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RESOLUTION  
NUMBER 2018 - 041

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA, PURSUANT TO SECTION 380.06, FLORIDA STATUTES, AMENDING THE DEVELOPMENT ORDER (DO) FOR THE RIVERWOOD DEVELOPMENT OF REGIONAL IMPACT (DRI) INCREMENT ONE TO EXTEND THE BUILDOUT DATE TO NOVEMBER 11, 2025; FOR PROPERTY LOCATED GENERALLY EAST OF THE MYAKKA RIVER AND NORTH OF S.R. 776 (SECTION 29, TOWNSHIP 40 SOUTH, RANGE 21 EAST), CONTAINING 872.53 ACRES MORE OR LESS, IN THE EL JOBEAN AREA OF CHARLOTTE COUNTY; COMMISSION DISTRICT IV; PETITION NOPC-17-12-45; APPLICANT: RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT; PROVIDING AN EFFECTIVE DATE.

CHARLOTTE COUNTY CLERK OF CIRCUIT COURT  
OR BOOK 4287 PAGE 1123 PAGE 1 OF 14  
INSTR # 2598837 Doc Type GOV  
Recorded: 3/29/2018 at 9:41 AM  
Rec. Fee: RECORDING \$120.50  
Cashier By: BARBARA

RECITALS

WHEREAS, on November 13, 1990, the Board of County Commissioners ("Board") adopted Resolution 90-286, approving a development known as Riverwood Development of Regional Impact Increment One; and

WHEREAS, there have been several amendments to the Increment One Development Order (DO) since the Board's initial adoption of the Increment One DO; and

WHEREAS, on October 22, 1991, the Board adopted Resolution 91-268 to revise Map H and incorporate "the Bald Eagle Habitat Management" into the Increment One DO as Exhibit C; and

WHEREAS, on January 14, 1992, the Board adopted Resolution 92-07 to correct a scrivener's error; and

WHEREAS, on February 16, 1993, the Board adopted Resolution 93-21 to revise the acreage of Increment One, the buildout date and transportation conditions; and

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WHEREAS, on April 5, 1994, the Board adopted Resolution 94-38 to revise the acreage of Increment One, Map H, and “the Bald Eagle Habitat Management”; and

WHEREAS, on September 19, 1995, the Board adopted Resolution 95-190 to revise Map H; and

WHEREAS, on December 15, 2004, the Board adopted Resolution Number 2004-255 to revise the legal description and Map H, to require a biannual report instead of an annual report, and to extend the buildout date; and

WHEREAS, on March 22, 2011, the Board adopted Resolution Number 2011-023 to extend the buildout date of the Increment One DO to January 8, 2012; and

WHEREAS, on April 24, 2012, the Board adopted Resolution Number 2012-024 to extend the buildout date of the Increment One DO to November 11, 2016; and

WHEREAS, the Riverwood Increment One DO buildout date of November 11, 2016, has expired; and

WHEREAS, the buildout date of the Riverwood Increment One DO must be extended to allow the property owners within the DRI to apply for site plan and building permit review for expansion of their Activity Center; and

WHEREAS, the Riverwood Community Development District has requested an amendment to the buildout date of the Riverwood Increment One DO be considered by the Board; and

WHEREAS, section 380.06(19)(c), Fla. Stat., provides that “[a]n extension of the date of buildout of a development, or any phase thereof, by more than 7 years is presumed to create a substantial deviation subject to further development-of-regional-impact review”; and

WHEREAS, section 380.06(19)(c)1, Fla. Stat., provides that “[a]n extension of the date of buildout, or any phase thereof, of more than 5 years but not more than 7 years is presumed not to create a substantial deviation; ...[t]he extension of the date of buildout of an areawide development of regional impact by more than 5 years but less than 10 years is presumed not to create a substantial deviation; ...[t]hese presumptions may be rebutted by clear and convincing evidence at the public hearing held by the local government; and, [a]n extension of 5 years or less is not a substantial deviation”; and

WHEREAS, the Riverwood Community District has provided clear and convincing evidence that their request does not constitute a substantial deviation; and

WHEREAS, the Board has considered the amendments requested by the Riverwood Community District and finds that, pursuant to Chapter 380.06(19)(c), Fla. Stat., it does not constitute a substantial deviation.

