

Prepared by and Return to:
Caleb J. Grimes, Esq.
Grimes Goebel Grimes
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1023 Manatee Avenue West
Bradenton, Florida 34205

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DECLARATION OF EASEMENTS FOR RIVIERA DUNES

THIS DECLARATION OF EASEMENTS FOR RIVIERA DUNES (the "Declaration") is made this 23 day of April, 2001, by W.C. RIVIERA PARTNERS, L.C., a Florida limited liability company ("Developer"), whose address is 590 Haben Boulevard, Palmetto, Florida 34221.

RECITALS:

A. Developer is or was the owner of that certain parcel of real property located in the County of Manatee, State of Florida, which is more particularly described on Exhibit "A" attached hereto (the "Property").

B. The Property is divided into Parcels, some of which have been sold to third parties. The legal descriptions of the Parcels sold to third parties are attached hereto as Exhibit "B" ("Genesis") and Exhibit "C" ("Multi-Family"). Developer intends that the remainder of the Property will be sold to third parties and further intends for all of the Property to be developed.

C. Developer has previously recorded as to the Property a Master Declaration of Covenants, Conditions, Restrictions and Easements for Riviera Dunes dated November 23, 1999, and recorded in Official Records Book 1616, Page 4557, of the Public Records of Manatee County, Florida (the "Master Declaration").

D. Declarant has caused the Riviera Dunes Master Association, Inc., a not-for-profit corporation (the "Master Association"), to be incorporated so that it may serve as an organization to implement the Master Declaration.

E. By virtue of Developer's authority under the Master Declaration, specifically without limitation, Article 1, Article 4, Article 12 and Article 16 thereof, Developer may create, establish, deed, grant, reserve or assign to the Master Association any one or more of those certain easements as hereinafter set forth and described, and any such easements so deeded, reserved or assigned shall be subject to the terms and provisions contained in the Master Declaration and as set forth herein.

F. By virtue of that certain Special Warranty Deed from W.C. Riviera Partners, L.C., as Grantor, to Genesis Golf Center, L.C., the Grantee, dated September 5, 2000, and recorded in Official Records Book 6622; and that certain Special Warranty Deed from W.C. Riviera Partners

L.C., as Grantor, to Riviera Dunes Land Asset Holdings, Inc., as Grantee, dated October 12, 2000, and recorded in Official Records Book 1652, Page 2365, all of the Public Records of Manatee County, Florida (collectively the "Deeds"), the Developer has created certain easements, has reserved the right to create certain easements, and has specifically reserved the right to assign or grant rights to use any portion or all of such easements to any one or more persons, firm, corporation or governmental entity, as set forth in the Deeds.

G. In order to further facilitate the development of the Property and for the benefit of the fee simple owners of Parcels (as that term is defined in the Master Declaration) situated within the Property and for the benefit of the City of Palmetto, Developer intends to declare, restate and to create certain perpetual, non-exclusive easements for pedestrian and/or vehicular ingress and egress, for parking, for utilities and storm drainage, installation, maintenance and repair, and for landscaping.

NOW, THEREFORE, Developer does hereby grant, declare, and create the following easements, restrictions and reservations:

(a) Declaration of Easements. Developer hereby grants, declares, creates and establishes the following easements to, and for the benefit of, the City of Palmetto, the Master Association, all of the Owners of a Parcel, as defined in the Master Association, and their respective successors, assigns, tenants and invitees:

(a) A permanent, non-exclusive easement over, across and upon the real property legally described and depicted on Exhibit "D" attached hereto and incorporated herein (hereinafter the "Haben/US 41 Access and Utility Easement"). The Haben/US 41 Access and Utility Easement is for the benefit of the Property and shall be used for pedestrian and vehicular ingress and egress, and for the construction, installation, maintenance, use, repair, and replacement of drainage, utility and roadway facilities through the Property from the southerly right-of-way of Haben Boulevard to the east right-of-way of U.S. 41/301, Manatee County, Florida. Developer intends to construct roadways and utilities within the Haben/US 41 Access and Utility Easement. No other roadway or structures shall be built or placed on any portion of the Haben/US 41 Access and Utility Easement unless first approved by Developer, said approval not to be unreasonably withheld. Developer hereby specifically reserves the right to assign or grant rights to use any portion or all of the Haben/US 41 Access and Utility Easement to any one or more persons, firm, corporation or governmental entity including but not limited to its successor developer or the Master Association.

The Haben/US 41 Access and Utility Easement shall automatically terminate upon the platting of the land encumbered by the Haben/US 41 Access and Utility Easement and the dedication to and acceptance by, the City of Palmetto of the Haben/US 41 Access and Utility Easement or other transfer of title to the Haben/US 41 Access and Utility Easement to the City of Palmetto for a public right-of-way serving the Property. Although not necessary to effect the automatic termination of the Haben/US 41 Access and Utility Easement, at the request of Developer (or Developer's successor in title), the Parcel owner of the burdened Property shall, upon satisfaction of the above stated conditions to automatic termination as set forth for the Haben/US 41 Access and Utility Easement, join in any such plat and in the dedication to the City of Palmetto, and cause its mortgagee, if any, to do the same.

(b) A permanent, non-exclusive easement over, across and upon the real property legally described and depicted on Exhibit "E" attached hereto and incorporated herein (hereinafter the "Ingress/Egress/Drainage/Utility Easement"). The Ingress/Egress/Drainage/Utility Easement is for the benefit of the Property and shall be used for pedestrian and vehicular ingress and egress, for the construction, installation, maintenance, use, repair, and replacement of parking, drainage, utility and roadway facilities. Developer intends to construct roadways and utilities within the Ingress/Egress/Drainage/Utility Easement. No other roadway or structures shall be built or placed on any portion of the Ingress/Egress/Drainage/Utility Easement unless first approved by Developer, said approval not to be unreasonably withheld. Developer hereby specifically reserves the right to assign or grant rights to use any portion or all of the Ingress/Egress/Drainage/Utility Easement to any one or more persons, firm, corporation or governmental entity including but not limited to its successor developer or the Master Association.

The Ingress/Egress/Drainage/Utility Easement shall automatically terminate upon the platting of the land encumbered by the Ingress/Egress/Drainage/Utility Easement and the dedication to and acceptance by, the City of Palmetto of the Ingress/Egress/Drainage/Utility Easement or other transfer of title to the Ingress/Egress/Drainage/Utility Easement to the City of Palmetto for a public right-of-way serving the Property. Although not necessary to effect the automatic termination of the Ingress/Egress/Drainage/Utility Easement, at the request of Developer (or Developer's successor in title), the Parcel owner of the burdened Property shall, upon satisfaction of the above stated conditions to automatic termination as set forth for the Ingress/Egress/Drainage/Utility Easement, join in any such plat and in the dedication to the City of Palmetto, and cause its mortgagee, if any, to do the same.

(c) A permanent, perpetual easement over, across and upon the real property legally described and depicted on Exhibit "F" attached hereto and made a part hereof (hereinafter the "20' Drainage Easement"). The 20' Drainage Easement shall be used for purposes of construction, installation, maintenance, use, repair, and replacement of drainage facilities. The Developer reserves the right to assign, transfer and convey the 20' Drainage Easement to its successor developer or the Master Association.

(d) A permanent, perpetual 30' Drainage, Landscape and Utility Easement running parallel to Haben Boulevard as legally described and depicted on Exhibit "G" attached hereto and made a part hereof (hereinafter the "30' Drainage and Landscape Easement"). The 30' Drainage and Landscape Easement shall be used for purposes of construction, installation, maintenance, use, repair, and replacement of utility facilities, drainage facilities and for general landscaping uses for the benefit of the Developer and the Master Association. The Developer hereby specifically reserves the right to assign, transfer and convey the 30' Drainage and Landscape Easement to its successor developer, other landowners in the development of Riviera Dunes, or the Master Association, for uses of utilities, drainage, maintenance and landscaping and for no other use.

(e) A permanent, perpetual 20' Drainage and Utility Easement running north and south over, across and upon the real property legally described and depicted on Exhibit "H" attached hereto and made a part hereof (hereinafter the "20' NS Drainage and Utility Easement"). The 20' NS Drainage and Utility Easement shall be for use only by the City of Palmetto and shall be used for

purposes of construction, installation, maintenance, use, repair, and replacement of utility facilities and/or drainage facilities. The Developer hereby specifically reserves the right to assign, transfer and convey the 20' NS Drainage and Utility Easement to its successor developer or the City of Palmetto, Florida, for uses of drainage, maintenance and utilities and for no other use.

(f) A permanent, perpetual Drainage and Maintenance Easement containing approximately 10.9444 acres as legally described and depicted on Exhibit "I" attached hereto and made a part hereof (hereinafter the "Drainage and Maintenance Easement"). The Developer, its successors and assigns, shall have the right to use the berm of the Drainage and Maintenance Easement for the purposes of construction of drainage facilities and maintenance only, and not for general public use, subject to any and all applicable governmental ordinances and regulations. The Developer hereby specifically reserves the right to assign, transfer and convey the Drainage and Maintenance Easement to its successor developer, other landowners in the development of Riviera Dunes, or the Master Association, for uses of drainage, access and maintenance and as stated herein and for no other use.

(g) A permanent, perpetual Maintenance Easement for access to and maintenance of a required wetland mitigation area running parallel to a portion of the easterly and southern boundaries of the Drainage and Maintenance Easement described in 1(f) herein, and as legally described and depicted on Exhibit "J" attached hereto and made a part hereof (hereinafter the "Maintenance Easement"). The Maintenance Easement shall be used for the purposes of access to, and maintenance of, adjoining properties and facilities. The Developer hereby specifically reserves the right to assign, transfer and convey the Maintenance Easement to its successor developer or the Master Association, for uses of access to, and maintenance of, adjoining properties and facilities and for no other use.

(h) A permanent, perpetual Lift Station Easement over, across and upon the real property legally described and depicted on Exhibit "K" attached hereto and made a part hereof (hereinafter the "Lift Station Easement"). The Lift Station Easement shall be used for purposes of construction, installation, maintenance, use, repair, and replacement of lift station facilities and/or drainage facilities. The Developer hereby specifically reserves the right to assign, transfer and convey the Lift Station Easement to its successor developer or the Master Association, for uses of drainage, maintenance and lift station facilities and for no other use.

(i) A permanent, perpetual Water Tap Easement over, across and upon the real property legally described and depicted on Exhibit "L" attached hereto and made a part hereof (hereinafter the "Water Tap Easement"). The Water Tap Easement shall be used for purposes of construction, installation, maintenance, use, repair, and replacement of water tap facilities and/or drainage facilities. The Developer hereby specifically reserves the right to assign, transfer and convey the Water Tap Easement to its successor developer or the Master Association, for uses of drainage, maintenance and water tap facilities and for no other use.

(j) A permanent, perpetual 18 foot wide Pipe Easement over, across and upon the real property legally described and depicted on Exhibit "M" attached hereto and made a part hereof (hereinafter the "Pipe Easement"). The Pipe Easement shall be used for purposes of construction,

installation, maintenance, use, repair, and replacement of a drainage pipe for off-site flow across the Property. The Developer hereby specifically reserves the right to assign, transfer and convey the Pipe Easement to any one or more persons, firm, corporation or governmental entity, including but not limited to its successor developer or the Master Association, for uses of drainage, maintenance and installation of drainage pipe for off site flow and for no other use.

(k) A permanent, perpetual easement for the purpose of construction, installation, maintenance, use, repair and replacement of drainage facilities, including a retention/detention pond containing approximately 1.42 acres as legally described and depicted on Exhibit "N" attached hereto and made a part hereof (hereinafter the "East Retention Pond"). The Developer hereby specifically reserves the right to assign, transfer and convey the East Retention Pond to its successor developer, other landowners in the development of Riviera Dunes, or the Master Association, for uses of drainage, access and maintenance and as stated herein and for no other use.

(l) A permanent, perpetual easement for the purpose construction, installation, maintenance, use, repair and replacement of drainage facilities, including a retention/detention pond containing approximately 1.27 acres as legally described and depicted on Exhibit "O" attached hereto and made a part hereof (hereinafter the "West Retention Pond"). The Developer hereby specifically reserves the right to assign, transfer and convey the West Retention Pond to its successor developer, other landowners in the development of Riviera Dunes, or the Master Association, for uses of drainage, access and maintenance and as stated herein and for no other use.

(m) A permanent and perpetual 35' Utility and Landscape Easement (hereinafter the "35' N/S Easement") over, across and upon the westerly boundary of the Property running parallel to State Road 55 (U.S. 41 and 301 Blvd.). Any dedication or transfer of any portion of the Property for right of way shall not serve to reduce the 35' N/S Easement, and upon any such dedication or transfer the 35' N/S Easement shall be measured from the easterly boundary of the portion of the Property so dedicated or transferred. The 35' N/S Easement shall be used for purposes of construction, installation, maintenance, use, repair, and replacement of utility facilities and for general landscaping uses. The Developer specifically reserves the right to assign, transfer and convey, or grant rights to use any portion or all of the 35' N/S Easement to any one or more persons, firm, corporation or governmental entity, including but not limited to its successor developer or the Master Association.

(n) A permanent and perpetual 35' Utility and Landscape Easement (hereinafter the "35' E/W Easement") over, across and upon the northerly boundary of the Property running parallel to Haben Boulevard from State Road 55 (U.S. 41 and 301 Blvd.) to the westerly boundary of the easement described in Paragraph 1(a) above as the Haben/US 41 Access and Utility Easement. Any dedication or transfer of any portion of the Property for right of way shall not serve to reduce the 35' E/W Easement, and upon any such dedication or transfer the 35' E/W Easement shall be measured from the southerly boundary of the portion of the Property so dedicated or transferred. The 35' E/W Easement shall be used for purposes of construction, installation, maintenance, use, repair, and replacement of utility facilities and for general landscaping uses. The Developer specifically reserves the right to assign, transfer and convey, or grant rights to use any portion or all of the 35' E/W Easement to any one or more persons, firm, corporation or governmental entity, including but not

limited to its successor developer or the Master Association.

2. Surface Water/Storm Water Management System. The easements described and reserved herein at Paragraphs 1(a), 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), 1(h), 1(i), 1(k), and 1(l) are, in part, fundamental components of the proposed surface water/stormwater management system within the project known as Riviera Dunes and are reserved for the purposes of construction of stormwater drainage facilities therein, use of such facilities for stormwater drainage, and ingress and egress for access to and from such facilities for the purposes of construction and maintenance of surface and underground drainage.

