

Charge
BeC
271.50

RECORD VERIFIED - BARBARA T. SCOTT, CLERK
BY: TAMMIE WHISENANT
[Signature] D.C.

R E S O L U T I O N

NUMBER 90- 287

90 NOV 16 AM 10:06

RECORDED

A RESOLUTION PURSUANT TO SECTION 7.19 OF THE CHARLOTTE COUNTY ZONING REGULATIONS APPROVING THE PLANNED DEVELOPMENT ZONE AND CONCEPTUAL DEVELOPMENT PLAN (PD-88-4C) FOR ROBERT M. TAYLOR, TRUSTEE (RIVERWOOD).

DR BOOK

RECITALS

CHARLOTTE COUNTY

071776

1. Robert M. Taylor, Trustee has applied for conceptual plan approval for a planned development (PD-88-4C) for the property described in Exhibit A. The conceptual site plan is submitted as part of this application and is on file in the Charlotte County Zoning Department under file PD-88-4 and is incorporated herein by reference.

PAGE

2. Robert M. Taylor, Trustee, has previously applied for and been granted conceptual, preliminary and final detail plan approval for a portion of the property described herein in Exhibit A. It is the intent of this resolution to approve the concept for the entire Riverwood project.

3. The Riverwood project is a Development of Regional Impact (DRI) and all necessary approvals under the DRI process must be obtained before the site may be improved.

4. The Charlotte County Development Review Committee has reviewed the request for modification of concept plan for Riverwood as described in Paragraph 1 above and recommends approval subject to the conditions stated in Paragraph 8 below.

5. The Charlotte County Planning and Zoning Board has

REC'D NOV 16 1990

[Star]
Minutes

U138U

reviewed the request for conceptual plan approval for Riverwood as described in Paragraph 1 and recommends approval subject to the conditions set forth in Paragraph 8 below.

6. Pursuant to the zoning regulations adopted July, 1989, Section 3-9-49 (e), the applicant has chosen to proceed under the prior zoning regulations.

7. The Board of County Commissioners of Charlotte County has reviewed the request for conceptual plan approval for Riverwood as described in Paragraph 1, as well as the planned development document for Riverwood prepared by Wilson, Miller, Barton & Peek, Inc. attached hereto as Exhibit B.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

8. The application for conceptual plan approval and rezoning to PD on the property described in Paragraph 1 above (PD-88-4) and as approved previously by the Charlotte County Development Review Committee on August 9, 1990, and the Planning and Zoning Board on October 22, 1990, is hereby approved subject to the following conditions:

a) Maximum height of structures within 1200 feet of the Myakka River shall not exceed 35 feet unless a variance is obtained from the Board of Zoning Appeals;

b) The land uses and development standards as set forth in the PD document for Riverwood prepared by Wilson, Miller, Barton & Peek, Inc., issued July 19, 1990, and as revised July 26, 1990, shall be incorporated into this conceptual approval, except that this resolution does not approve the siting nor authorize development of the proposed marina. If any future incremental development

OR BOOK

PAGE

001001

authorizes the marina development, then same is approved as outlined in Exhibit B.

c) Section 7.02 of the Planned Development Document for Riverwood Attached hereto as Exhibit B is amended to read as follows:

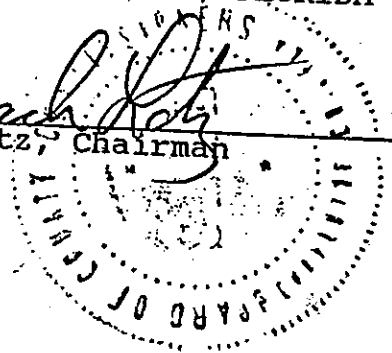
GENERAL DESCRIPTION

There are three bald eagle zones: Primary Zones, Flyway Zones, and Secondary Zones. All development or activity within either the primary, flyway or secondary zone shall be consistent with and subject to the "Bald Eagle Habitat Management Plan" guidelines.

PASSED AND DULY ADOPTED this 13 day of November, 1990.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

BY Jack Lotz
Jack Lotz, Chairman



ATTEST:
Barbara T. Scott, Clerk of
Circuit Court and Ex-Officio
Clerk to the Board of County
Commissioners

BY Diane Semaster
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

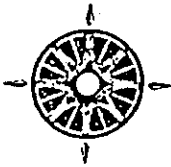
Robert H. Berntsson
Robert H. Berntsson
Chief Assistant County Attorney

c:\res\rwood
110590 mj

OR BOOK

PAGE

011002



WILSON • MILLER • BARTON • SOLL & PEEK, INC.

ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

4571 COLONIAL BLVD., FORT MYERS, FLORIDA 33912

(813) 939-1020 FAX (813) 939-7479

RIVERWOOD: D.R.I. PERIMETER
W.O.: 855/1634
REF: D-855-12
DATE: 11-1-90
REVISED: 11-8-90

PAGE 1 OF 6

001130
OR BOOK

001583
PAGE

DESCRIPTION
(NOT SURVEYED)

All that part of Sections 17, 20, 21, 28 and 29, Township 40 South, Range 21 East, Charlotte County, Florida, also being, those lands as described in Deeds recorded in O.R. Book 903 Pages 1729 through 1731, O.R. Book 941 Page 164, O.R. Book 941 Pages 165 through 180, and Pages 186 through 188, O.R. Book 941 Page 181, and O.R. Book 941 Pages 183 through 185, O.R. Book 981 Pages 776 and 777, O.R. Book 999 Page 1854; O.R. Book 1014 Page 1891 (all of the Public Records Charlotte County, Florida) all being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 17; thence N.89°27'35"E. along the North line of said Section 17, said line also being the South limit of PORT CHARLOTTE SUBDIVISION, Section 49, according to the Plat thereof as recorded in Plat Book 5, Pages 63-A through 63-E, Public Records of Charlotte County, Florida, a distance of 2683.48 feet to the Northwest corner of the Northeast Quarter of said Section 17; thence S.0°47'30"W. along the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 17, said line also being the West limit of PORT CHARLOTTE SUBDIVISION, Section 61, according to the Plat thereof as recorded in Plat Book 5, Pages 75-A through 75-C, Public Records of Charlotte County, Florida, a distance of 172.00 feet more or less to the centerline of a creek and the POINT OF BEGINNING of the parcel herein described; thence continue S.0°47'30"W. along said West line of the Northwest 1/4 of the Northeast 1/4 of said Section 17, a distance of 1163.11 feet to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 17; thence S.89°40'23"E. along the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 17, said line also being the South limit of said PORT CHARLOTTE SUBDIVISION, Section 61, a distance of 1323.43 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 17; thence S.0°23'14"W. along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 17, said line also being the

(Continued on Page 2)

RIVERWOOD: D.R.I. PERIMETER
 W.O.: 855/1634
 REF: D-855-12
 DATE: 11-1-90
 REVISED: 11-8-90

PAGE 2 OF 6

West limit of said PORT CHARLOTTE SUBDIVISION, Section 61, a distance of 1314.80 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 17; thence S.0°52'20"W. along the West line of the East 1/2 of the Southeast 1/4 of said Section 17, said line also being the West limit of Plat of said PORT CHARLOTTE SUBDIVISION, Section 61, a distance of 2717.26 feet to the Southwest corner of the East 1/2 of the Southeast 1/4 of said Section 17; thence N.89°26'20"E. along the South line of said Section 17, said line also being the South limit of said PORT CHARLOTTE SUBDIVISION, Section 61, a distance of 1328.90 feet to the Southeast corner of said Section 17 and the Northwest corner of said Section 21; thence S.89°41'20"E. along the North line of said Section 21, a distance of 1955.50 feet to the Westerly boundary of those lands as described in Official Record Book 688, Page 215, Public Records of Charlotte County, Florida; thence S.00°49'28"W. along said boundary a distance of 825.10 feet; thence S.89°41'20"E. along said boundary a distance of 369.37 feet to the Westerly Right-of-Way line of Hamner Avenue (a 60' Right-of-Way) as shown on PLAN NO. 2 OF A PART OF WARD 7, EL JOBE-AN according to the Plat thereof as recorded in Plat Book 2, Page 48, Public Records of Charlotte County, Florida; thence continue S.89°41'20"E. a distance of 30.64 feet to the centerline of said Hamner Avenue; thence N.12°04'06"E. along said centerline a distance of 256.48 feet to the centerline of Colonial Avenue (a 60' Right-of-Way) as shown on said Plat; thence N.72°04'06"E. along said centerline a distance of 610.84 feet to the centerline of Ward Road (a 50' Right-of-Way) as shown on said Plat; thence N.12°04'06"E. along said centerline a distance of 390.95 feet to the North line of said Section 21; thence S.89°41'20"E. along said North Section line a distance of 2237.96 feet to the centerline of C.H. & N. Railroad Right-of-Way (abandoned) as shown on said PLAN NO. 2 OF A PART OF WARD 7, EL JOBE-AN; thence S.12°04'06"W. along said centerline a distance of 2490.78 feet to the Southerly Right-of-Way line of Lee Circle (a 100' Right-of-Way) as shown on said Plat and to a point on a curve; thence Westerly and Southwesterly along said Southerly Right-of-Way line 273.03 feet along the arc of a non-tangential circular curve concave to the Southeast, having a radius of 232.00 feet, through a central angle of 67°25'47" and being subtended by a chord which bears

(Continued on Page 3)

OR BOOK

PAGE

001004

RIVERWOOD: D.R.I. PERIMETER
W.O.: 855/1634
REF: D-855-12
DATE: 11-1-90
REVISED: 11-8-90

S.68°21'13"W. a distance of 257.55 feet to the Southerly Right-of-Way line of Rowe Avenue (a 60' Right-of-Way) as shown on said Plat and to a point on said curve; thence N.47°55'54"W. along said Southerly Right-of-Way line a distance of 1323.02 feet to the Southerly Right-of-Way line of Dade Avenue (a 60' Right-of-Way) as shown on said Plat; thence S.72°04'06"W. along said Southerly Right-of-Way line a distance of 1222.43 feet to a point on the Southeasterly projection of the Northerly Right-of-Way line of Lincoln Circle (a 100' Right-of-Way) as shown on said Plat; thence S.77°15'10"W. a distance of 332.00 feet to the radius point of Lincoln Circle; thence S.77°55'54"E. a distance of 125.10 feet; thence continue S.77°55'54"E. along the Northerly line of those lands as described in Official Record Book 981, Pages 776 and 777, Public Records of Charlotte County, Florida, a distance of 1204.90 feet to the Westerly Right-of-Way line of Southland Avenue (a 60' Right-of-Way); thence continue along the boundary of said described lands in the following seven (7) described courses:
1) S.12°04'06"W. along said Westerly Right-of-Way line of Southland Avenue a distance of 2123.59 feet; 2) S.77°55'54"E. a distance of 30.00 feet; 3) Southeasterly 212.87 feet along the arc of a circular curve concave to the Southwest, having a radius of 232.00 feet, through a central angle of 52°34'13" and being subtended by a chord which bears S.51°38'48"E. a distance of 205.48 feet to an intersection with the Northerly Right-of-Way line of Russel Avenue extended; 4) N.72°04'06"E. along said extended Right-of-Way line a distance of 42.00 feet more or less to the ordinary low water line of a lake; 5) Meander Southerly, then Southwesterly along said low waterline 400 feet more or less to an intersection with Easterly Right-of-Way line of Southland Avenue extended; 6) S.12°04'06"W. along said Easterly Right-of-Way line extended a distance 100 feet more or less to an intersection of the Southerly boundary of Seminole Circle and the Easterly Right-of-Way line of Southland Avenue; 7) S.12°04'06"W. along said Easterly Right-of-Way line a distance of 210.24 feet; thence N.77°55'54"W. a distance of 60.00 feet to the Westerly Right-of-Way line of Southland Avenue; thence S.12°04'06"W. along said westerly right-of-way line a distance of 861.93 feet to the Northeasterly line of Lot 556 as shown on PLAN NO. 2 OF A PART OF WARD TWO, EL JOBE-AN according to the Plat thereof as recorded in Plat Book 2, Page 43 Public

OR BOOK
PAGE
001585

(Continued on Page 4)

