

RIVER WILDERNESS, PHASE III, SUBPHASE G-1

A SUBDIVISION IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

PLAT BOOK 65 PAGE 57
SHEET 1 OF 7 SHEETS
201941024486

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
) SS:
COUNTY OF MANATEE)

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, ROY A. PREMER AS CHIEF FINANCIAL OFFICER OF RIVE ISLE ASSOCIATES, LLC, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED RIVER WILDERNESS, PHASE III, SUB PHASE G-1 TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

- I. TO MANATEE COUNTY FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A. A PUBLIC UTILITY EASEMENT ACROSS TRACT 100; TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENT LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PARAMETERS OF SUCH TRACT FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
 - B. A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT 100 FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL.
 - C. ALL UTILITY EASEMENTS DESIGNATED AS PUBLIC, SHOWN ON THIS PLAT.
 - D. ALL FLOWAGE EASEMENTS DESIGNATED AS PUBLIC, SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND HAVE AFFIXED THE APPROPRIATE SEALS THIS 5th DAY OF March, 2019.

BY: RIVE ISLE ASSOCIATES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES:

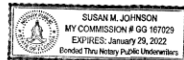
Dean L. Paquet
(PRINT NAME)
Devin M. Brennan
(PRINT NAME)

BY: Roy A. Premer
ROY A. PREMER,
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA)
) SS:
COUNTY OF MANATEE)

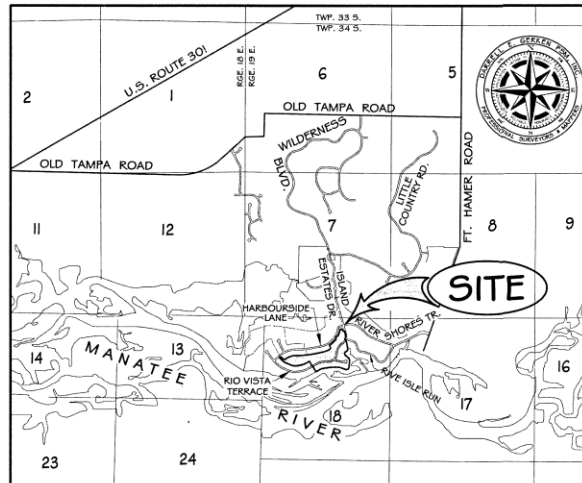
Jarrod
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF March, 2019, BY ROY A. PREMER, AS CHIEF FINANCIAL OFFICER OF RIVE ISLE ASSOCIATES LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED PARTNERSHIP IDENTIFIED HEREIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Jarrod Johnson
NOTARY PUBLIC STATE OF FLORIDA AT LARGE



TRACT DESIGNATIONS

- | | |
|-----------|---|
| TRACT 100 | PRIVATE ROAD RIGHT OF WAY, PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT. |
| TRACT 501 | PRIVATE DRAINAGE AREA, PUBLIC FLOWAGE EASEMENT, STORM WATER MAINTENANCE EASEMENT. |
| TRACT 601 | PRIVATE COMMON AREA. |
| TRACT 705 | WETLAND. |
| TRACT 705 | WETLAND. |



LOCATION MAP
NOT TO SCALE

NOTES

1. BEARINGS SHOWN HEREIN REFER TO AN ASSUMED BEARING OF S.61°14'26"E. FOR THE WESTERLY LINE OF RIVER WILDERNESS PHASE III, SUBPHASE E, F & M RECORDED IN PLAT BOOK 51 AT PAGE 63, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREIN TO THE NEAREST FOOT OR TENTH OF A FOOT ARE INTERPRETED AS HAVING A PRECISION OF DISTANCE TO THE HUNDRETH OF A FOOT.
3. ELEVATIONS SHOWN HEREIN ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM, (NAVD 83) OF 1985 BASED ON A PLAT BENCHMARK IN RIVER WILDERNESS PHASE III, SUBPHASE H-2, BEING A SQUARE CUT IN A CONCRETE INLET WITH A DISK STAMPED "BM 1B6754" LOCATED 9.0 FEET SOUTHEASTERLY OF THE SOUTHWEST CORNER OF LOT 143, OF SAID RIVER WILDERNESS PHASE III, SUBPHASE H-2, HAVING A PUBLISHED ELEVATION OF 8.19 FEET, NAVD 1985, ORIGINATING FROM MANATEE COUNTY BENCH MARK 103-29-27 NEAR THE INTERSECTION OF OLD TAMPA ROAD AND FORT HAMMER ROAD BEING A 5' X 5" CONCRETE MONUMENT WITH A PUBLISHED ELEVATION OF 87.995 FEET. NATIONAL GEODETIC VERTICAL DATUM OF 1929, CURRENTLY LOST OR DESTROYED. THE CONVERSION OF -0.96 FEET FROM NGVD OF 1929 TO NAVD OF 1985 WAS OBTAINED USING THE "VERTCON" PROCESS ON THE INTERNET WEB SITE OF THE NATIONAL GEODETIC SURVEY.
4. EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF TEN (10) FEET IN WIDTH OUTSIDE OF AND ADJACENT TO TRACT 100, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES AND TEN (10) FEET IN WIDTH ALONG ALL REAR LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND OVERHEAD AND UNDERGROUND UTILITIES INCLUDING CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. WHERE SAID LOTS ARE COMBINED, THE UTILITY SHALL BE REIMBURSED FOR ANY RELOCATION OF SAID FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

NOTICE

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

CERTIFICATE OF APPROVAL AND ACCEPTANCE OF THE BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)
) SS:
COUNTY OF MANATEE)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS DAY 12th OF March, 2019.

ATTEST:
Angelina Colonneso
ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CHAIRMAN:
Stephen E. Yarn
BOARD OF COUNTY COMMISSIONERS



CERTIFICATE OF APPROVAL OF THE CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA)
) SS:
COUNTY OF MANATEE)

I, ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 65, PAGES 57 THROUGH 63, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 18th DAY OF March, 2019.



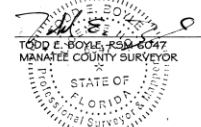
Angelina Colonneso
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

STATE OF FLORIDA)
) SS:
COUNTY OF MANATEE)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

DATE: 3/7/2019



CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR & MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY AND THAT THE PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, TRACT CORNERS, LOT CORNERS, AND BENCHMARKS HAVE BEEN INSTALLED.

DATE: 02/20/2019

William J. McAllister
WILLIAM J. McALLISTER, PSM, LS 5203
DARRELL E. GERKEN PSM, INC., LS No. 6754
1721 INDEPENDENCE BOULEVARD, SUITE A-3
SARASOTA, FL 34234



DARRELL E. GERKEN PSM, INC.
PROFESSIONAL SURVEYORS & MAPPERS
CERTIFICATE OF AUTHORIZATION LB 6754
7202 55th AVENUE EAST, #126
BRADENTON FL 34203 (941) 924-7465

RIVER WILDERNESS,
PHASE III,
SUBPHASE G-1

A SUBDIVISION IN SECTION 18,
TOWNSHIP 34 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