3. Platting. By acceptance of a deed to any Parcel, or portion thereof, or any portion or all of the Property, such Grantee of any property benefitted by any one or more of the Easements described herein, shall agree to join in and consent to a plat or plats, including any subsequent amendments or re-plats as applicable, that cover the Property, or any portion thereof. And each such Grantee shall further agree to join in and consent to permit applications, site plan applications or other applications for governmental approvals proposed for Riviera Dunes or any portion thereof (to the extent required by virtue of such Grantee's interest in the Property) provided same is in conformance with currently approved plans for the development known as Riviera Dunes and does not ~~unreasonably~~ interfere with such Grantee's use of its Property. Further, each such Grantee, its successors or assigns (as applicable) will cause its mortgagees (if any) to join in and consent to any above referenced Plat and any amendments thereto.

4. Payment of Property Taxes. Notwithstanding that any one or more of the herein described Easements may be located within the boundaries of any one or more Parcels, the owner of each Parcel shall pay or cause to be paid directly when due all real property taxes and other special taxes and assessments which may be levied or assessed against their respective Parcel (including without limitation, any tax or assessment attributable to any interest created by this Declaration).

5. Recordation. This Declaration shall become effective and binding upon Developer and its respective successors in interest in accordance with the provisions of this Declaration upon recordation of this Declaration in the Official Records of Manatee County, Florida.

6. Severability. Invalidation of any of the provisions contained in this Declaration, or of the application thereof to any person, by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person or circumstance and the same shall remain in full force and effect, unless enforcement of this Declaration as so invalidated would be unreasonable or grossly inequitable under all the circumstances or would frustrate the purposes of this Declaration.

7. Captions. The captions preceding the text of each Paragraph are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Declaration.

8. Governing Law. This Declaration shall be construed and enforced in accordance with the laws of the State of Florida.

9. Right of Developer. Developer reserves the right to make and place of record, with respect to the Property additional dedications, easements, restrictions, covenants and the like, provided that they are not in conflict with the provisions of this Declaration, without the approval or joinder of any future Owner, mortgagee, tenant or other occupant of any other Parcel provided such does not materialize and adversely effect any Owner or the Parcel, in which event the adversely effected Owner must joint in.

The easements, covenants, and restrictions hereunder shall run with the land and be binding upon all owners of the Property, or any portion thereof, their agents, successors and assigns, and are enforceable by Developer and its successors and/or assigns.

IN WITNESS WHEREOF, the Developer has executed this instrument as of the day and year first above written.

Signed, sealed and delivered in the presence

of:

Douglas A. Peebles
Print name: DOUGLAS A. PEEBLES

Amy D. Hall
Print name: Amy D. Hall

W.C. Riviera Partners, L.C., a Florida limited liability company by its manager, Riviera Dunes Resorts Management Company, a Florida corporation

By:

Linda J. Svenson
Linda J. Svenson
as its: President

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 23 day of April, 2001, by Linda J. Svenson, the President of Riviera Dunes Resorts Management Company, a Florida corporation as the manager of W.C. Riviera Partners, L.C., a Florida limited liability company, on behalf of the limited liability company, ✓ who is personally known to me or who has produced as identification.

My commission expires:

Karen L. Calyer
Notary Public

Karen L. Calyer
(Printed Name of Notary)

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**MORTGAGEE'S JOINDER IN AND CONSENT TO
DECLARATION OF EASEMENTS FOR RIVIERA DUNES**

AmSouth, an Alabama State Chartered Bank, the owner and holder of that certain mortgage dated the 7th day of June, 1999, and recorded in Official Records Book 1598, Page 3987, as modified by Notice of Future Advance, Consolidation, and Mortgage Modification Agreement recorded in O.R. Book 1624, Page 6829, as modified by Second Notice of Future Advance, Consolidation, and Mortgage Modification Agreement recorded in O.R. Book 1667, Page 3818, all of the Public Records of Manatee County, Florida, covering all or some portion of the real property located in the City of Palmetto, Manatee County, Florida, and constituting the Development of Regional Impact known as Riviera Dunes and legally described as follows:

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
AND MADE A PART HEREOF**

For good and valuable consideration in hand paid by the record owner of said real property, receipt whereof is hereby acknowledged, hereby specifically joins in and consents to the Declaration of Easements for Riviera Dunes and all easements, reservations and dedications therein, and agrees that upon the assignment, transfer, conveyance or grant of any one or more of the easements therein described to the City of Palmetto or other public entity, that AmSouth Bank will release the easement(s) being so assigned, transferred, conveyed or granted from the lien of said mortgage.

DATED, this the 24th day of April, 2001.

Signed, sealed and delivered
in the presence of:

AMSOUTH BANK

Barbara Lang
Print Name BARBARA LANG, Loan adm

Karen Perry
Print Name KAREN PERRY, Paralegal

By: Fred Behnke
Print Name Fred Behnke
Its Vice President

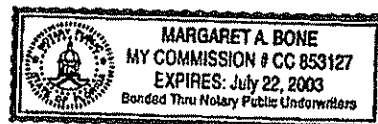
STATE OF FLORIDA:
COUNTY OF Piellas:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Fred Behnke, ☒ who is personally known to me or ☐ who provided N/A as identification.

WITNESS by hand and official seal in the County and State above written this 24th day of April, 2001.

My Commission Expires:

Notary Public
Margaret A. Bone
Printed Name of Notary Public



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I.

PARCEL A

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BEGIN AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 34 SOUTH RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE RUN S 00°33'40" W ALONG THE WEST LINE OF SECTION 24, 574.82 FEET; THENCE S 40°33'38" E, 720.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301/S.R. 55; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, N 00°00'25" E, 1117.81 FEET TO ITS INTERSECTION WITH A LINE BEARING S 89°27'02" E FROM THE POB; THENCE N 00°02'04" E, 858.58 FEET; THENCE N 10°58'44" W, 7.30 FEET; THENCE N 10°50'28" W, 198.50 FEET; THENCE N 00°02'33" E, 300.00 FEET; THENCE N 56°58'28" W, 131.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 7th STREET; THENCE N 89°27'14" W ALONG SAID SOUTHERLY RIGHT-OF-WAY OF 7th STREET, 299.99 FEET; THENCE S 00°32' 20" W, 1220.94 FEET TO THE POINT OF BEGINNING.

LESS:

COMMENCE AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN ORB 1054, PAGES 1788-1788 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (THE "CIVIC CENTER PARCEL") SAID POINT BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF US HIGHWAY 301/41 (S.R. 55) AND THE SOUTHERLY RIGHT-OF-WAY OF HABEN BOULEVARD; THENCE S 89°58'43" W, 130.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF AFORMENTIONED U.S. HIGHWAY 301/41 FOR A POINT OF BEGINNING; THENCE S 89°59'18" W, 125.00 FEET; THENCE N 00°02'04" E PARALLEL TO THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 301 217.82 FEET; THENCE N 65°58'14" W, 388.00 FEET TO THE WEST LINE OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE S 00°32'20" W ALONG SAID WESTERLY LINE OF SECTION 13, 404.58 FEET TO THE SOUTHWEST CORNER OF SECTION 13 (ALSO BEING THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST); THENCE S 00°33'40" W ALONG THE WESTERLY LINE OF SECTION 24 574.82 FEET; THENCE S 40°33'38" E 720.33 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE AFORMENTIONED U.S. HIGHWAY 301/41; THENCE N 00°00'25" E, 1117.81 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO A POINT BEING S 89°27'02" E, 483.00 FEET FROM THE NORTHWEST CORNER OF SECTION 24-34S-17E; THENCE N 00°02'04" E ALONG THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 301/41, 42.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTIONS 13 & 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY FLORIDA,

II. PARCEL 'B' (BEING NORTH OF HABEN BOULEVARD):

BEGIN AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN ORB 1054, PAGES 1788-1796 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (THE "CIVIC CENTER" PARCEL); THENCE RUN S 00°10'42" W, ALONG THE EAST LINE OF THE ABOVE REFERENCED "CIVIC CENTER" PARCEL, 465.37 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN ORB 1144, PAGES 1425-1429 OF THE PRMCF (THE "HABEN BOULEVARD EXTENSION"). THENCE EASTERLY ALONG THE NORTH RIGHT-OF-WAY OF HABEN BOULEVARD THE FOLLOWING COURSES: N 76°04'37" E, 80.36 FEET TO A POINT OF CURVATURE, THENCE S 58° 13 FEET ALONG THE ARC A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 2180.95 FEET AND A CENTRAL ANGLE OF 14°35'42"; THENCE S 89°47'50" E, 600.00 FEET TO A POINT OF CURVATURE; THENCE 338.05 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 942.00 FEET AND A CENTRAL ANGLE OF 20°37'20", TO A POINT OF REVERSE CURVATURE, THENCE 298.05 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 858.00 FEET AND A CENTRAL ANGLE OF 19°54'13", TO A POINT OF COMPOUND CURVATURE, THENCE 46.17 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 75°34'57"; THENCE N 00°28'54" E, 100.73 FEET, THENCE LEAVING SAID RIGHT-OF-WAY, RUN N 89°29'11" W, 1258.00 FEET, THENCE N 00°00'16" W, 363.60 FEET, THENCE N 89°23'50" W, 629.73 FEET TO THE POB.

THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTION 13 TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA



III. PARCEL C

COMMENCE AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S 89°27'02" E, 493.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 301/S.R.55; THENCE RUN S 00°00'25" W, 1117.81 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 40°33'36" E, 199.80 FEET FOR A POINT OF BEGINNING; THENCE N 00°01'28" E, 1287.87 FEET; THENCE N 00°03'41" E, 43.82 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN ORB 1054, PAGES 1788-1798 (SAID SOUTHWEST CORNER BEING THE POB OF SAID PARCEL), THENCE RUN ALONG THE SOUTHERLY RIGHT-OF-WAY OF HABEN BOULEVARD THE FOLLOWING COURSES N 89°58'18" E 100.00 FEET; THENCE 168.83 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 878.45 FEET AND A CENTRAL ANGLE OF 10°59'58"; THENCE S 78°01'33" E, 123.57 FEET; THENCE 593.41 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 67°58'58"; THENCE N 33°03'07" E, 248.55 FEET; THENCE 368.65 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 880.00 FEET AND A CENTRAL ANGLE OF 22°00'07"; THENCE 167.58 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 20°52'28"; THENCE S 13°20'16" E, 1.99 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN ORB 1144, PAGES 1425-1428 OF THE PUBLIC RECORDS OF MANTEE COUNTY, FLORIDA, (THE "HABEN BOULEVARD EXTENSION" PARCEL); THENCE RUN ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID HABEN BOULEVARD EXTENSION THE FOLLOWING COURSES: N 75°55'53" E, 101.94 FEET THENCE 536.70 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 2108.95 FEET AND A CENTRAL ANGLE OF 14°35'42"; THENCE S 89°30'28" E, 600.00 FEET; THENCE 308.38 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 858.00 FEET AND A CENTRAL ANGLE OF 20°35'38", TO A POINT OF REVERSE CURVATURE, THENCE 341.49 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 492.00 FEET AND A CENTRAL ANGLE OF 20°46'15"; THENCE N 89°38'34" E, 108.37 FEET; THENCE N 00°20'28" E, 208.80 FEET TO THE END OF SAID HABEN BOULEVARD EXTENSION PARCEL; THENCE S 89°28'11" E ALONG THE SOUTHERLY BOUNDARY OF THAT PARCEL DESCRIBED IN ORB 370 PAGE 303 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, 433.84 FEET; THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARIES OF THAT PARCEL DESCRIBED AS "PARCEL 1" IN ORB 1435 PAGE 8874 (ALSO IN ORB 1180 PAGE 537) THE FOLLOWING TWO COURSES: S 00°23'51" W, 234.00 FEET; THENCE S 89°21'41" E, 154.00 FEET; THENCE S 00°00'53" W, 734.80 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 SAID POINT BEING 88 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE N 89°21'48" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, 598.46 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE S 00°38'10" W ALONG THE EAST LINE OF U.S. GOVERNMENT LOT 3, 1354.85 FEET; THENCE S 76°20'28" W, 2500.08 FEET; THENCE N 15°08'23" W, 225.00 FEET; THENCE N 84°04'34" W 891.58 FEET; THENCE N 40°33'36" W, 143.46 FEET TO THE POINT OF BEGINNING.

LESS:



PARCEL C-1

BEING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN ORB 1054, PAGES 1788-1798 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (THE CIVIC CENTER PARCEL), SAID POINT BEGINNING, BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 301/41 (S.R. 55) AND THE SOUTHERLY RIGHT-OF-WAY OF HABEN BOULEVARD; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HABEN BOULEVARD THE FOLLOWING COURSES; N 89°58'19" E, 100.00 FEET; THENCE SOUTHEASTERLY 168.63 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 878.45 FEET, A CENTRAL ANGLE OF 10°58'56", AND A CHORD BEARING OF S 84°28'08" E; THENCE S 79°01'33" E, 109.37 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HABEN BOULEVARD, RUN S 00°13'04" E, 315.04 FEET; THENCE S 89°48'56" W, 375.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301/41 (S.R. 55); THENCE N 00°01'28" E ALONG SAID EASTERLY RIGHT-OF-WAY, 306.18 FEET; THENCE N 00°03'41" E, 43.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTIONS 13 & 24, TOWNSHIP 34 SOUTH RANGE 17 EAST, MANATEE COUNTY, FLORIDA

IV. PARCEL C-1

BEING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN ORB 1054, PAGES 1788-1788 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (THE CIVIC CENTER PARCEL), SAID POINT BEGINNING, BEING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 301/41 (S.R. 55) AND THE SOUTHERLY RIGHT-OF-WAY OF HABEN BOULEVARD; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HABEN BOULEVARD THE FOLLOWING COURSES; N 89°58'19" E, 100.00 FEET; THENCE SOUTHEASTERLY 168.63 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 878.45 FEET, A CENTRAL ANGLE OF 10°58'56", AND A CHORD BEARING OF S 84°28'08" E; THENCE S 79°01'33" E, 109.37 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HABEN BOULEVARD, RUN S 00°13'04" E, 315.04 FEET; THENCE S 89°48'56" W, 375.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301/41 (S.R. 55); THENCE N 00°01'28" E ALONG SAID EASTERLY RIGHT-OF-WAY, 306.18 FEET; THENCE N 00°03'41" E, 43.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTIONS 13 & 24, TOWNSHIP 34 SOUTH RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

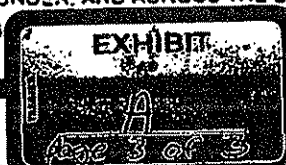
PARCEL D

TOGETHER WITH NON-EXCLUSIVE EASEMENTS SET FORTH IN TRUSTEE'S DEED BY AND BETWEEN BARNETT BANK OF MANATEE COUNTY, NA, AS TRUSTEE, AND MANATEE COUNTY CIVIC CENTER AUTHORITY, RECORDED IN OFFICIAL RECORD BOOK 1054, PAGE 1788, AND SET FORTH IN RIGHT-OF-WAY RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN MANATEE GATEWAY NO.1, A JOINT VENTURE, AND BARNETT BANK OF MANATEE COUNTY AS TRUSTEE, AND THE MANATEE COUNTY CIVIC CENTER AUTHORITY RECORDED IN OFFICIAL RECORD BOOK 1054, PAGE 1801, ALL OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR THE PURPOSES OF INGRESS, EGRESS, DRAINAGE, AND UTILITIES, PEDISTRIAN WALKWAYS, AND OVERHEAD ARCHITECTURAL CONNECTION, OVER, UNDER, AND ACROSS THE LANDS DESCRIBED IN SAID INSTRUMENTS.

