

check #14
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IMAGED
SG

9/11/95

RESOLUTION
NUMBER 95- 190

A RESOLUTION AMENDING RESOLUTION #90-286, THE INCREMENT I DEVELOPMENT ORDER FOR RIVERWOOD DRI, AS AMENDED BY RESOLUTIONS #91-268, 92-07, 93-21 AND 94-38; FINDING THAT THIS AMENDMENT DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

FINDINGS

1. On November 13, 1990, the Charlotte County Board of County Commissioners passed and approved Resolution #90-286 constituting the Increment I Development Order for a development known as Riverwood DRI.
2. The Increment One Development Order was amended by Charlotte County Resolution 91-268 on October 22, 1991, by Resolution 92-07 on January 14, 1992, by Resolution 93-21 on February 16, 1993, and by Resolution 94-38 on April 5, 1994.
3. Riverwood Land Development Company Limited Partnership has requested that amendments to the Increment I Map H Development Plan be considered by the Board of County Commissioners.
4. The Board of County Commissioners has reviewed and considered the amendments requested by Riverwood Land Development Company Limited Partnership, and finds that they are consistent with the Charlotte County Comprehensive Plan and with the previously approved Riverwood Master Development Order, and also finds that pursuant to F.S. §380.06(19), they do not constitute a substantial deviation.

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

FILED AT
HARBOR BRANCH
95 SEP 27 AM 10:11
BARBARA T. SCOTT
CLERK OF CIRCUIT COURT

Barbara T. Scott, Clerk of the Circuit Court - Charlotte County
File: 377289
Recorded: 09/28/95
OR BOOK/PAGE: 1423/1803
08:23 A.M.

Recording \$ 42.00
Record Verified: JUDY KEISNER, D.C.

#75 Minutes ★

IMAGED

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SECTION ONE

Resolution #90-286, as amended, is hereby further amended as follows [additions **bold shaded**, deletions ~~xxxxxx~~]:

"1. Pursuant to Section 380.06, Florida Statutes, the Board of County Commissioners of Charlotte County, Florida, has heard, at a public hearing convened on ~~April 3, 1994~~ **September 19, 1995**, the application for development approval for Riverwood Development of Regional Impact, which consists of approximately 765 acres to be developed in the manner described in the application filed by Riverwood Land Development Company Limited Partnership for said development.

I. FINDINGS OF FACT

A. The approximately 765 acre Increment One, more particularly described in the attached Exhibit A.3.2. legal description, as shown on Increment One Development Plan, Map H, as revised **April 3, 1995, in Exhibit B attached**, a copy of which was submitted with the Notice of Proposed change included and incorporated by reference herein will contain Residential, Open Space, Recreational and Commercial facilities along with a Utility Site, and Future Residential/Limited Development Areas."

SECTION TWO:

A. The amendments incorporated herein do not constitute a substantial deviation to the conditions of the development order.

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B. All other terms and conditions of the development order, not affected by this resolution (including the 140,000 s.f. limitation for commercial), shall remain unchanged and in full force and effect.

C. This resolution shall become effective immediately upon its adoption.

D. The Clerk of Circuit Court is hereby directed to forward a certified copy of this resolution and its attachments to Mr. Tom Beck, Bureau Chief, Florida Department of Community Affairs, 2740 Centerview Drive, Tallahassee, FL 32399-2100, and to Mr. Wayne E. Daltry, Executive Director, Southwest Florida Regional Planning Council, 4980 Bayline Drive, 4th Floor, North Fort Myers, FL 33918-3909.

PASSED AND DULY ADOPTED this 19th day of September, 1995.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: Matthew DeBoer
Chairman

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

By: Loren Mitchell
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: Renee Francis Lee
RENEE FRANCIS LEE
County Attorney