RIVERWOOD: D.R.I. PERIMETER
 W.O.: 855/1634
 REF: D-855-12
 DATE: 11-1-90
 REVISED: 11-8-90

PAGE 4 OF 6

Records of Charlotte County, Florida; thence N.47°55'54"W. along the Northeasterly line of Lot 556 and Lot 470 a distance of 125.49 feet; thence S.42°04'06"W. along the Northwesterly line of Lot 470, a Southwesterly prolongation of Lot 470 and the Northwesterly line of Lot 469, a distance of 260.00 feet; thence S.47°55'54"E. along the Southeasterly line of Lot 469 and 559 a distance of 125.50 feet to the Northerly Right-of-Way line of Weeksonia Avenue, all as shown on said Plat; thence S.72°04'06"W. along said northerly right-of-way line of Weeksonia Avenue for 734.39 feet; thence N.47°55'54"W. along the Northerly right-of-way line of Tampa Road as shown on said plat of PLAN NO. 2 OF A PART OF WARD TWO, EL JOBE-AN for a distance of 651.26 feet; thence S.72°04'06"W. along the Northerly right-of-way line of Tampa Road as shown on said plat of PLAN NO. 2 OF A PART OF WARD TWO, EL JOBE-AN for a distance of 685.90 feet; thence along the platted rights of way and lot lines as shown on PLAN NO. 1 OF A PART OF WARD TWO, EL JOBE-AN, according to the Plat thereof as recorded in Plat Book 2, Page 39, Public Records of Charlotte County, Florida, for the following five (5) described courses: 1) S.12°04'06"W. along the westerly right-of-way line of Tampa Road for a distance of 685.90 feet; 2) S.47°55'54"E. along the southerly right-of-way line of Tampa Road for a distance of 292.95 feet; 3) S.42°04'06"W. along the northwesterly line of Lots 916, 928, 941, 959 and their southwesterly prolongations for a distance of 565.42 feet to the southwesterly right-of-way line of Jamaica Way; thence S.44°04'55"E. along said right-of-way line for a distance of 37.94 feet; thence S.46°06'25"W. along the northwesterly line of Lot 995 and its southwesterly prolongation for a distance of 334.02 feet to the Mean High Water Line of the Myakka River; thence run Northerly along said Mean High Water Line for a distance of 38,375 feet more or less to a point on the centerline of a creek; thence meander N.41°27'35"E. along the centerline of said creek for a distance of 1100.00 feet more or less; thence continue to meander N.89°27'35"E. along said centerline for a distance of 1500.00 feet more or less to the Point of Beginning of the parcel herein described;

CONTAINING 1123 acres more or less;

(Continued on Page 5)

OR BOOK

PAGE U1586

RIVERWOOD: D.R.I. PERIMETER
W.O.: 855/1634
REF: D-855-12
DATE: 11-1-90
REVISED: 11-8-90

EXCEPTING THEREFROM the following;

Lots 816, 817, 831, 930, 931, 932, 967, 968, 969, and 1001, all being part of PLAN NO. 1 OF A PART OF WARD TWO EL JOBE-AN according to the Plat thereof as recorded in Plat Book 2, Page 39;

Lots 436 and 437, both being part of PLAN NO. 2 OF A PART OF WARD TWO EL JOBE-AN according to the Plat thereof as recorded in Plat Book 2, Page 43;

Lots 10, 11, 18, 19, 28, 29, 456, 464, 465, 466, 467, 584, 637, 638, 675 through 682, 792, 793, 829, 836, 837, 838, 851, 860, 861, 862, 863, 864, 865, and 866, all being part of PLAN NO 1. OF A PART OF WARD 3 EL JOBE-AN according to the Plat thereof as recorded in Plat Book 2, Page 42;

Lots 53, 94, 95, 96, 265 and 266, all being part of PLAN NO. 2 OF A PART OF WARD THREE EL JOBE-AN according to the Plat thereof as recorded in Plat Book 2, Page 46;

Lots 176, 194, 195, 200, 201, 617, 618, 719, 737, 738 739, and 754, all being part of PLAN OF WARD 4, CITY OF EL JOBE-AN, FLORIDA, according to the Plat thereof as recorded in Plat Book 1, Page 60;

Lots 301, 555, 676, 677, 1248, 1249 and 1743 all being part of PLAN OF WARD 6, CITY OF EL JOBE-AN, FLORIDA, according to the Plat thereof as recorded in Plat Book 1, Page 61;

all being of the Public Records of Charlotte County, Florida;

the parcel herein described being subject to easements, restrictions and reservations of record;

the parcel herein described also being subject to the following recorded Plats:

- PLAN NO. 1 OF A PART OF WARD TWO EL JOBE-AN (P.B. 2, P.39),
- PLAN NO. 2 OF A PART OF WARD TWO EL JOBE-AN (P.B. 2, P.43),
- PLAN NO. 1 OF A PART OF WARD 3 EL JOBE-AN (P.B. 2, P.42),
- PLAN NO. 2 OF A PART OF WARD THREE EL JOBE-AN (P.B. 2, P.46),
- PLAN OF WARD 4, CITY OF EL JOBE-AN, FLORIDA (P.B. 1, P.60),
- PLAN OF WARD 6 CITY OF EL JOBE-AN, FLORIDA (P.B. 1, P.61)
- PLAN NO. 1 OF A PART OF WARD SEVEN, EL JOBE-AN (P.B. 2, P.37);

OR BOOK

PAGE

RIVERWOOD: D.R.I. PERIMETER
W.O.: 855/1634
REF: D-855-12
DATE: 11-1-90
REVISED: 11-8-90

PLAN NO. 2 OF A PART OF WARD SEVEN, EL JOBE-AN (P.B.2, P.48);
all being of the Public Records of Charlotte County, Florida;

Basis of bearings assumes the West Right-of-Way line of State
Road 771 - EL JOBE-AN Road (130' R/W) being S.12°04'06"W. as
shown on the State Right-of-Way Maps for State Road 771.

OR BOOK
PAGE

Exhibit B

PLANNED DEVELOPMENT DOCUMENT
FOR
RIVERWOOD

Prepared By:

WILSON, MILLER, BARTON & PEEK, INC.
Engineers, Planners and Land Surveyors
4571 Colonial Boulevard
Fort Myers, Florida 33912

DATE APPROVED BY DRC: AUGUST 9, 1990
DATE APPROVED BY P & Z: October 22, 1990
DATE APPROVED BY BCC: November 13, 1990

001130
OR BOOK

001589
PAGE

INDEX

		<u>PAGE</u>
	List of Exhibits and Tables	ii
SECTION I	Project Development	1-1
SECTION II	R-1, R-2 and R-3 Residential Land Use	2-1
SECTION III	C-1 Professional Commercial	3-1
SECTION IV	C-2 Community Commercial	4-1
SECTION V	Utility Site	5-1
SECTION VI	Marina	6-1
SECTION VII	Bald Eagle Management Overlay	7-1
SECTION VIII	Exemptions from Other Charlotte County Regulations	8-1
SECTION IX	Legal Description	9-1

OR BOOK

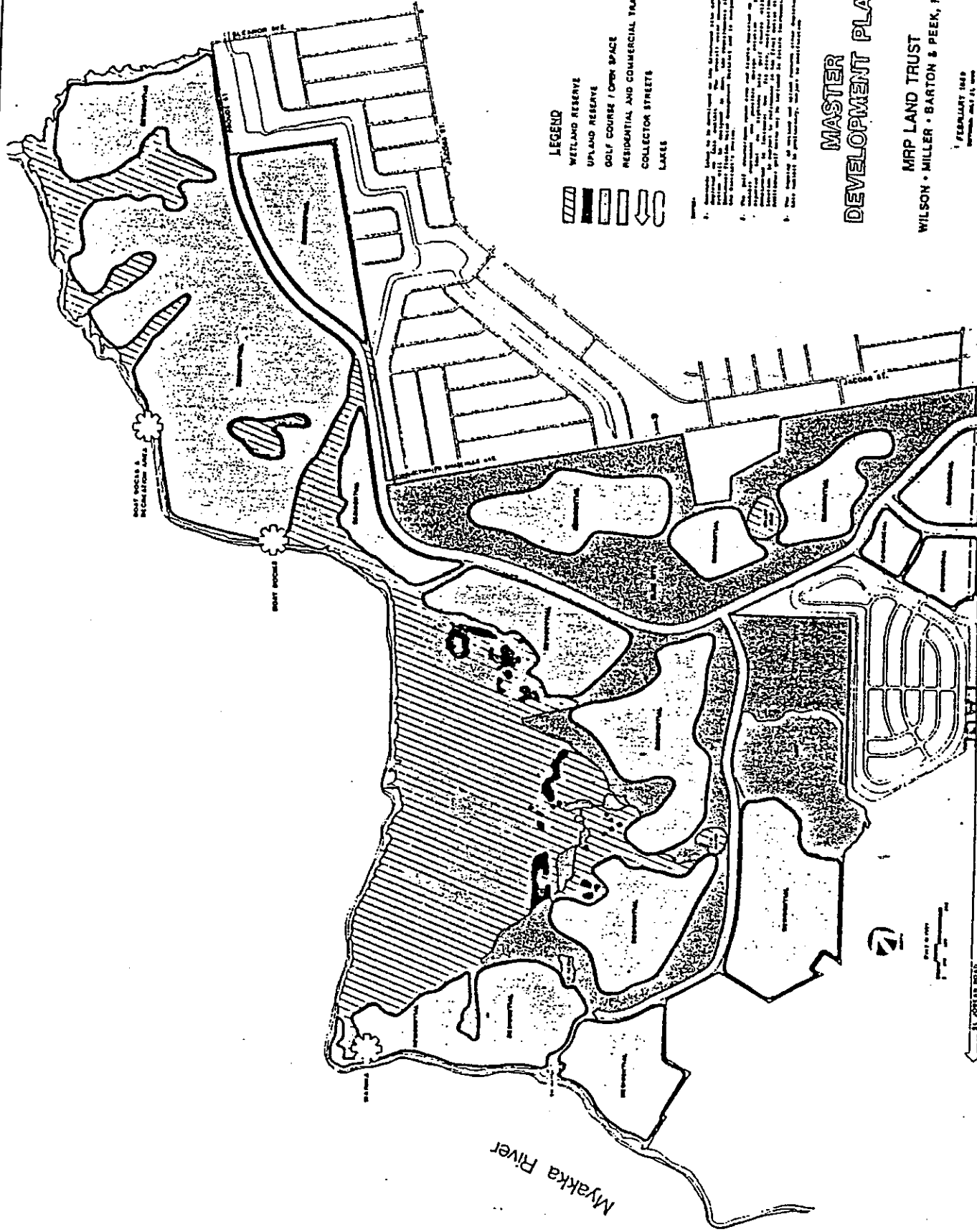
PAGE

LIST OF EXHIBITS AND TABLES

	<u>PAGE</u>
Exhibit 1 Existing Zoning Map (Prepared by Wilson, Miller, Barton & Peek, Inc. - File No. FMP-1174-1)	iii
Exhibit 2 PD Concept Plan (Prepared by Wilson, Miller, Barton & Peek, Inc. - File No. FMP-1174-2)	iv
Exhibit 3 Phasing Plan (Prepared by Wilson, Miller, Barton & Peek, Inc. - File No. FMP-1174-4)	v
Table I Estimated Land Use Distribution at Build-out	1-3
Table II Estimated Residential Land Use Summary	1-4
Table III Estimated Development Time Schedule	1-5
Table IV Minimum Residential Development Standards	2-4

001130
OR BOOK

001591
PAGE



LEGEND

- WETLAND RESERVE
- UPLAND RESERVE
- GOLF COURSE / OTHER SPACE
- RESIDENTIAL AND COMMERCIAL TRACTS
- COLLECTOR STREETS
- LAKES

1. The project is a development of approximately 1,000 acres of land located in the County of Hillsborough, State of Florida. The project is situated on the east side of the Myakka River, north of the intersection of U.S. Highway 1 and State Road 54.

2. The project is a development of approximately 1,000 acres of land located in the County of Hillsborough, State of Florida. The project is situated on the east side of the Myakka River, north of the intersection of U.S. Highway 1 and State Road 54.

3. The project is a development of approximately 1,000 acres of land located in the County of Hillsborough, State of Florida. The project is situated on the east side of the Myakka River, north of the intersection of U.S. Highway 1 and State Road 54.

MASTER DEVELOPMENT PLAN

MRP LAND TRUST
 WILSON • MILLER • BARTON & PEEK, INC.

