



CURVE DATA:
 RADIUS = 1105.92'
 ARC = 13.09'
 DELTA = 00°40'41"
 CHORD = 13.09'
 CHORD BEARING = S 31°48'21" E

DESCRIPTION:

PARCEL 1:
 A PORTION OF THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 2500, PAGE 6169, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHWESTERLY CORNER OF LOT 10, TERRA-MANA HARBOR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S37°02'49"W, ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 108.93 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 10; THENCE S60°27'24"E, ALONG THE SOUTHERLY LINE OF SAID LOT 10, A DISTANCE OF 50.43 FEET; THENCE N37°02'49"E, PARALLEL WITH SAID WESTERLY LINE OF LOT 10 AND 50.00 FEET THEREFROM, A DISTANCE OF 224.71 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 43 (SNEAD'S ISLAND ROAD - FORMERLY STATE ROAD NO. 43) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, JOB NO. 1355-151; THENCE N31°28'01"W, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 55.36 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1105.92 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°40'41", A DISTANCE OF 13.09 FEET (CHORD = 13.09 FEET; CHORD BEARING = N31°48'21"W) TO A POINT ON THE WESTERLY LINE OF LOT 15 OF SAID TERRA-MANA HARBOR; THENCE S17°41'44"W, ALONG SAID WESTERLY LINE, A DISTANCE OF 49.90 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 15, SAID CORNER BEING A COMMON CORNER BETWEEN LOTS 7, 8, 13 AND 14 OF SAID TERRA-MANA HARBOR; THENCE N55°33'37"W, ALONG THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 5.25 FEET TO A POINT ON THE EASTERLY LINE OF THE WESTERLY 145.0 FEET OF SAID LOTS 7 AND 8; THENCE S35°39'36"W, ALONG SAID EASTERLY LINE, A DISTANCE OF 100.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 1a:
 A PORTION OF THAT CERTAIN LAND SHOWN AS "BEACH" ON THE PLAT OF TERRA-MANA HARBOR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 10 OF SAID TERRA-MANA HARBOR; THENCE S37°02'49"W, ALONG THE WESTERLY LINE OF SAID LOT 10 AND ITS SOUTHWESTERLY EXTENSION, A DISTANCE OF 159.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "CUTOFF ROAD" (ALSO KNOWN AS 11TH STREET COURT WEST) AS SHOWN ON SAID PLAT OF TERRA-MANA HARBOR, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S37°02'49"W, ALONG SAID SOUTHWESTERLY EXTENSION, A DISTANCE OF 41.77 FEET TO A POINT ON THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL, SAID OUTSIDE FACE BEING THE APPROXIMATE MEAN HIGH WATER LINE OF THE MANATEE RIVER; THENCE S61°46'27"E, ALONG SAID OUTSIDE FACE AND SAID APPROXIMATE MEAN HIGH WATER LINE, A DISTANCE OF 125.00 FEET; THENCE N05°41'13"W, 47.18 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LIEN OF "CUTOFF ROAD" (11th STREET COURT WEST); THENCE N60°27'24"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 92.29 FEET TO THE POINT OF BEGINNING.

NOTES:

1. THIS PLAT IS A SKETCH OF DESCRIPTION ONLY AND IS NOT INTENDED TO BE USED AS BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON REFER TO THE NORTHERLY RIGHT-OF-WAY LINE OF "CUTOFF ROAD" (11TH STREET DRIVE WEST) BEING S60°27'24"E, AS SHOWN ON A PREVIOUS SURVEY OF THE OVERALL SUBJECT PROPERTY, PREPARED BY THIS FIRM FOR REDFISH COVE MANATEE LLC, JOB NO. C8718, DATED 12/31/13.
3. THIS "SKETCH OF DESCRIPTION" HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
4. USE OF THIS "SKETCH OF DESCRIPTION" BY ANYONE OTHER THAN THOSE CERTIFIED TO WILL BE AT THEIR SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
5. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
6. THE DESCRIPTIONS SHOWN HEREON WERE CREATED BY THIS "SKETCH OF DESCRIPTION" BASED ON A PREVIOUS "BOUNDARY SURVEY" AS REFERENCED IN NOTE #1 AND INFORMATION PROVIDED BY CLIENT.

POINT OF COMMENCEMENT
 PARCEL 1a
POINT OF BEGINNING
 PARCEL 1
 NWLY CORNER OF LOT 10
 TERRA-MANA HARBOR
 (PLAT BOOK 8, PAGE 95)

POINT OF BEGINNING
 PARCEL 1a

APPROXIMATE RIPARIAN LIMITS LINE
 (CENTERLINE OF EXISTING CHANNEL-
 LINE OF NAVIGABILITY)

APPROXIMATE RIPARIAN LIMITS LINES
 PERPENDICULAR TO UPLANDS

(BOUNDARY LINE EXTENDED=
EQUITABLE DIVISION BETWEEN
UPLANDS PROPERTIES)

- LEGEND**
- P.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERSECTION
 - R/W = RIGHT-OF-WAY
 - (P) = PLAT
 - (D) = DEED
 - ORB = OFFICIAL RECORD BOOK
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - SQ. FT. = SQUARE FEET

REVISIONS CONTINUED:	DATE:	BY:
CERTS	2/5/15	GHC

SKETCH OF DESCRIPTION

LYING IN SECTION 16, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

FOR: **REDFISH COVE MANATEE LLC**

ADDRESS: 4111 10th STREET WEST & 4009 11th STREET COURT WEST, PALMETTO, FL

BY: *[Signature]*
 LEO MILLS, JR., REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 3513

DATE OF SURVEY: 6/26/14

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*NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Leo Mills & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

620 8th AVENUE WEST, PALMETTO, FL 34221 22 NORTH POLK AVENUE, ARCADIA, FL 34266
 PHONE: (941)722-2460 FAX: (941)722-9640 PHONE: (863)993-4141 FAX: (863)993-2646

CERTIFIED TO:

REDFISH COVE MANATEE, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
 KAKLIS, VENABLE & WITT, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

JOB NO. C 8718	REVISIONS:	DATE:	BY:
DRAWN BY: GHC	CHECKED BY: JR	FORMAT: PARCEL 1a ADDED	10/9/14
FILE: C8718-PARCEL 1 AND 1A.DWG	ACCESS & UTIL ESMT	10/24/14	GHC
COGO FILE: C8718.CGO	ACCESS & UTIL ESMT:	LTS 5 & 6	10/28/14
SCALE: 1" = 30'	(SEE GRAPHIC SCALE)	Dr. 32 # 296A	