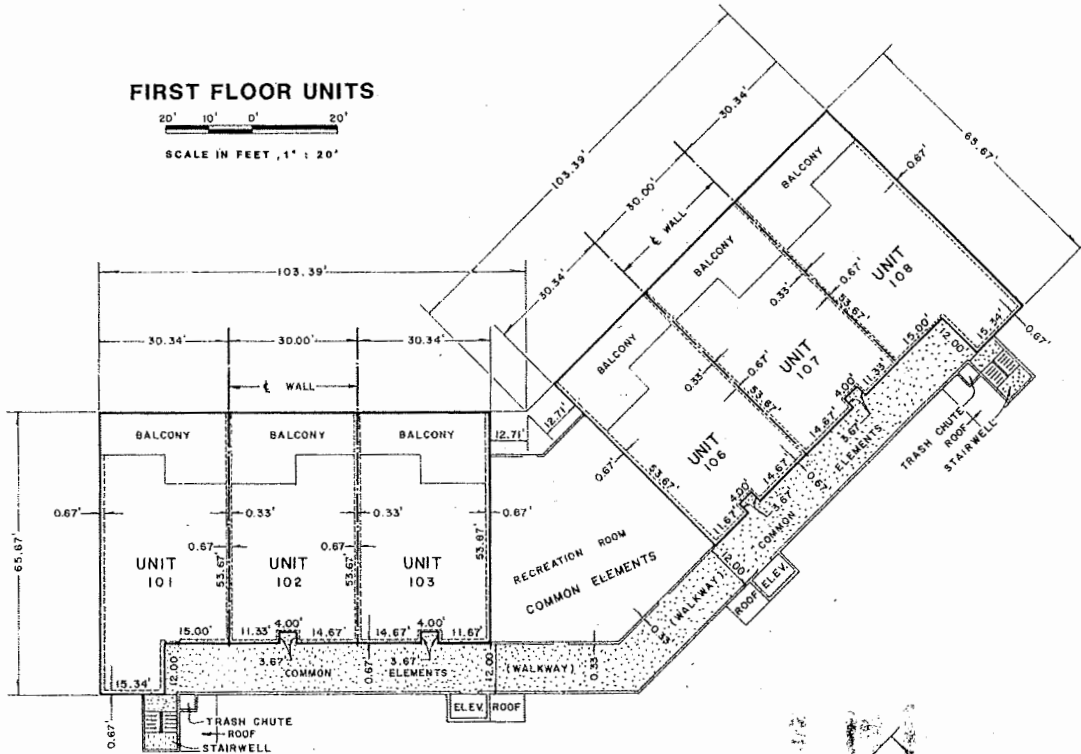
**TEN DOWNING STREET**  
A CONDOMINIUM  
OF  
PALMS OF TERRA CEIA BAY, A CONDOMINIUM COMMUNITY  
IN SECTION 10, TWP. 34S., R0E. 17E., MANATEE COUNTY, FLORIDA