FEBRUARY 1980

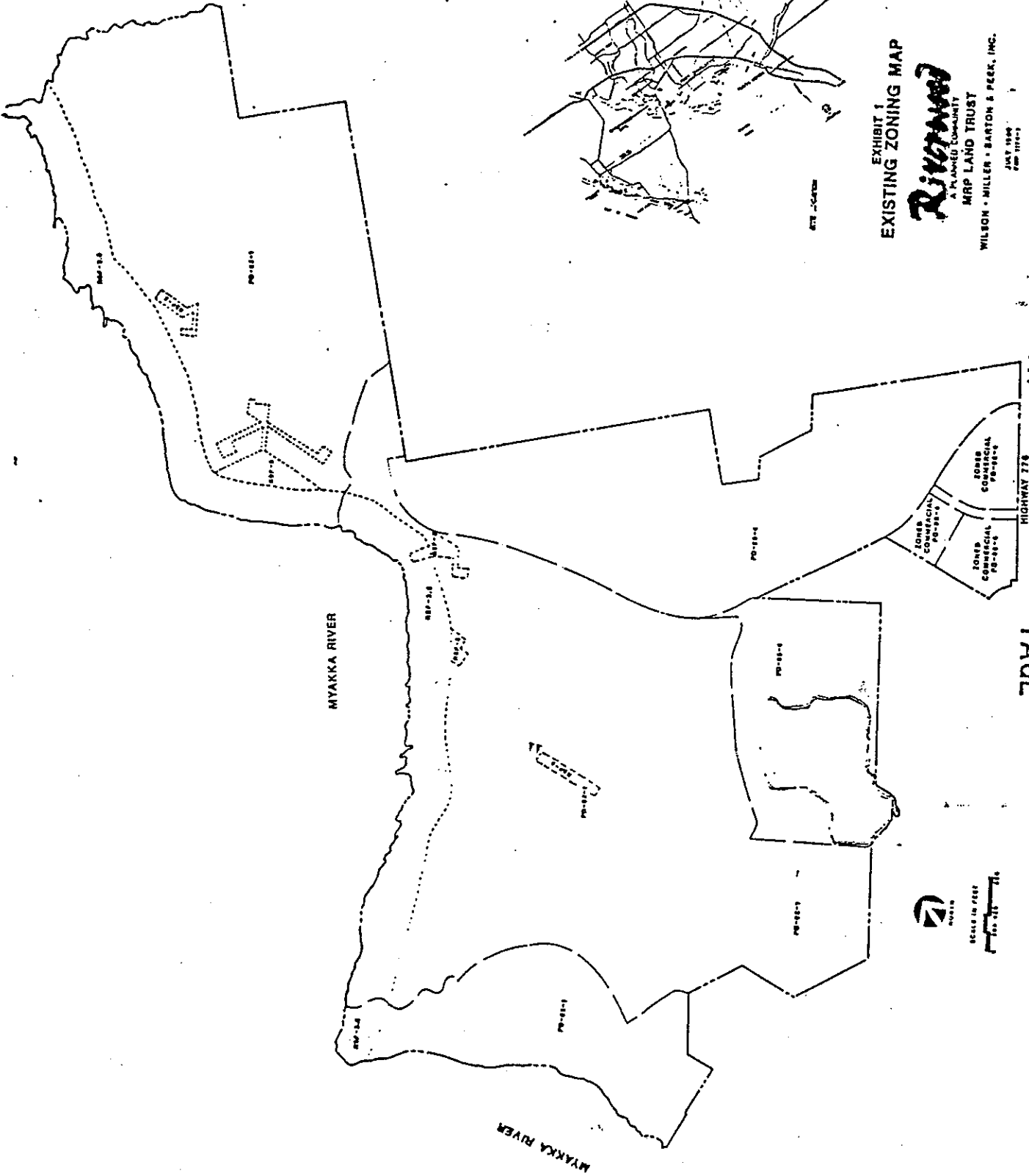


EXHIBIT 1
EXISTING ZONING MAP

Riverchase
A PLANNED COMMUNITY

MRP LAND TRUST
WILSON • MILLER • BARTON & PECK, INC.

JULY 1998
PDM 10141-1

DR BOOK

PAGE



ESTIMATED RESIDENTIAL LAND USE SUMMARY

Category	Population	Projected 1915 Units
Single Family Detached	1,000	1,000
Single Family Attached	1,000	1,000
Multi-Family	1,000	1,000
Student Housing	1,000	1,000
Other Residential	1,000	1,000
TOTAL POPULATION	5,000	5,000

Notes: - Based on population for Master Development Approval.

1. The estimated land use summary represents one possible scenario and is not intended to represent the actual land use pattern. It is a preliminary estimate and is subject to change as more information becomes available. The population estimate is based on a population density of 1,000 persons per acre. The land use pattern is based on a population density of 1,000 persons per acre. The land use pattern is based on a population density of 1,000 persons per acre.

ESTIMATED LAND USE DISTRIBUTION AT BULKOUT

Description	Area (Acres)	Population	Projected 1915 Units
Residential	1,000	1,000	1,000
Commercial	1,000	1,000	1,000
Industrial	1,000	1,000	1,000
Public Use	1,000	1,000	1,000
Other	1,000	1,000	1,000
TOTAL DEVELOPMENT	5,000	5,000	5,000

Notes: - Based on population for Master Development Approval.

DEVELOPMENT SUMMARY

Category	Projected 1915 Units
Single Family	1,000
Student Housing	1,000
Multi-Family	1,000
Other Residential	1,000
TOTAL RESIDENTIAL	4,000
TOTAL SITE AREA	5,000

LEGAL DESCRIPTION OF THE BULKOUT AS DESCRIBED IN SECTION 2 OF THE ACCOMPANYING DEVELOPMENT DOCUMENT.

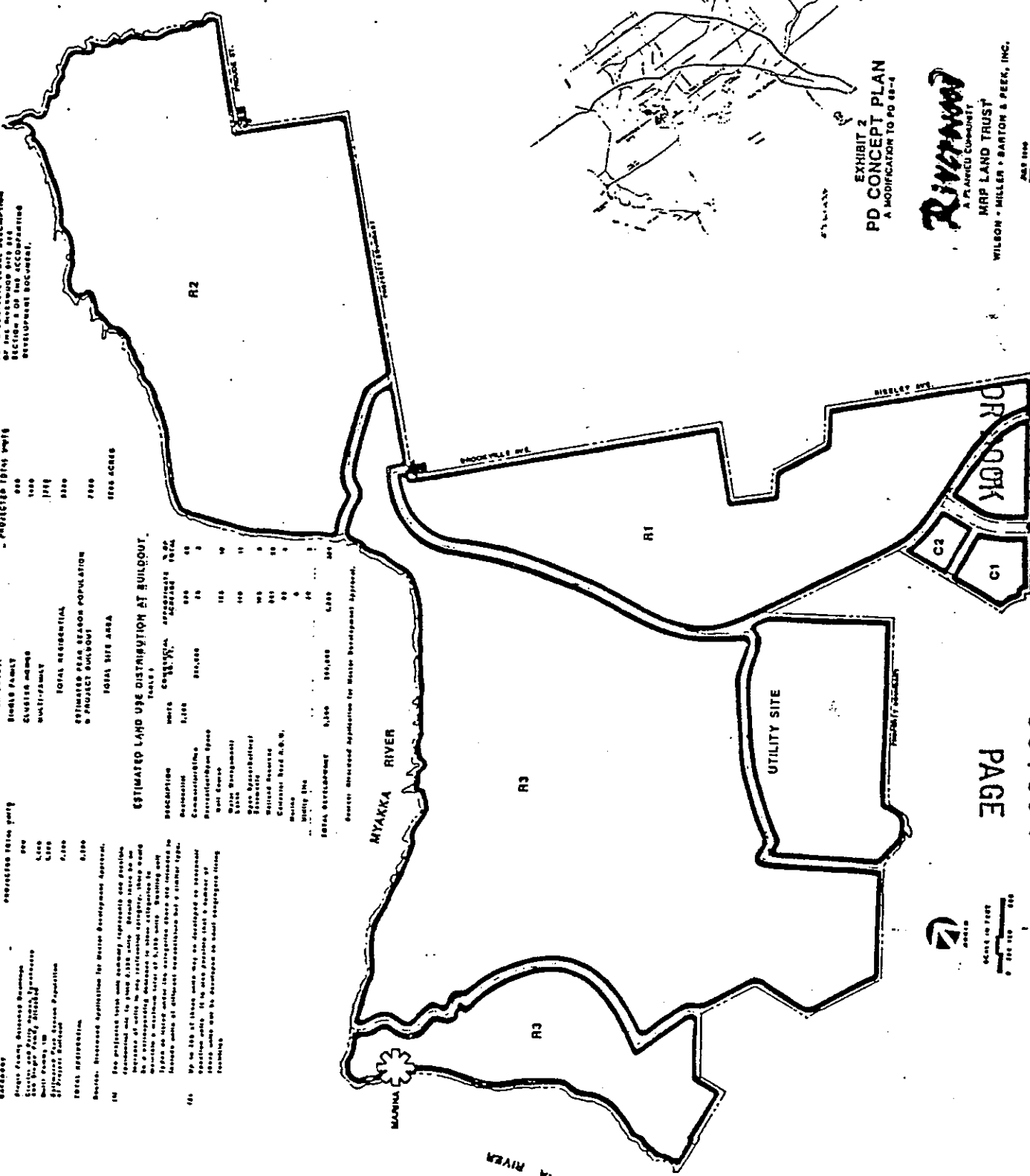


EXHIBIT 2
PD CONCEPT PLAN
A MODIFICATION TO PD 08-4

Riverwood
A PLANNED COMMUNITY
MRP LAND TRUST
WILSON - MILLER - BARTON & PEER, INC.
JUNE 1994
PDP 010-4

1994 04/28/94
City of Jacksonville
City of Jacksonville
City of Jacksonville
City of Jacksonville

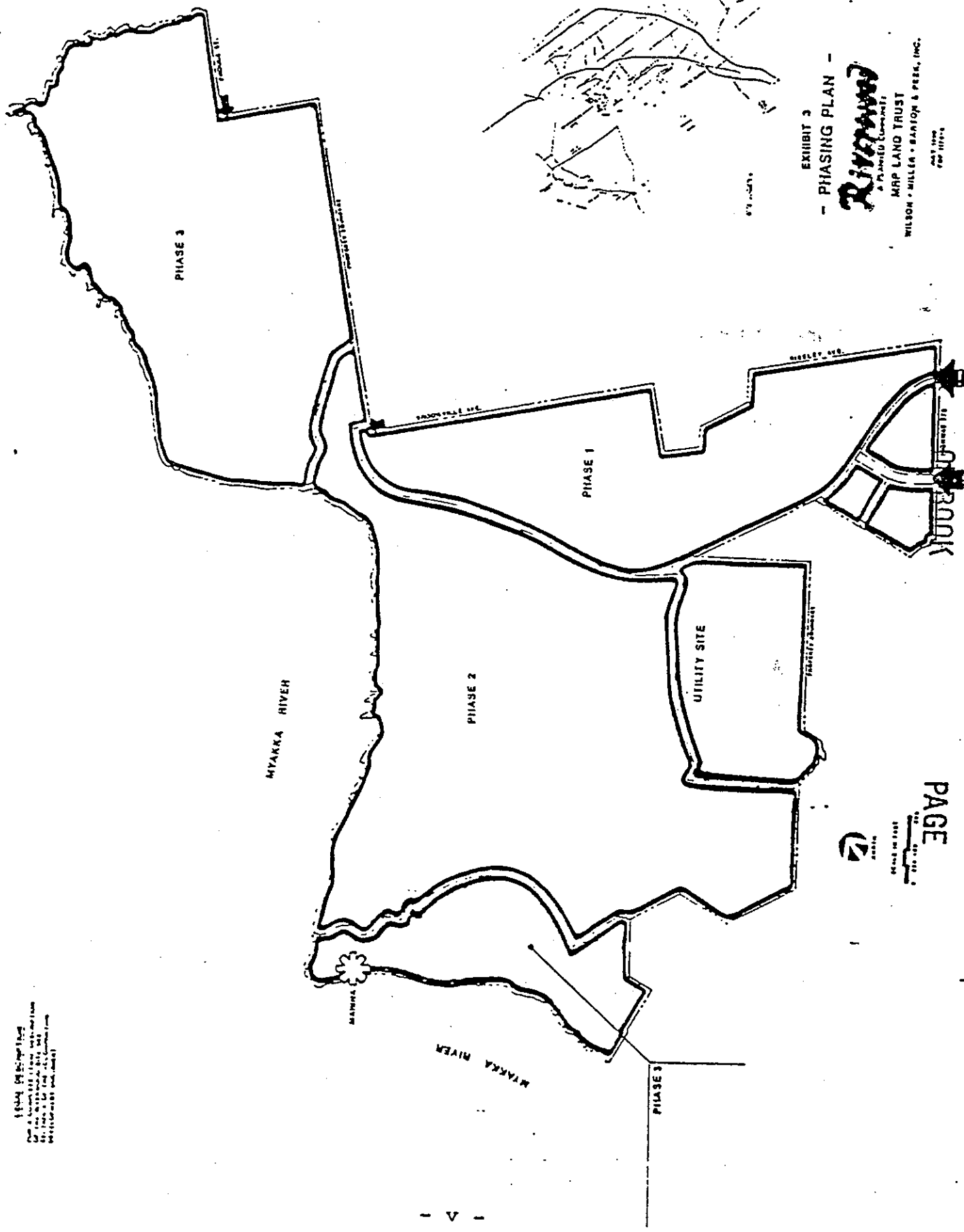


EXHIBIT 3

PHASING PLAN -

Riverwood
A PLANNED COMMUNITY

MRP LAND TRUST
WILSON • MILLER • BARTON & PEEK, INC.
2001 N.W. 11th St.
Fort Lauderdale, FL 33304

SECTION I
PROJECT DEVELOPMENT

1.01 GENERAL PLAN OF DEVELOPMENT

Riverwood is a planned community including a mixture of residential uses, commercial and community-oriented facilities, and recreational, conservation, and water management-related elements.

1.02 COMPLIANCE WITH APPLICABLE ORDINANCES

The project is intended, except as otherwise provided for herein, to be in substantial compliance with the applicable Charlotte County Zoning and Subdivision regulations as well as other Charlotte County development codes in effect at the time permits and/or plats are requested.

Platting requirements shall be in accordance with the Charlotte County Code Section 3-7 (Subdivision Regulations).

1.03 LAND USES

Table I is a schedule of the intended land use types, with approximate acreages and density/intensity indicated. The arrangement of these land use types is shown on the PD Concept Plan. Changes and variations in design and acreages shall be permitted at final design to accommodate topography, vegetation, and other site conditions.

The final size of the recreation/open space lands will depend on the actual requirements for water management, golf course layout, roadway pattern, and dwelling unit size and configuration.