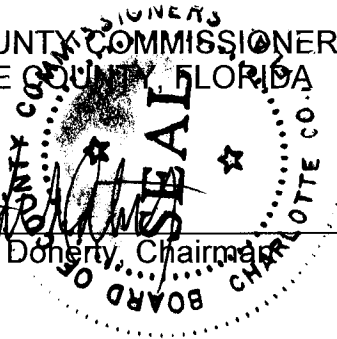
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida:

1. Resolution 2012-024 is hereby amended to extend the buildout date of the Riverwood Increment One Development Order to November 11, 2025.
2. This Resolution shall become effective as provided by law. County Staff is hereby directed to forward a copy of the certified Resolution to the Department of Economic Opportunity, Division of Community Development, 107 East Madison Street, Tallahassee, Florida 32399, and to the Executive Director, Southwest Florida Regional Planning Council.

PASSED AND DULY ADOPTED this 27th day of March, 2018.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

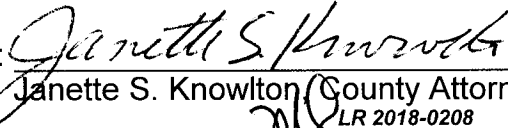
By:  \_\_\_\_\_  
Kenneth W. Doherty, Chairman



ATTEST:  
Roger D. Eaton, Clerk of the Circuit Court  
and Ex-Officio Clerk to the  
Board of County Commissioners

By:  \_\_\_\_\_  
Michelle DeBernardis  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

By:  \_\_\_\_\_  
Janette S. Knowlton, County Attorney  
LR 2018-0208



New Directions In Planning, Design & Engineering

RIVERWOOD: AMENDED INCREMENT ONE

W.O.: 855/3133

REF: D-855-13

DATE: 11-30-93

REVISED: 5-23-95

REVISED: 3-26-97

REVISED: 4-24-97

REVISED: 6-11-97

REVISED: 6-11-04

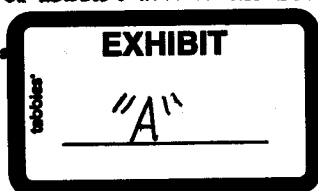
DESCRIPTION (NOT SURVEYED)

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

Naples Fort Myers Sarasota 4571 Colonial Boulevard, Suite 100

see Panama City Beach 20 239-939-7479



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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 JOBB-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 JOBB-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 JOBBE-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 JOBBE-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 southwestly 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 southwestly, westerly, northwestly 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, northwestly, westerly and southwestly 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;





**WilsonMiller**

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****TOGETHER WITH:**

**All that part of Section 28, Township 40 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:**

**Commencing at the Northwest corner of said Section 28, thence S.89°46'08"E. along the North line of said Section 1913.63 feet to a point on a curve; thence Southeasterly 335.61 feet along the arc of a non-tangential circular curve concave to the Northeast, point bearing S.26°20'38"W. from the radius of said curve, having a radius 750.00 feet, through a central angle of 25°38'19" and being subtended by a chord which bears S.76°28'31"E. 332.82 feet; thence S.37°15'00"E. for 723.83 feet, thence S.12°04'06"W. 100.00 feet; thence N.47°55'54"W. 125.49 feet; thence S.42°04'06"W. 260.00 feet; thence S.47°55'54"E. 125.50 feet; thence S.72°04'06"W. 734.39 feet to the Point of Beginning;**  
**thence continue S.72°04'06"W. 57.74 feet; thence S.17°55'54"E. 60.00 feet; thence S.12°04'06"W. 558.88 feet; thence N.47°55'54"W. 380.78 feet to a point on a curve; thence Southwesterly, Northwesterly and Northeasterly 971.80 feet along the arc of a circular curve concave to the Northeast, point bearing S.55°21'41"E. from the radius point of said curve, having a radius of 232.00 feet, through a central angle of 240°00'00" and being subtended by a chord which bears N.25°21'41"W. 401.84 feet; thence N.12°04'06"E. 265.31 feet; thence S.77°55'54"E. 60.00 feet; thence S.47°55'54"E. 71.70 feet N.42°04'06"E. 150.00 feet; thence S.47°55'54"E. 458.31 feet to the Point of Beginning.**