PARCEL E

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR A PERIOD OF 25 YEARS FROM SEPTEMBER 12 1991, WAS SET FORTH IN SOVEREIGN SUBMERGED LANDS EASEMENT GRANTED BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA IN FAVOR OF MANATEE GATEWAY I, A JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AND RECORDED IN OFFICIAL RECORD BOOK 1378, PAGE 1557, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR THE PURPOSE OF AN ACCESS CHANNEL AND FLUSHING CHANNEL OVER, UNDER, AND ACROSS THE SOVEREIGN LANDS DESCRIBED IN SAID INSTRUMENT

(3)



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PARCEL 9 DESCRIPTION

Begin at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run SOUTH for a distance of 98.69 feet; thence S26°33'54"E for a distance of 30.66 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 44.00 feet, a central angle of 26°33'54", a chord of 20.22 feet which bears S13°16'57"E, for a distance of 20.40 feet; thence SOUTH for a distance of 232.00 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 166.00 feet, a central angle of 90°01'28", a chord of 234.81 feet which bears S45°00'44"W, for a distance of 260.82 feet; thence N89°58'32"W for a distance of 549.45 feet; thence N00°13'04"W for a distance of 15.53 feet; thence S89°46'56"W for a distance of 298.81 feet; thence N00°13'04"W for a distance of 272.31 feet to the start of a tangent curve to the left; thence, along the arc of said curve to the left, having a radius of 140.00 feet, a central angle of 21°22'01", a chord of 51.91 feet which bears N10°54'04"W, for a distance of 52.21 feet; thence N21°35'05"W for a distance of 102.56 feet to the easterly right of way of Haben Boulevard and the start of a non-tangent curve to the left; thence, along said right of way and along said curve to the left, having a radius of 500.00 feet, a central angle of 31°02'55", a chord of 267.65 feet which bears N48°18'09"E, for a distance of 270.95 feet; thence, continuing along said right of way, N32°46'41"E for a distance of 246.53 feet to the start of a tangent curve to the right; thence, continuing along said right of way and along said curve to the right, having a radius of 960.00 feet, a central angle of 22°00'00", a chord of 366.35 feet which bears N43°46'41"E, for a distance of 368.61 feet to a point of compound curvature; thence, continuing along said right of way and along said curve to the right, having a radius of 460.00 feet, a central angle of 18°40'52", a chord of 149.32 feet which bears N64°07'07"E, for a distance of 149.98 feet to the West boundary of "Tract B"; thence, continuing along said right of way and along said curve to the right, having a radius of 460.00 feet, a central angle of 02°11'54", a chord of 17.65 feet which bears N74°33'30"E, for a distance of 17.65 feet; thence, continuing along said right of way, S14°20'33" for a distance of 2.00 feet; thence, continuing along said right of way, N75°39'27"E for a distance of 89.51 feet; thence, leaving said right of way, S00°04'33"W for a distance of 516.50 feet; thence S89°58'32"E for a distance of 220.00 feet to the West boundary of the aforesaid Tract "H"; thence, along the said West boundary, S00°01'28"W for a distance of 112.83 feet to the Point of Beginning, being and lying in Sections 13 and 24, Township 34 South, Range 17 East, Manatees County, Florida..

TOGETHER WITH A 50' ACCESS EASEMENT AS DESCRIBED IN EXHIBIT A-1; SUBJECT TO GRANTOR'S RESERVATION OF RIGHTS AS DESCRIBED IN EXHIBIT A-2; AND SUBJECT TO GRANTOR'S RESERVATION OF EASEMENTS AS DESCRIBED IN EXHIBIT A-3, EXHIBIT A-4, EXHIBIT A-5, EXHIBIT A-6, EXHIBIT A-7. ALL EXHIBITS ARE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

EXHIBIT



LEGAL DESCRIPTION

Parcel 1:

Commence at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase I-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run SOUTH for a distance of 98.68 feet; thence S26°33'54"E for a distance of 30.66 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 44.00 feet, a central angle of 26°33'54", a chord of 20.22 feet which bears S13°46'57"E, for a distance of 20.40 feet; thence SOUTH for a distance of 232.00 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 166.00 feet, a central angle of 90°01'28", a chord of 234.81 feet which bears S45°00'44"W, for a distance of 260.82 feet; thence N89°58'32"W for a distance of 549.45 feet; thence S00°13'04"E for a distance of 454.75 feet to the Point of Beginning; thence S26°37'07"E for a distance of 715.16 feet; thence S26°37'45"W for a distance of 387.03 feet to the North Mean High Water Line of the Manatee River, as it was delineated on the APPROVED Mean High Water Line Survey (State of Florida Department of Environmental Protection File #0271), on October 23, 1981; thence, along the said Mean High Water Line, the following four (4) courses: N17°36'37"W for a distance of 170.83 feet; N51°05'58"W for a distance of 219.44 feet; N85°37'54"W for a distance of 421.16 feet; S70°12'08"W for a distance of 106.90 feet; thence, leaving said Mean High Water Line, N64°58'29"W for a distance of 145.67 feet; thence N40°44'44"W for a distance of 143.01 feet to the East right of way of State Road 55 (U.S. Highway 41 and U.S. Highway 301); thence, along said East right of way, N00°11'35"W for a distance of 393.23 feet; thence, leaving said East right of way, N89°46'56"E for a distance of 549.56 feet; thence N00°13'04"W for a distance of 30.00 feet; thence S00°13'04"E for a distance of 500.00 feet to the Point of Beginning, being and lying in Section 24, Township 34 South, Range 17 East, Manatee County, Florida.

Contains 16.489 acres, more or less.

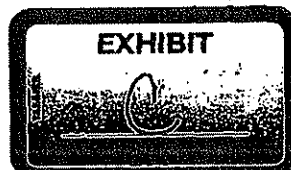
Parcel 2:

Together with a non-exclusive easement for ingress, egress and utilities over the following described land:

Commence at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase I-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run SOUTH for a distance of 98.69 feet; thence S26°33'54"E for a distance of 30.66 feet to the start of a tangent curve to the right; thence, along the arc of said curve to the right, having a radius of 44.00 feet, a central angle of 26°33'54", a chord of 20.22 feet which bears S13°16'57"E, for a distance of 20.40 feet; thence SOUTH for a distance of 232.00 feet to the start of a tangent curve to the right; thence, along the arc of said curve to the right, having a radius of 166.00 feet, a central angle of 90°01'28", a chord of 234.81 feet which bears S45°00'44"W, for a distance of 260.82 feet; thence N89°58'32"W for a distance of 549.45 feet; thence S00°13'04"E for a distance of 454.75 feet; thence S89°46'56"W for a distance of 500.00 feet to the Point of Beginning; thence S00°13'04"E for a distance of 30.00 feet; thence S89°46'56"W for a distance of 549.56 feet to the East right of way of State Road 55 (U.S. Highway 41 and U.S. Highway 301); thence, along said East right of way, N00°11'35"W for a distance of 60.00 feet; thence, leaving said East right of way, N89°46'56"E for a distance of 549.53 feet; thence S00°13'04"E for a distance of 30.00 feet to the Point of Beginning, being and lying in Section 24, Township 34 South, Range 17 East, Manatee County, Florida.

The above described Parcel contains 32,973 square feet, more or less.

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DESCRIPTION: ACCESS AND UTILITY EASEMENT
(FROM INFORMATION AS FURNISHED)

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "H" OF THE PLAT OF THE NORTHSHORE AT RIVIERA DUNES PHASE 1-A. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND RUN SOUTH FOR A DISTANCE OF 98.69 FEET; THENCE S.26°33'54"E. FOR A DISTANCE OF 30.66 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 44.00 FEET, A CENTRAL ANGLE OF 26°33'54", A CHORD OF 20.22 FEET WHICH BEARS S.13°16'57"E. FOR A DISTANCE OF 20.40 FEET; THENCE SOUTH FOR A DISTANCE OF 232.00 FEET TO THE START OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 90°01'28". A CHORD OF 234.81 FEET WHICH BEARS S.45°00'44"W., FOR A DISTANCE OF 260.82 FEET; THENCE N.89°58'32"W., FOR A DISTANCE OF 549.45 FEET; THENCE N.00°13'04"W., FOR A DISTANCE OF 15.53 FEET; THENCE S.89°46'56"W., FOR A DISTANCE OF 298.81 FEET FOR A POINT OF BEGINNING; THENCE N.00°13'04"W., FOR A DISTANCE OF 271.72 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 21°22'01", A CHORD BEARING OF N.10°54'04"W. AND A CHORD DISTANCE OF 51.91 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.21°35'05"W., A DISTANCE OF 102.56 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF HABEN BOULEVARD; SAID POINT OF INTERSECTION ALSO BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 09°10'38", A CHORD BEARING OF S.68°24'55"W. AND A CHORD DISTANCE OF 80.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 80.09 FEET; THENCE S.21°35'05"E., A DISTANCE OF 102.56 FEET TO A POINT CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 21°22'01", A CHORD BEARING OF S.10°54'04"E. AND A CHORD DISTANCE OF 22.25 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.00°13'04"E., A DISTANCE OF 177.08 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.44°46'56"W., AND A CHORD DISTANCE OF 49.50 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.89°46'56"W., A DISTANCE OF 51.19 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.44°46'56"W. AND A CHORD DISTANCE OF 134.35 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 149.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.00°13'04"E., A DISTANCE OF 370.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET; A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.44°46'56"W. AND A CHORD DISTANCE OF 49.50 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.89°46'56"W., A DISTANCE OF 454.53 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41; THENCE S.00°11'34"E., ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 60.00 FEET; THENCE N.89°46'56"E., A DISTANCE OF 549.56 FEET; THENCE N.00°13'04"W., A DISTANCE OF 465.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE 90°00'00", A CHORD BEARING OF N.44°46'56"E. AND A CHORD DISTANCE OF 49.50 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.89°46'56"E., A DISTANCE OF 166.19 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

THE ABOVE DESCRIBED PARCEL CONTAINS 2.34 ACRES, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF THIS DESCRIPTION

GLOBAL SURVEYING, P.A.

CERTIFICATE OF AUTHORIZATION LB 0006432



BRADENTON

5004 STATE ROAD 54
P.O. BOX 20733 BRADENTON, FLORIDA 34204
(941) 740-1512 (941) 747-2450 FAX

BROOKSVILLE

20178 CORTEZ BOULEVARD, CROSSROADS PLAZE, SUITE 3
P.O. BOX 12182 BROOKSVILLE, FLORIDA 34603
(352) 799-1661 (352) 799-1662 FAX

VENICE

395 COMMERCIAL COURT, SUITE C
VENICE, FLORIDA 34292
(941) 483-7849 (941) 483-3430 FAX



SHEET 1

Scale: 1" = 150'

EXHIBIT

Drawn by: JP

FB/PG: NA

DATE: 03/22/01

JOB: 990653.35



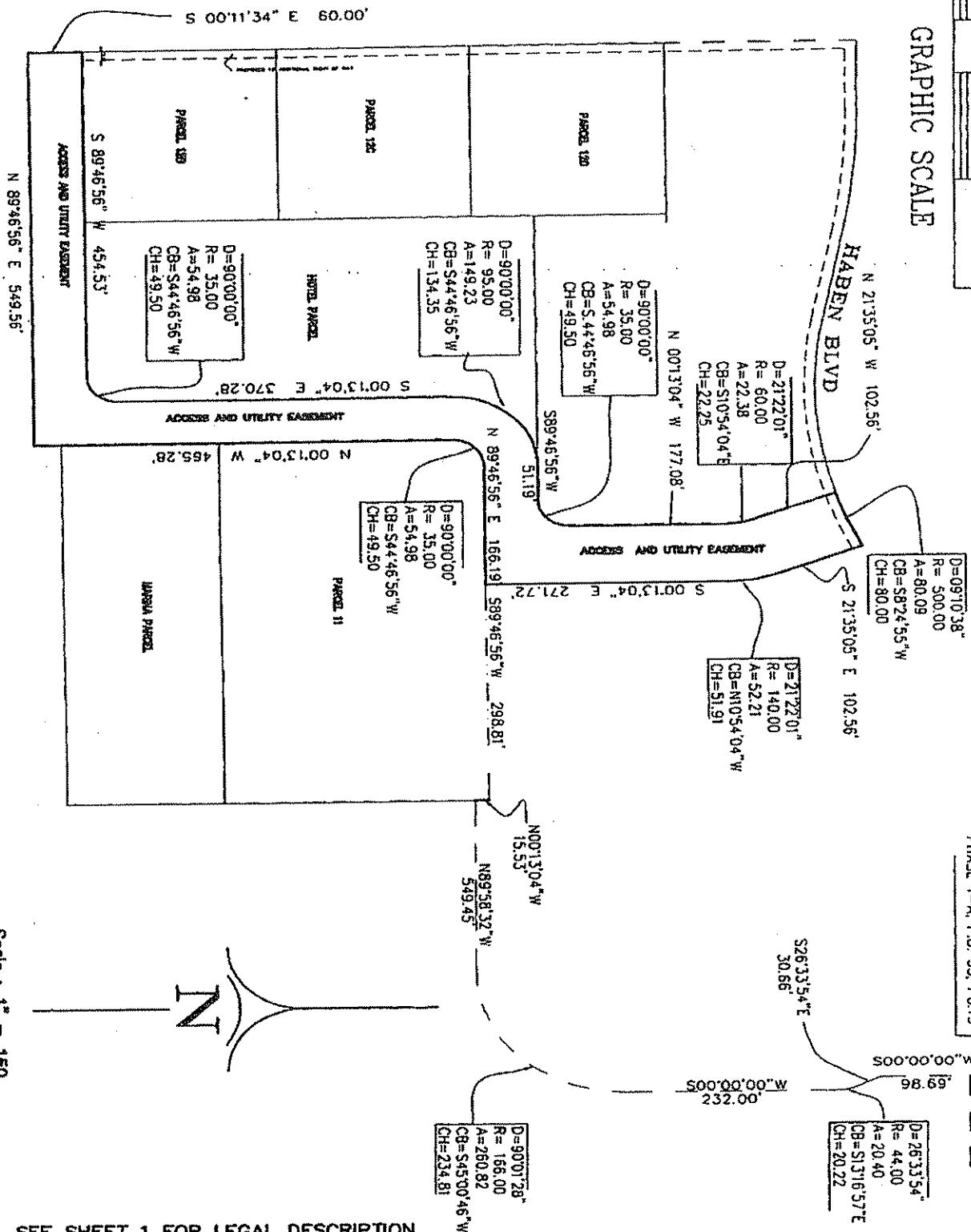
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GRAPHIC SCALE

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF TRACT "H"
THE NORTHSIDE AT RIVERA DUNES
PHASE 1-A, P.B. 35, PG. 19

SOUTH LINE TRACT "H"



Scale : 1" = 150'

SEE SHEET 1 FOR LEGAL DESCRIPTION

GLOBAL SURVEYING, P.A.