1.04 PROJECT DENSITY

The total acreage of the Riverwood property is approximately 1,265 acres. The maximum number of dwelling units to be built on the total acreage is 3,300. The density on individual parcels of land throughout the project may vary according to the type of housing placed on each parcel of land but shall comply with guidelines established in this document.

001130
OR BOOK
001596
PAGE

1.05 DEVELOPMENT SEQUENCE AND SCHEDULE

The applicant has not established detailed phases for the development of the property. Since the property is to be developed over an estimated 15-year time period, any projection of project development can be no more than an estimate based on current marketing knowledge. The estimate may, of course, change depending upon future economic factors. Table III and Exhibit 3 indicate, by phase, the estimated development time schedule for the estimated 15 year build-out period. This 15-year build-out period for the entire project and the five-year build-out for Phases 1, 2, 3 and 4 shall run from the date of the final approval of the Riverwood DRI. It is expected that Phases 3 and 4 could be developed in sub-phases.

1.06 LAKES

Lakes and natural retention areas have not been depicted on the PD Concept Plan. Fill material from lakes is planned to be utilized within the Riverwood development only.

1.07 ROADS

Collector roads indicated on the PD Concept will be public roads. Local roads within the development may be either public or private roads, depending on location, capacity, and design.

1.08 PD DETAILED PLAN APPROVAL

The applicant may elect to submit applications for PD Detail Plan approval in two stages: Preliminary PD Detail Approval and Final PD Detail Approval. Any final PD Detailed Plan approval within the Riverwood site shall satisfy the Charlotte County requirement that "The applicant shall submit a Detail Plan and support of documents for all or the first phase of the PD simultaneous with the Concept Plan or within two (2) years after approval of the Concept Plan".

OR BOOK

PAGE

TABLE I
RIVERWOOD
ESTIMATED LAND USE DISTRIBUTION AT BUILD-OUT

DESCRIPTION	UNITS	COMMERCIAL SQ. FT.	APPROXIMATE ACREAGE	% OF TOTAL
Residential	3,300	-	530	42
Commercial/Office	-	334,000	33	3
Recreation/Open Space	-	-	-	-
Golf Course	-	-	123	10
Water Management/Lakes	-	-	140	11
Open Space/Buffers/Easements	-	-	102	8
Wetland Reserves	-	-	251	20
Collector Road R.O.W.	-	-	52	4
Marina	-	-	6	-
Utility Site	-	-	28	2
TOTAL DEVELOPMENT	3,300	334,000	1,265	100

Source: Riverwood Application for Master Development Approval.

001130
OR BOOK

001598
PAGE

TABLE II
ESTIMATED RESIDENTIAL LAND USE SUMMARY

CATEGORY	PROJECT TOTAL UNITS*
Single Family Detached Dwellings	600
Cluster and Patio Homes, Townhouses and Single-Family Attached	1,400
Multi-Family**	1,300
Estimated Peak Season Population at Project Build-out	7,260
TOTAL RESIDENTIAL	3,300

Source: Riverwood Application for Master Development Approval

*The projected total unit summary represents one possible residential mix to yield 3,300 units. Should there be an increase of units in any residential category, there would be a corresponding decrease in other categories to maintain a maximum total of 3,300 units. Dwelling unit types as listed under the categories above are intended to include units of different nomenclature but a similar type.

**Up to 200 of these units may be developed as seasonal/vacation units. Such as resort, hotel, bed and breakfast inn rooms or up to 200 manufactured housing/mobile homes or adult congregate living facility units.

TABLE III

ESTIMATED DEVELOPMENT TIME SCHEDULE

LAND USE	PHASE 1 ⁽¹⁾ 1995*	PHASE 2 ⁽²⁾ 1995*	PHASE 3 2000*	PHASE 4 2005*	TOTAL
Residential (Units) ⁽³⁾	380	720	1,100	1,100	3,300
Commercial (SF) ⁽⁴⁾	104,000	36,000	97,000	97,000	334,000
Golf Course ⁽⁵⁾	9 Holes	9 Holes	-	-	-
Marina	-	-	Construct Marina	-	-

(1) Phase 1 is coincident with the PDA.

(2) Phase 2 is coincident with Increment One.

(3) Residential units include a range of uses. Refer to Table II.

(4) Commercial includes retail commercial and office uses.

(5) Riverwood may include an additional golf course in Phases 3 or 4.

Source: Riverwood Application for Master Development Approval, Application for Incremental Development Approval, and Preliminary Development Agreement.

*Build-out dates for Phases 1, 2, 3 and 4 reflect five, ten and fifteen years beyond the effective date of the Riverwood DRI.

001130
OR BOOK

001600
PAGE

SECTION II
R-1, R-2 AND R-3
RESIDENTIAL LAND USE

2.01 PURPOSE

The purpose of this Section is to set forth the regulations for the areas designated on the PD Concept Plan, as R-1, R-2, and R-3.

2.02 MAXIMUM DWELLING UNITS

A maximum number of 3,300 dwelling units may be constructed within Riverwood.

2.03 GENERAL DESCRIPTION

Areas designated as Residential on the PD Concept Plan are designed to accommodate a full range of residential dwelling types, recreational facilities, essential services, customary accessory uses, and compatible minor commercial land uses provided such uses meet the development standards as set forth in this document.

Three residential land use categories have been identified on the PD Concept Plan: R-1, R-2 and R-3.

2.04 PERMITTED PRINCIPAL USES AND STRUCTURES

- R-1 - Detached and attached single family homes;
- Cluster homes, zero lot lines, villas, and patio homes;
- Golf course. Clubhouse including pro-shop, restaurant, cocktail lounge, driving range and small commercial establishments;
- Recreational facilities, parks, lakes and water management facilities;
- Conservation and open space;
- Model residential units;
- Agricultural uses including a plant nursery;
- Boat docks with no sale of fuel;
- Home occupations;
- Gatehouses and security gates.
- R-2 - Residential uses permitted in R-1;
- Townhouses;
- Garden apartments/condominiums;

UUI13U
OR BOOK

UUI6U1
PAGE

- R-3 - Residential uses permitted in R-1 and R-2;
- Adult congregate living and life care facilities;
- Seasonal/vacation units such as resort, hotel, or bed and breakfast inn rooms;
- Manufactured housing/mobile homes.

2.05 PERMITTED ACCESSORY USES AND STRUCTURES

1. Accessory uses and structures customarily associated with uses permitted in this district.
2. Water management facilities.
3. Essential services and facilities.
4. Signs in accordance with Charlotte County Zoning Regulations.

2.06 DEVELOPMENT STANDARDS

1. Table IV sets forth the minimum development standards for land uses within the Residential Districts.
 - Fencing is not subject to setback requirements.
2. In determining setback requirements, roof overhangs, chimneys, awnings, air conditioner apparatus, balcony projections, open stairways, canopies, etc. projecting three feet or less into required yard shall not constitute the building line.
3. Roadway setbacks shall be measured as follows:
 - If the parcel is served by a public right-of-way, setback is measured from the adjacent right-of-way line to the building line.
 - If the parcel is served by a private road, or driveway, setback is measured from the back of curb or edge of pavement, whichever is greater, to the building line.
4. Minimum lot frontages on a public or private right-of-way may be reduced to twenty (20) feet provided that the minimum lot widths included in Table IV are met at the midpoint of the lot.

UU113U
OR BOOK

UU16U2
PAGE

5. Landscaped and screening buffers or fencing are required between residential and commercial uses, and between the R1, R2 and R3 Districts in accordance with Charlotte County regulations. No landscaped and screening buffers are required between different uses within the R1, R2, R3, C-1 Professional Commercial, C-2 Community Commercial, Utility Site, and Marina.
6. The number of off-street parking spaces for the golf course clubhouse shall be approved by the Zoning Director and may be less than six spaces per hole plus required parking for any other use on site.

Standards for parking, landscaping, signs and other land uses not specified herein are to be in accordance with Charlotte County Zoning regulations in effect at the time permits are requested. Unless otherwise indicated, setback, heights, and floor area standards apply to principal structures.

001130
OR BOOK

001603
PAGE

TABLE IV
MINIMUM RESIDENTIAL DEVELOPMENT STANDARDS

	Single Family Detached	Patio & Cluster Homes	Townhouse Single Family Attached***	Multi-Family	
				Garden Apts.	Midrise Apts.
Minimum lot requirements,					
Area, square feet	7,200	4,000	N/A	N/A	N/A
Width, feet	60	45	N/A	N/A	N/A
Front yard abutting a road, feet	20	20	20	20	20
Side yard					
Interior, feet	10	0 or 5	0 or 7.5	½ the building height	
Abutting a road, feet	15	15	15	15	15
Abutting water**	20	20	20	20	20
Maximum lot coverage by all buildings, percent	35	35	35	35	35
Maximum building height, including waterfront property, feet*	25	35	35	50	90
Rear yard,					
Abutting a lot, feet	20	20	20	½ the building height	
Abutting a road, feet	25	25	25	15	15
Abutting a golf course, preserve area or other open space, feet	10	0	0	15	15
Abutting water**	20	20	20	20	20
Setback for accessory buildings from:					
Rear lot line, feet	10	10	10	10	10
Side yard					
Abutting road ROW line				Same as principal building	
Abutting a golf course, preserve area or other open space				Same as principal building	
Rear or side line abutting water, feet**					
	10	10	10	10	10

*Maximum height of structures within 1200 feet of the Myakka River shall not exceed 35 feet unless a variance is obtained from the Board of Zoning Appeals.

**Water-related structures, including docks and decks shall provide no setback from water.

***To include a group of two or more dwelling units attached side by side.

U1101
OR BOOK
U1104
PAGE

SECTION III

C-1 PROFESSIONAL COMMERCIAL

3.01 PURPOSE

The purpose of this Section is to set forth the regulations for the areas designated on the PD Concept Plan, as Professional Commercial. The Professional Commercial tract is intended to provide for the professional, office, and business related needs of area residents, supplementing the retail nature of the adjacent Community Commercial tracts.

3.02 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

A. Permitted Principal Uses and Structures

1. Professional and business offices; banks; financial institutions.
2. Child/adult care centers.
3. Churches and other houses of worship; civic and cultural facilities; fraternal and social clubs; educational facilities.
4. Funeral homes and crematoria.
5. Homes for the aged; hospitals; hospices and sanatoriums, hotels and motels.
6. Medical and dental offices and clinics; mortgage brokers; model residential units.
7. Parking garages and lots; private clubs.
8. Real estate offices; restaurants; rest homes; convalescent centers; and nursing homes.
9. Laboratories, provided that:

- No odor, noise, etc., detectable to normal senses from off the premises are generated;

OR BOOK

PAGE

- All work is done within enclosed structures;
 - No project is manufactured or sold, except incidental to development activities; and
 - Central sewer is available.
10. Art galleries, libraries, museums, and community centers.
 11. Indoor commercial recreational facilities such as motion picture theaters, bowling alleys and similar uses.
 12. Dance, art, music and photographic studios.
 13. Transportation, communication and utility offices - not including storage of equipment.
 14. Adult congregate living and life care facilities.
 15. Agricultural uses including a plant nursery.
 16. Water management facilities and essential services.
 17. Any other commercial use or professional service which is comparable in nature with the foregoing uses and which the Zoning Director determines to be compatible in the district.
 18. Residential and accessory residential uses described in Section II.

B. Permitted Accessory Uses and Structures

1. Accessory uses and structures customarily associated with the used permitted in this district.
2. Caretaker's residence.
3. Essential services and emergency services.
4. Signs in compliance with Charlotte County Zoning Regulations.

JUL 13 1950
 OR BOOK

PAGE

3.03 DEVELOPMENT STANDARDS

1. Minimum Site Area: 12,000 square feet.
2. Minimum Site Width: 100 feet.
3. Minimum Building Setback Requirements from parcel boundaries or roadways: Twenty (20) feet.
4. Maximum Height of Structure: Sixty (60) feet above the finished grade of the site.
5. Distance Between Principal Structures: None.
6. Fencing is not subject to setback requirements.
7. Landscaped and screening buffers or fencing are required between residential and commercial uses, and between the R1, R2 and R3 Districts in accordance with Charlotte County regulations. No landscaped and screening buffers are required between different uses within the R1, R2, R3, C-1 Professional Commercial, C-2 Community Commercial, Utility Site, and Marina.
8. Minimum standards for signs, parking, lighting, and landscaping shall conform with applicable Charlotte County Regulations in effect at the time permits are sought.

001130
OR BOOK

001607
PAGE

SECTION IV
C-2 COMMUNITY COMMERCIAL

4.01 PURPOSE

The purpose of this Section is to set forth the regulations for the areas designated on the PD Concept Plan as Community Commercial. The Community Commercial tracts are intended to provide for a broad range of community oriented commercial uses to serve residents of the Riverwood development and the surrounding area. The types of uses anticipated include general retail, professional, and business offices, shopping centers and highway oriented facilities.

4.02 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

A. Permitted Principal Uses and Structures

1. Residential and accessory residential uses permitted in Section II.
2. Professional Commercial uses permitted in Section III.
3. Antique shops; appliance stores; art supply shops; automobile parts stores provided no installation is performed on the premises and all parts are stored within a completely enclosed building; automobile service stations; automobile rental agencies; awning shops.
4. Bakery shops; bait and tackle shops; barber and beauty shops; bath supply stores; bicycle sales and services; blueprint shops; bookbinders; book stores; business machine services.
5. Carpet and floor covering sales - which may include storage and installation; convenience stores; car wash; cocktail lounges; confectionery and candy stores.