**parcel contains 10.53 acres, more or less;**

**subject to easements, restrictions, reservations and rights-of-way of record;**



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## TOGETHER WITH:

All that part of Section 28, Township 40 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Section 28, thence S.89°46'08"E. along the North line of said Section 1913.63 feet to a point on a curve; thence Southeasterly 335.61 feet along the arc of a non-tangential circular curve concave to the Northeast, point bearing S.26°20'38"W. from the radius of said curve, having a radius 750.00 feet, through a central angle of 25°38'19" and being subtended by a chord which bears S.76°28'31"E. 332.82 feet; thence S.37°15'00"E. for 723.83 feet, thence S.12°04'06"W. 100.00 feet; thence N.47°55'54"W. 125.49 feet; thence S.42°04'06"W. 260.00 feet; thence S.47°55'54"E. 125.50 feet; thence S.72°04'06"W. 734.39 feet; thence N.47°55'54"W. 458.31 feet to the Point of Beginning; thence S.42°04'06"E. 150.00 feet; thence N.47°55'54"W. 71.70 feet; thence N.77°55'54"W. 60.00 feet; thence S.12°04'06"W. 265.31 feet to a point on a curve; thence Southwesterly 668.68 feet along the arc of a circular curve concave to the Southeast, point bearing N.04°38'19"E. from the radius point of said curve, having a radius of 232.00 feet, through a central angle of 165°08'26" and being subtended by a chord which bears S.12°04'06"W. 460.10 feet; thence S.12°04'06"W. 438.52 feet; thence N.47°55'54"W. 651.26 feet; thence N.12°04'06"E. 685.90 feet; thence N.72°04'06"E. 685.90 feet; thence S.47°55'54"E. 192.95 feet to the Point of Beginning.

parcel contains 12.12 acres, more or less;

## ALSO TOGETHER WITH the following

All that part of Sections 28 and 29, Township 40 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Section 28, thence S.89°46'08"E. along the North line of said Section 1913.63 feet to a point on a curve; thence Southeasterly 335.61 feet along the



# Wilson Miller

arc of a non-tangential circular curve concave to the Northeast, point bearing S.26°20'38"W. from the radius of said curve, having a radius 750.00 feet, through a central angle of 25°38'19" and being subtended by a chord which bears S.76°28'31"E. 332.82 feet; thence S.37°15'00"E. for 723.83 feet, thence S.12°04'06"W. 100.00 feet; thence N.47°55'54"W. 125.49 feet; thence S.42°04'06"W. 260.00 feet; thence S.47°55'54"E. 125.50 feet; thence S.72°04'06"W. 734.39 feet; thence N.47°55'54"W. 651.26 feet; thence N.72°04'06"E. 685.90 feet to the Point of Beginning.

Thence S.12°04'06"W. 685.90 feet; thence S.47°55'54"E. 292.95 feet; thence S.42°04'06"W. 565.42 feet; thence N.44°04'55"W. 37.94 feet; thence S.46°06'25"W. 338.96 feet; thence N.50°07'41"W. 373.83 feet; thence N.37°57'27"W. 311.36 feet; thence N.25°41'14"W. 288.71 feet; thence N.55°18'43"W. 597.63 feet; thence N.79°06'57"W. 719.24 feet; thence N.03°03'31"E. 973.99 feet; thence S.85°28'42"W. 171.62 feet; thence N.59°27'55"E. 211.57 feet to a point of curvature; thence Northeasterly and Southeasterly 1595.43 feet along the arc of a circular 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 S.59°35'38"E. 1311.18 feet to a point of reverse curvature; thence Southeasterly and Northeasterly 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 S.68°40'24"E. 601.48 feet to a point of reverse curvature; thence Northeasterly 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 N.56°41'15"E. 153.84 feet to a point of tangency; thence N.72°04'06"E. 104.01 feet to the Point of Beginning

parcel contains 67.55 acres, more or less;