**EXHIBIT "B" SURVEY & PLOT PLAN**

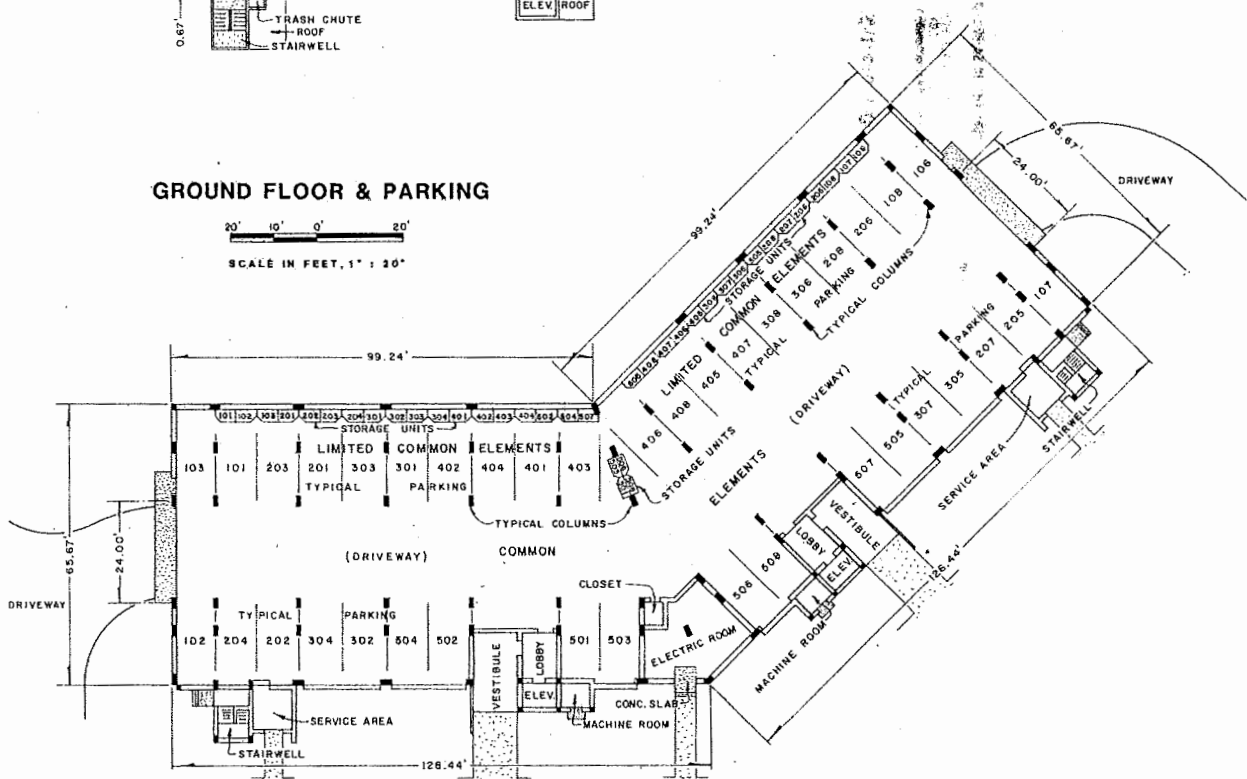
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Consulting Engineers, Surveyors & Planners  
P. O. Box 108 • 625 - 4th Street West • Palmetto, Florida 33561 • (813) 722-4561 - 748-0600



**FIRST FLOOR UNITS**



**GROUND FLOOR & PARKING**



**TEN DOWNING STREET  
A CONDOMINIUM**

OF  
**PALMS OF TERRA CEIA BAY, A CONDOMINIUM COMMUNITY**  
IN SECTION 10, TWP. 34 S., RGE. 17 E., MANATEE COUNTY, FLORIDA

**EXHIBIT "B"**

**UNIT BOUNDARIES**

**R. J. LOMBARDO & ASSOCIATES, INC.**  
Consulting Engineers, Surveyors & Planners

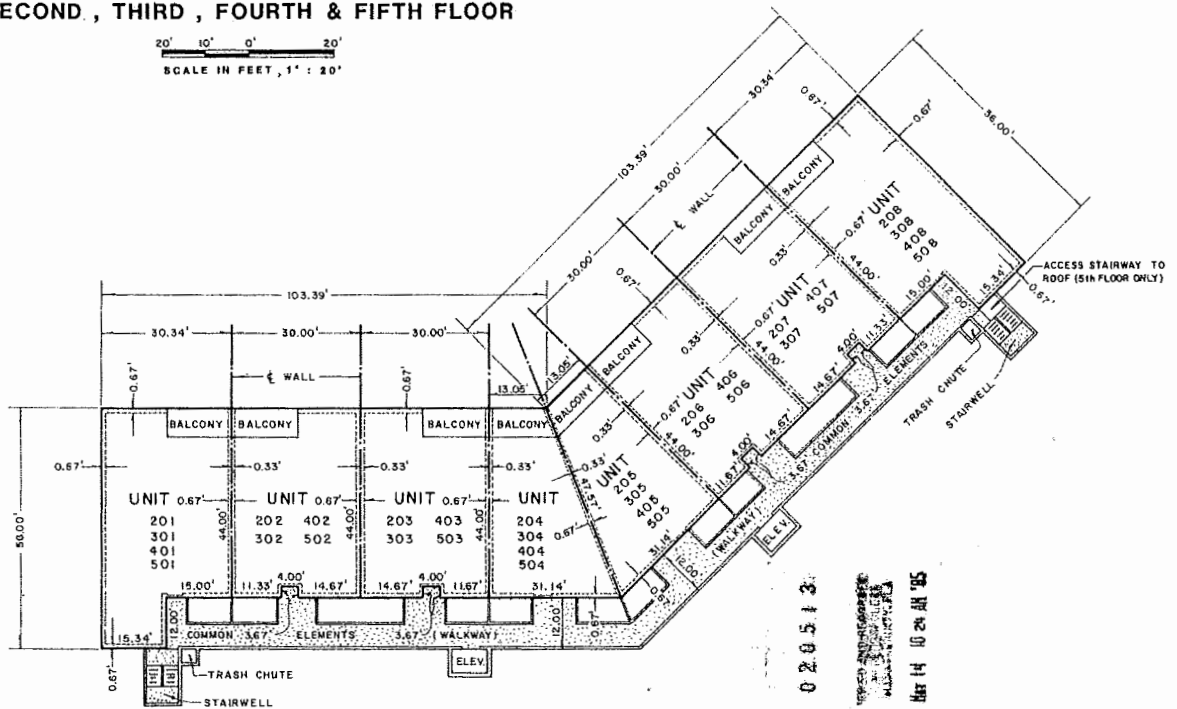
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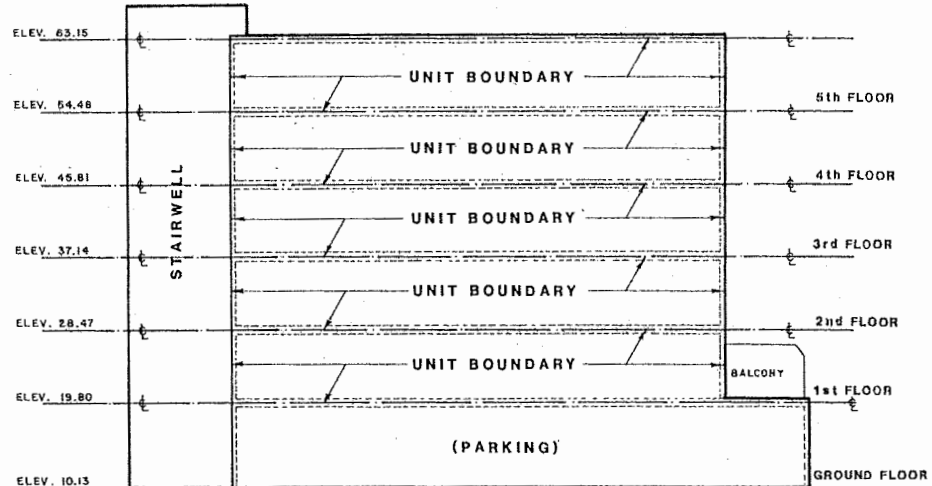
SECOND, THIRD, FOURTH & FIFTH FLOOR