CERTIFICATE OF AUTHORIZATION LB 0006432



BRADENTON

5004 STATE ROAD 64
P.O. BOX 20755 BRADENTON, FLORIDA 34204
(941) 748-1512 (941) 747-2450 FAX

BROOKSVILLE

20178 CORTEZ BOULEVARD, CROSSROADS PLAZA, SUITE 3
P.O. BOX 12182 BROOKSVILLE, FLORIDA 34603
(352) 709-1601 (352) 709-1602 FAX

VENICE

396 COMMERCIAL COURT, SUITE C
VENICE, FLORIDA 34292
(941) 483-1546 (941) 483-3439 FAX



SHEET 2

Scale: 1" = 150'

EXHIBIT

FB/PG: NA

DATE: 03/22/01

JOB: 990653.35



**DESCRIPTION
INGRESS, EGRESS, DRAINAGE & UTILITY EASEMENT**

A TRACT OF LAND IN SECTIONS 13 AND 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "H", NORTHSORE AT RIVIERA DUNES, PHASE 1-A, RECORDED IN PLAT BOOK 35 AT PAGE 19 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.00°00'00"W., A DISTANCE OF 98.69 FEET; THENCE S.26°33'54"E., A DISTANCE OF 30.66 FEET TO THE POINT OF CURVE (PC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 26°33'54"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 20.40 FEET; THENCE S.00°00'00"W., A DISTANCE OF 232.00 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 166.00 FEET AND A CENTRAL ANGLE OF 90°01'28"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 260.82 FEET; THENCE N.89°58'32"W., A DISTANCE OF 549.45 FEET; THENCE N.00°13'04"W., A DISTANCE OF 15.53 FEET; THENCE S.89°46'56"W., A DISTANCE OF 465.00 FEET; THENCE N.61°37'46"W., A DISTANCE OF 73.14 FEET FOR THE **POINT OF BEGINNING**; THENCE S.89°46'56"W., A DISTANCE OF 231.30 FEET; THENCE N.00°11'34"W., A DISTANCE OF 23.91 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 245.37 FEET AND A CENTRAL ANGLE OF 14°58'31"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 64.13 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 240.64 FEET AND A CENTRAL ANGLE OF 15°00'08"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 63.01 FEET; THENCE N.00°13'04"W., A DISTANCE OF 188.33 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.64°38'00"E., A RADIAL DISTANCE OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 35°36'00", A DISTANCE OF 24.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HABEN BOULEVARD (80 FEET WIDE) (THE FOLLOWING TWO CALLS ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE); THENCE N.79°13'04"W., A DISTANCE OF 55.20 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 878.45 FEET AND A CENTRAL ANGLE OF 01°02'09"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 15.88 FEET; THENCE S.00°13'04"E., A DISTANCE OF 198.75 FEET; THENCE S.89°46'56"W., A DISTANCE OF 204.30 FEET; THENCE S.00°13'04"E., A DISTANCE OF 16.00 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 66°21'26"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 46.33 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 93.00 FEET AND A CENTRAL ANGLE OF 17°22'28"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 28.20 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD 55, 130 FEET WIDE); THENCE S.00°13'04"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 26.58 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.54°40'51"E., A RADIAL DISTANCE OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 30°49'25", A DISTANCE OF 40.35 FEET TO THE PRC OF A CURVE TO THE LEFT HAVING A RADIUS OF 58.00 FEET AND A CENTRAL ANGLE OF 42°56'10"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 43.46 FEET TO THE PRC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 66°33'52"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 29.04 FEET; THENCE N.89°46'56"E., A DISTANCE OF 106.55 FEET; THENCE S.00°13'04"E., A DISTANCE OF 191.51 FEET; THENCE N.89°46'56"E., A DISTANCE OF 24.00 FEET; THENCE N.00°13'04"W., A DISTANCE OF 21.13 FEET; THENCE N.89°46'56"E., A DISTANCE OF 286.42 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.61°15'29"E., A RADIAL DISTANCE OF 95.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°30'07", A DISTANCE OF 30.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.956 ACRES, MORE OR LESS.

DATE: 04/12/01

TONY L. PURSLEY PSM 4451

SEE SHEET 2 OF 2 FOR SKETCH

GLOBAL SURVEYING, P.A.
CERTIFICATE OF AUTHORIZATION LB 0006432



BRADENTON
5004 STATE ROAD 84
P.O. BOX 20753 BRADENTON, FLORIDA 34204
(941) 740-1512 (941) 747-2450 FAX

BROOKSVILLE
20178 CORTEZ BOULEVARD, CROSSROADS PLAZA, SUITE 3
P.O. BOX 12182 BROOKSVILLE, FLORIDA 34603
(352) 709-1601 (352) 709-1002 FAX

VENICE
395 COMMERCIAL COURT, SUITE C
VENICE, FLORIDA 34292
(941) 483-1940 (941) 483-3439 FAX



1

Scale: 1" = NA

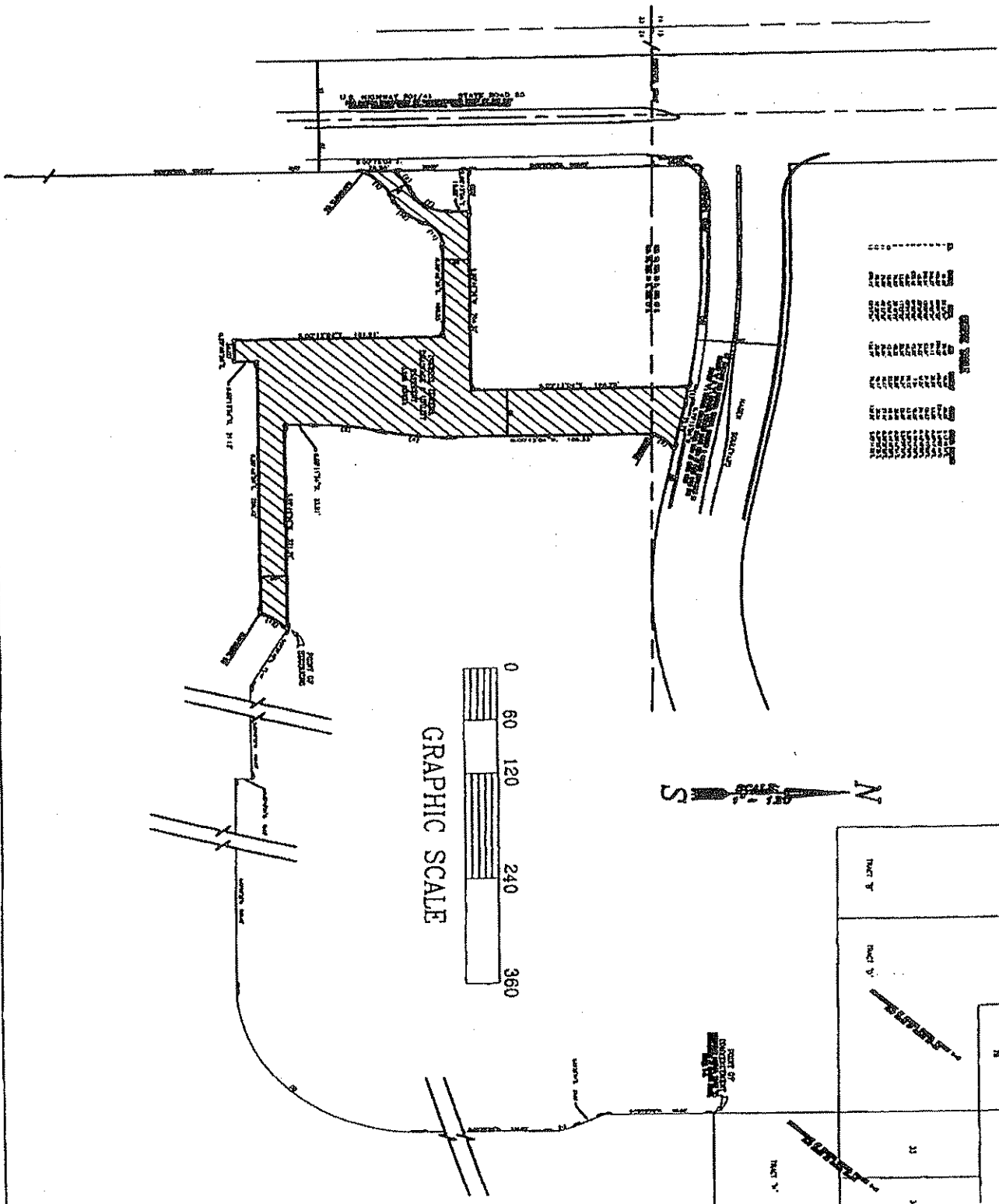


FB/PG: NA

DATE 04/12/01
JOB 990653

BK 1677 PG 1396 16 of 33

BK 1677 PG 1397 17 of 33



SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION



BRADENTON

5004 STATE ROAD 84
P.O. BOX 20755 BRADENTON, FLORIDA 34204
(941) 740-1612 (941) 747-2460 FAX

BROOKSVILLE

20178 CORTEZ BOULEVARD, CROSSROADS PLAZA, SUITE 3
P.O. BOX 12182 BROOKSVILLE, FLORIDA 34603
(352) 799-1661 (352) 799-1662 FAX

VENICE

395 COMMERCIAL COURT, SUITE C
VENICE, FLORIDA 34292
(941) 483-1940 (941) 483-3439 FAX



2

Scale: 1" = 120'

EXHIBIT



FB/PG: NA

DATE: 04/12/01

JOB: 990653

July 26, 2000
Revised August 31, 2000

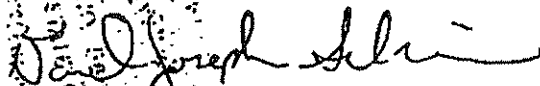
Project #S-RD(13-14)74
Parcel 13-14 Drainage Easement Description

Description:

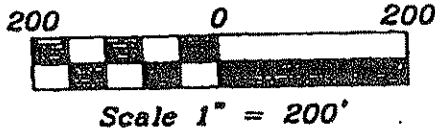
Commence at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run SOUTH for a distance of 98.69 feet; thence S26°33'54"E for a distance of 30.66 feet to the start of a tangent curve to the right; thence, along the arc of said curve to the right, having a radius of 44.00 feet, a central angle of 26°33'54", a chord of 20.22 feet which bears S13°16'57"E, for a distance of 20.40 feet; thence SOUTH for a distance of 232.00 feet to the start of a tangent curve to the right; thence, along the arc of said curve to the right, having a radius of 166.00 feet, a central angle of 90°01'28", a chord of 234.81 feet which bears S45°00'44"W, for a distance of 260.82 feet; thence N89°58'32"W for a distance of 549.45 feet; thence S00°13'04"E for a distance of 444.75 feet to the Point of Beginning; thence, continuing S00°13'04"E for a distance of 10.00 feet; thence S03°37'07"E for a distance of 10.02 feet; thence S89°46'56"W for a distance of 500.59 feet; thence N00°13'04"W for a distance of 20.00 feet; thence N89°46'56"E for a distance of 500.00 feet to the Point of Beginning, being and lying in Section 24, Township 34 South, Range 17 East, Manatee County, Florida.

The above described Parcel contains 10,003 square feet, more or less.