001130
OR BOOK
PAGE
001608

6. Delicatessens; department stores; drug stores; dry cleaning shops; dry goods stores; drapery shops.
7. Fish market - retail only; florist shops; furniture stores; furrier shops.
8. Garden supply stores - outside display in side and rear yards; gift shops; glass and mirror sales - including storage and installation; gourmet shops; gas pumps.
9. Hardware stores; health food stores.
10. Ice cream stores.
11. Jewelry stores.
12. Laundries - self service or pick-up only; leather goods; legitimate theatres; locksmiths.
13. Markets - food; markets - meat; millinery shops; motion picture theaters; music stores.
14. New car dealerships - outside display permitted; new stores.
15. Office - general; office supply stores.
16. Paint and wallpaper stores; package stores for the sale of liquor; pet shops; pet supply shops; photographic equipment stores; personal services; pottery stores; printing; publishing and mimeograph service shops; post office.
17. Radio and television sales and services.
18. Shoe repair; shoe stores; shopping centers; souvenir stores; stationery stores; supermarkets.
19. Tailor shops; taxidermists; tile sales - ceramic tile; tobacco shops; toy shops; tropical fish stores.
20. Upholstery shops.
21. Variety stores; veterinarian offices and clinics - no outside kennels; vocational, trade, commercial and business schools provided all activities are conducted in completely enclosed buildings.

SECTION V
UTILITY SITE

5.01 PURPOSE

The purpose of this Section is to set forth the regulations for the area designated on the PD Concept Plan as Utility Site. The Utility Site tract is intended to provide Riverwood with a location for its on-site utilities and golf course maintenance.

5.02 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

1. Wastewater Treatment Plant;
2. Potable Water Storage;
3. Golf Course Maintenance Facility with indoor and outdoor storage;
4. Recreational vehicle and boat storage for Riverwood residents;
5. Lakes and water management facilities;
6. Residential communication tower;
7. Any other utility, golf course or storage use which is comparable in nature with the foregoing uses;
8. Agricultural uses including a plant nursery.

5.03 DEVELOPMENT STANDARDS

1. Minimum Setback Requirements from parcel boundaries, roadways or lakes: Twenty-five (25) feet.
2. Distance Between Principal Structures: None.
3. Maximum Height of Structures: Fifty (50) feet above the finished grade of the site, except that any potable water storage tank and residential communications tower may be constructed to a maximum of 199 feet.

UJ113U
OR BOOK

UJ161U
PAGE

4. Fencing is not subject to setback requirements.
5. Landscaped and screening buffers or fencing are required between residential and commercial uses, and between the R1, R2 and R3 Districts in accordance with Charlotte County regulations. No landscaped and screening buffers are required between different uses within the R1, R2, R3, C-1 Professional Commercial, C-2 Community Commercial, Utility Site, and Marina.

U
O
R
B
O
O
K

P
A
G
E

SECTION VI

MARINA

6.01 PURPOSE

The purpose of this Section is to set forth the regulations for the area designated on the PD Concept Plan as Marina.

6.02 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, on land or water used, in whole or in part, for other than the following:

1. Marina to be used for recreational boating including but not limited to, the following accessory uses which are designed as an integral part of the marina:

- Administrative Office
- Bait and Tackle Shop
- Cocktail Lounge
- Docking and Mooring Facilities
- Boat Lifts and Boat Ramps
- Dry Boat Storage
- Gift and Souvenir Shops
- Restaurants
- Provisions
- Sale of fuel and lubricants
- Service buildings with laundry facilities, showers, and restroom facilities
- Signs in accordance with Charlotte County Zoning Regulations

2. Residential and Accessory Residential Uses described in Section II.

6.03 DEVELOPMENT STANDARDS

1. Marina sanitation facilities shall be provided;
2. Houseboats and other boats used for living purposes are prohibited;
3. A fuel spill containment program, approved by Charlotte County shall be installed;

UJ113U
OR BOOK
PAGE

- 4. Landscaped and screening buffers or fencing are required between residential and commercial uses, and between the R1, R2 and R3 Districts in accordance with Charlotte County regulations. No landscaped and screening buffers are required between different uses within the R1, R2, R3, C-1 Professional Commercial, C-2 Community Commercial, Utility Site, and Marina.

- 5. Maximum Height of Structures: Fifty (50) feet above the finished grade of the site for marina uses. Residential uses shall conform to the height limitations set forth in Section II of this Planned Development Document.

U0113U
OR BOOK

U01010
PAGE

SECTION VII
BALD EAGLE MANAGEMENT OVERLAY

7.01 PURPOSE

The purpose of this section is to provide criteria for development within that part of the Riverwood site included in the bald eagle zones.

7.02 GENERAL DESCRIPTION

The Bald Eagle Management Overlay is an overlay to the Riverwood PD Concept Plan. There are three bald eagle zones: Primary Zones, Flyway Zones, and Secondary Zones. All development or activity within either the primary flyway or secondary zone shall be consistent with the "Bald Eagle Habitat Management Plan" guidelines.

OR BOOK

PAGE

SECTION VIII
EXCEPTIONS FROM OTHER CHARLOTTE COUNTY REGULATIONS

[This Section will be added to reflect variances from the Subdivision Regulations, and Excavation Ordinance to be processed separately.]

001130
OR BOOK

PAGE

SECTION IX
RIVERWOOD LEGAL DESCRIPTION

The property which is a part of this application is located in Sections 17, 18, 20 and 21, Township 40 South, Range 21 East, Charlotte County, Florida, and is more particularly described as follows:

WARD 2

The following lots located in Ward 2, Plan 1, Plat of El Jobean, according to Plat thereof recorded in Plat Book 2, Page 001130, Records of Charlotte County, Florida, OR BOOK

Lots 1A, 2A, 3A, 4A, 5A

770-807
809-815
818-825
828-830
832-844
852-867
880-883
888-895
912-915
927
929
933-940
950-966
970-975
995-1000

001130
OR BOOK

001616
PAGE

ALSO:

The following lots located in Ward 2, Plan 2, Plat of El Jobean, according to Plat thereof recorded in Plat Book 2, Page Public Records of Charlotte County, Florida,

Lots 368-435
438-468
471-493
495-543
545-555
560-569
574-585
598-699
701-713
717-723
726-737
740-741
744-755
308
845-851
872-879

001130
OR BOOK

ALSO:

A parcel of riverfront as shown on the Plat of Ward 2, Plan 1, EL JOBEAN, lying between Riverside Drive and the mean high water mark of the Myakka River, bounded on the Southerly end by a line parallel with and being an extension of the Southeasterly line of Lot 596, Ward 2, Plan 1, EL JOBEAN, extended to the high water line of the Myakka River, and bounded on the Northerly end by a line parallel with Weeksonia Avenue extended to the waters of the Myakka River, being 300 feet (measured along the Southerly right of way line of Riverside Drive) South from the Northerly right of way line of Weeksonia Avenue extended.

001130
PAGE 17

ALSO:

The following parcels of land located in Ward 2, EL JOBEAN:

An unplatted parcel bounded on the North by the South line of Section 21, Township 40 South, Range 21 East, and on the West by Harold Avenue and Southeasterly by Allen Road, Ward 2, EL JOBEAN.

An unplatted parcel bounded on the North by the South line of Section 21, Township 40 South, Range 21 East, and on the West by the East line of Lot 711 and Southeasterly by alley Ward 2, EL JOBEAN.

An unplatted parcel bounded on the North by the South line of Section 21, Township 40 South, Range 21 East, and on the West by the East line of Lot 701 and Southeasterly by Russell Avenue, Ward 2, EL JOBEAN.

An unplatted parcel bounded on the North by the South line of Section 21, Township 40 South, Range 21 East, and on the Southwest side by alley and Southeasterly by West line of Lot 495, Ward 2, EL JOBEAN.

An unplatted parcel bounded on the North by the South line of Section 21, Township 40 South, Range 21 East, and on the Southwest side by Stockton Road and Southeasterly by West line of Lot 527, Ward 2, EL JOBEAN.

OR
BY
GMS

PAGE

ALSO:

A parcel of land lying in Section 21, Township 40 South, Range 21 East, Charlotte Florida, being more particularly described as follows:

From the Intersection of the Southwesterly right-of-way line of Hollis Avenue and Westerly right-of-way line of West Railroad Avenue, as shown on the Plat of Plan A of a part of Ward 1, El Jobean, as recorded in Plat Book 2, Page 47, of the Public Records of Charlotte County, Florida, run North 60°00'00" West, along the Southwest right-of-way line of Hollis Avenue for 1,072.96 feet; thence South 60°00'00" West, a chord bearing, a distance of 278.90 feet to the intersection of the Southerly bc of Seminole Circle and the East right-of-way line of Southland Avenue and the Point Beginning;

Thence South along said East right-of-way line of Southland Avenue, a distance of 210.07 feet; thence West, a distance of 60.00 feet to the Westerly right-of-way line of Southland Avenue; thence South along said right-of-way line, a distance of 700.47 feet to the Northerly right-of-way line of Kenneth Road; thence North 60°00'00" West, along said right-of-way line, a distance of 79.43 feet; thence South 30°00'00" West, a distance of 89.42 feet to the intersection with the South line of said Section 21, Township Range 21 East; thence South 78°24'55" West along said Section line, a distance of 100.00 feet; thence North 60°00'00" West, a distance of 31.73 feet; thence South 30°00'00" West, a distance of 72.53 feet to the intersection of the South line of said Section 21; thence South 78°24'55" West along said South line, a distance of 59.47 feet to the Northerly right-of-way line of Rossmere Road; thence North 60°00'00" West along said right-of-way line, a distance of 68.18 feet; thence North, a distance of 651.82 feet; thence South 52°00'00" East, a distance of 8.00 feet; thence North 28°00'00" East, a distance of 25.00 feet to a point on a circular curve concave Easterly having as elements a central angle of 06°04'09", a radius of 250.00 feet and a chord bearing of North 18°49'05" West; thence Northeasterly along the arc of said curve, a distance of 26.48 feet to the Northerly right-of-way line of a canal easement; thence North 52°00'00" West along said right-of-way line, a distance of 1,025.24 feet; thence North, a distance of 1,690.00 feet; thence East, a distance of 1,204.90 feet to the Westerly right-of-way line of Southland Avenue; thence South along said Westerly right-of-way line, a distance of 2,123.59 feet; thence East, a distance of 30.00 feet to the point of curvature of a circular curve concave Southwesterly having as elements a central angle of 52°34'13", a radius of 232.00 feet and a chord bearing of South 63°42'54" East; thence Southeasterly along the arc of said curve, a distance of 212.87 feet to the intersection with the Northerly right-of-way line of Russel Avenue extended; thence South 60°00'00" West, along said right-of-way line, a distance of 42 feet, more or less, to the ordinary low water line of a lake; thence meander in a Southerly, then Southwesterly direction of said ordinary water line, a distance of 400 feet, more or less, to a point that intersects with the Northerly right-of-way line of Southland Avenue extended; thence South along said right-of-way line extended, a distance of 100 feet, more or less, to the Point of Beginning.

ALSO:

WARD 3

The following lots located in Ward 3, Plat of El Jobean, according to Plat thereof recorded in Plat Book 2, Pages 42-46, Public Records of Charlotte County, Florida

Lots 1-8

12-17
20-27
31-52
54-66
67-93
97-264
267-440
443-455
457-463
468-479
483-562
564-583
585-616
618-656
659-674
683-791
794-828
830-835
839-850
852-859
867-872
874-892

OR BOOK

PAGE

U102U

ALSO:

Parcel 1. A parcel of land lying between Riverside Drive and the water the Myakka River, from the centerline of Dade Avenue extended to the Myakka River, to the northerly line of Weeksonia Avenue extended to the Myakka River. (Approximately 5,800 feet)

Parcel 2. An unplatted triangular parcel bounded on the Northwest by Dade Avenue and Dade Avenue extended, on the East by the East line of Section 29, Township 40 South, Range 21 East and on the Southwest by an alley, said alley abutting lots 167, 168, and 169, Ward 3, Jobean.

ALSO:

Parcel 3. An unplatted triangular parcel bounded on the Northwest by Lot 169, Ward 3, El Jobean, on the Southwest by Pitman Road and on the East by the East line of Section 20, Township 40 South, Range 21 East.

Parcel 4. An unplatted parcel bounded on the Northwest by Lot 175, Ward 3, El Jobean, on the North by Pitman Road, on the East by the East line of Section 20, Township 40 South, Range 21 East, and on the Southwest by an alley, said alley abutting lots 183 and 184, Ward 3, El Jobean.

Parcel 5. An unplatted parcel bounded on the Northwest by Lot 184, Ward 3, El Jobean, bounded on the North by an alley, said alley abutting Lot 184, Ward 3, El Jobean, bounded on the East by the East line of Section 20, Township 40 South, Range 21 East, and on the Southwest by Orange Road.

Parcel 6. An unplatted triangular parcel bounded on the Northwest by Lot 198, Ward 3, El Jobean, on the East by the East line of Section 20, Township 40 South, Range 21 East and on the Southwest by an alley.