20' 10' 0' 20'  
SCALE IN FEET, 1" = 20'



VERTICAL BOUNDARIES

NO SCALE



**TEN DOWNING STREET**  
A CONDOMINIUM  
OF  
PALMS OF TERRA CEIA BAY, A CONDOMINIUM COMMUNITY  
IN SECTION 10, TWP. 34B., RQE. 17E., MANATEE COUNTY, FLORIDA

**EXHIBIT "B"**      **UNIT BOUNDARIES**

**R. J. LOMBARDO & ASSOCIATES, INC.**  
Consulting Engineers, Surveyors & Planners  
P. O. Box 188 • 825 • 4th Street West • Palmetto, Florida 33561 • (813) 722-4561 • 740-0660

**CITY OF PALMETTO, ORDINANCE NO. 03-789**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMETTO, FLORIDA, VACATING A PORTION OF 14th AVENUE WEST RIGHT-OF-WAY AS MORE PARTICULARLY DESCRIBED IN SECTION 2 OF THIS ORDINANCE AND AS GRAPHICALLY DEPICTED ON EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (V0304 –Manatee Fruit Company, approximately 5.54 acres)**

**BE IT ORDAINED by the City Council of the City of Palmetto, Florida as follows:**

**WHEREAS**, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate, and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions and render municipal services; and

**WHEREAS**, Chapter 166, Florida Statutes, the “Municipal Home Rule Powers Act,” implements the applicable provisions of the Florida Constitution and authorizes municipalities to exercise any powers for municipal purposes, except when expressly prohibited by law and to enact ordinance in furtherance of thereof; and

**WHEREAS**, the City Council of the City of Palmetto, Florida was duly convened at its regular meeting place in the City Hall of the City of Palmetto, Florida on January 5, 2004; and

**WHEREAS**, pursuant to the Notice of Hearing for the vacation having been duly made by advertisement in the Bradenton Herald on November 19, 2003; and

**WHEREAS**, all things necessary and required by law for the vacation of a portion of 14th Avenue West right-of-way described in Section 2 having been accomplished; and

WHEREAS, the City Council has determined that it is necessary, desirable and in the best interest of the citizens of the City, in order to protect the public health, safety, and welfare, to adopt this Ordinance

NOW, THEREFORE, BE IT FURTHER ORDAINED, BY THE CITY COUNCIL OF THE CITY OF PALMETTO, FLORIDA, AS FOLLOWS:

**Section 1:** **Findings of Fact.** The forgoing “whereas” clauses are adopted herein as findings of fact, and are accepted as a basis for adoption of this Ordinance.