DESCRIPTION

A TRACT OF LAND LYING IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF TRACT 600, RIVER WILDERNESS, PHASE III, SUBPHASE H-1, RECORDED IN PLAT BOOK 58 AT PAGE 186, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THE FOLLOWING FOUR CALLS ARE ALONG THE WESTERLY LINE OF RIVER WILDERNESS, PHASE III, SUBPHASE E, F, # 4 M, RECORDED IN PLAT BOOK 51 AT PAGE 63, SAID PUBLIC RECORDS; THENCE [1] S.16°14'26"E. A DISTANCE OF 105.74 FEET TO THE POINT OF CURVATURE, (P.C.) OF A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 42°25'08"; THENCE [2] SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 203.60 FEET; THENCE [3] S.63°49'18"E. A DISTANCE OF 50.00 FEET; THENCE [4] S.12°11'26"E. A DISTANCE OF 323.31 FEET TO THE MEAN HIGH WATER LINE OF THE MANATEE RIVER RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER SURVEY FILE 3002, (THE FOLLOWING 20 CALLS ARE ALONG SAID MEAN HIGH WATER LINE); THENCE [1] S.18°10'27"W. A DISTANCE OF 69.55 FEET; THENCE [2] S.57°09'56"W. A DISTANCE OF 61.98 FEET; THENCE [3] S.67°48'51"W. A DISTANCE OF 34.11 FEET; THENCE [4] S.29°09'15"W. A DISTANCE OF 39.87 FEET; THENCE [5] S.20°27'44"E. A DISTANCE OF 76.78 FEET; THENCE [6] S.53°14'37"E. A DISTANCE OF 68.07 FEET; THENCE [7] S.45°07'22"E. A DISTANCE OF 79.05 FEET; THENCE [8] S.63°32'35"E. A DISTANCE OF 33.98 FEET; THENCE [9] S.10°45'08"E. A DISTANCE OF 92.95 FEET; THENCE [10] S.04°08'53"W. A DISTANCE OF 53.90 FEET; THENCE [11] S.04°49'47"W. A DISTANCE OF 103.06 FEET; THENCE [12] S.05°13'50"W. A DISTANCE OF 81.83 FEET; THENCE [13] S.27°15'25"W. A DISTANCE OF 70.62 FEET; THENCE [14] S.75°55'42"W. A DISTANCE OF 81.86 FEET; THENCE [15] N.70°11'32"W. A DISTANCE OF 241.09 FEET; THENCE [16] N.88°01'57"W. A DISTANCE OF 61.59 FEET; THENCE [17] S.88°24'20"W. A DISTANCE OF 173.83 FEET; THENCE [18] S.81°01'01"W. A DISTANCE OF 196.52 FEET; THENCE [19] S.60°33'52"W. A DISTANCE OF 134.60 FEET; THENCE [20] S.60°51'57"W. A DISTANCE OF 228.20 FEET; THENCE N.29°05'43"W. A DISTANCE OF 208.76 FEET; THENCE S.60°54'17"W. A DISTANCE OF 19.03 FEET; THENCE N.29°05'43"W. A DISTANCE OF 235.00 FEET TO THE SOUTHERLY LINE OF FLOODPLAIN COMPENSATION LAKE 2, DESCRIBED IN THE CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2058 AT PAGE 71, SAID PUBLIC RECORDS, (THE FOLLOWING 11 CALLS ARE ALONG SAID SOUTHERLY LINE); THENCE [1] S.60°54'17"W. A DISTANCE OF 130.97 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 790.00 FEET AND A CENTRAL ANGLE OF 20°41'44"; THENCE [2] WESTERLY ALONG THE ARC A DISTANCE OF 285.35 FEET; THENCE [3] S.81°36'01"W. A DISTANCE OF 84.37 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 30°22'11"; THENCE [4] WESTERLY ALONG THE ARC A DISTANCE OF 190.82 FEET; THENCE [5] N.68°01'48"W. A DISTANCE OF 204.12 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 390.00 FEET AND A CENTRAL ANGLE OF 15°22'16"; THENCE [6] NORTHWESTERLY ALONG THE ARC A DISTANCE OF 104.63 FEET TO THE POINT OF COMPOUND CURVATURE, (P.C.C.) OF A CURVE TO THE RIGHT WITH A RADIUS OF 1300.00 FEET AND A CENTRAL ANGLE OF 04°06'58"; THENCE [7] NORTHWESTERLY ALONG THE ARC A DISTANCE OF 93.39 FEET; THENCE [8] N.48°32'34"W. A DISTANCE OF 39.37 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 07°13'09"; THENCE [9] NORTHWESTERLY ALONG THE ARC A DISTANCE OF 6.30 FEET; THENCE [10] N.41°19'26"W. A DISTANCE OF 76.21 FEET; THENCE [11] N.03°20'58"E. A DISTANCE OF 15.57 FEET TO THE SOUTHERLY LINE OF RIVER WILDERNESS, PHASE III, SUBPHASE H-2, RECORDED IN PLAT BOOK 61 AT PAGE 106, SAID PUBLIC RECORDS, (THE FOLLOWING 26 CALLS ARE ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF RIVER WILDERNESS, PHASE III, SUBPHASE H-1, RECORDED IN PLAT BOOK 58 AT PAGE 186, SAID PUBLIC RECORDS); THENCE [1] N.48°25'12"E. A DISTANCE OF 26.03 FEET; THENCE [2] S.86°34'48"E. A DISTANCE OF 15.59 FEET; THENCE [3] S.61°59'26"E. A DISTANCE OF 67.74 FEET TO THE P.C. OF A CURVE TO THE RIGHT WITH A RADIUS OF 12.20 FEET AND A CENTRAL ANGLE OF 22°02'20"; THENCE [4] SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 4.69 FEET; THENCE [5] S.39°57'06"E. A DISTANCE OF 45.62 FEET TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 63.40 FEET AND A CENTRAL ANGLE OF 85°10'00"; THENCE [6] EASTERLY ALONG THE ARC A DISTANCE OF 94.24 FEET TO THE POINT OF REVERSE CURVATURE, (P.R.C.) OF A CURVE TO THE RIGHT WITH A RADIUS OF 710.00 FEET AND A CENTRAL ANGLE OF 35°23'49"; THENCE [7] EASTERLY ALONG THE ARC A DISTANCE OF 438.63 FEET TO THE P.R.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 3210.00 FEET AND A CENTRAL ANGLE OF 12°06'13"; THENCE [8] EASTERLY ALONG THE ARC A DISTANCE OF 678.10 FEET; THENCE [9] N.78°10'30"E. A DISTANCE OF 262.90 FEET TO THE P.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 1010.00 FEET AND A CENTRAL ANGLE OF 15°09'18"; THENCE [10] EASTERLY ALONG THE ARC A DISTANCE OF 267.15 FEET TO THE P.C.C. OF A CURVE TO THE LEFT WITH A RADIUS OF 76.71 FEET AND A CENTRAL ANGLE OF 91°53'08"; THENCE [11] NORTHEASTERLY ALONG THE ARC A DISTANCE OF 123.02 FEET; THENCE [12] N.28°51'56"W. A DISTANCE OF 47.95 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET, AND A CENTRAL ANGLE OF 85°59'31"; THENCE [13] NORTHEASTERLY ALONG THE ARC A DISTANCE OF 24.01 FEET TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 871.00 FEET, AND A CENTRAL ANGLE OF 20°09'55"; THENCE [14] NORTHEASTERLY ALONG THE ARC A DISTANCE OF 306.55 FEET; TO THE P.C.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 41.00 FEET, AND A CENTRAL ANGLE OF 94°54'26"; THENCE [15] NORTHWESTERLY ALONG THE ARC A DISTANCE OF 67.91 FEET; THENCE [16] N.57°56'47"W. A DISTANCE OF 2.50 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WITH THE CENTER POINT BEARING N.55°51'44"W., A RADIAL DISTANCE OF 825.00 FEET; THENCE [17] NORTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 04°11'37" A DISTANCE OF 60.38 FEET; THENCE [18] S.57°56'47"E. A DISTANCE OF 4.76 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WITH THE CENTER POINT BEARING N.29°45'25"E., A RADIAL DISTANCE OF 40.00 FEET; THENCE [19] NORTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 91°16'38" A DISTANCE OF 63.72 FEET TO THE P.C.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 596.00 FEET, AND A CENTRAL ANGLE OF 18°43'27"; THENCE [20] NORTHEASTERLY ALONG THE ARC A DISTANCE OF 194.77 FEET; THENCE [21] N.09°45'20"E. A DISTANCE OF 20.51 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 31.50 FEET, AND A CENTRAL ANGLE OF 64°00'14"; THENCE [22] NORTHEASTERLY ALONG THE ARC A DISTANCE OF 35.19 FEET; THENCE [23] N.73°45'34"E. A DISTANCE OF 60.36 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 9.00 FEET, AND A CENTRAL ANGLE OF 101°05'50"; THENCE [24] SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 15.88 FEET; THENCE [25] S.05°08'36"E. A DISTANCE OF 26.89 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 56.53 FEET, AND A CENTRAL ANGLE OF 101°34'47"; THENCE [26] SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 100.22 FEET TO THE POINT OF BEGINNING.