Parcel 7. An unplatted triangular parcel bounded on the Northwest by Lot 213, Ward 3, El Jobean, on the East by the East line of Section 20, Township 40 South, Range 21 East and on the Southwest by Hayward Avenue.

Parcel 8. An unplatted parcel bounded on the Northwest by Lot 234, Ward 3, El Jobean, on the Northeast by Hayward Avenue, on the East by the East line of Section 20, Township 40 South, Range 21 East and on the Southwest by an alley, said alley abutting Lots 253 and 254, Ward 3, El Jobean.

Parcel 9. An unplatted parcel bounded on the Northwest by Lot 251, Ward 3, El Jobean, on the Northeast by an alley, said alley abutting Lots 253 and 254, Ward 3, El Jobean, on the East by the East line of Section 20, Township 40 South, Range 21 East and on the Southwest by Pershing Road.

Parcel 10. An unplatted triangular parcel bounded on the Northwest by Pershing Road, on the East by the East line of Section 20, Township 40 South, Range 21 East and on the South by Lot 351, Ward 3, El Jobean.

Parcel 11. An unplatted triangular parcel bounded on the Northwest by an alley, said alley abutting Lots 351 through 356, inclusive, Ward 3, El Jobean, on the East by the East line of Section 20, Township 40 South, Range 21 East and on the South by Lot 360, Ward 3, El Jobean.

ALSO:

WARD 4

The following lots located in Ward 4, El Jobean, according to Plat thereof recorded in Plat Book 1, Page 60, Public Records of Charlotte County, Florida,

- Lots 1-175
177-193
196-197
201-241
242-386
389-426
427-509
516-616
619-683
685-718
720-736
740-753
755-756

ALSO:

Parcel 1. One (1) parcel of beach lying between Riverside Drive and the waters of the Myakka River from the centerline of Byron Avenue extended to the centerline of Dade Avenue extended (approximately 5,100 feet).

Parcel 2. A circular parcel bounded by Adrian Circle, approximately 3.33 acres.

Parcel 3. A parcel bounded on the Southwest by Pecan Circle, on the East by the West line of the East 1/3 of Section 17, and on the North by the centerline of Byron Avenue, extended.

Parcel 4. An unplatted parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the South by an alley, on the West by Ashburton Avenue and on the North by Pecan Circle extended.

Parcel 5. An unplatted parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the South by Lee Road, on the West by Ashburton Avenue and on the North by an alley.

OR BOOK

PAGE

ALSO:

Parcel 6. An unplatted parcel bounded on the East by the West line of the East 1/8 of Section 17, Township 40 South, Range 21 East, on the South by an alley, said alley abutting Lots 470 and 471, Ward 4, El Jobean, on the West by Lots 469 and 470, Ward 4, El Jobean and on the Northwest by Lee Road.

Parcel 7. An unplatted parcel bounded on the East by the West line of the East 1/8 of Section 17, Township 40 South, Range 21 East, on the South by Cottage Road, on the West by Lots 471 and 472, Ward 4, El Jobean and on the North by an alley, said alley abutting Lots 470 and 471, Ward 4, El Jobean.

Parcel 8. An unplatted parcel bounded on the East by the West line of the East 1/8 of Section 17, Township 40 South, Range 21 East, on the North by the South line of Section 17, Township 40 South, Range 21 East, on the Southeast by an alley, said alley abutting Lots 465 through 467, inclusive, Ward 4, El Jobean, on the Southwest by Lot 468, Ward 4, El Jobean and on the Northwest by Cottage Road.

Parcel 9. An unplatted triangular parcel bounded on the North by the South line of Section 17, Township 40 South, Range 21 East, on the Southeast by Easton Road and on the Southwest by Lot 457, Ward 4, El Jobean.

Parcel 10. An unplatted triangular parcel bounded on the North by the South line of Section 17, Township 40 South, Range 21 East, on the Southeast by an alley, said alley abutting Lots 440 through 445, inclusive, Ward 4, El Jobean and on the Southwest by Lot 446, Ward 4, El Jobean.

Parcel 11. An unplatted parcel bounded on the North by the South line of Section 17, Township 40 South, Range 21 East, on the Northeast by an Avenue, on the Southeast by Lot 313, Ward 4, El Jobean, on the Southwest by Lot 445, Ward 4, El Jobean and on the Northwest by an alley, said alley abutting Lot 445, Ward 4, El Jobean.

Parcel 12. An unplatted triangular parcel bounded on the North by the South line of Section 17, Township 40 South, Range 21 East, on the Southeast by Belvista Avenue and on the Northwest by Florida Avenue.

Parcel 13. An unplatted triangular parcel bounded on the Northwest by Belvista Avenue, on the East by the East line of Section 20, Township 40 South, Range 21 East and on the Southwest by an Avenue.

U113U
DR BOB
U1623
PAGE

ALSO:

Parcel 14. An unplatted triangular parcel bounded on the East by the East line of Section 20, Township 40 South, Range 21 East, on the Southwest by an alley, said alley abutting Lots 282 and 283, Ward 4, El Jobean and on the Northwest by Lot 284, Ward 4, El Jobean.

Parcel 15. An unplatted triangular parcel bounded on the East by the East line of Section 20, Township 40 South, Range 21 East, on the Southwest by Decatur Road and on the Northwest by Lot 283, Ward 4, El Jobean.

Parcel 16. An unplatted triangular parcel bounded on the East by the East line of Section 20, Township 40 South, Range 21 East, on the Southwest by an alley, said alley abutting Lots 277 and 278, Ward 4, El Jobean, and on the Northwest by Lot 279, Ward 4, El Jobean.

Parcel 17. An unplatted triangular parcel bounded on the East by the East line of Section 20, Township 40 South, Range 21 East, on the Southwest by Avalon Road and on the Northwest by Lot 273, Ward 4, El Jobean.

Parcel 18. An unplatted triangular parcel bounded on the East by the East line of Section 20, Township 40 South, Range 21 East, on the Southwest by an alley, said alley abutting Lots 268 and 269, Ward 4, El Jobean and on the Northwest by Lot 274, Ward 4, El Jobean.

Parcel 19. An unplatted triangular parcel bounded on the East by the East line of Section 20, Township 40 South, Range 21 East, on the Southwest by Babson Road and on the Northwest by Lot 269, Ward 4, El Jobean.

Parcel 20. An unplatted parcel bounded on the East by the East line of Section 20, Township 40 South, Range 21 East, on the Southwest by Halls Avenue and by two sides of Lot 124, Ward 6, El Jobean, and on the Northwest by an alley, said alley abutting Lots 125 through 130, inclusive, Ward 4, El Jobean, and on the North by Colonial Avenue.

Parcel 21. An unplatted parcel bounded on the East by the East line of Section 20, Township 40 South, Range 21 East, on the Southeast by an alley, said alley abutting Lots 52 through 61, inclusive, Ward 4, El Jobean, on the Southwest by Lot 61, Ward 4, El Jobean, on the Northwest by Babson Road and on the Northeast by Halls Avenue.

Parcel 22. An unplatted parcel bounded on the East by the East line of Section 20, Township 40 South, Range 21 East, on the Southeast by Avalon Road, on the Southwest by Lot 72, Ward 4, El Jobean, on the Northwest by an alley, said alley abutting Lots 52 through 61, inclusive, Ward 4, El Jobean.

ALSO:

Parcel 23. An unplatted parcel bounded on the East by the East line of Section 20, Township 40 South, Range 21 East, on the Southeast by an alley, said alley abutting Lots 73 through 84, inclusive, Ward 4, El Jobean, on the Southwest by Lot 84, Ward 4, El Jobean and on the Northwest by Avalon Road.

Parcel 24. An unplatted parcel bounded on the East by the East line of Section 20, Township 40 South, Range 21 East, on the Southeast by Decatur Road, on the Southwest by Lot 85, Ward 4, El Jobean and on the Northwest by an alley, said alley abutting Lots 73 through 84, inclusive, Ward 4, El Jobean.

Parcel 25. An unplatted parcel bounded on the East by the East line of Section 20, Township 40 South, Range 21 East, on the Southeast by an alley, said alley abutting Lots 97 through 109, inclusive, Ward 4, El Jobean, on the Southwest by Lot 109, Ward 4, El Jobean, and on the Northwest by Decatur Road.

Parcel 26. An unplatted triangular parcel bounded on the East by the East line of Section 20, Township 40 South, Range 21 East, on the Southwest by Lot 110, Ward 4, El Jobean, and on the Northwest by an alley, said alley abutting Lots 97 through 109, inclusive, Ward 4, El Jobean.

ALSO:

WARD 6

The following lots located in Ward 6, El Jobean, according to Plat thereof recorded in Plat Book 1, Page 61, Public Records of Charlotte County, Florida,

- Lots 1- 45
- 52-178
- 180-194
- 198-204
- 206-212
- 214-247
- 249-264
- 266-283
- 285-300
- 302-318
- 320-337
- 339-355
- 357-412
- 414-425
- 430-447
- 450-453
- 461-464
- 536-675
- 678-1078

UJ113U
OR BOOK
PAGE

ALSO:

Lots 1082-1089
1090-1247
1250-1314
1397-1398
1418-1422
1442-1448
1467-1485
1511-1517
1526-1532
1538-1544
1559-1572
1574-1589
1591-1658
1660-1708
1710-1742
1744-1772
2A
11A
12A
576A
692A
983A
984A
1764A

ALSO:

Parcel 1. One (1) parcel of beach lying between Riverside Drive and the waters of the Myakka River from the centerline of Byron Avenue extended, to the West line of Section 17, Township 40 South, Range 21 East (approximately 4,600 feet).

Parcel 2. One (1) parcel bounded on the Northwest by Pecan Circle, on the East by the West line of the East 1/3 of Section 17, and on the South by the centerline of Byron Avenue, extended.

Parcel 3. A circular parcel bounded by Algonquin Circle, 3.65 acres.

Parcel 4. An unplatted parcel bounded on the North by the North line of Section 17, Township 40 South, Range 21 East, on the Southeast by two sides of Lot 1713, Ward 6, El Jobean, and an alley, said alley abutting Lots 1717 and 1713, Ward 6, El Jobean, on the Southwest by Forcham Avenue and on the Northwest by the Northwest boundary of Lot 1719 extended, Ward 6, El Jobean.

Parcel 5. An unplatted triangular parcel bounded on the North by the North line of Section 17, Township 40 South, Range 21 East, on the Southeast by Gullford Road and on the Southwest by Lot 1710, Ward 6, El Jobean.

ALSO:

Parcel 6. An unplatted parcel bounded on the North by the North line of Section 17, Township 40 South, Range 21 East, on the East by King Avenue, on the Southeast by an alley, said alley abutting Lot 1660, Ward 6, El Jobean, and on the Southwest by Lot 1708, Ward 6, El Jobean.

Parcel 7. An unplatted parcel bounded on the North by the North line of Section 17, Township 40 South, Range 21 East, on the Northeast by Guilford Road, on the Southeast by Lot 1591, Ward 6, El Jobean, on the Southwest by an alley, said alley abutting Lot 1553, Ward 6, El Jobean, on the West by King Avenue.

Parcel 8. An unplatted triangular parcel bounded on the North by the North line of Section 17, Township 40 South, Range 21 East, on the Southeast by Lot 1574, Ward 6, El Jobean, and on the Southwest by Guilford Road.

Parcel 9. An unplatted parcel bounded on the North by the North line of Section 17, Township 40 South, Range 21 East, on the Northeast by an alley, said alley abutting Lot 1547, Ward 6, El Jobean, on the Southeast by Lot 1547, Ward 6, El Jobean, and on the Southwest by Madison Avenue.

Parcel 10. An unplatted triangular parcel bounded on the North by the North line of Section 17, Township 40 South, Range 21 East, on the Southeast by Lot 1510, Ward 6, El Jobean, and on the Southwest by alley, said alley abutting Lots 1547 and 1540, Ward 6, El Jobean.

Parcel 11. An unplatted parcel bounded on the North by the North line of Section 17, Township 40 South, Range 21 East, on the Northeast by an alley, said alley abutting Lot 1532, Ward 6, El Jobean, on the Southeast by Lot 1532, Ward 6, El Jobean, and on the Southwest by Sherman Road.

Parcel 12. An unplatted triangular parcel bounded on the North by the North line of Section 17, Township 40 South, Range 21 East, on the Southeast by Lexington Avenue and on the Southwest by an alley, said alley abutting Lot 1532, Ward 6, El Jobean.

Parcel 13. An unplatted triangular parcel bounded on the North by the North line of Section 17, Township 40 South, Range 21 East, on the Southeast by an alley, said alley abutting Lots 1511 through 1515, inclusive, Ward 6, El Jobean, and on the Northwest by Lexington Avenue.

Parcel 14. An unplatted parcel bounded on the North by the North line of Section 17, Township 40 South, Range 21 East, on the East by the East line of West 1/2 of Section 17, Township 40 South, Range 21 East, on the Southeast by Sherman Road, on the Southwest by Lot 1511, Ward 6, El Jobean, and on the Northwest by an alley, said alley abutting Lot 1511, Ward 6, El Jobean.