Prepared by Red Man Consultants, Inc.
308 East 7th Avenue
Tampa, FL 33602


Daniel Joseph Sullivan
Florida P.S.M. No. 5640

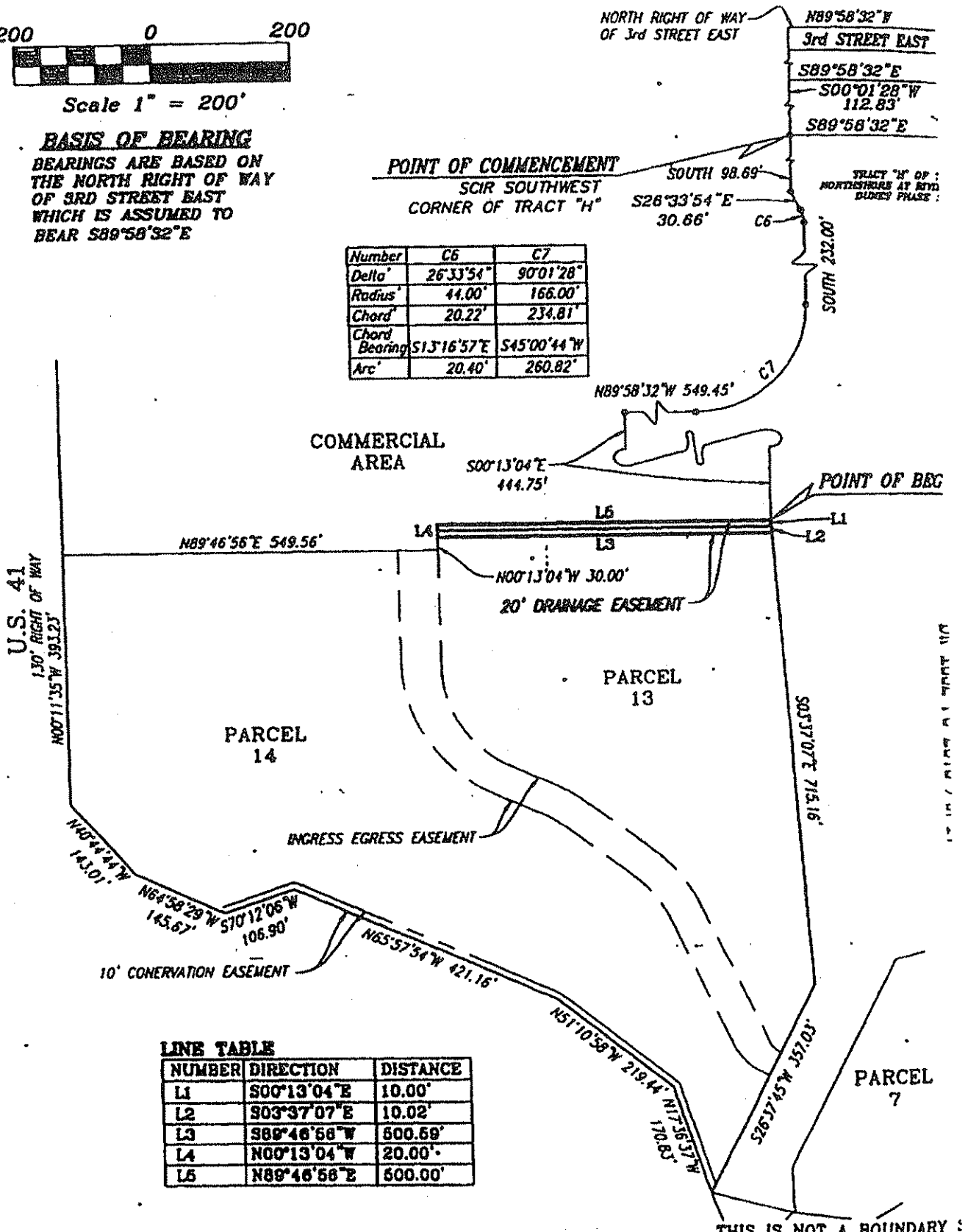




BASIS OF BEARING
BEARINGS ARE BASED ON
THE NORTH RIGHT OF WAY
OF 3RD STREET EAST
WHICH IS ASSUMED TO
BEAR S89°58'32"E

POINT OF COMMENCEMENT
SCIR SOUTHWEST
CORNER OF TRACT "H"

Number	C6	C7
Delta	26°33'54"	90°01'28"
Radius	44.00'	166.00'
Chord	20.22'	234.81'
Chord Bearing	S13°16'57"E	S45°00'44"W
Arc	20.40'	260.82'



REVISED: 06-31-00

PROJ. NO. RM(13-14)74
DRAWN BY: AM
CHECKED BY: RJC
DATE: 07-26-2000

RED MAN CONSULTANTS, INC.
308 E. SEVENTH AVE., TAMPA, FLORIDA
PHONE (813) 229-8016
FAX (813) 223-1367



TITLE: DESCRIPTION SKETCH OF
20' DRAINAGE EASEMENT

P13-
5
2

THIS IS NOT A BOUNDARY

June 30, 2000 (Revised August 15, 2000)

Project #S-RD(09)053

Parcel 9

30' Drainage and Landscape Easement

Description:

Commence at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run along the West boundary of said Tract "H", N00°01'28"E for a distance of 112.83 feet; thence N89°58'32"W for a distance of 220.00 feet; thence N00°04'33"E for a distance of 485.52 feet to the Point of Beginning; thence S75°39'27"W, parallel to and 30 feet South of the Southerly right of way of Haben Boulevard, for a distance of 81.79 feet; thence N14°20'33"W for a distance of 2.00 feet to the start of a non-tangent curve to the left; thence, parallel to and 30 feet South of the said Southerly right of way, along said curve to the left having a radius of 430.00 feet, a central angle of 20°52'46", a chord of 155.83 feet which bears S65°13'04"W, for a distance of 156.70 feet to a point of compound curvature; thence, continuing parallel to and 30 feet South of the said Southerly right of way, along said compound curve to the left having a radius of 930.00 feet, a central angle of 22°00'00", a chord of 354.90 feet which bears S43°46'41"W, for a distance of 357.09 feet; thence, continuing parallel to and 30 feet South of the said Southerly right of way, S32°46'41"W for a distance of 246.53 feet to the start of a curve to the right; thence, continuing parallel to and 30 feet South of the said Southerly right of way, along said curve to the right having a radius of 530.00 feet, a central angle of 31°18'32", a chord of 286.03 feet which bears S48°25'57"W, for a distance of 289.62 feet; thence N21°35'05"W for a distance of 30.09 feet to the said Southerly right of way of Haben Boulevard and the start of a non-tangent curve to the left; thence, along said right of way and along said curve to the left, having a radius of 500.00 feet, a central angle of 31°02'55", a chord of 267.65 feet which bears N48°18'09"E, for a distance of 270.95 feet; thence, continuing along said right of way, N32°46'41"E for a distance of 246.53 feet to the start of a tangent curve to the right; thence, continuing along said right of way and along said curve to the right, having a radius of 960.00 feet, a central angle of 22°00'00", a chord of 366.35 feet which bears N43°46'41"E, for a distance of 368.61 feet to a point of compound curvature; thence, continuing along said right of way and along said compound curve to the right, having a radius of 460.00 feet, a central angle of 18°40'52", a chord of 149.32 feet which bears N64°07'07"E, for a distance of 149.98 feet to the West boundary of "Tract B"; thence, continuing along said right of way and along said curve to the right, having a radius of 460.00 feet, a central angle of 02°11'54", a chord of 17.65 feet which bears N74°33'30"E, for a distance of 17.65 feet; thence, continuing along said right of way, S14°20'33" for a distance of 2.00 feet; thence, continuing along said right of way, N75°39'27"E for a distance of 89.51 feet; thence, leaving said right of way, S00°04'33"W for a distance of 30.98 feet to the Point of Beginning, being and lying in Section 13, Township 34 South, Range 17 East, Manatee County, Florida.

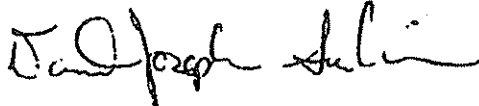
BK 1647 PG 6633 12 of 24

BK 1677 PG 1400 20 of 33



The above described Parcel contains 34,124 square feet, more or less.

Prepared by Red Man Consultants, Inc.
308 East 7th Avenue
Tampa, FL 33602



Daniel Joseph Sullivan
Florida P.S.M. No. 5640

BK 1647 PG 6634 13 of 24

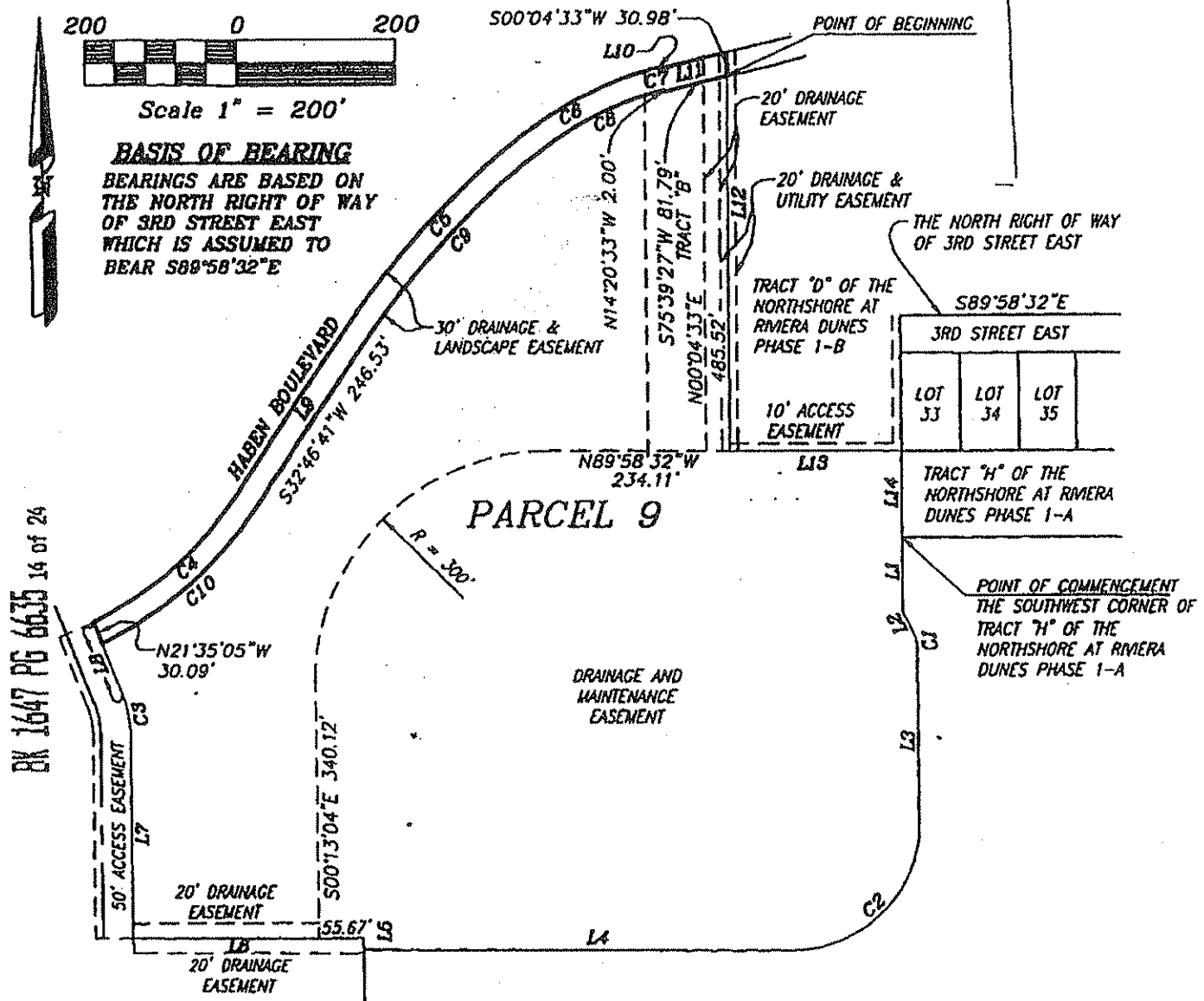




Scale 1" = 200'

BASIS OF BEARING

BEARINGS ARE BASED ON
THE NORTH RIGHT OF WAY
OF 3RD STREET EAST
WHICH IS ASSUMED TO
BEAR S89°58'32"E



CURVE TABLE

#	Delta	Radius	Chord	Chord Bearing	Arc
C1	28°33'54"	44.00	20.22	S13°16'57"E	20.40
C2	90°01'28"	168.00	234.81	S45°00'44"W	280.82
C3	21°22'01"	140.00	51.91	N10°54'04"W	52.21
C4	31°02'55"	500.00	287.85	N48°18'09"E	270.95
C5	22°00'00"	980.00	388.35	N43°48'41"E	388.81
C6	18°40'52"	480.00	149.32	N64°07'07"E	149.98
C7	02°11'54"	480.00	17.85	N74°33'30"E	17.85
C8	20°52'48"	430.00	155.83	S85°13'04"W	158.70
C9	22°00'00"	830.00	354.80	S43°48'41"W	357.09
C10	31°18'32"	530.00	288.03	S48°25'57"W	289.62

LINE TABLE

#	DIRECTION	DISTANCE
L1	SOUTH	98.88'
L2	S28°33'54"E	30.88'
L3	SOUTH	232.00'
L4	N89°58'32"W	549.45'
L5	N00°13'04"W	15.63'
L6	S89°48'58"W	298.81'
L7	N00°13'04"W	272.31'
L8	N21°35'05"W	102.58'
L9	N32°46'41"E	248.63'
L10	S14°20'33"E	2.00'
L11	N75°39'27"E	89.51'
L12	S00°04'33"W	518.50'
L13	N89°58'32"W	220.00'
L14	N00°01'28"E	112.83'

REVISED AUGUST 15, 2000, CLARIFIED LINE B

REVISED JULY 03, 2000, 20' DRAINAGE EASEMENT IN TRACT

PROJ. NO. RD(0103) RED MAN CONSULTANTS, INC.
 DRAWN BY: DJS 308 E. SEVENTH AVE., TAMPA, FLORIDA
 CHECKED BY: RJC PHONE (813) 229-8016
 DATE: 06-23-00 FAX (813) 223-1387



THIS IS NOT A BOUNDARY SURVEY

TITLE: DESCRIPTION SKETCH
 OF 30' DRAINAGE AND
 LANDSCAPE EASEMENT

PG-EM30.DWG
 SHEET
 3 of 3

July 3, 2000

Project #S-RD(09)053

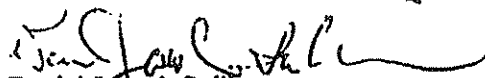
Parcel 9
20' Drainage Easement Description

Description:

Commence at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run along the West boundary of said Tract "H", N00°01'28"E for a distance of 112.83 feet; thence N89°58'32"W for a distance of 230.00 feet to the Point of Beginning; thence, continuing N89°58'32"W, for a distance of 20.00 feet; thence N00°04'33"E for a distance of 508.81 feet to the Southerly right of way of Haben Boulevard; thence, along said Southerly right of way, N75°39'27"E for a distance of 20.65 feet; thence, leaving said Southerly right of way, S00°04'33"W for a distance of 513.94 feet to the Point of Beginning, being and lying in Section 13, Township 34 South, Range 17 East, Manatee County, Florida.

