



**CURVE DATA:**

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

**DESCRIPTION:**

**PARCEL 4:**  
 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 AND LOTS 11 AND 12 OF SAID TERRA-MANA HARBOR, A DISTANCE OF 151.30 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S60°27'24"E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 50.43 FEET; THENCE N37°02'49"E, PARALLEL WITH SAID WESTERLY LINE OF LOT 10 AND 200.00 FEET EASTERLY THEREFROM, A DISTANCE OF 145.90 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) PER DEED RECORDED IN OFFICIAL RECORDS BOOK 2024, PAGE 5117 OF SAID PUBLIC RECORDS AND 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 150.00 FEET EASTERLY THEREFROM, A DISTANCE OF 172.17 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH**

**PARCEL 4a:**  
 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 179.54 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S60°27'24"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 43.41 FEET; THENCE S13°12'21"W, 37.43 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 N06°06'07"E, 40.10 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 FIRM BASED ON A PREVIOUS "BOUNDARY SURVEY" AS REFERENCED IN NOTE #1, DEEDS OF RECORD AND INFORMATION PROVIDED BY CLIENT.

REVISIONS CONTINUED:	DATE:	BY:
DESC. LOT 4	1/29/15	GHC

**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

**SKETCH OF DESCRIPTION**

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

FOR: **REDFISH COVE MANATEE LLC**

ADDRESS: 4111 11th 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: 8/26/14

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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	10/9/14	GHC
FILE:	C8718-PARCEL 4 AND 4A.DWG	ACCESS & UTIL ESMT	10/28/14	GHC	
COGO FILE:	C8718.CGO	GHC	ACCESS & UTIL ESMT;		
SCALE:	1" = 30'	(SEE GRAPHIC SCALE)	LTS 5 & 6	10/24/14	GHC

Dr. 32 # 296D

(BOUNDARY LINE EXTENDED= EQUITABLE DIVISION BETWEEN UPLANDS PROPERTIES)