ALSO:

Parcel 15. An unplatted parcel bounded on the East by the East line of West $\frac{1}{2}$ of Section 17, Township 40 South, Range 21 East, on the Southeast by an alley, said alley abutting Lot 1435, Ward 6, El Jobean, on the Southwest by Lot 1435, Ward 6, El Jobean, and on the Northwest by Sherman Road.

Parcel 16. An unplatted triangular parcel bounded on the East by the East line of the West $\frac{1}{2}$ of Section 17, Township 40 South, Range 21 East, on the Southwest by Lot 1467, Ward 6, El Jobean, and on the Northwest by an alley, said alley abutting Lot 1467, Ward 6, El Jobean.

Parcel 17. An unplatted triangular parcel bounded on the East by the East line of the West $\frac{1}{2}$ of Section 17, Township 40 South, Range 21 East, on the Southwest by Lot 1442, Ward 6, El Jobean, and on the Northwest by Wellington Avenue.

Parcel 18. An unplatted parcel bounded on the East by the East line of the West $\frac{1}{2}$ of Section 17, Township 40 South, Range 21 East, on the Southeast by Fulton Road, on the Southwest by Lot 1418, Ward 6, El Jobean, and on the Northwest by an alley, said alley abutting Lot 1418, Ward 6, El Jobean.

Parcel 19. An unplatted parcel bounded on the East by the East line of the West $\frac{1}{2}$ of Section 17, Township 40 South, Range 21 East, on the Southeast by an alley, said alley abutting Lot 1397, Ward 6, El Jobean, on the Southwest by Lot 1397, Ward 6, El Jobean, and on the Northwest by Fulton Road.

Parcel 20. An unplatted parcel bounded on the East by the East line of the West $\frac{1}{2}$ of Section 17, Township 40 South, Range 21 East, on the Southeast by Cranford Road, on the Southwest by Lots 1313 and 1314, Ward 6, El Jobean, and on the Northwest by an alley, said alley abutting Lot 1313, Ward 6, El Jobean.

Parcel 21. An unplatted parcel bounded on the East by the East line of the West $\frac{1}{2}$ of Section 17, Township 40 South, Range 21 East, on the North by TRAC "B", Block 1036, Port Charlotte, on the East by Cheswick Road, on the Southeast by Lot 1090, Ward 6, El Jobean, and on the West by an alley, said alley abutting Lot 1090, Ward 6, El Jobean.

Parcel 22. An unplatted parcel bounded on the North by Prentice Avenue, Port Charlotte, on the East by Claybourne Avenue, on the Southeast by Algonquin Circle and on the Southwest by Madison Avenue in Ward 6, El Jobean.

Parcel 23. An unplatted parcel bounded on the North by Prentice Avenue, Port Charlotte, on the Southeast by Lot 451, Ward 6, El Jobean, on the Southwest by Algonquin Circle and on the West by Claybourne Avenue.

OR BOOK
PAGE

ALSO:

Parcel 24. An unplatted parcel bounded on the North by Prentice Avenue, Port Charlotte, on the Northeast by Cheswick Road, on the Southeast by Lot 461, Ward 6, El Jobean, and on the Southwest by an alley, said alley abutting Lot 461, Ward 6, El Jobean.

Parcel 25. An unplatted parcel bounded on the North by Prentice Avenue, Port Charlotte, on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the Southeast by Orlando Avenue and two sides of Lot 464, Ward 6, El Jobean, and on the Southwest by Cheswick Road.

Parcel 26. An unplatted parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the South by Lot 439, Ward 6, El Jobean, on the West by Cheswick Road and on the North by Orlando Avenue.

Parcel 27. An unplatted triangular parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the South by Lots 424 and 425, Ward 6, El Jobean, and on the Northwest by an alley, said alley abutting Lot 424, Ward 6, El Jobean.

Parcel 28. An unplatted parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the South by an alley, said alley abutting Lot 372, Ward 6, El Jobean, on the West by Lot 372, Ward 6, El Jobean, and on the Northwest by Lot 412, Ward 6, El Jobean.

Parcel 29. An unplatted parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the South by Fulton Road, on the West by Lot 355, Ward 6, El Jobean, and on the North by an alley, said alley abutting Lot 355, Ward 6, El Jobean.

Parcel 30. An unplatted parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the South by an alley, said alley abutting Lot 337, Ward 6, El Jobean, on the West by Lot 337, Ward 6, El Jobean, and on the North by Fulton Road.

Parcel 31. An unplatted triangular parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the Southwest by Lot 313, Ward 6, El Jobean, and on the Northwest by an alley, said alley abutting Lot 313, Ward 6, El Jobean.

Parcel 32. An unplatted triangular parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the Southwest by Lot 283, Ward 6, El Jobean, and on the Northwest by Longwood Avenue.

001130
001629
PAGE

ALSO:

Parcel 33. An unplatted parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the Southeast by Easton Road, on the Southwest by Lot 264, Ward 6, El Jobean, and on the Northwest by an alley, said alley abutting Lot 254, Ward 6, El Jobean.

Parcel 34. An unplatted parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the Southeast by an alley, said alley abutting Lot 247, Ward 6, El Jobean, on the Southwest by Lot 247, Ward 6, El Jobean, and on the Northwest by Easton Road.

Parcel 35. An unplatted triangular parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the Southwest by Lot 234, Ward 6, El Jobean, and on the Northwest by an alley, said alley abutting Lot 231, Ward 6, El Jobean.

Parcel 36. An unplatted parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the Southeast by an alley, said alley abutting Lot 232, Ward 6, El Jobean, on the Southwest by Lot 222, Ward 6, El Jobean, and on the Northwest by Cottage Road.

Parcel 37. An unplatted parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the Southeast by Lee Road, on the Southwest by Lot 212, Ward 6, El Jobean, and on the Northwest by an alley, said alley abutting Lot 212, Ward 6, El Jobean.

Parcel 38. An unplatted parcel bounded on the East by the West line of the East 1/3 of Section 17, Township 40 South, Range 21 East, on the Southeast by an alley, said alley abutting Lot 204, Ward 6, El Jobean, on the Southwest by Lot 204, Ward 6, El Jobean, and on the Northwest by Lee Road.

Parcel 39. An unplatted triangular parcel bounded on the East by the West line of the East 1/8 of Section 17, Township 40 South, Range 21 East, on the Southwest by Lot 200, Ward 6, El Jobean, and on the Northwest by an alley, said alley abutting Lot 200, Ward 6, El Jobean.

UJ113U
PAGE
UJ102U

LESS:

A portion of El Jobean Ward 6, recorded in Plat Book 1, Page 61, Public Records of Charlotte County, Florida described as follows:

Commence at the Northeast Corner of Section 18, Township 40 South, Range 21 East, Charlotte County, Florida; thence N.89° 22'59"W., along the North line of said Section 18, a distance of 688.30 ft. for a Point of Beginning; thence S.89°22'59"E. retracing the last call along the said North line of Section 18, a distance of 688.30 ft. to the said Northeast corner of Section 18, same being the Northwest corner of Section 17, Township 40 South, Range 21 East; thence N.39°34'55"E., along the South line of said Section 17, a distance of 2683.38 ft. to a concrete monument found at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 17; thence S.00°54'50"W., along the West line of said Northwest Quarter of the Northeast Quarter same being the West line of Lots 1 - 14, Block 3036, Port Charlotte Subdivision, Section 61, recorded in Plat Book 5, Page 75, Public Records of Charlotte County, Florida, a distance of 172.00 ft. more or less to the centerline of a creek; thence westerly and southwesterly along the centerline of said creek, to the waters of the Myakka River; thence Northwesterly along said waters of the Myakka River, to a point lying in a S.25°07'01"W., direction from the Point of Beginning; thence N.25°07'01"E., 536.00 ft. more or less to the Point of Beginning.

OR BOOK

PAGE

ALSO INCLUDING:

All that part of Section 21, Township 40 South, Range 21 East lying westerly of the Seaboard Coastline Railroad Right of Way and westerly of Plan 1 and Plan 2, Ward 7, El Jobean, according to plats recorded in Plat Book 2 at pages 37 and 48 respectively.

Less the following described parcels:

Parcel 'G'

A certain parcel of land lying in Section 21, Township 40 South, Range 21 East, in Charlotte County, Florida and being more particularly described as follows: Take for a point of reference the Northwest corner of aforesaid Section 21; go thence S $39^{\circ}49'27''$ E along the North line of said Section 21 for 1955.50 feet to a Point of Beginning; continue along the same line for 533.39 feet to a point; go thence S $11^{\circ}56'10''$ W (meeting the Northerly line of Colonial Avenue and the Westerly line of Hamner Avenue, both of El Jobean, Ward 7, at 558.53 feet) and continuing along the Westerly line of Hamner Avenue for a total distance of 342.76 feet to a point; go thence N $89^{\circ}49'27''$ W for 374.51 feet to a point; go thence N $0^{\circ}41'21''$ E for 825.10 feet to the Point of Beginning. Parcel contains 3.55 acres.

Parcel 'H'

A certain parcel of land lying in Section 21, Township 40 South, Range 21 East, in Charlotte County, Florida and being more particularly described as follows: Take for a point of reference the Northwest corner of aforesaid Section 21; go thence S $39^{\circ}49'27''$ E along the North line of said Section 21 for 2494.39 feet to a Point of Beginning; continue along the same line for 545.45 feet to an Intersection with the Westerly line of Ward Road; go thence S $11^{\circ}56'10''$ W along said Westerly line of Ward Road for 361.45 feet to an Intersection with the Northerly line of Colonial Avenue; go thence S $71^{\circ}56'10''$ W along said Northerly line of Colonial Avenue for 616.61 feet to an Intersection with the Westerly line of Hamner Avenue; go thence N $11^{\circ}56'10''$ E for 558.53 feet to the Point of Beginning. Parcel contains 5.64 acres. (Streets and avenues referred to are a part of El Jobean Ward 7).

U01130

PAGE
U01032

ALSO LESS:

Acres

A parcel of land lying in Section 21, Township 40 South, Range 21 East, Charlotte County, Florida and being more particularly described as follows: Commencing at the intersection of the Southwesterly right-of-way line of Hollis Avenue and the Westerly right-of-way line of West Railroad Avenue, as shown on the plat of Plan No. 2 of a part of Ward 1, El Jobean, as recorded in Plat Book 2 at Page 47, of the Public Records of Charlotte County, Florida; thence N60°W, along said Southwesterly right-of-way line of Hollis Avenue for 1072.96 feet to the Point of Beginning of the herein described parcel; go thence Southwesterly, along the arc of a 332.0-foot radius curve, concave to the Northwest, through an arc of 297.83 feet, a central angle of 49°40'24", and a chord bearing S60°W for 273.90 feet; go thence South 210.24 feet; go thence West 75.0 feet; go thence Northeasterly along the arc of a 25.0-foot radius curve, concave Northwest, through an arc of 39.27 feet and a central angle of 90°; go thence North 234.42 feet; go thence Northeasterly along the arc of a 232.0-foot radius curve, concave Northwesterly, through an arc of 217.50 feet, a central angle of 44°11'27", and a chord bearing N71°53'15.5"E, 212.15 feet; go thence N40°07'23"W, 55.45 feet; go thence Northerly along the arc of a 50.0-foot radius curve, concave Easterly, through an arc of 67.53 feet, a central angle of 77°13'33", and a chord bearing N1°20'51.5"W, 62.63 feet; go thence Northerly and Westerly, along the arc of a 132.0-foot radius curve, concave Northwesterly, through an arc of 404.73 feet, a central angle of 127°25'46", and a chord bearing N25°17'07"W, 325.36 feet; go thence West 30.0 feet; go thence North, along a line 50.0 feet West of and parallel to the West line of Southland Avenue, 990.96 feet; go thence West 1154.90 feet; go thence North 1192.53 feet to a point on the South line of Plan No. 2 of a part of Ward 7, El Jobean, Plat Book 2, Page 43, Public Records of Charlotte County, Florida; go thence East, along said South line 1204.90 feet to a point on the West line of Southland Avenue; go thence South, along said West line 2123.59 feet; go thence East 30.0 feet; go thence Easterly and Southerly, along the arc of a 232.0-foot radius curve, concave Southwesterly, through an arc of 515.90 feet, a central angle of 127°24'32", and a chord bearing S25°17'44"E, 415.99 feet; go thence S60°E, 100.0 feet to the Point of Beginning. Parcel contains 35 acres. Basis for bearings continues the practice of previous descriptions in the area and assumes the railroad and Southland Avenue to bear North. The true bearing of both is N11°55'11"E.