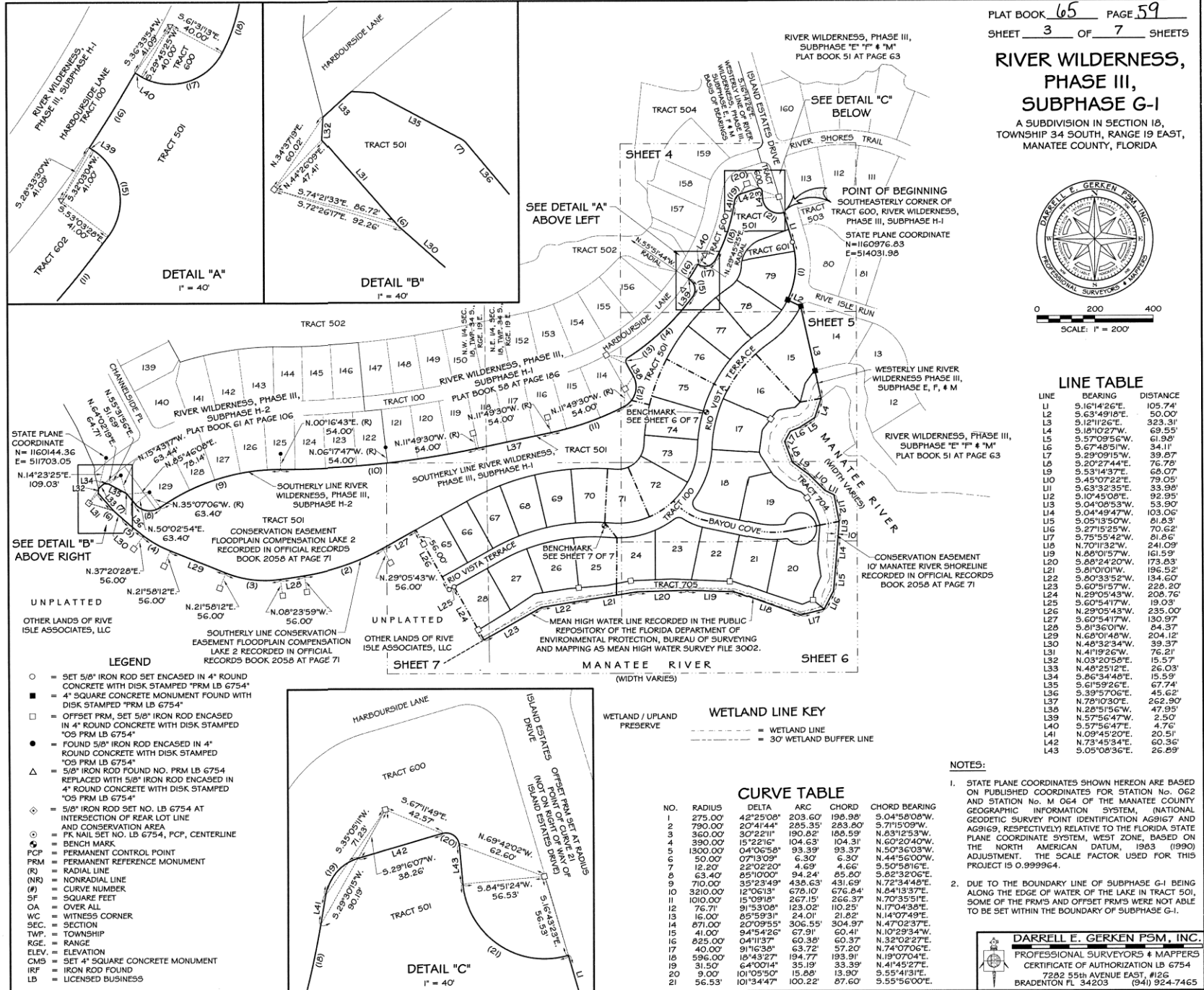
CONTAINING 1,430,241 SQUARE FEET BEING 32.8338 ACRES, MORE OR LESS

**RIVER WILDERNESS,
 PHASE III,
 SUBPHASE G-1**

A SUBDIVISION IN SECTION 18,
 TOWNSHIP 34 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



0 200 400
 SCALE: 1" = 200'



DETAIL "A"
 1" = 40'

DETAIL "B"
 1" = 40'

DETAIL "C"
 1" = 40'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.16°14'26"E.	105.74'
L2	S.63°49'18"E.	50.00'
L3	S.12°11'26"E.	323.31'
L4	S.18°10'27"E.	69.55'
L5	S.57°09'56"W.	61.98'
L6	S.67°48'51"W.	34.11'
L7	S.29°09'15"W.	39.87'
L8	S.20°27'44"E.	76.78'
L9	S.53°14'37"E.	68.07'
L10	S.45°07'22"E.	79.05'
L11	S.63°32'35"E.	33.98'
L12	S.10°45'08"E.	92.95'
L13	S.04°08'53"W.	53.90'
L14	S.04°48'47"W.	103.06'
L15	S.05°15'50"W.	81.93'
L16	S.27°15'25"W.	70.62'
L17	S.75°55'42"W.	81.86'
L18	N.70°11'32"W.	241.09'
L19	N.68°01'57"W.	161.59'
L20	S.88°24'20"W.	173.83'
L21	S.81°01'01"W.	196.52'
L22	S.80°33'52"W.	134.60'
L23	S.60°51'57"W.	228.20'
L24	N.29°05'43"W.	208.76'
L25	S.60°51'57"W.	19.33'
L26	N.29°05'43"W.	235.00'
L27	S.60°51'47"W.	130.97'
L28	S.81°35'01"W.	84.37'
L29	N.68°01'48"W.	204.12'
L30	N.48°32'34"W.	39.37'
L31	N.41°19'26"W.	76.21'
L32	N.03°12'32"E.	15.77'
L33	N.48°25'12"E.	26.03'
L34	S.86°34'40"E.	15.59'
L35	S.67°55'07"E.	60.31'
L36	S.39°57'06"E.	45.62'
L37	N.78°10'30"E.	262.90'
L38	N.28°51'56"W.	47.95'
L39	S.57°55'07"W.	2.50'
L40	S.57°56'47"E.	4.76'
L41	N.09°45'20"E.	20.51'
L42	N.73°41'54"E.	60.36'
L43	S.05°00'36"E.	26.89'

LEGEND

- = SET 5/8" IRON ROD SET ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "FRM LB 6754"
- = 4" SQUARE CONCRETE MONUMENT FOUND WITH DISK STAMPED "FRM LB 6754"
- = OFFSET FRM, SET 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS FRM LB 6754"
- = FOUND 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS FRM LB 6754"
- △ = 5/8" IRON ROD FOUND NO. FRM LB 6754 REPLACED WITH 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS FRM LB 6754"
- ◇ = 5/8" IRON ROD SET NO. LB 6754 AT INTERSECTION OF REAR LOT LINE AND CONSERVATION AREA
- = FRM NAIL SET NO. LB 6754, PCP, CENTERLINE
- ⊙ = BENCH MARK
- ⊕ = PERMANENT CONTROL POINT
- ⊖ = PERMANENT REFERENCE MONUMENT
- (R) = RADIAL LINE
- (NS) = NONRADIAL LINE
- (#) = CURVE NUMBER
- SF = SQUARE FEET
- OA = OVER ALL
- WC = WITNESS CORNER
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- ELEV. = ELEVATION
- CMS = SET 4" SQUARE CONCRETE MONUMENT
- IRF = IRON ROD FOUND
- LB = LICENSED BUSINESS