RIVERWOOD: AMENDED INCREMENT ONE
W.O.: 855/3133
REF: D-855-13
DATE: 11-30-93
REVISED: 5-23-95

EXHIBIT "A3"
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, in part, those lands as described in Deeds recorded in O.R. Book 903 Pages 1729 through 1731, O.R. Book 999 Page 1854, O.R. Book 1014 Page 1891, also being all that part of those lands as described in O.R. Book 941 Page 164, and O.R. Book 941 Pages 165 through 180, O.R. Book 941 Page 181, O.R. Book 941 Pages 183 through 185, O.R. Book 941 Pages 186 through 188, and O.R. Book 981 Pages 766 & 777 (all of the Public Records of Charlotte County, Florida) lying within the herein described lands 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 1335.11 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 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 1198.90 feet to the POINT OF BEGINNING of the Parcel herein described; thence continue S.0°52'20"W. along said West line a distance of 1518.36 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

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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 O.R. 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 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 O.R. 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 six (6) described courses:

- 1) S.12°04'06"W. along said Westerly Right-of-Way line of said 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 inter- section with the Northerly Right-of-Way line of Russel Avenue extended;
- 4) S.72°04'06"W. along said extended

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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 of 100 feet more or less to an intersection of the Southerly Right-of-Way line of Seminole Circle and the Easterly Right-of-Way line of Southland Avenue; thence N.18°58'35"W. for a distance of 409.04 feet; thence N.28°23'22"W. for a distance of 308.23 feet; thence N.47°47'21"W. for a distance of 583.75 feet; thence N.40°12'10"W. for a distance of 325.45 feet; thence S.59°15'41"W. for a distance of 145.61 feet; thence S.12°04'06"W. for a distance of 247.74 feet; thence southerly and southeasterly 253.04 feet along the arc of circular curve concave to the east, having a radius of 1440.00 feet, through a central angle of 10°04'06" and being subtended by a chord which bears S.07°02'03"W. for a distance of 252.72 feet; thence S.02°00'00"W. for a distance of 927.12 feet to a point on a curve; thence easterly and southeasterly 500.57 feet along the arc of a non-tangential circular curve concave to the northeast, having a radius of 750.00 feet, through a central angle of 38°14'27" and being subtended by a chord which bears S.70°10'27"E. for a distance of 491.33 feet to a point on said curve; thence S.37°15'00"E. for a distance of 723.83 feet to an intersection with the westerly Right-of-Way line of Southland Avenue extended; thence along said Right-of-Way extended, S.12°04'06"W. for a distance of 100.00 feet to the Easternmost corner 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 Records of Charlotte County, Florida; thence N.47°55'54"W. along the northeasterly line of said Lot 556 and of Lot 470, a distance of 125.49 feet to the northernmost corner of Lot 470; thence S.42°04'06"W. along the Northwesterly line of Lot said 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 Lot 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 a distance of 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 said northerly right-of-way line of Tampa Road, a distance of 789.91 feet to a point on a curve; thence westerly and southwesterly 155.70 feet along the arc of a circular curve concave to the southeast, having a radius of 290.00 feet, through a central angle of 30°45'42" and being subtended by a chord which bears S.56°41'15"W. for a distance of 153.84 feet to a point of reverse curvature; thence southwesterly, westerly, northwesterly and northerly 782.13 feet along the arc of a circular curve concave to the northeast, having a radius of 320.00 feet, through a central angle of 140°02'25" and being subtended by a chord which bears N.68°40'24"W. for a distance of 601.48 feet to a point of reverse curvature; thence northerly, northwesterly, westerly and southwesterly 1595.43 feet along the arc of a circular

