



DESCRIPTION:

PARCEL 2:
 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:
 COMMENCE 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 FOR A POINT OF BEGINNING; THENCE CONTINUE S60°27'24"E, ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF LOT 11 OF SAID TERRA-MANA HARBOR, A DISTANCE OF 50.43 FEET; THENCE N37°02'49"E, PARALLEL WITH SAID WESTERLY LINE OF LOT 10 AND 100.00 FEET EASTERLY THEREFROM, A DISTANCE OF 198.44 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 53.73 FEET; THENCE S37°02'49"W, PARALLEL WITH THE AFOREMENTIONED WESTERLY LINE OF LOT 10 AND 50.00 FEET EASTERLY THEREFROM, A DISTANCE OF 224.71 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 2a:
 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; THENCE S60°27'24"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 92.29 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S60°27'24"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 43.69 FEET; THENCE S00°11'40"E, 43.38 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 N61°46'27"W, ALONG SAID OUTSIDE FACE AND SAID APPROXIMATE MEAN HIGH WATER LINE, A DISTANCE OF 38.00 FEET; THENCE N05°41'13"W, 47.18 FEET TO THE POINT OF BEGINNING.

NOTES:

- THIS PLAT IS A SKETCH OF DESCRIPTION ONLY AND IS NOT INTENDED TO BE USED AS BOUNDARY SURVEY.
- 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.
- 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.
- USE OF THIS "SKETCH OF DESCRIPTION" BY ANYONE OTHER THAN THOSE CERTIFIED TO WILL BE AT THEIR SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
- SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
- 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.

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

DATE OF SURVEY: 6/26/14
 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 9th AVENUE WEST, PALMETTO, FL 34221 22 NORTH POLK AVENUE, ARCADIA, FL 34268
 PHONE: (941)722-2480 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 2a ADDED	10/9/14 GHC
FILE: C8718-PARCEL 2 AND 2A.DWG	ACCESS & UTIL ESMT	10/24/14	GHC
COGO FILE: C8718.CGO	GHC	ACCESS & UTIL ESMT: LTS 5 & 6 10/28/14	GHC
SCALE: 1" = 30' (SEE GRAPHIC SCALE)			Dr. 32 # 296B