WETLAND / UPLAND PRESERVE

- WETLAND LINE KEY**
- = WETLAND LINE
 - - - = 30' WETLAND BUFFER LINE

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	275.00'	42°25'08"	203.60'	198.98'	S.04°58'08"W.
2	790.00'	20°41'44"	285.35'	263.80'	S.71°15'09"W.
3	360.00'	30°15'21"	190.89'	185.59'	N.83°12'37"E.
4	390.00'	15°22'16"	104.63'	104.31'	N.60°20'40"W.
5	1300.00'	04°06'58"	93.39'	93.37'	N.50°36'03"W.
6	50.00'	07°13'09"	6.30'	6.30'	N.44°56'00"W.
7	12.28'	22°02'20"	4.69'	4.66'	S.50°58'16"E.
8	63.40'	85°10'00"	94.24'	85.80'	S.82°32'06"E.
9	710.00'	35°23'49"	438.63'	431.69'	N.72°34'48"E.
10	3210.00'	12°06'18"	678.10'	676.84'	N.84°13'37"E.
11	1010.00'	15°09'18"	267.15'	266.37'	N.70°35'51"E.
12	76.71'	91°53'08"	123.02'	110.25'	N.17°04'38"E.
13	16.00'	85°59'31"	24.01'	2.82'	N.14°07'49"E.
14	871.00'	20°09'55"	306.55'	304.97'	N.47°02'37"E.
15	41.00'	94°54'26"	67.91'	60.41'	N.10°29'34"W.
16	825.00'	04°11'37"	60.38'	60.37'	N.32°02'27"E.
17	40.00'	91°10'38"	63.72'	57.20'	N.74°07'06"E.
18	596.00'	18°43'27"	194.77'	193.91'	N.19°07'04"E.
19	31.50'	64°00'14"	35.19'	33.39'	N.41°45'27"E.
20	9.00'	101°05'50"	15.88'	13.90'	S.55°41'31"E.
21	56.53'	101°34'47"	100.22'	87.60'	S.55°56'00"E.

- NOTES:**
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON PUBLISHED COORDINATES FOR STATION NO. 062 AND STATION NO. M 064 OF THE MANATEE COUNTY GEOGRAPHIC INFORMATION SYSTEM, (NATIONAL GEODETIC SURVEY POINT IDENTIFICATION AG9167 AND AG9169, RESPECTIVELY RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON THE NORTH AMERICAN DATUM, 1983) ADJUSTMENT. THE SCALE FACTOR USED FOR THIS PROJECT IS 0.999964.
 - DUE TO THE BOUNDARY LINE OF SUBPHASE G-1 BEING ALONG THE EDGE OF WATER IN TRACT 501, SOME OF THE FRMS AND OFFSET FRMS WERE NOT ABLE TO BE SET WITHIN THE BOUNDARY OF SUBPHASE G-1.

DARRELL E. GERKEN PSM, INC.
 PROFESSIONAL SURVEYORS & MAPPERS
 CERTIFICATE OF AUTHORIZATION LB 6754
 2252 55th AVENUE EAST, #126
 BRADENTON FL 34203 (941) 924-7465

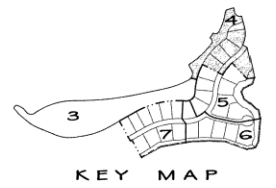
**RIVER WILDERNESS,
 PHASE III,
 SUBPHASE G-1**

A SUBDIVISION IN SECTION 18,
 TOWNSHIP 34 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN FEET IN WIDTH OUTSIDE OF AND ADJACENT TO TRACT 100, 5 FEET ALONG ALL SIDE LOT LINES AND 10 FEET ALONG ALL REAR LOT LINES FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES.

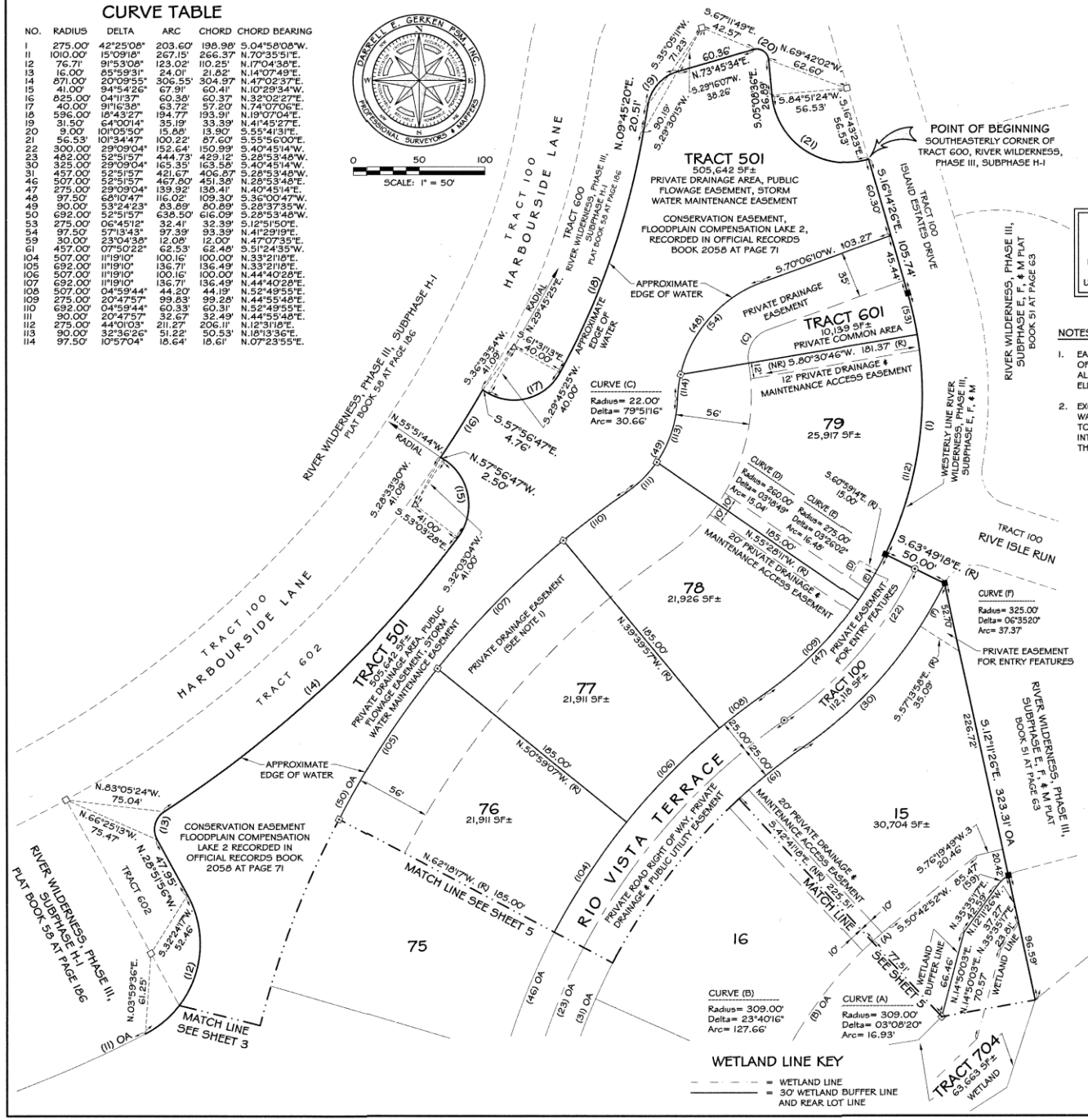
- NOTES:**
- EASEMENT TO THE WATERFRONT FOR THE RIPARIAN OWNER OF INDIVIDUAL LOTS FOR PRIVATE CONSTRUCTION OF ALLOWABLE WALKWAYS AND DOCKS TOGETHER WITH ELECTRICAL AND WATER LINES TO SERVICE SUCH DOCKS.
 - EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREIN TO THE NEAREST FOOT OR TENTH OF A FOOT ARE INTERPRETED AS HAVING A PRECISION OF DISTANCE TO THE HUNDRETH OF A FOOT