**Section 2:** **Vacated Right-Of-Way.** The City Council of the City of Palmetto, Florida, pursuant to due and proper petition and application and other procedures as required by law and the rules and regulations of this Council for vacating the following described right-of-way having been accomplished including Notice of Public Hearing being legally published and upon the Hearing held by said Council on Monday January 5, 2003, pursuant to said Notice, and with the evidence of ownership of the abutting property owners and the abutting lands having been submitted to this Council, the Council of the City of Palmetto, Florida, does hereby vacate, close and abandon the following described right-of-way, which is graphically depicted on Exhibit “A” attached hereto:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT “A”

**Section 3:** **Easement.** A 15-foot wide public utility easement shall be retained for the following described property:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT “B”

**Section 4:** **Severability.** It is the intent of this Ordinance to comply with the

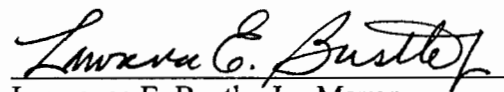
requirements of all applicable law and constitutional requirements. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then such provisions or portions shall be deemed null and void but all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 3: Effective Date.** This Ordinance shall take effect upon the effective date of Ordinance 03-788 as provided for by law and by City Charter, Section 13 upon execution by the Mayor or, if disapproval occurs, upon reconsideration by the City Council and passing of the Ordinance by at least four (4) votes.

**PASSED AND DULY ADOPTED**, in open session with a quorum present and voting, this 5<sup>th</sup> day of January, 2004.

First Reading: December 1, 2003  
Publication: December 15, 2003  
Second Reading  
and Public Hearing: January 5, 2004

CITY OF PALMETTO, FLORIDA BY  
AND THROUGH ITS CITY COUNCIL OF  
THE CITY OF PALMETTO

  
Lawrence E. Bustle, Jr., Mayor

ATTEST:

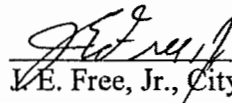
  
J.E. Free, Jr., City Clerk

Exhibit "A"

THAT PORTION OF 14<sup>TH</sup> AVENUE WEST LYING IN SECTION 10 & 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, NORTH OF TERRA CEIA BOULEVARD AS DESCRIBED IN OFFICIAL BOOK 1581, PAGE 6246 OF THE PUBLIC RECORDS OF MANATEE COUNTY , FLORIDA

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Exhibit "B"

THAT PORTION OF 14<sup>TH</sup> AVENUE WEST LYING IN SECTION 10 &  
11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY,  
FLORIDA, NORTH OF TERRA CEIA BOULEVARD AS DESCRIBED  
IN OFFICIAL BOOK 1581, PAGE 6246 OF THE PUBLIC RECORDS  
OF MANATEE COUNTY , FLORIDA