The above described Parcel contains 10,227 square feet, more or less.

Prepared by Red Man Consultants, Inc.
308 East 7th Avenue
Tampa, FL 33602


Daniel Joseph Sullivan
Florida P.S.M. No. 5640



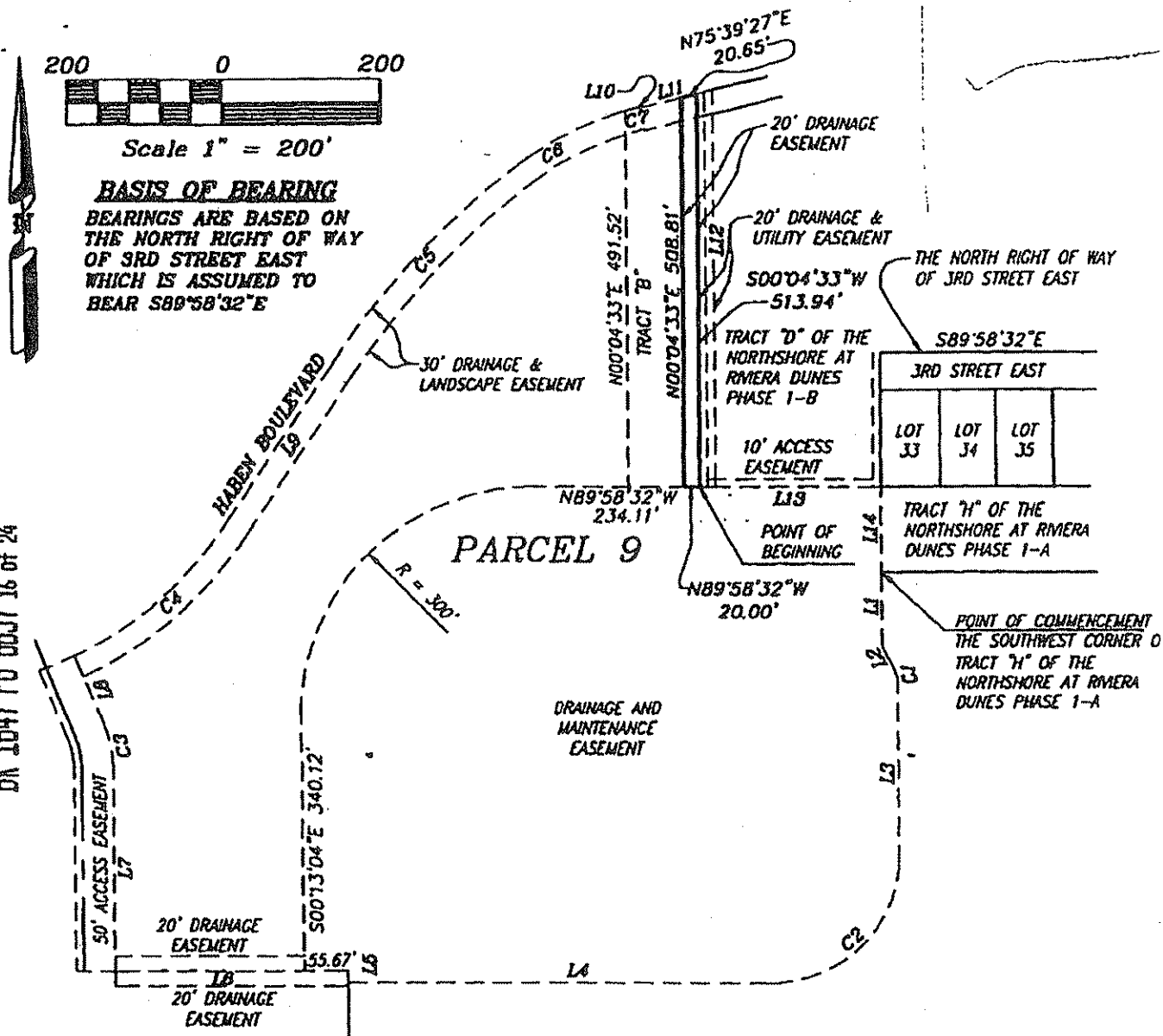
BK 1647 PG 6636 15 of 24



Scale 1" = 200'

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY OF 3RD STREET EAST WHICH IS ASSUMED TO BEAR S89°58'32"E



CURVE TABLE

#	Delta	Radius	Chord	Chord Bearing	Arc
C1	28°33'54"	44.00	20.22	S13°18'57"E	20.40
C2	90°01'28"	188.00	234.81	S45°00'44"W	280.82
C3	21°22'01"	140.00	51.91	N10°54'04"W	52.21
C4	31°02'55"	500.00	287.85	N48°18'08"E	270.95
C5	22°00'00"	980.00	368.35	N43°48'41"E	368.61
C6	18°40'52"	460.00	149.32	N84°07'07"E	149.98
C7	08°11'54"	460.00	17.85	N74°33'30"E	17.85

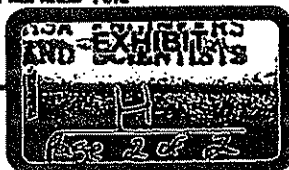
LINE TABLE

#	DIRECTION	DISTANCE
L1	SOUTH	98.89'
L2	S28°33'54"E	30.88'
L3	SOUTH	232.00'
L4	N89°58'32"W	649.46'
L5	N00°13'04"W	15.63'
L6	S89°48'58"W	298.81'
L7	N00°13'04"W	272.31'
L8	N21°35'05"W	102.58'
L9	N32°48'41"E	248.53'
L10	S14°20'33"E	2.00'
L11	N75°39'27"E	88.61'
L12	S00°04'33"W	516.60'
L13	N89°58'32"W	230.00'
L14	N00°01'28"E	112.83'

REVISED JULY 03, 2000, 20' DRAINAGE EASEMENT IN TRACT "B" (ELIMINATE UTILITY)

THIS IS NOT A BOUNDARY SURV

PROJ. NO. RD(9)033	RED MAN CONSULTANTS, INC.	PREPARED FOR:	TITLE: DESCRIPTION SKETCH OF TRACT "B" 20' DRAINAGE EASEMENT	PG-TB20.1
DRAWN BY: D.E.	308 E. SEVENTH AVE., TAMPA, FLORIDA			SHEET
CHECKED BY: R.C.	PHONE (813) 229-8016			2 of 2
DATE: 06-23-00	FAX (813) 223-1397			



June 26, 2000

Project #S-RD(09)053


Parcel 9 Drainage And Maintenance Easement Description

Description:

Begin at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run SOUTH for a distance of 98.69 feet; thence S26°33'54"E for a distance of 30.66 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 44.00 feet, a central angle of 26°33'54", a chord of 20.22 feet which bears S13°16'57"E, for a distance of 20.40 feet; thence SOUTH for a distance of 232.00 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 166.00 feet, a central angle of 90°01'28", a chord of 234.81 feet which bears S45°00'44"W, for a distance of 260.82 feet; thence N89°58'32"W for a distance of 549.45 feet; thence N00°13'04"W for a distance of 15.53 feet; thence S89°46'56"W for a distance of 55.67 feet; thence N00°13'04"W for a distance of 340.12 feet to the start of a tangent curve to the right; thence, along the arc of said curve to the right, having a radius of 300.00 feet, a central angle of 90°14'32", a chord of 425.16 feet which bears N44°54'12"E, for a distance of 472.51 feet; thence S89°58'32"E for a distance of 454.11 feet to the West boundary of the aforesaid Tract "H"; thence, along the said West boundary, S00°01'28"W for a distance of 112.83 feet to the Point of Beginning, being and lying in Sections 13 and 24, Township 34 South, Range 17 East, Manatees County, Florida..

The above described Parcel contains 10.9444 acres, more or less.

Prepared by Red Man Consultants, Inc.
308 East 7th Avenue
Tampa, FL 33602

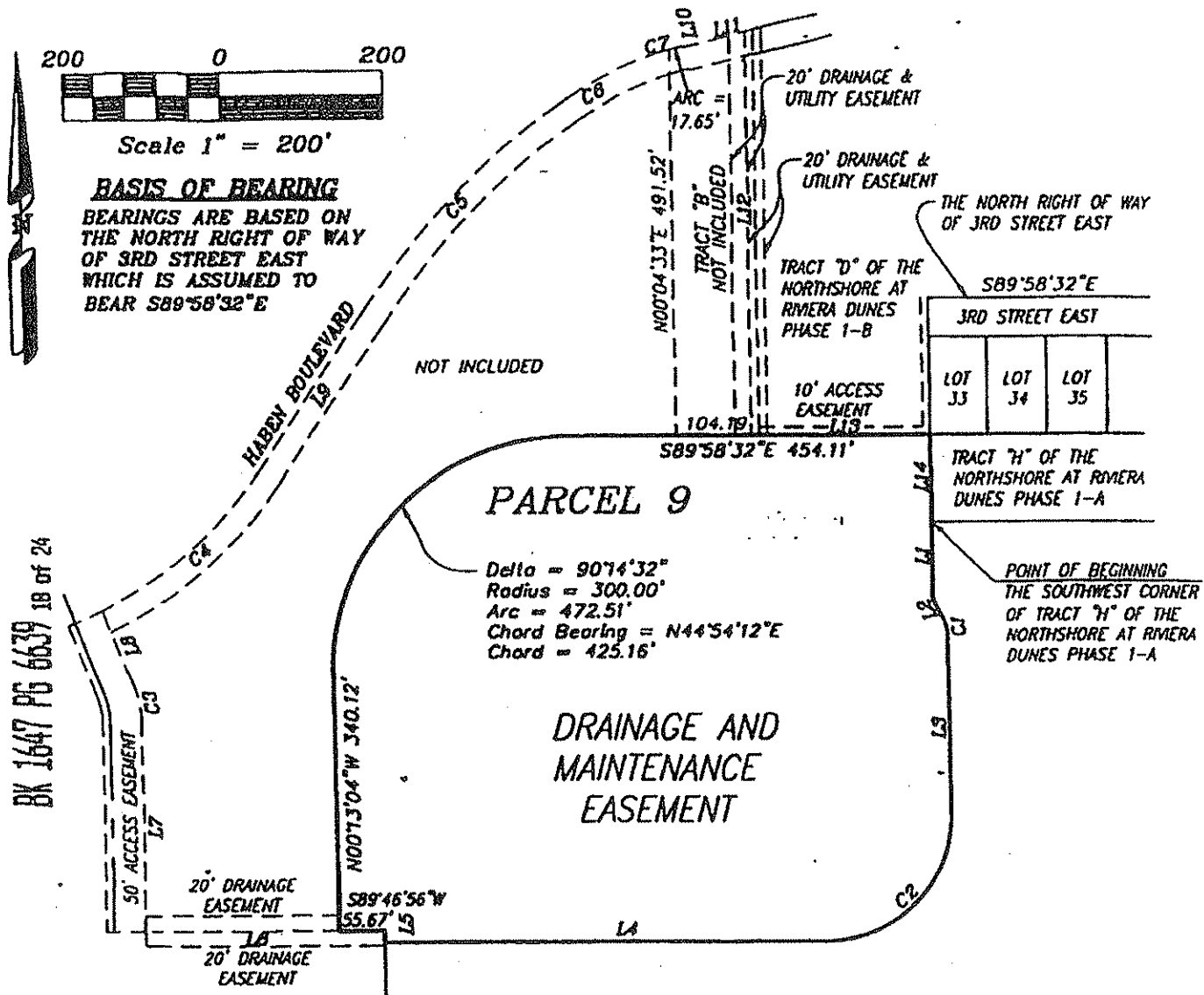

Daniel Joseph Sullivan
Florida P.S.M. No. 5640

fc: c:\files\riviera\corres\p9-aqua.wpd

Sheet 1 of 2



BK 1647 PG 6638 17 of 24



CURVE TABLE

#	Delta	Radius	Chord	Chord Bearing	Arc
C1	28°33'54"	44.00	20.22	S13°16'57"E	20.40
C2	80°01'28"	166.00	234.81	S46°00'44"W	280.82
C3	21°22'01"	140.00	51.91	N10°54'04"W	62.21
C4	31°02'55"	600.00	287.85	N48°18'09"E	270.95
C5	22°00'00"	980.00	368.35	N43°48'41"E	368.81
C6	18°40'52"	480.00	149.32	N84°07'07"E	149.98
C7	02°11'54"	480.00	17.85	N74°33'30"E	17.85

LINE TABLE

#	DIRECTION	DISTANCE
L1	SOUTH	98.89'
L2	S28°33'54"E	30.88'
L3	SOUTH	232.00'
L4	N89°58'32"W	549.45'
L5	N00°13'04"W	15.53'
L6	S89°46'56"W	288.81'
L7	N00°13'04"W	272.31'
L8	N21°35'05"W	102.58'
L9	N32°48'41"E	246.53'
L10	S14°20'33"E	2.00'
L11	S75°39'27"W	89.61'
L12	S00°04'33"W	518.50'
L13	S89°58'32"E	220.00'
L14	S00°01'28"W	112.83'

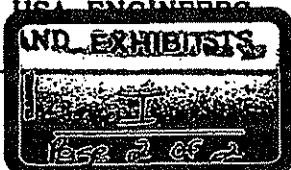
TWSD: June 25, 2003, to match Bearings and Distances in Fee of June 22, 2003, from Alan Alan

RED MAN CONSULTANTS, INC.
308 E. SEVENTH AVE., TAMPA, FLORIDA
PHONE (813) 228-6016
FAX (813) 223-1397

PREPARED FOR:
USA ENGINEERS
AND EXHIBITS

TITLE: DESCRIPTION SKETCH
OF PARCEL 9
DRAINAGE
AND MAINTENANCE
EASEMENT

PD-AQUA.DWG
SHEET
2 of 2



July 21, 2000 (Revised August 15, 2000)

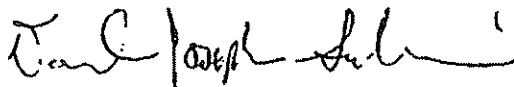
Project #S-RD(09)069
Parcel 9 Maintenance Easement Description

Description:

Begin at the Southwest Corner of Tract "H" of the plat of the Northshore at Riviera Dunes Phase 1-A, according to the map or plat thereof, as recorded in Plat Book 35, Page 19, of the Public Records of Manatee County, Florida, and run SOUTH for a distance of 98.69 feet; thence S26°33'54"E for a distance of 30.66 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 44.00 feet, a central angle of 26°33'54", a chord of 20.22 feet which bears S13°16'57"E, for a distance of 20.40 feet; thence SOUTH for a distance of 232.00 feet to the start of a tangent curve to the right; thence along the arc of said curve to the right, having a radius of 166.00 feet, a central angle of 90°01'28", a chord of 234.81 feet which bears S45°00'44"W, for a distance of 260.82 feet; thence N89°58'32"W for a distance of 549.45 feet; thence N00°13'04"W for a distance of 17.00 feet; thence S89°58'32"E for a distance of 549.52 feet to the start of a tangent curve to the left; thence along the arc of said curve to the left, having a radius of 149.00 feet, a central angle of 90°01'28", a chord of 210.76 feet which bears N45°00'44"E, for a distance of 234.11 feet; thence NORTH for a distance of 232.00 feet to the start of a tangent curve to the left; thence along the arc of said curve to the left, having a radius of 27.00 feet, a central angle of 26°33'54", a chord of 12.41 feet which bears N13°16'57"W, for a distance of 12.52 feet; thence N26°33'54"W for a distance of 45.85 feet; thence NORTH for a distance of 92.71 feet; thence N00°01'28"E for a distance of 97.71 feet; thence N45°05'19"E for a distance of 21.42 feet; thence S89°58'32"E for a distance of 6.84 feet to the West boundary of the aforesaid Tract "H"; thence, along the said West boundary, S00°01'28"W for a distance of 112.83 feet to the Point of Beginning, being and lying in Sections 13 and 24, Township 34 South, Range 17 East, Manatees County, Florida..