ALSO TOGETHERWITH the following

Lot 969, 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, 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;

Lot 851, 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;

Lot 301, PLAN OF WARD 6, CITY OF EL JOBE-AN, FLORIDA, according to the Plat thereof as recorded in Plat Book 1, Page 61;

subject to easements, restrictions, reservations and rights-of-way of record;



# Wilson Miller

## TOGETHER WITH A 17.33 ACRE PARCEL:

All that part of Section 29, Township 40 South, Range 21 East, Charlotte County, Florida, being more particularly described as follows:

**COMMENCE** at the Northwest corner of Section 28, Township 40 South, Range 21 East, Charlotte County, Florida; thence, along the north line of said Section 28 S.89°46'08"E., 1913.63 feet; thence, along the arc of a non-tangent circular curve concave to the north and having for its elements a radius of 750.00 feet, a central angle of 25°38'19", a chord distance of 332.82 feet, a chord bearing of S.76°28'31"E., an arc distance of 335.61 feet; thence S.37°15'00"E., 723.83 feet; thence S.12°04'06"W., 100.00 feet; thence N.47°55'54"W., 125.49 feet; thence S.42°04'06"W., 260.00 feet; thence S.47°55'54"E., 125.50 feet; thence S.72°04'06"W., 734.39 feet; thence N.47°55'54"W., 651.26 feet; thence S.72°04'06"W., 789.91 feet; thence along the arc of a tangent circular curve concave to the southeast having for its elements a radius of 290.00 feet, a central angle of 30°45'42" a chord distance of 153.84 feet, a chord bearing of S.56°41'15"W., an arc distance of 155.70 feet to a point of reverse curvature; thence along the arc of a tangent circular curve concave to the north having for its elements a radius of 320.00 feet, a central angle of 140°02'25", a chord distance of 601.48 feet, a chord bearing of N.68°40'24"W., an arc distance of 782.13 feet to a point of reverse curvature; thence along the arc of a tangent circular curve concave to the southwest having for its elements a radius of 750.00 feet, a central angle of 121°52'54", a chord distance of 1,311.18 feet, a chord bearing of N.59°35'38"W., an arc distance of 1,595.43 feet; thence S.59°27'55"W., 211.57 feet; thence S.85°28'42"W., 171.62 feet to the **POINT OF BEGINNING**; thence S.03°03'31"W., 991.16 feet to the mean high water line of the Myakka River; thence, meander along said mean high water line for the following ten (10) courses:

1. N.77°30'42"W., 14.84 feet;
2. N.73°05'45"W., 66.84 feet;
3. N.66°16'05"W., 139.29 feet;
4. N.53°30'26"W., 55.05 feet;
5. N.63°10'59"W., 135.46 feet;
6. N.65°28'17"W., 158.21 feet;
7. N.68°15'29"W., 112.27 feet;
8. N.87°20'39"W., 107.47 feet;
9. S.85°33'13"W., 218.67 feet;
10. S.80°40'05"W., 43.32 feet;

thence, leaving said mean high water line of the Myakka River, N.31°36'28"E., 89.45 feet; thence N.52°02'05"W., 177.05 feet; thence N.00°12'03"E., 101.53 feet; thence N.07°48'30"W.,

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249.19 feet; thence N.71°28'27"E., 272.78 feet; thence S.32°51'38"E., 176.52 feet; thence N.61°29'42"E., 472.85 feet; thence N.85°28'42"E., 397.79 feet to the **POINT OF BEGINNING.**

Said parcel contains 17.33 acres, more or less.

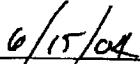
Subject to restrictions reservations and rights-of-way of record. This description and the attached sketch are not valid without the signature and raised seal of a Florida licensed surveyor and mapper.

SEE ATTACHED SKETCH

Prepared by:  
**Wilson Miller, Inc.**

  
\_\_\_\_\_

Mark D. Haines  
Professional Surveyor & Mapper No. LS5312  
State of Florida

  
\_\_\_\_\_

Date

P.I.N.: F0300-01B-000 MABS2; Date: May 27, 2004; Ref: D-0300-337, A-0300-781



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