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curve concave to the southwest, having a radius of 750.00 feet, through a central angle of 121°52'54" and being subtended by a chord which bears N.59°35'38"W. for a distance of 1311.18 feet; thence S.59°27'55"W. for a distance of 211.57 feet; thence S.85°28'42"W. for a distance of 569.41 feet; thence S.61°29'42"W. for a distance of 472.85 feet; thence N.32°51'38"W. for a distance of 176.52 feet; thence S.71°28'27"W. for a distance of 272.78 feet; thence S.07°48'30"E. for a distance of 249.19 feet; thence S.00°12'03"W. for a distance of 101.53 feet; thence S.52°02'05"E. for a distance of 177.05 feet; thence S.31°36'28"W. for a distance of 131.77 feet; thence N.69°29'10"W. for a distance of 360.80 feet; thence N.15°59'46"W. for a distance of 220.94 feet; thence N.56°40'45"E. for a distance of 123.06 feet; thence N.11°03'35"E. for a distance of 126.37 feet; thence N.22°01'40"W. for a distance of 76.55 feet; thence N.26°00'00"E. for a distance of 650.00 feet; thence N.09°00'00"E. for a distance of 270.00 feet; thence N.34°00'00"E. for a distance of 1451.76 feet; thence N.08°09'14"E. for a distance of 1432.65 feet; thence N.08°00'00"E. for a distance of 947.02 feet; thence N.18°08'08"E. for a distance of 203.14 feet; thence N.07°33'53"W. for a distance of 133.22 feet; thence N.52°51'52"W. for a distance of 520.81 feet; thence N.38°49'01"W. for a distance of 231.42 feet; thence N.78°25'19"W. for a distance of 325.05 feet; thence N.09°35'37"W. for a distance of 179.19 feet; thence N.12°10'31"E. for a distance of 278.92 feet; thence N.40°16'27"E. for a distance of 192.88 feet; thence N.63°30'41"E. for a distance of 231.71 feet; thence N.06°03'17"E. for a distance of 330.70 feet; thence N.41°49'59"E. for a distance of 873.07 feet; thence N.22°57'15"E. for a distance of 346.67 feet to the Point of Beginning of the parcel herein described;

CONTAINING 765 acres more or less;

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, 687, 688, 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;

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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;

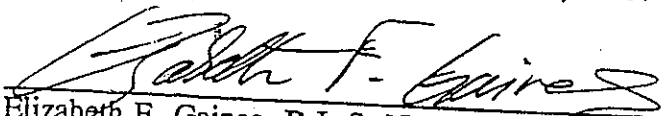
Lots 301, 555, 676, 677, 1248, 1249 and 1743 all being part of PLAN OF WARD 6, CITY OF EL JOBE-AN, FLORIDA, according to the Plat thereof as recorded in Plat Book 1, Page 61;

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);
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.

WILSON, MILLER, BARTON & PEEK, INC.


Elizabeth F. Gaines, P.L.S. No. 4576

AUGUST 1980
REVISED: 1981
REVISED: 1981
REVISED: 1981

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

DEVELOPMENT PLAN INCREMENT ONE

- LEGEND**
- WETLAND RESERVE
 - UPLAND RESERVE
 - GOLF COURSE / OPEN SPACE
 - RESIDENTIAL AND COMMERCIAL TRACTS
 - COLLECTION STREETS
 - LAKES
 - INCREMENT BOUNDARY
 - LAND EAGLE MANAGEMENT PLAN IN EFFECT

1. The wetland reserve, upland reserve and lakes are shown on this plan. The wetland reserve is shown with a wavy line pattern, the upland reserve with a stippled pattern, and the lakes with a blue pattern. The wetland reserve is shown on the left side of the plan, the upland reserve is shown in the center, and the lakes are shown in the lower right. The wetland reserve is shown on the left side of the plan, the upland reserve is shown in the center, and the lakes are shown in the lower right.

2. The wetland reserve, upland reserve and lakes are shown on this plan. The wetland reserve is shown with a wavy line pattern, the upland reserve with a stippled pattern, and the lakes with a blue pattern. The wetland reserve is shown on the left side of the plan, the upland reserve is shown in the center, and the lakes are shown in the lower right. The wetland reserve is shown on the left side of the plan, the upland reserve is shown in the center, and the lakes are shown in the lower right.

3. The wetland reserve, upland reserve and lakes are shown on this plan. The wetland reserve is shown with a wavy line pattern, the upland reserve with a stippled pattern, and the lakes with a blue pattern. The wetland reserve is shown on the left side of the plan, the upland reserve is shown in the center, and the lakes are shown in the lower right. The wetland reserve is shown on the left side of the plan, the upland reserve is shown in the center, and the lakes are shown in the lower right.

4. The wetland reserve, upland reserve and lakes are shown on this plan. The wetland reserve is shown with a wavy line pattern, the upland reserve with a stippled pattern, and the lakes with a blue pattern. The wetland reserve is shown on the left side of the plan, the upland reserve is shown in the center, and the lakes are shown in the lower right. The wetland reserve is shown on the left side of the plan, the upland reserve is shown in the center, and the lakes are shown in the lower right.