- LEGEND**
- = SET 5/8" IRON ROD SET ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "PRM LB 6754"
 - = 4" SQUARE CONCRETE MONUMENT FOUND WITH DISK STAMPED "PRM LB 6754"
 - = OFFSET PRM, SET 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
 - = FOUND 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
 - △ = 5/8" IRON ROD FOUND NO. PRM LB 6754 REPLACED WITH 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
 - ◇ = 5/8" IRON ROD SET NO. LB 6754 AT INTERSECTION OF REAR LOT LINE AND CONSERVATION AREA
 - = PK NAIL SET NO. LB 6754, PCP, CENTERLINE
 - ⊕ = BENCH MARK
 - ⊙ = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE MONUMENT
 - (R) = RADIAL LINE
 - (NR) = NONRADIAL LINE
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 - WC = WITNESS CORNER
 - SEC. = SECTION
 - TWP. = TOWNSHIP
 - RGE. = RANGE
 - ELEV. = ELEVATION
 - CMS = SET 4" SQUARE CONCRETE MONUMENT
 - IRF = IRON ROD FOUND
 - LB = LICENSED BUSINESS



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	275.00'	42°25'08"	203.60'	198.98'	S.04°58'08"W.
11	1010.00'	15°09'18"	267.15'	266.37'	N.70°35'51"E.
12	76.71'	91°53'08"	123.02'	110.25'	N.17°04'38"E.
13	16.00'	85°59'31"	24.01'	21.82'	N.14°07'49"E.
14	871.00'	20°09'55"	306.55'	304.37'	N.47°02'37"E.
15	41.00'	94°54'26"	67.91'	60.41'	N.10°29'34"W.
16	825.00'	04°11'37"	60.36'	60.37'	N.32°05'27"E.
17	40.00'	91°16'38"	63.72'	57.20'	N.74°07'06"E.
18	596.00'	18°43'27"	194.77'	193.91'	N.19°07'04"E.
19	31.50'	64°00'14"	35.19'	33.39'	N.41°45'27"E.
20	9.00'	101°05'50"	15.88'	13.90'	S.55°41'31"E.
21	96.53'	101°34'47"	100.22'	87.60'	S.55°56'00"E.
22	300.00'	29°09'04"	152.64'	150.99'	S.40°45'14"W.
23	482.00'	52°51'57"	444.73'	429.12'	S.28°53'48"W.
30	325.00'	29°09'04"	165.35'	163.58'	S.40°45'14"W.
31	457.00'	52°51'57"	421.67'	406.87'	S.28°53'48"W.
46	507.00'	52°51'57"	467.60'	451.38'	S.28°53'48"E.
47	875.00'	29°09'04"	139.85'	136.41'	N.40°45'14"E.
48	97.50'	68°10'47"	116.02'	109.30'	S.36°00'47"W.
49	90.00'	53°24'23"	83.89'	80.89'	S.28°37'35"W.
50	692.00'	52°51'57"	636.50'	616.09'	S.28°53'48"W.
53	275.00'	06°45'12"	100.16'	100.00'	S.12°51'50"E.
54	87.50'	57°13'43"	97.39'	93.39'	N.41°29'19"E.
59	30.00'	23°04'38"	12.08'	12.00'	N.47°07'35"E.
61	457.00'	07°50'22"	62.53'	62.48'	S.51°24'35"W.
104	507.00'	11°19'10"	100.16'	100.00'	S.31°21'18"E.
105	692.00'	11°19'10"	136.71'	136.49'	N.44°40'28"E.
106	507.00'	11°19'10"	136.71'	136.49'	N.44°40'28"E.
107	692.00'	11°19'10"	136.71'	136.49'	N.44°40'28"E.
108	507.00'	04°59'44"	44.20'	44.19'	N.52°49'55"E.
109	275.00'	20°47'57"	99.83'	99.28'	N.44°55'48"E.
110	692.00'	04°59'44"	60.33'	60.31'	N.52°49'55"E.
111	90.00'	20°47'57"	32.67'	32.49'	N.44°55'48"E.
112	275.00'	44°10'13"	211.41'	206.11'	N.12°31'10"E.
113	90.00'	32°36'26"	51.22'	50.53'	N.18°13'36"E.
114	97.50'	10°57'04"	16.64'	16.61'	N.07°23'55"E.



**RIVER WILDERNESS,
 PHASE III,
 SUBPHASE G-1**

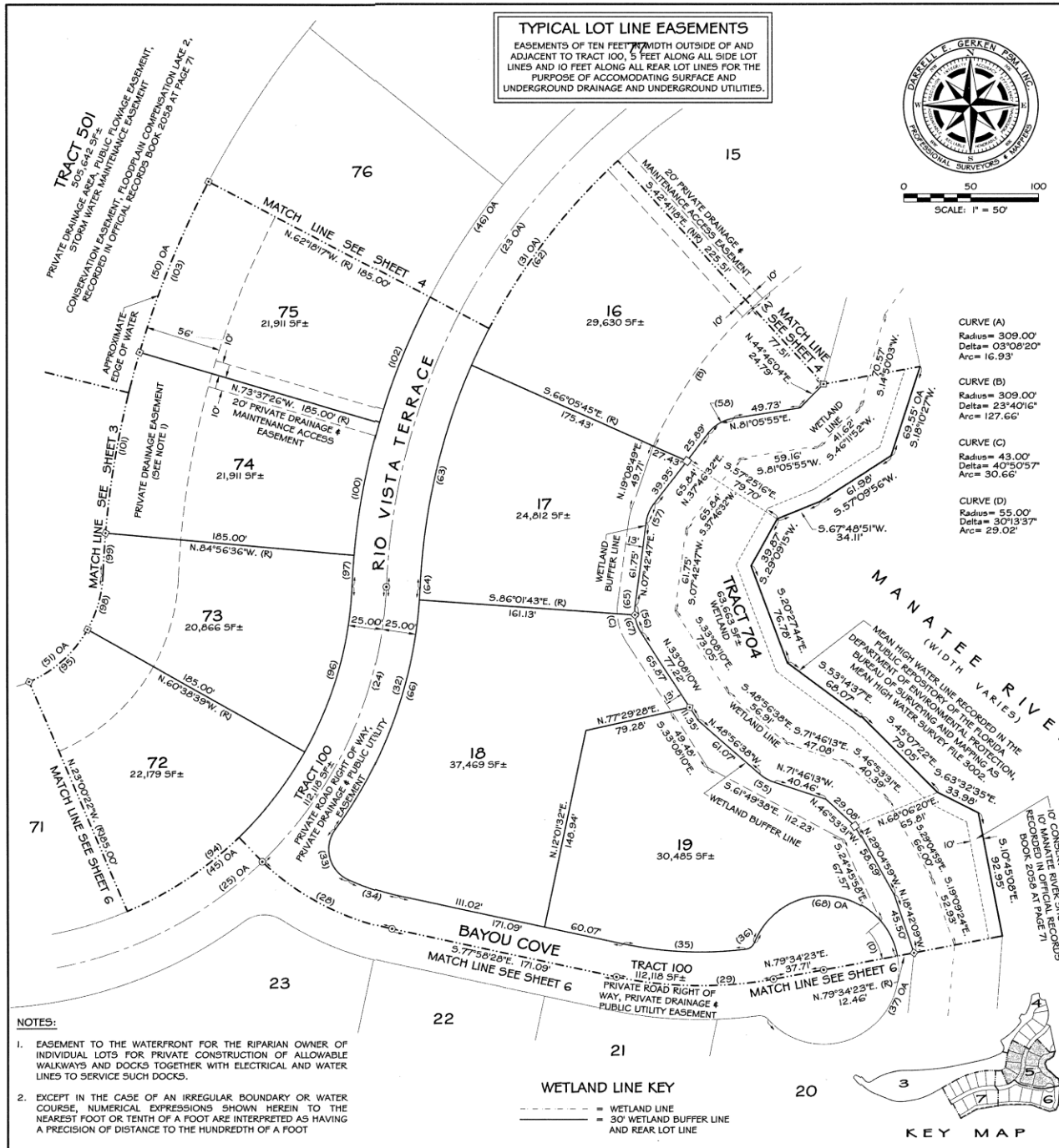
A SUBDIVISION IN SECTION 18,
 TOWNSHIP 34 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS

EASEMENTS OF TEN FEET WIDTH OUTSIDE OF AND ADJACENT TO TRACT 100, 5 FEET ALONG ALL SIDE LOT LINES AND 10 FEET ALONG ALL REAR LOT LINES FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES.