DR BOOK
PAGE

Alas Lake

Lake

A portion of Section 21, Township 40 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows: Commencing at the intersection of the Southwesterly right-of-way line of Hollis Avenue, and the westerly right-of-way line of West Railroad Avenue, as shown on the plat of PLAN NO. 2 OF A PART OF WARD ONE EL JOBEAN, is recorded in Plat Book 2, Page 47, of the Public Records of Charlotte County, Florida; then N-60°-W., along the Southwesterly right-of-way line of said Hollis Avenue, a distance of 1172.96 feet; thence N. 52°-34'-13"-W., a distance of 50.0 feet, to the Point of Beginning of this description, said point also being the Point of Curvature of a circular curve to the left, thence Southerly, along the arc of said curve, having a radius of 50.0 feet, an arc distance of 67.68 feet, to the Point of Tangency; thence S-40°-37'-23"-E., a distance of 55.45 feet, to a point on the arc of a circular curve, whose radius point bears N-43°-07'-23" W., from said point; thence Westerly along the arc of said curve, having a radius of 232.0 feet, an arc distance of 217.50 feet; thence South, along a line parallel with the centerline of Southland Avenue, a distance of 234.42 feet, to the Point of Curvature of a circular curve to the right; thence Southerly, Westerly and Northerly, along the arc of said curve, having a radius of 25.0 feet, an arc distance of 73.54 feet, to the Point of Tangency; thence North, along a line parallel with the centerline of said Southland Avenue, a distance of 197.71 feet; thence N-90°-W., a distance of 125.0 feet, to the Point of Curvature of a circular curve to the right; thence Westerly, Northerly and Easterly, along the arc of said curve, having a radius of 250.0 feet, an arc distance of 785.40 feet, to the Point of Tangency; thence N-90°-E., a distance of 195.0 feet, to the Point of Curvature of a circular curve to the right; thence Easterly and Southerly, along the arc of said curve, having a radius of 132.0 feet, an arc distance of 404.73 feet, to the Point of Beginning. Containing 6.3 Acres, more or less.

DR BOOK

PAGE

Also Less:

Lake 2

A parcel of land lying in Section 21, Township 40 South, Range 21 East, Charlotte County, Florida and being more particularly described as follows: Commencing at the intersection of the Southwesterly right-of-way line of Hollis Avenue and the Westerly right-of-way line of West Railroad Avenue, as shown on the Plat of Plan No. 2 of a part of Ward 1, El Joban, as recorded in Plat Book 2 at Page 47 of the Public Records of Charlotte County, Florida; thence $N60^{\circ}W$, along said Southwesterly right-of-way line of Hollis Avenue for 1172.96 feet; thence $N52^{\circ}34'13''W$ for 50.0 feet; go thence Northerly and Westerly, along the arc of a 132-foot radius curve, concave Southwesterly, having an arc of 404.73 feet, a central angle of $127^{\circ}25'45''$ and having a chord bearing $N25^{\circ}17'07''W$ for 325.36 feet; to the Point of Tangency of said curve; go thence West 80.0 feet to the Point of Beginning of the herein described parcel; continue West 115.00 feet to the Point of Curvature of a 250.0-foot radius curve to the left; go thence Southwesterly, along the arc of said curve, through an arc of 297.43 feet and a central angle of $05^{\circ}19'$ to a point on the Northeasterly right-of-way line of the proposed canal; go thence $N52^{\circ}W$, along said Northeasterly right-of-way line, 903.34 feet; go thence East 1059.24 feet; go thence South, along a line 50.0 feet West of and parallel to the West line of Southland Avenue for 399.48 feet to the Point of Beginning. Parcel contains 8.1 acres. Basis for bearings continues the practice of previous descriptions in the area and assumes the railroad and Southland Avenue to bear North; the true bearing of both is $N11^{\circ}55'10''E$.

U0113U
OR BOOK

U01635
PAGE

Alwa Lesut

Lake]

A parcel of land lying in Section 21, Township 40 South, Range 21 East, Charlotte County, Florida and being more particularly described as follows: Commencing at the intersection of the Southwesterly right-of-way line of Hollis Avenue and the Westerly right-of-way line of West Railroad Avenue, as shown on the Plat of Plan No. 2 of a part of Ward 1, El Jobean, as recorded in Plat Book 2 at Page 47, of the Public Records of Charlotte County, Florida; thence $N60^{\circ}W$, along said Southwesterly right-of-way line of Hollis Avenue for 1172.96 feet; thence $N52^{\circ}34'11''W$ for 50.0 feet; go thence Northerly and Westerly, along the arc of a 132-foot radius curve, concave Southwesterly, having an arc of 404.73 feet, a central angle of $127^{\circ}25'46''$ and having a chord bearing $N26^{\circ}17'07''W$ for 325.36 feet, to the Point of Tangency of said curve; go thence West 80.0 feet; go thence North, along a line 50.0 feet West of and parallel to the West line of Southland Avenue 399.43 feet to the Point of Beginning of the parcel described herein; continue along the same line 591.43 feet; go thence West 1154.90 feet; go thence South 516.74 feet to a point on the Northeastery right-of-way line of the proposed canal; go thence $S52^{\circ}E$, along said right-of-way line 121.40 feet; go thence East 1059.24 feet to the Point of Beginning. Parcel contains 15.6 acres. Basis for bearings continues the practice of previous descriptions in the area and assumes the railroad and Southland Avenue to bear North; the true bearing of both is $N11^{\circ}56'10''E$.

001130

PAGE 001636

Also Less:

A parcel of land lying in Section 21, Township 40 South, Range 21 East, in Charlotte County, Florida and being more particularly described as follows: Take for a point of reference the intersection of the Northeasterly line of Hollis Avenue and the Westerly line of West Railroad Avenue, all as shown on the plat of Plan 2, Part of Ward 1, El Jobean, Plat Book 2, Page 47, Public Records of Charlotte County, Florida; go thence N60°W along aforesaid Southwesterly line of Hollis Avenue 1072.95 feet; go thence S60°W 277.93 feet to a point on the Easterly line of Southland Avenue; go thence South along said Easterly line of Southland Avenue 210.24 feet; go thence West 60 feet to a point on the Westerly line of Southland Avenue, said point being the Point of Beginning of the herein described parcel; go thence West 15 feet; thence Northwesterly along the arc of a 25-foot radius curve, concave Northeasterly, through an arc of 39.27 feet and a central angle of 90°; go thence North 197.91 feet; go thence West 125 feet to the P. C. of a 250-foot radius curve concave Northeasterly; go thence Northwesterly and Northerly along the arc of said curve through an arc of 451.57 feet and a central angle of 105°47' to a point on the end, at the center of the canal easement; go thence S33°W 25 feet and N52°W 8 feet, along the Southeasterly and the Southwesterly lines of the canal easement; go thence South 685.11 feet to a point on the Northeasterly line of Stockton Road; go thence S60°E along said Northeasterly line 77.33 feet to a point on the Southerly line of Section 21, go thence N73°09'06"E along said Southerly line 31.93 feet to a point on the Northwesterly line of Lot 543; go thence N30°E along said Northwesterly line and said line extended, 90.70 feet to a point on the Northeasterly line of the alley; go thence S60°E along said Northeasterly line 101.27 feet to a point on aforesaid Southerly line of Section 21; go thence N73°09'06"E along said Southerly line 65.41 feet to a point on the Northwesterly line of Lot 545; go thence N30°E along said Northwesterly line and said line extended 106.35 feet to a point on the Northeasterly line of Kenneth Road; go thence S60°E along said Northeasterly line 79.43 feet to a point on the Westerly line of Southland Avenue; go thence North along said Westerly line 97.54 feet to the Point of Beginning. Parcel contains 5.02 acres, more or less. Basis for bearing continues the practice of previous descriptions in the area and assumes the railroad and Southland Avenue to bear North; the true bearing of both is N115°56'10"E.

U11100
U11051

Also Lesse:

That part of Plan 2, Ward 2, El Jobean, according to plat recorded in Plat Book 2, at page 43 of the Public Records of Charlotte County, Florida, lying in Section 21-40-21.

Also Lesse:

That part of Plan 1, Ward 3, El Jobean, according to plat recorded in Plat Book 2 at page 42 of the Public Records of Charlotte County, Florida, lying in Section 21-40-21.

LESS AND EXCEPT one-half of the oil, gas and mineral rights in Lots 32, 360 to 365, inclusive, Lots 504 to 508, inclusive, Plan No. 1, Ward 3, El Jobean, recorded in Plat Book 2, Page 42; Lot 52, Plan No. 2, Ward 3, El Jobean, recorded in Plat Book 2, Page 46; Lots 530 and 531, Ward 6, El Jobean, recorded in Plat Book 1, Page 64, Lots 876 and 877, Plan No. 2, Ward 2, El Jobean, recorded in Plat Book 2, Page 43; Lot 76, Plan 1, Ward 2, El Jobean, recorded in Plat Book 2, Page 39, Public Records of Charlotte County, Florida.

Subject to drainage easement to Charlotte County dated 11 June 1980 filed for record 12 June 1980, and recorded in Official Records Book 635 at Page 4 of the public records of Charlotte County, Florida.

001130
OR BOOK
PAGE 638

001130
001580

ALSO INCLUDING:

A portion of PLAN NO. 2 OF A PART OF WARD 7 EL JOBEAN, as recorded in Plat Book 2, Page 48, of the Public Records of Charlotte County, Florida, being more particularly described as follows:

Beginning at the radius point of Lincoln Circle, as shown on said plat; Thence N 12°11'23" E, along the Southerly projection of the centerline of Hamner Avenue, a distance of 232.0 feet, to the right-of-way line of Lincoln Circle, said right-of-way line also being on the arc of a circular curve, whose radius point bears S 12°11'23" W, from said point; Thence Northwesterly, along the arc of said curve, having a radius of 232.0 feet and a central angle of 77°25'47", an arc distance of 30.08 feet, to the Westerly right-of-way line of said Hamner Avenue; Thence N 12°11'23" E, along said Westerly right-of-way line, a distance of 1357.56 feet, to the Northerly right-of-way line of Colonial Avenue; Thence N 72°11'23" E, along said Northerly right-of-way line, a distance of 616.51 feet, to the Westerly right-of-way line of Ward Road;

Thence N 12°11'23" E, along said Westerly right-of-way line a distance of 361.54 feet, to the Northerly line of Section 21, Township 40 South, Range 21 East, Charlotte County, Florida;

Thence S 89°34'03" E, along said Northerly line, a distance of 2314.56 feet, to the Easterly right-of-way line of the C.H. & N. Railroad, as shown on said plat;

Thence S 12°11'23" W, along said Easterly right-of-way line, a distance of 2447.19 feet;

Thence N 77°48'37" W, a distance of 50.0 feet, to the centerline of said C.H. & N. Railroad;

Thence S 12°11'23" W, along said centerline, a distance of 50.0 feet to a point on the arc of a circular curve, whose radius point bears S 12°11'23" W, from said point;

Thence Westerly and Southerly, along the arc of said curve, having a radius of 232.0 feet and a central angle of 67°25'47", an arc distance of 273.03 feet, to a point of the Southeasterly projection of the Southerly right-of-way line of Rowe Avenue;

Thence N 47°48'37" W, along said Southerly right-of-way line, a distance of 1323.02 feet, to an intersection with the Southerly right-of-way line of Dade Avenue;

Thence S 72°11'23" W, along said Southerly right-of-way line, a distance of 1222.43 feet, to the right-of-way line of Lincoln Circle;

Thence S 77°25'47" W, a distance of 332.0 feet, to the Point of Beginning.

LESS:

Hammer Avenue, lying Northerly of Lincoln Park and Southerly of the Northerly Right-of-Way line of Colonial Avenue, and also less Colonial Avenue, lying Easterly of Hamner Avenue and Westerly of the Easterly Right-of-Way line of Ward Road, and also less Ward Road, lying Northerly of Colonial Avenue and Southerly of the Northerly line of said Section 21, and also less Lee Circle, lying Westerly of the C.H. & N. Railroad and Northeasterly of the Southerly right-of-way line of Rowe Avenue and also less Rowe Avenue lying Northwesterly of Lee Circle and Easterly of the centerline of Southland Avenue and also less Dade Avenue lying Northeasterly of Lincoln Circle and Westerly of the centerline of Southland Avenue and also less Lincoln Circle, lying Easterly of Hamner Avenue and Northwesterly of the Southerly right-of-way line of Dade Avenue.

Also less the following:

A portion of the C.H. & N. Railroad Right of Way lying in PLAN NO. 2 OF A PART OF WARD 7 EL JOBE-AN, as recorded in Plat Book 2, Page 48, of the Public Records of Charlotte County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of LOT "S", of said PLAN NO. 2 OF A PART OF WARD 7 EL JOBE-AN, said point being on the Northerly line of Section 21, Township 40 South, Range 21 East, Charlotte County, Florida and on the Westerly Right of Way line of said C.H. & N. Railroad: Thence S 89°34'03" E, Along the Northerly line of said Section 21, a distance of 51.07 feet, to the centerline of said C.H. & N. Railroad and the Point of Beginning of this description;

Thence continue S 89°34'03" E, along the last described course, a distance of 7.40 feet to the Northwest corner of Section 22, Township 40 South, Range 21 East, Charlotte County, Florida; Thence S 89°09'07" E, along the Northerly line of said Section 22, a distance of 43.51 feet, to the Easterly Right of Way line of said C.H. & N. Railroad; Thence S 12°11'23" W, along said Easterly Right of Way line, a distance of 2446.36 feet, to a point perpendicular to the intersection of the centerline of said C.H. & N. Railroad and the Easterly projection of the circular centerline of Lee Circle; Thence N 77°48'37" W, a distance of 50.0 feet, to the centerline of said C.H. & N. Railroad; Thence N 12°11'23" E, along said centerline, a distance of 2436.73 feet, to the Point of Beginning.

001130
OR BOOK
001640
PAGE