The above described Parcel contains 22895 square feet, more or less.

Prepared by Red Man Consultants, Inc.
308 East 7th Avenue
Tampa, FL 33602



Daniel Joseph Sullivan
Florida P.S.M. No. 5640

Sheet 1 of 2

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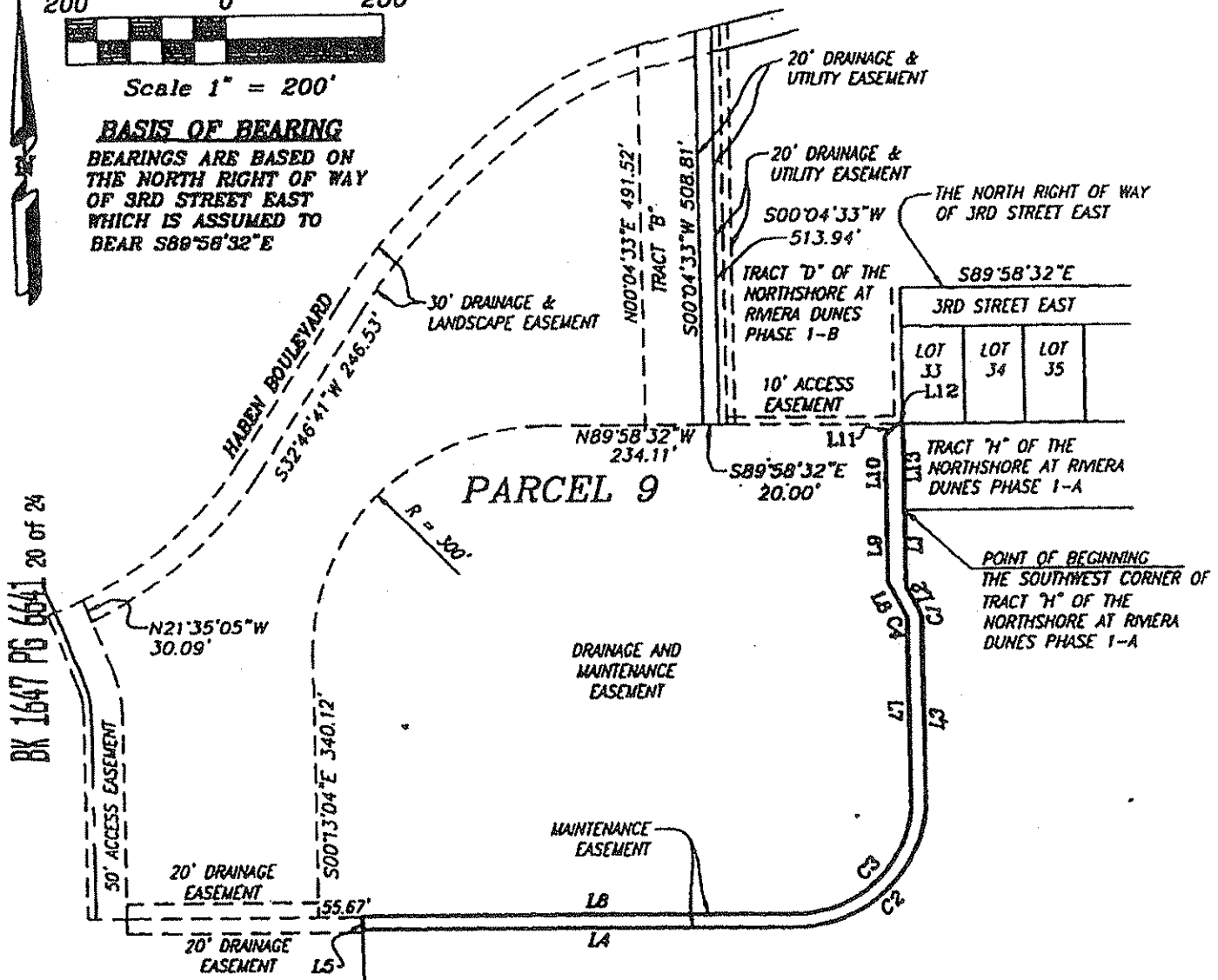
200 0 200



Scale 1" = 200'

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY OF 3RD STREET EAST WHICH IS ASSUMED TO BEAR S89°58'32"E



CURVE TABLE

#	Delta	Radius	Chord	Chord Bearing	Arc
C1	28°33'64"	44.00	20.22	S13°16'57"E	20.40
C2	90°01'28"	166.00	234.81	S46°00'44"W	260.82
C3	90°01'28"	148.00	210.78	N46°00'44"E	234.11
C4	28°33'64"	27.00	12.41	N13°16'57"W	12.62

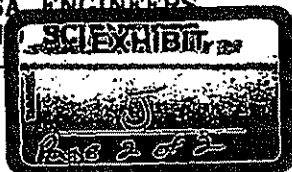
LINE TABLE

#	DIRECTION	DISTANCE
L1	SOUTH	98.69'
L2	S28°33'64"E	30.68'
L3	SOUTH	232.00'
L4	N89°58'32"W	549.45'
L5	N00°13'04"W	17.00'
L6	S89°58'32"E	549.52'
L7	NORTH	232.00'
L8	N28°33'64"W	45.85'
L9	NORTH	92.71'
L10	N00°01'28"E	97.71'
L11	N46°05'19"E	21.42'
L12	S89°58'32"E	6.84'
L13	S00°01'28"W	112.83'

CHANGED BY ADDING LABEL TO LINE 6 AUGUST 13, 2000.

THIS IS NOT A BOUNDARY SURVEY

DATE: 07-21-2000	RED MAN CONSULTANTS, INC. 308 E. SEVENTH AVE., TAMPA, FLORIDA PHONE (813) 229-8018 FAX (813) 229-1397	PREPARED FOR: HSA ENGINEERS AND SCIENTISTS	TITLE: DESCRIPTION SKETCH OF MAINTENANCE EASEMENT IN AQUA RANGE (PARCEL 9)	PG-EDS.DWG SHEET 2 of 2
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POINT OF COMMENCEMENT
SOUTHWEST CORNER OF TRACT "H"
THE NORTHSORE AT RIVIERA DUNES
PHASE 1-A, P.B. 35, PG.19

SOUTH LINE TRACT "H"

$\theta = 26.3354^\circ$
 $R = 44.00$
 $A = 20.40$
 $CB = 51.31657^\circ E$
 $CH = 20.22$

→ **Prüfung**

Scale : 1" = 150'

EAST RIGHT OF WAY US 41

D=90°00'00"
R= 95.00
A=149.23
CB=S44°46'56"W
CH=134.35

N 0013'04" W

589.46'56" W 298.81'

N0013.04 W
15.53

D=90°01'28"
R= 166.00
A=260.82
CB=S45°00'44"W
CH=234.81

D=90°00'00"
R= 35.00
A=54.98
CB=S44°46'56"W
CH=49.50

DATE 04/11/01

Tony L. Pursey
TONY L. PURSEY
PSM # 4451

GLOBAL SURVEYING, P.A.
 CERTIFICATE OF AUTHORIZATION LB 0008432

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305 COMMERCIAL COURT, SUITE C
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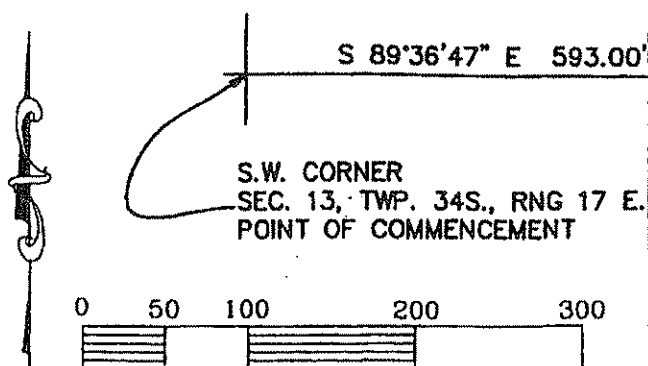
DATE: 04/11/01
JOB: 990653

Scale: 1" = 150'

FB/PG: NA

EXHIBIT
Grown by: TP

BK 1677 PG 1409 29 of 33



GRAPHIC SCALE

LINE TABLE

LINE	LENGTH	BEARING
L1	13.00	S00°11'34"E
L2	50.00	N89°46'56"E
L3	19.85	N48°52'43"E
L4	65.00	S89°46'56"W

DESCRIPTION: WATER TAP EASEMENT

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S.89°36'47"E, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 593.00 TO A 5/8" IRON ROD STAMPED LB 2230 MARKING THE INTERSECTION OF SAID SOUTH LINE OF SECTION 13 WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 41; THENCE S.00°11'34"E, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 874.59 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.00°11'34"E, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 13.00; THENCE N.89°46'56"E, A DISTANCE OF 50.00 FEET; THENCE N.48°52'43"E, A DISTANCE OF 19.85 FEET; THENCE S.89°46'56"W, A DISTANCE OF 65.00 FEET; TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 748 SQUARE FEET.

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

DATE 04/11/01
REVISED 04/23/01

Tony L. Pursley
TONY L. PURSLEY PSM 4451

U.S. HWY. 41

EAST RIGHT OF WAY LINE

S 00°11'34" E 874.59'

POINT OF BEGINNING

80' ACCESS & UTILITY EASEMENT

L4
L2

GLOBAL SURVEYING, P.A.

CERTIFICATE OF AUTHORIZATION LB 0006432

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(941) 748-1512 (941) 747-2450 FAX

20178



VENICE, SUITE 3
34603

VENICE

385 COMMERCIAL COURT, SUITE C
VENICE, FLORIDA 34292
(941) 483-1949 (941) 483-3439 FAX

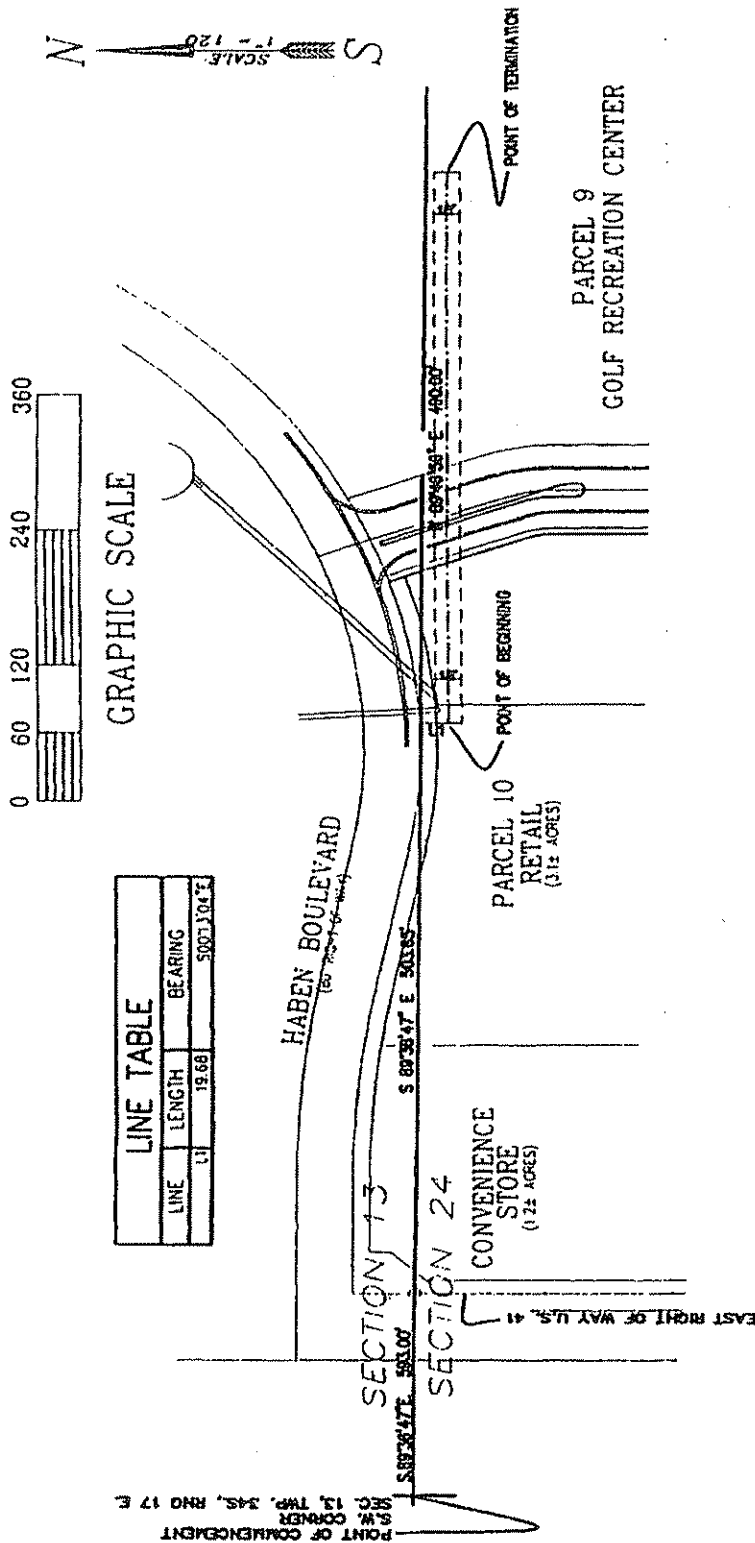


Scale: 1" = 100'

FB/PG: NA

DATE: 04/11/01

JOB: 990653.



DESCRIPTION: 18 FOOT WIDE PIPE EASEMENT TO LIE 9 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

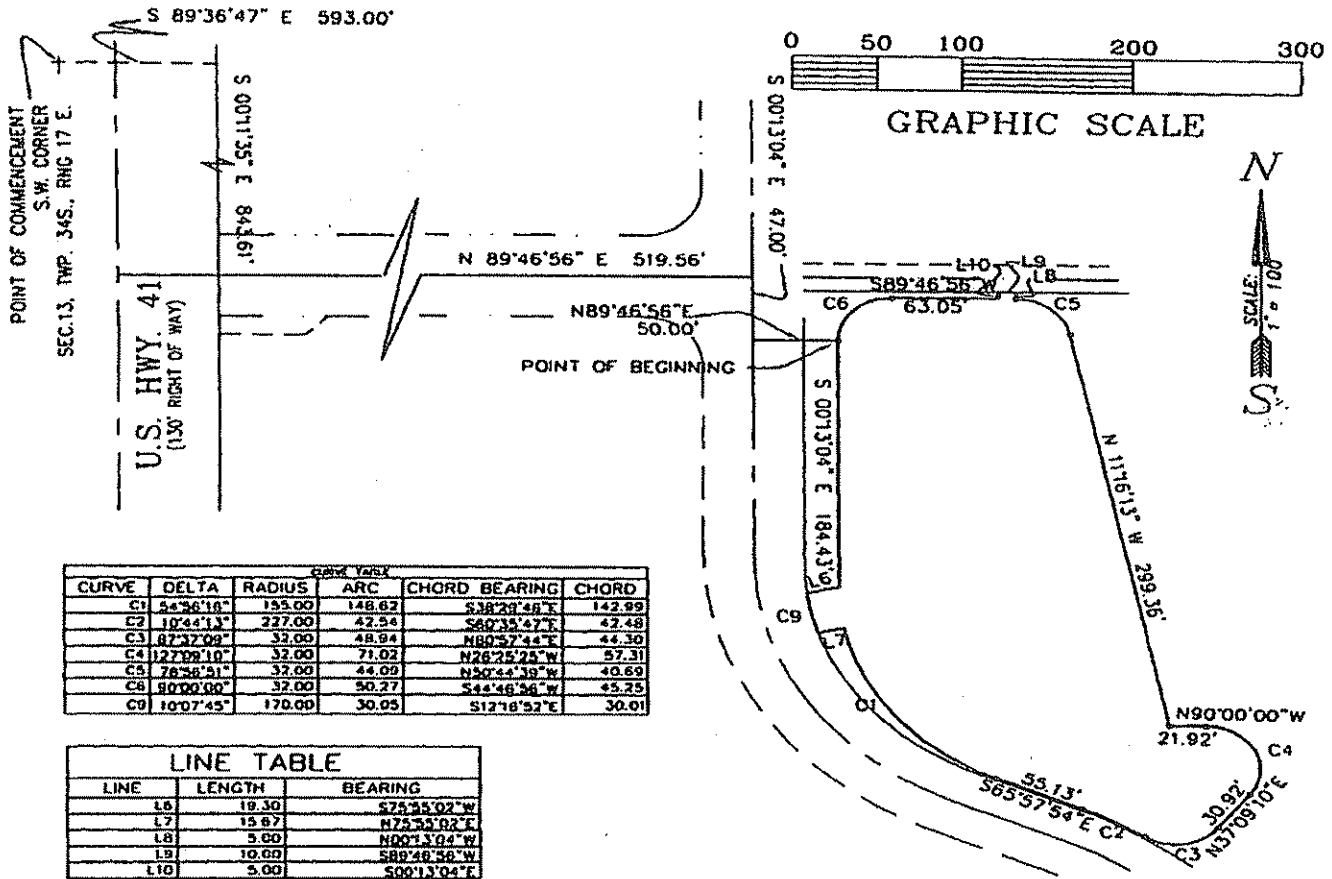
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S.89°36'47"E, ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 593.00 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF U.S. 41; THENCE CONTINUE S.89°36'47"E, ALONG SAID SOUTH LINE OF SECTION 13, A DISTANCE OF 503.85 FEET; THENCE S.007°30'42"E, A DISTANCE OF 19.68 FEET FOR A POINT OF BEGINNING; THENCE S.89°46'56"E, A DISTANCE OF 490.00 FEET FOR A POINT OF TERMINATION. THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OR PROLONGED TO MEET AT ANGLE POINTS AND THE BOUNDARIES OF SAID PARCEL.

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

DATE: 04/11/01

Tony L. Purley
TONY L. PURLEY PSN 4451

BK 1677 PG 1412 32 of 33



DESCRIPTION: EAST RETENTION POND

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S.89°36'47"E., ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 593.00 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF U.S. 41; THENCE S.00°11'35"E., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 843.61 FEET; THENCE N.89°46'56"E., A DISTANCE OF 519.56 FEET; THENCE S.00°13'04"E., A DISTANCE OF 47.00 FEET; THENCE N.89°46'56"E., A DISTANCE OF 50.00 FEET FOR A POINT OF BEGINNING; THENCE S.00°13'04"E., A DISTANCE OF 184.43 FEET; THENCE S.75°55'02"W., A DISTANCE OF 19.30 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 10°07'45", A CHORD BEARING OF S.12°16'52"E. AND A CHORD DISTANCE OF 30.01 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.05 FEET; THENCE N.75°55'02"E., A DISTANCE OF 15.67 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 54°56'16", A CHORD BEARING OF S.38°29'46"E. AND A CHORD DISTANCE OF 142.89 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.65°57'54"E., A DISTANCE OF 55.13 FEET TO A POINT OF CURVATURE OF A CURVE TO RIGHT HAVING A RADIUS OF 227.00 FEET, A CENTRAL ANGLE OF 10°44'13", A CHORD BEARING OF S.60°35'47"E. AND A CHORD DISTANCE OF 42.48 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.54 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 87°37'09", A CHORD BEARING OF N.80°57'44"E. AND A CHORD DISTANCE OF 44.30 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.37°09'10"E., A DISTANCE OF 30.92 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 127°09'10", A CHORD BEARING OF N.26°25'25"W. AND A CHORD DISTANCE OF 57.31 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.90°00'00"W. A DISTANCE OF 21.92 FEET; THENCE N.11°16'13"W., A DISTANCE OF 299.36 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 78°56'51", A CHORD BEARING OF N.50°44'39"W. AND A CHORD DISTANCE OF 40.69 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 44.09 FEET; THENCE N.00°13'04"W. A DISTANCE OF 5.00 FEET; THENCE S.89°46'56"W., A DISTANCE OF 10.00 FEET; THENCE S.00°13'04"E., A DISTANCE OF 5.00; THENCE S.89°46'56"W., A DISTANCE OF 63.05 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.44°46'56"W. AND A CHORD DISTANCE OF 45.25 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.27 FEET TO THE POINT OF TANGENCY OF SAID AND SAID POINT OF BEGINNING. BEING AND LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 1.43 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

REVISED 04/23/01
DATE 04/12/01

Tony L. Pursley
TONY L. PURSLEY PSM 4451

GLOBAL SURVEYING, P.A.

CERTIFICATE OF AUTHORIZATION LB 0006432



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20178 CORTEZ BOULEVARD, CROSSROADS PLAZA, SUITE 3
BROOKSVILLE, FLORIDA 34603

VEVIE

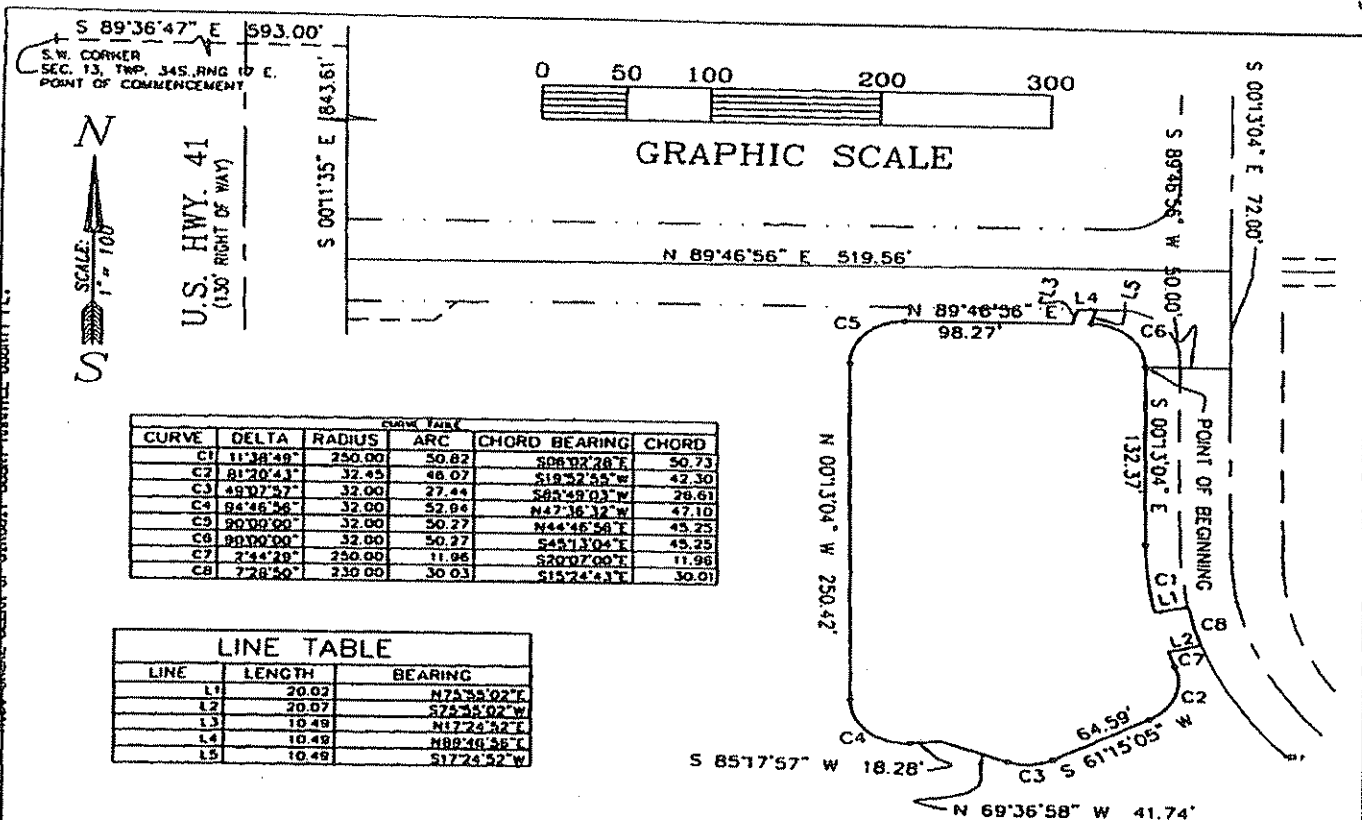
305 COMMERCIAL COURT, SUITE C
VEVIE, FLORIDA 34707
(041) 483-1049 (041) 483-3430 FAX



Scale: 1" = 100

FB/PG:

DATE: 04/12/01
JOB: 99.653



DESCRIPTION: WEST RETENTION POND

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S.89°36'47"E., ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 593.00 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF U.S. 41; THENCE S.00°11'35"E., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 843.61 FEET; THENCE N.89°46'56"E., DISTANCE OF 519.56 FEET; THENCE S.00°13'04"E., A DISTANCE OF 72.00 FEET; THENCE S.89°46'56"W., A DISTANCE OF 50.00 FEET FOR A POINT OF BEGINNING; THENCE S.00°13'04"E., A DISTANCE OF 132.37 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 11°38'49", A CHORD BEARING OF S.06°02'28"E., AND A CHORD DISTANCE OF 50.73 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.82; THENCE N.75°55'02"E., A DISTANCE OF 20.02 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 07°28'50", A CHORD BEARING OF S.15°24'43"E. AND A CHORD DISTANCE OF 30.01 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.03 FEET; THENCE S.75°55'02"W., A DISTANCE OF 20.07 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 02°44'29", A CHORD BEARING OF S.20°07'00"E. AND A CHORD DISTANCE OF 11.96 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.96 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 32.45 FEET, A CENTRAL ANGLE OF 81°20'43", A CHORD BEARING OF S.19°52'55"W. AND A CHORD DISTANCE OF 42.30 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.61°15'05"W., A DISTANCE OF 64.59 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 49°07'57", A CHORD BEARING OF S.85°49'03"W. AND A CHORD DISTANCE OF 26.61 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.69°36'58"W., A DISTANCE OF 41.74 FEET; THENCE S.85°17'57"W., A DISTANCE OF 18.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 94°46'56", A CHORD BEARING OF N.47°36'32"W. AND A CHORD DISTANCE OF 47.10 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.00°13'04"W., A DISTANCE OF 250.42 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N.44°46'56"E., AND A CHORD DISTANCE OF 45.25 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.89°46'56"E., A DISTANCE OF 98.27 FEET; THENCE N.17°24'52"E. A DISTANCE OF 10.49 FEET; THENCE N.89°46'56"E., A DISTANCE OF 10.49 FEET; THENCE S.17°24'52"W., A DISTANCE OF 10.49 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S.45°13'04"E. AND A CHORD DISTANCE OF 45.25 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.27 FEET TO THE POINT OF TANGENCY OF SAID AND SAID POINT OF BEGINNING. BEING AND LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 1.28 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

REVISED 04/24/01
REVISED 04/23/01
DATE: 04/12/01

TONY L. PURSLEY PSM 4451

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Scale: 1" = 100'

FB/PG:

DATE: 04/12/01
JOB: 990653