0 50 100
 SCALE: 1" = 50'



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
23	462.00'	52°51'57"	444.73'	429.12'	S.28°53'48"W.
24	300.00'	43°39'55"	228.63'	237.54'	S.48°45'15"W.
25	300.00'	92°34'52"	464.75'	433.71'	S.48°45'15"W.
26	200.00'	31°16'02"	109.26'	107.91'	S.28°53'48"W.
29	300.00'	22°27'09"	117.56'	116.81'	S.99°12'03"E.
31	457.00'	52°51'57"	421.67'	406.87'	S.28°53'48"W.
32	325.00'	33°47'11"	191.55'	188.88'	S.19°21'25"W.
33	25.00'	10°27'48"	44.27'	35.71'	S.14°25'53"E.
34	175.00'	12°45'41"	38.98'	36.90'	S.71°35'37"E.
35	275.00'	19°05'14"	91.61'	91.19'	S.37°51'05"E.
36	8.00'	61°7'04"	8.56'	8.15'	S.26°17'46"E.
37	55.00'	296°45'03"	284.86'	37.66'	S.09°58'14"E.
43	275.00'	92°34'52"	444.36'	397.57'	N.48°45'15"E.
46	507.00'	52°51'57"	467.80'	451.38'	S.28°53'48"W.
49	692.00'	25°33'11"	442.24'	638.50'	S.28°53'48"W.
50	90.00'	92°34'52"	145.43'	145.43'	S.48°45'15"W.
51	30.00'	22°49'34"	11.95'	11.87'	N.60°21'25"W.
515	30.00'	45°05'7"	21.39'	20.94'	N.12°42'41"W.
516	30.00'	30°03'44"	15.74'	15.56'	N.22°44'39"E.
5155	30.00'	43°19'23"	22.68'	22.15'	S.59°26'13"E.
62	457.00'	23°35'08"	188.12'	186.80'	S.35°41'50"W.
63	457.00'	21°26'26"	171.01'	170.02'	S.13°11'02"W.
64	325.00'	0°30'27"	8.55'	8.55'	S.03°13'03"W.
65	30.00'	13°27'04"	7.04'	7.03'	S.00°51'18"W.
66	325.00'	32°16'44"	183.10'	180.68'	S.20°06'39"W.
67	30.00'	27°23'49"	14.35'	14.21'	S.19°26'15"E.
68	35.00'	14°7'50"	14.99'	105.72'	S.04°21'21"E.
94	275.00'	37°38'17"	180.65'	177.42'	N.48°10'29"E.
95	90.00'	37°38'17"	59.12'	58.06'	N.48°10'29"E.
96	275.00'	26°53'51"	129.07'	127.69'	S.15°54'55"E.
97	507.00'	02°35'35"	22.94'	22.94'	N.03°45'37"E.
98	507.00'	25°33'11"	42.24'	41.86'	N.15°43'55"E.
99	507.00'	02°35'35"	31.32'	31.31'	N.03°45'37"E.
100	507.00'	1°19'10"	100.16'	100.00'	N.10°42'59"E.
101	692.00'	1°19'10"	136.71'	136.49'	N.10°42'59"E.
102	507.00'	1°19'10"	100.16'	100.00'	N.22°02'09"E.
103	692.00'	1°19'10"	136.71'	136.49'	N.22°02'09"E.

CURVE (A)
 Radius = 309.00'
 Delta = 03°08'20"
 Arc = 16.93'

CURVE (B)
 Radius = 309.00'
 Delta = 23°40'16"
 Arc = 127.66'

CURVE (C)
 Radius = 43.00'
 Delta = 40°50'57"
 Arc = 30.66'

CURVE (D)
 Radius = 55.00'
 Delta = 30°13'37"
 Arc = 29.02'

LEGEND

- = SET 5/8" IRON ROD SET ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "PRM LB 6754"
- = 4" SQUARE CONCRETE MONUMENT FOUND WITH DISK STAMPED "PRM LB 6754"
- = OFFSET PRM, SET 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
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- ◇ = 5/8" IRON ROD SET NO. LB 6754 AT INTERSECTION OF REAR LOT LINE AND CONSERVATION AREA
- = PK NAIL SET NO. LB 6754, PCP, CENTERLINE
- ⊙ = BENCH MARK
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- PRM = PERMANENT REFERENCE MONUMENT
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- TWP. = TOWNSHIP
- RGE. = RANGE
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- CMS = SET 4" SQUARE CONCRETE MONUMENT
- IRF = IRON ROD FOUND
- LB = LICENSED BUSINESS

NOTES:

- EASEMENT TO THE WATERFRONT FOR THE RIPARIAN OWNER OF INDIVIDUAL LOTS FOR PRIVATE CONSTRUCTION OF ALLOWABLE WALKWAYS AND DOCKS TOGETHER WITH ELECTRICAL AND WATER LINES TO SERVICE SUCH DOCKS.
- EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREIN TO THE NEAREST FOOT OR TENTH OF A FOOT ARE INTERPRETED AS HAVING A PRECISION OF DISTANCE TO THE HUNDREDTH OF A FOOT

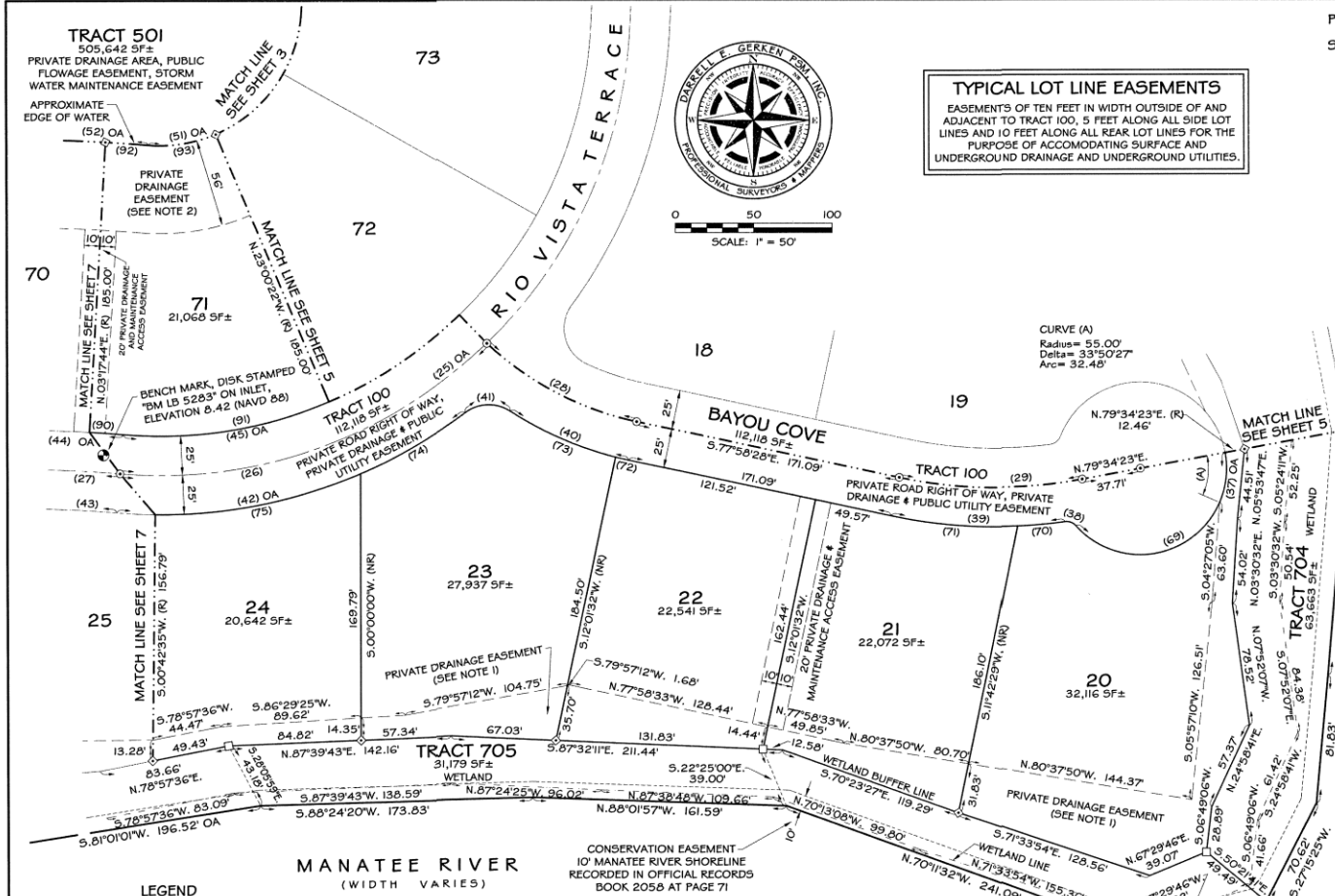
WETLAND LINE KEY

- = WETLAND LINE
- - - - = 30' WETLAND BUFFER LINE AND REAR LOT LINE

KEY MAP

**RIVER WILDERNESS,
 PHASE III,
 SUBPHASE G-1**
 A SUBDIVISION IN SECTION 18,
 TOWNSHIP 34 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA

TYPICAL LOT LINE EASEMENTS
 EASEMENTS OF TEN FEET IN WIDTH OUTSIDE OF AND
 ADJACENT TO TRACT 100, 5 FEET ALONG ALL SIDE LOT
 LINES AND 10 FEET ALONG ALL REAR LOT LINES FOR THE
 PURPOSE OF ACCOMMODATING SURFACE AND
 UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES.



- LEGEND**
- = SET 5/8" IRON ROD SET ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "PRM LB 6754"
 - = 4" SQUARE CONCRETE MONUMENT FOUND WITH DISK STAMPED "PRM LB 6754"
 - = OFFSET PRM, SET 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
 - = FOUND 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
 - △ = 5/8" IRON ROD FOUND NO. PRM LB 6754 REPLACED WITH 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
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 - ⊙ = PK NAIL SET NO. LB 6754, PCP, CENTERLINE
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 - PCP = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE MONUMENT
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 - IRF = IRON ROD FOUND
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WETLAND LINE KEY

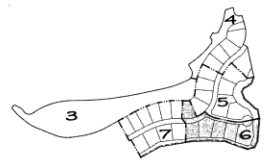
--- = WETLAND LINE
 --- = 30' WETLAND BUFFER LINE
 --- = AND REAR LOT LINE

- NOTES:**
- EASEMENT TO THE WATERFRONT FOR THE RIPARIAN OWNER OF INDIVIDUAL LOTS FOR PRIVATE CONSTRUCTION OF ALLOWABLE WALKWAYS AND DOCKS TOGETHER WITH ELECTRICAL AND WATER LINES TO SERVICE SUCH DOCKS.
 - EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREIN TO THE NEAREST FOOT OR TENTH OF A FOOT ARE INTERPRETED AS HAVING A PRECISION OF DISTANCE TO THE HUNDREDTH OF A FOOT

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
25	300.00	92°34'52"	484.75	433.71	S. 48°45'15"W.
26	300.00	48°54'57"	256.12	248.42	S. 70°35'13"W.
27	666.00	34°08'24"	408.76	402.74	S. 77°58'29"W.
28	200.00	3°11'02"	109.26	107.91	S. 62°19'27"E.
29	300.00	22°27'09"	117.56	116.81	S. 89°12'03"E.
37	55.00	296°45'03"	284.86	57.68	S. 09°58'14"E.
38	8.00	56°02'36"	7.83	7.52	N. 63°37'01"W.
39	325.00	19°39'51"	111.54	110.99	N. 87°48'23"W.
40	225.00	20°54'46"	82.18	81.67	N. 67°31'05"W.
41	25.00	69°38'47"	30.39	28.55	S. 84°06'55"W.
42	325.00	4°14'51"	236.83	231.63	S. 74°10'06"W.
43	661.00	34°08'24"	393.86	388.06	S. 77°58'29"W.
44	711.00	34°08'24"	423.69	417.81	N. 77°58'29"E.
45	275.00	92°34'52"	444.36	397.57	N. 48°45'15"E.
51	90.00	92°34'52"	145.49	150.11	S. 48°45'15"W.
52	896.00	34°08'24"	533.89	526.02	S. 77°58'29"W.
69	55.00	148°49'55"	142.87	105.96	S. 63°59'20"W.
70	325.00	05°24'25"	30.67	30.66	S. 85°49'47"E.
71	325.00	14°15'26"	80.87	80.66	N. 85°06'11"W.
72	225.00	02°09'36"	8.46	8.48	N. 76°53'40"W.
73	225.00	18°45'01"	73.64	73.31	N. 66°58'17"W.
74	325.00	13°38'56"	77.42	77.24	S. 60°06'59"W.
75	325.00	23°46'08"	134.83	133.66	S. 78°49'31"W.
80	711.00	01°44'57"	81.71	81.71	S. 65°49'47"E.
91	275.00	28°03'03"	134.63	133.29	N. 81°01'0"E.
92	896.00	07°44'57"	27.35	27.35	S. 85°49'47"E.
93	90.00	28°03'03"	44.06	43.62	N. 81°01'0"E.
94	275.00	37°38'17"	180.65	177.42	N. 48°10'29"E.

MEAN HIGH WATER LINE RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER SURVEY FILE 3002.





FILED AND RECORDED
3/18/2019 @ 9:45 AM
ANGELINA COLONNOSO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FL

SCALE: 1" = 50'

TYPICAL LOT LINE EASEMENTS
EASEMENTS OF TEN FEET IN WIDTH OUTSIDE OF AND ADJACENT TO TRACT 100, 5 FEET ALONG ALL SIDE LOT LINES AND 10 FEET ALONG ALL REAR LOT LINES FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES.

PLAT BOOK 65 PAGE 63
SHEET 7 OF 7 SHEETS

**RIVER WILDERNESS,
PHASE III,
SUBPHASE G-1**

A SUBDIVISION IN SECTION 18,
TOWNSHIP 34 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

TRACT 501
505,642 SF±
PRIVATE DRAINAGE AREA,
PUBLIC FLOWAGE EASEMENT,
STORM WATER MAINTENANCE EASEMENT

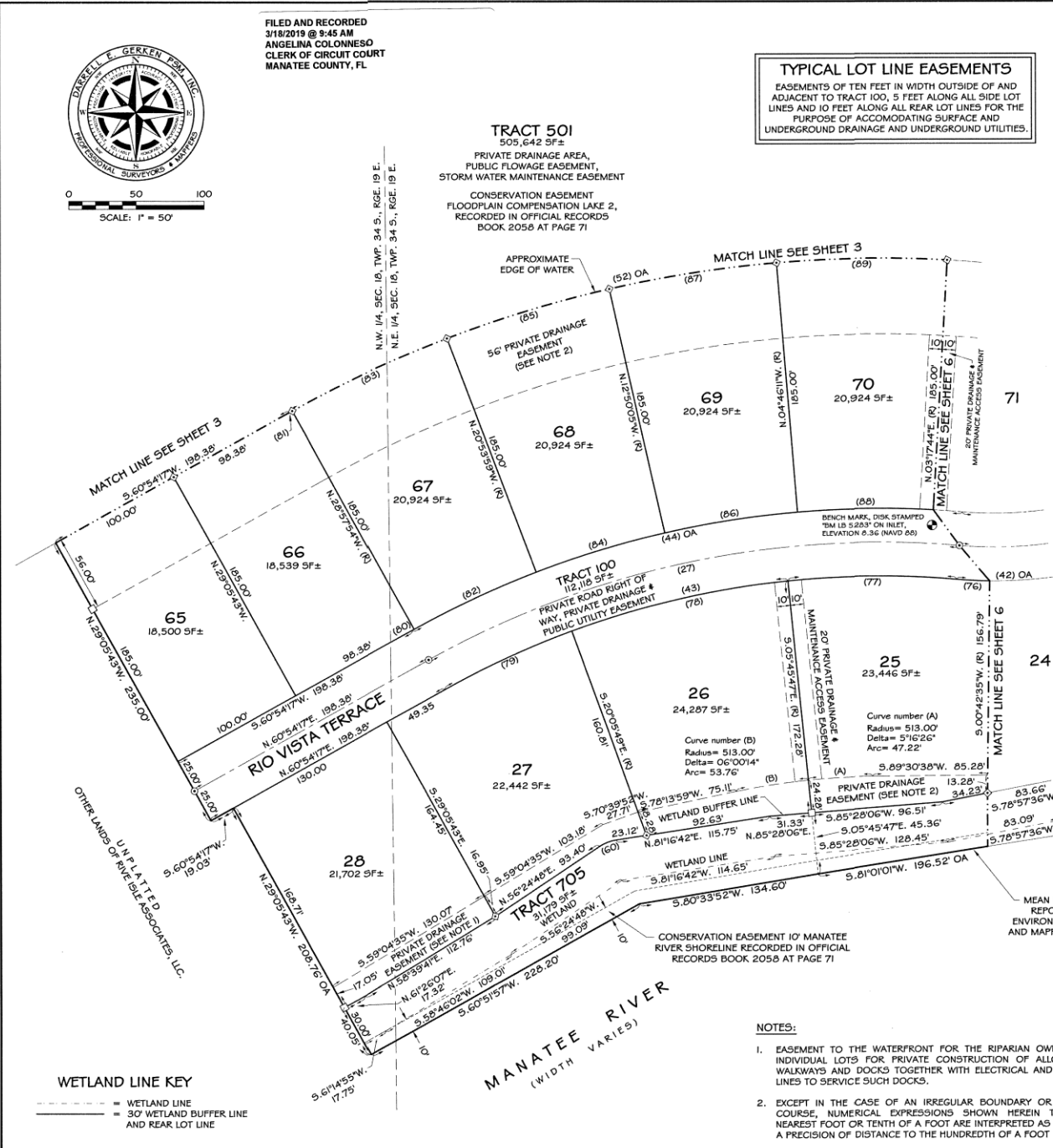
CONSERVATION EASEMENT
FLOODPLAIN COMPENSATION LAKE 2,
RECORDED IN OFFICIAL RECORDS
BOOK 2058 AT PAGE 71

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
27	686.00'	34°08'24"	408.76'	402.74'	S.77°58'29"W.
42	325.00'	41°45'10"	236.83'	231.63'	S.74°10'06"W.
43	661.00'	34°08'24"	393.86'	388.06'	S.77°58'29"W.
44	711.00'	34°08'24"	423.65'	417.41'	N.77°58'29"E.
52	896.00'	34°08'24"	533.89'	526.02'	S.77°58'29"W.
60	30.00'	24°5'54"	13.02'	12.92'	N.65°50'45"E.
76	325.00'	04°20'06"	24.39'	24.56'	N.87°07'22"W.
77	661.00'	10°48'28"	124.69'	124.50'	S.89°38'27"W.
78	661.00'	14°20'02"	165.36'	164.93'	S.77°04'12"W.
79	661.00'	08°53'54"	103.81'	103.70'	S.85°24'41"W.
80	711.00'	00°07'49"	1.62'	1.62'	N.60°58'11"E.
81	896.00'	00°07'49"	2.04'	2.04'	N.60°58'11"E.
82	711.00'	08°03'54"	100.08'	100.00'	N.65°04'03"E.
83	896.00'	08°03'54"	126.12'	126.02'	N.65°04'03"E.
84	711.00'	08°03'54"	100.08'	100.00'	N.73°07'58"E.
85	896.00'	08°03'54"	126.12'	126.02'	N.73°07'58"E.
86	711.00'	08°03'54"	100.08'	100.00'	N.81°15'21"E.
87	896.00'	08°03'54"	126.12'	126.02'	N.81°15'21"E.
88	711.00'	08°03'54"	100.08'	100.00'	N.89°15'47"E.
89	896.00'	08°03'54"	126.12'	126.02'	N.89°15'47"E.

LEGEND

- = SET 5/8" IRON ROD SET ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "PRM LB 6754"
- = 4" SQUARE CONCRETE MONUMENT FOUND WITH DISK STAMPED "PRM LB 6754"
- = OFFSET PRM, SET 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
- = FOUND 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
- △ = 5/8" IRON ROD FOUND NO. PRM LB 6754 REPLACED WITH 5/8" IRON ROD ENCASED IN 4" ROUND CONCRETE WITH DISK STAMPED "OS PRM LB 6754"
- ◇ = 5/8" IRON ROD SET NO. LB 6754 AT INTERSECTION OF REAR LOT LINE AND CONSERVATION AREA
- ⊙ = PK NAIL SET NO. LB 6754, PCP, CENTERLINE
- ⊛ = BENCH MARK
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- RL = RADIAL LINE
- (NR) = NONRADIAL LINE
- (#) = CURVE NUMBER
- SF = SQUARE FEET
- OA = OVER ALL
- WC = WITNESS CORNER
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- ELEV. = ELEVATION
- CH&S = SET 4" SQUARE CONCRETE MONUMENT
- IRF = IRON ROD FOUND
- LB = LICENSED BUSINESS

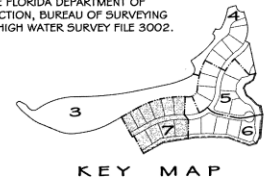


WETLAND LINE KEY
 - - - - - WETLAND LINE
 = 30' WETLAND BUFFER LINE AND REAR LOT LINE

NOTES:

1. EASEMENT TO THE WATERFRONT FOR THE RIPARIAN OWNER OF INDIVIDUAL LOTS FOR PRIVATE CONSTRUCTION OF ALLOWABLE WALKWAYS AND DOCKS TOGETHER WITH ELECTRICAL AND WATER LINES TO SERVICE SUCH DOCKS.
2. EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, NUMERICAL EXPRESSIONS SHOWN HEREIN TO THE NEAREST FOOT OR TENTH OF A FOOT ARE INTERPRETED AS HAVING A PRECISION OF DISTANCE TO THE HUNDRETH OF A FOOT

MEAN HIGH WATER LINE RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER SURVEY FILE 3002.



DARRELL E. GERKEN PSM, INC.
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 CERTIFICATE OF AUTHORIZATION LB 6754
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 BRADENTON FL 34203 (941) 924-7465