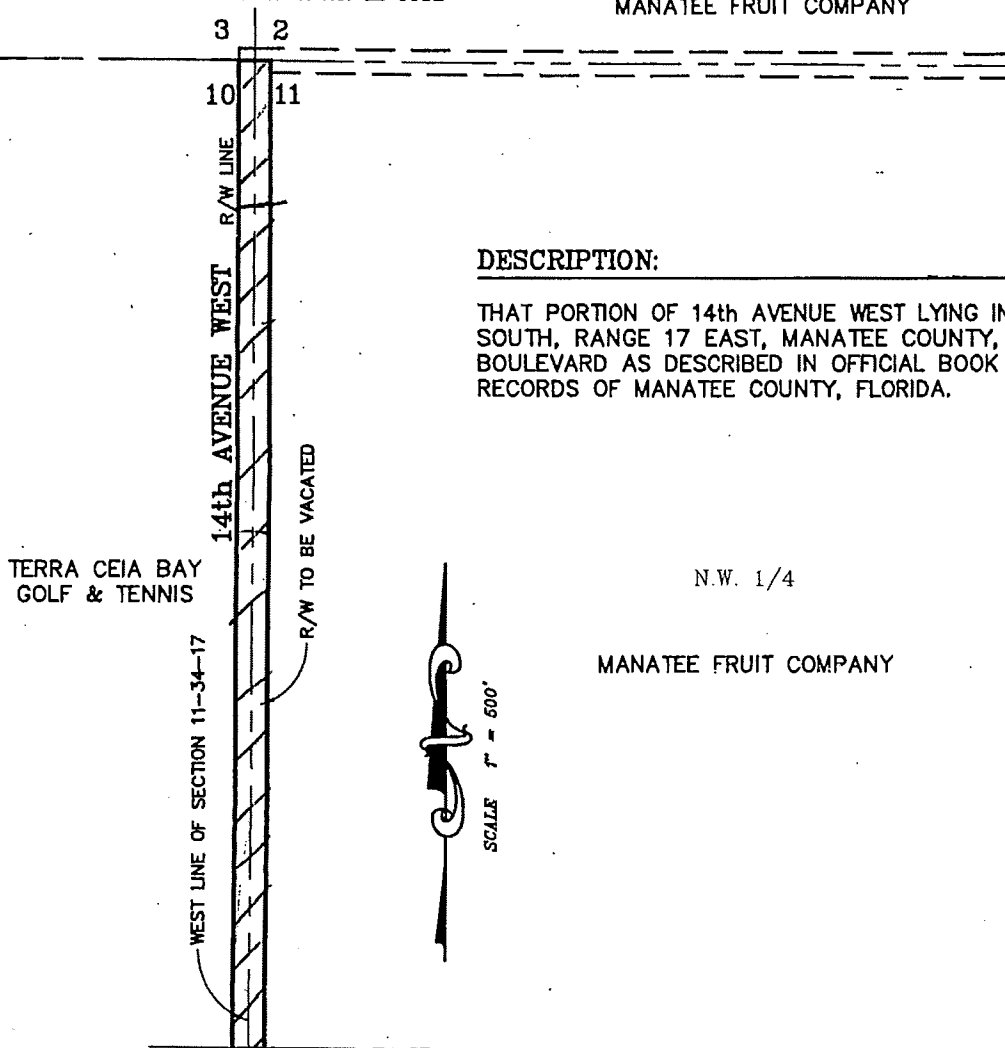
BK 1893 PG 4235 5 of 6

Zöller, Najar, & Shroyer, L.C.

ZNS PROJ. No. 00-14349  
04-10-03 GB

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS  
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206, (941)748-8080, FAX: (941)748-3747  
CERTIFICATE OF AUTHORIZATION No. LB 6982

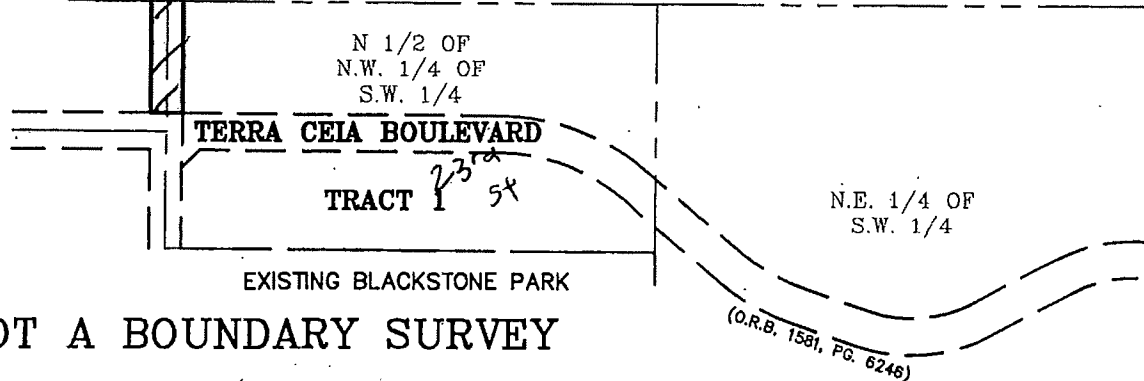
MANATEE FRUIT COMPANY



**DESCRIPTION:**

THAT PORTION OF 14th AVENUE WEST LYING IN SECTIONS 10 & 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, NORTH OF TERRA CEIA BOULEVARD AS DESCRIBED IN OFFICIAL BOOK 1581, PAGE 6246 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

N.W. 1/4  
MANATEE FRUIT COMPANY



**NOT A BOUNDARY SURVEY**

NOTE: THIS DESCRIPTION SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE.

BY: J. Natch  
JAMES N. GATCH, JR., P.S.M.  
FLORIDA CERTIFICATE No. LS 4295  
DATE OF CERTIFICATION : 4/11/03

**DESCRIPTION SKETCH**  
OF  
**14th AVENUE WEST R/W VACATION**  
LOCATED IN  
SECTIONS 10 & 11, TOWNSHIP 34 S., RANGE 17 E.  
MANATEE COUNTY, FLORIDA

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R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL