

**ORDINANCE 3029**

**AN ORDINANCE TO AMEND ORDINANCE NO. 2852 BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, TO EXPAND THE BOUNDARIES OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Villages of Glen Creek Community Development District, a community development district (the "District") was established by City of Bradenton Ordinance No. 2852, pursuant to the Uniform Community District Act of 1980, Chapter 190, Florida Statutes; and

**WHEREAS**, the District has submitted a Petition to Expand the Boundaries of the Villages of Glen Creek Community Development District (the "Petition") to the City Council of the City of Bradenton, Florida (the "City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance expanding the boundaries of the District, and designating the land area for which the expanded District is authorized to manage and finance basic infrastructure services; and

**WHEREAS**, the parcels being included in the boundaries of the expanded District are located within the jurisdiction of Manatee County, Florida; and

**WHEREAS**, the District simultaneously submitted a copy of the Petition to the Board of County Commissioners of Manatee County, Florida (the "County"), along with the requisite filing fee; and

**WHEREAS**, the County consented to the City's approval of the Petition; and

**WHEREAS**, pursuant to Chapter 190, Florida Statutes, the City conducted a public hearing on March 20, 2018, to consider oral and written comments on the Petition; and

**WHEREAS**, the proposed expanded District complies with the requirements of law, and is in the best interest and promotes the health, safety and welfare of the citizens of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby incorporated as if fully set forth herein.

**Section 2.** The Villages of Glen Creek Community Development District boundary is hereby amended, as more particularly described in Exhibit A, attached hereto and



incorporated herein. The expanded District shall continue to operate in accordance with the Uniform Community Development Act of 1980 and those requirements as set forth in Chapters 189 and 190, Florida Statutes, as amended.

**Section 3.** All statements contained within the Petition have been found to be true and correct to the best of the Council's knowledge.

**Section 4.** The expansion of the District is consistent with any applicable element or portion of the State Comprehensive Plan and with the City's Comprehensive Plan.

**Section 5.** The area of land within the expanded District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.

**Section 6.** The expanded District is the best alternative available for delivering community development services and facilities to the area that will be served by the expanded District.

**Section 7.** The community development services and facilities of the expanded District will be compatible with the capacity and uses of existing local and regional community development services and facilities.

**Section 8.** The area that will be served by the expanded District is amenable to separate special-district government.

**Section 9.** The City hereby consents to the exercise by the expanded District of the special powers set forth in Section 190.012(2)(a) and (d), Florida Statutes.

**Section 10. Severability.** If any section, subsection, sentence, clause, provision, or part of this Ordinance shall be invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.



**Section 11. Effective Date.** This Ordinance shall be effective immediately upon adoption.

Read and approved following public hearing this 28<sup>th</sup> day of March, 2018.

ATTEST:



CITY COUNCIL:

By: Sharon Blanchard  
Sharon Blanchard City Clerk

Wayne Poston  
Wayne Poston, Mayor

APPROVED AS TO FORM:

Approved by me on March 28, 2018

By: William R. Bisch  
William R. Bisch  
City Attorney

By: Wayne Poston  
Wayne Poston, Mayor

**DESCRIPTION:**

**SKETCH & DESCRIPTION**

**NOT A BOUNDARY SURVEY**

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST &  
SECTION 8, TOWNSHIP 36 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**PARCELS 1, 2 & 3**

FROM AN IRON PIPE FOUND IN PLACE AT THE S.W. CORNER OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, RUN SOUTH 89°22'37" EAST, ALONG THE SOUTH LINE OF THE SAID NORTHWEST ¼ OF THE SOUTHWEST ¼, A DISTANCE OF 33.00 FEET TO THE EAST MAINTAINED RIGHT OF WAY OF 15TH STREET EAST (A 66 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°22'37" EAST, ALONG THE SAID SOUTH LINE, A DISTANCE OF 526.03 FEET TO THE SOUTHWEST CORNER OF THE EAST ¼ OF THE SAID NORTHWEST ¼ OF THE SOUTHWEST ¼; THENCE NORTH 00°00'37" WEST, ALONG THE WEST LINE OF THE SAID EAST ¼, A DISTANCE OF 1320.52 FEET TO THE NORTH LINE OF THE SAID NORTHWEST ¼ OF THE SOUTHWEST ¼; THENCE NORTH 89°22'25" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 629.16 FEET TO THE ABOVE MENTIONED AND MAINTAINED RIGHT OF WAY OF 15TH STREET EAST; THENCE NORTH 00°08'19" WEST, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 223.51 FEET; THENCE SOUTH 66°22'46" EAST, A DISTANCE OF 369.52 FEET; THENCE NORTH 49°56'31" EAST, A DISTANCE OF 448.55 FEET TO THE MOST SOUTHERLY CORNER OF LOT 45, OF KINGSTON ESTATES, AS INDICATED ON THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 32, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE, ALONG THE OUTLINE OF SAID KINGSTON ESTATES, THE FOLLOWING THREE COURSES: NORTH 47°05'02" EAST, A DISTANCE OF 161.43 FEET; AND, SOUTH 53°42'37" EAST, A DISTANCE OF 703.64 FEET TO A FOUND CONCRETE MONUMENT; AND NORTH 37°14'40" EAST, A DISTANCE OF 122.08 FEET TO A FOUND CONCRETE MONUMENT; THENCE LEAVING SAID KINGSTON ESTATES, AND ALONG THE OUTLINE OF LANDS NOW OR FORMERLY JAMES GARLAND, THE FOLLOWING FIVE COURSES: SOUTH 54°08'08" EAST, A DISTANCE OF 273.62 FEET TO A FOUND CONCRETE MONUMENT; AND SOUTH 36°15'26" WEST, A DISTANCE OF 18.35 FEET (DEED 18.5 FEET) TO A FOUND CONCRETE MONUMENT; AND SOUTH 51°17'13" EAST, A DISTANCE OF 301.45 FEET TO A FOUND CONCRETE MONUMENT; AND SOUTH 51°50'58" EAST, A DISTANCE OF 497.54 FEET TO A FOUND CONCRETE MONUMENT IN THE EAST LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 31; THENCE LEAVING SAID GARLAND, SOUTH 00°24'44" WEST, ALONG THE SAID EAST LINE, A DISTANCE OF 583.51 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTHEAST ¼ OF THE SOUTHWEST ¼; THENCE NORTH 89°21'09" WEST, ALONG THE SOUTH LINE OF THE SAID NORTHEAST ¼ OF THE SOUTHWEST ¼, A DISTANCE OF 1318.07 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTHEAST ¼ OF THE SOUTHWEST ¼; THENCE CONTINUE NORTH 89°21'09" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, A DISTANCE OF 31.13 FEET TO A FOUND CONCRETE MONUMENT AT THE NORTHWEST CORNER OF OAKWOOD SUBDIVISION, AS INDICATED ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 69, ET SEQ, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 00°09'06" WEST, ALONG THE WEST LINE OF SAID OAKWOOD SUBDIVISION, A DISTANCE OF 486.83 FEET TO A FOUND IRON PIPE AT THE MOST EASTERLY CORNER OF LANDS NOW OR FORMERLY GEORGE BRUCE; THENCE ALONG THE OUTLINE OF SAID BRUCE, THE FOLLOWING THREE COURSES: NORTH 76°05'54" WEST, A DISTANCE OF 243.00 FEET TO A FOUND IRON PIPE; AND NORTH 73°50'54" WEST, A DISTANCE OF 157.00 FEET TO A FOUND IRON PIPE; AND NORTH 52°26'38" WEST, A DISTANCE OF 115.26 FEET TO A NAIL FOUND IN TREE ROOT AT THE MOST EASTERLY CORNER OF LANDS NOW OR FORMERLY WALLY KNIPP; THENCE, ALONG THE OUTLINE OF SAID KNIPP, THE FOLLOWING TWO COURSES: NORTH 52°26'38" WEST, A DISTANCE OF 265.79 FEET; AND NORTH 89°22'37" WEST, A DISTANCE OF 563.46 FEET TO THE ABOVE MENTIONED EAST MAINTAINED RIGHT OF WAY OF 15TH STREET EAST; THENCE NORTH 00°08'15" WEST, ALONG SAID EAST MAINTAINED RIGHT OF WAY, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS LAND DESCRIBED IN O.R. BOOK 1276, PAGE 3987, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**PARCEL 4**

BEGIN 13 1/3 CHAINS WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, RUN THENCE SOUTH 15 CHAINS, THENCE RUN WEST 13 1/3 CHAINS, THENCE RUN NORTH 15 CHAINS, THENCE RUN EAST 13 1/3 CHAINS TO THE POINT OF BEGINNING.

**PARCEL 5**

LOTS 1, 2 AND 3 OF CLARK'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 96, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ALSO KNOWN AS SUBDIVISION OF 10 ACRES OF LAND IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST.

**PARCEL 6**

LOTS 4 AND 5 OF PLAT OF SUBDIVISION OF 10 ACRES OF LAND IN SOUTHEAST QUARTER OF SECTION 31, IN TOWNSHIP 34 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 96 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ALSO KNOWN AS CLARK'S SUBDIVISION.

**PARCEL 7**

BEGIN AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, RUN THENCE NORTHERLY ALONG THE EAST LINE OF LOT 8 OF SUBDIVISION OF PROPERTY OF MRS. MARY J. WHITAKER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 837.7 FEET TO A POINT WHICH IS THE POINT OF BEGINNING; RUN THENCE NORTHERLY ALONG THE EAST LINES OF SAID LOT 8 AND LOT 1 OF SAID SUBDIVISION TO A POINT ON SAID EAST LINE 322.89 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT 1; RUN THENCE SOUTH 89°48'59" WEST 440.27 FEET TO A CONCRETE MONUMENT; RUN THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID LOT 1 A DISTANCE OF 322.89 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF SAID LOT 1; RUN THENCE WESTERLY ALONG THE NORTH LINES OF LOT 1 AND LOT 2 OF SAID SUBDIVISION OF THE PROPERTY OF MRS. MARY J. WHITAKER TO THE NORTHWEST CORNER OF SAID LOT 2; RUN THENCE SOUTHERLY ON A LINE FORMING AN INTERIOR ANGLE OF 89°42' WITH THE LAST DESCRIBED LINE AND ALONG THE WEST LINE OF SAID LOT 2, 735.06 FEET TO A CONCRETE MONUMENT; RUN THENCE EASTERLY A DISTANCE OF 945.3 FEET TO A POINT WHICH LIES 735.86 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE TURN AN ANGLE OF 89°00' IN A SOUTHERLY DIRECTION AND RUN 83.1 FEET TO A CONCRETE MONUMENT; THENCE TURN AN ANGLE OF 89°19' IN AN EASTERLY DIRECTION AND RUN 945.8 FEET TO A CONCRETE MONUMENT MARKING THE POINT OF BEGINNING; LESS THAT PORTION THEREOF LYING WITHIN 30 FEET WESTERLY OF THE CENTER LINE OF CONSTRUCTION OF 27TH STREET EAST, AS DESCRIBED IN THE ORDER OF TAKING RECORDED IN O.R. BOOK 275 AT PAGE 402 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

**PARCEL 8**

LOT 3 OF MARY J. WHITAKER'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS 3.36 CHAINS OFF THE WEST AND 4.906 CHAINS OFF THE NORTH, IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST;



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**MIXON PROPERTY**

FOR  
METRO DEVELOPMENT, L.L.C.

**SKETCH & DESCRIPTION**

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 E &  
SECTION 8, TOWNSHIP 36 SOUTH, RANGE 18 E  
MANATEE COUNTY, FLORIDA

NO.	DATE	REVISIONS	BY	CHKD.
1	2/2/11	REVISED DESCRIPTION FOR PLATS	AKC	AKC
2	2/2/11	REVISED TO ADD PORTIONS OF PARCELS 1 AND 2	AKC	AKC

**DESCRIPTION:**

**SKETCH & DESCRIPTION**

**NOT A BOUNDARY SURVEY**

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST &  
SECTION 8, TOWNSHIP 38 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**PARCEL 9**

BEGIN AT THE NORTHEAST CORNER OF LOT 3, PLAT OF MARY J. WHITAKER'S LAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, RUNNING THENCE WEST 8.48 CHAINS; THENCE SOUTH 4.905 CHAINS; THENCE EAST 8.48 CHAINS; THENCE NORTH 4.905 CHAINS TO POINT OF BEGINNING, ALL IN SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, PARCEL 10.

BEGIN AT THE NORTHWEST CORNER OF LOT 3 OF M.J. WHITAKER'S SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN SOUTH ON THE WEST LINE OF SAID LOT 3, 3.83 CHAINS TO THE NORTH LINE OF E.J. PETTIGREWS TWO ACRE TRACT, THENCE RUN EAST 3.36 CHAINS, THENCE RUN NORTH TO THE NORTH LINE OF SAID LOT 3, THENCE RUN WEST 3.36 CHAINS TO THE POINT OF BEGINNING, CONTAINING 12 ACRES MORE OR LESS;

ALSO LOT 9 OF M.J. WHITAKER'S SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**PARCEL 11**

BEGINNING AT THE NW CORNER OF LOT 6 OF MARY J. WHITAKER PLAT OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE RUN SOUTHERLY 282.47 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE RUN EAST 335.98 FEET; THENCE RUN NORTH 0°39' WEST 282.47 FEET; THENCE RUN WEST 114.75 FEET; THENCE RUN NORTH 0°38.5' WEST 392.63 FEET TO CONCRETE MONUMENT; THENCE RUN WEST 221.23 FEET MORE OR LESS TO THE WEST LINE OF LOT 3 OF SAID MARY J. WHITAKER PLAT; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 3 TO P.O.B. TOGETHER WITH AN EASEMENT OVER AND ACROSS THE WEST 30 FEET OF LOT 6 OF SAID MARY J. WHITAKER PLAT FOR A ROADWAY FOR INGRESS AND EGRESS TO THE AFORESAID PROPERTY.

**PARCEL 12**

THAT PART OF LOT 4, MARY J. WHITAKER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID LOT 4, ALSO BEING THE SE CORNER OF THE SW 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE S 89°21'13" W ALONG THE SOUTH LINE OF SAID SW 1/4, A DISTANCE OF 30 FEET; THENCE N 00°20'47" E, 612.91 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°20'47" E, 707.61 FEET; THENCE N 89°20'00" W 576.11 FEET; THENCE S 00°17'18" W 709.10 FEET; THENCE S 89°28'56" E 575.39 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY: LOT 4 OF MARY J. WHITAKER'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**LESS**

THAT PART OF LOT 4 OF MARY J. WHITAKER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SW CORNER OF SAID LOT 4 RUN N 00 DEG. 17'15" E, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 611.80 FEET TO THE NW CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1297, PAGE 2628, SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE N 00 DEG. 17'15" E, ALONG SAID WEST LINE, A DISTANCE OF 217.73 FEET; THENCE S 89 DEG. 39'28" E, A DISTANCE OF 576.30 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL

RECORDS BOOK 1007, PAGE 2108, SAID PUBLIC RECORDS; THENCE S 00 DEG. 24'00" W, ALONG SAID WEST LINE A DISTANCE OF 219.61 FEET TO THE NORTH LINE OF THAT AFORESAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1297, PAGE 2628; THENCE N 89 DEG. 28'15" W, ALONG SAID NORTH LINE A DISTANCE OF 575.88 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

**PARCEL 13**

THAT PART OF LOT 6, MARY J. WHITAKER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SAID LOT 6, ALSO BEING THE SW CORNER OF THE SE 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE S 89°21'13" E, ALONG THE SOUTH LINE OF SAID SE 1/4, A DISTANCE OF 787.38 FEET; THENCE N 00°08'46" E, 25.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°08'46" E, 972.92 FEET; THENCE N 89°21'52" W, 448.30 FEET; THENCE S 00°40'08" W 465.06 FEET; THENCE S 39°12'26" E, 188.63 FEET; THENCE S 88°49'27" E, 146.41 FEET; THENCE S 00°10'13" E, 361.61 FEET; THENCE S 89°21'13" E, 184.54 FEET TO THE POINT OF BEGINNING TOGETHER WITH A NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY: LOT 4 OF MARY J. WHITAKER'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**LESS**

THAT PART OF LOT 6 OF MARY J. WHITAKER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SW CORNER OF SAID LOT 6 RUN N 00 DEG. 24'00" E, ALONG THE WEST LINE OF THE SAID LOT 6, A DISTANCE OF 715.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00 DEG. 24'00" E, ALONG SAID WEST LINE, A DISTANCE OF 117.16 FEET; THENCE S 89 DEG. 39'28" E, A DISTANCE OF 784.20 FEET; THENCE S 00 DEG. 00'23" W, A DISTANCE OF 812.50 FEET; THENCE N 89 DEG. 18'31" W, PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF AFORESAID LOT 6, A DISTANCE OF 186.94 FEET TO THE EASTERLY OUTLINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1297, PAGE 2629, AFORESAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY AND NORTHERLY OUTLINE OF SAID PARCEL THE FOLLOWING FIVE COURSES: N 00 DEG. 11'43" W, A DISTANCE OF 361.76 FEET; THENCE N 89 DEG. 09'08" W, A DISTANCE OF 145.86 FEET; THENCE N 38 DEG. 32'18" W, A DISTANCE OF 188.75 FEET; THENCE N 00 DEG. 25'24" W, A DISTANCE OF 182.49 FEET; THENCE N 89 DEG. 21'36" W, A DISTANCE OF 334.68 FEET TO THE POINT OF BEGINNING.

**PARCEL 14**

LOT 7 OF MARY J. WHITAKER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



2014 PROPERTY SURVEY  
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**MIXON PROPERTY**

FOR  
METRO DEVELOPMENT, L.L.C.

**SKETCH & DESCRIPTION**

SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 E &  
SECTION 8, TOWNSHIP 38 SOUTH, RANGE 18 E  
MANATEE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION	BY	CHKD.
1	7/13/17	REVISED DESCRIPTION FORMULA FILES	MAC	MAC
2	11/22/17	REVISED TO ADD PRINTING OF ADJUSTED 7 AND 20	MAC	MAC
3				
4				

**DESCRIPTION:**

**PARCEL 15**

LOT 8 OF PLAT OF M.J. WHITAKER'S SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**LESS**

BEGINNING AT A POINT FOUND BY MEASURING FROM THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, WEST ALONG THE SOUTH LINE OF SAID SECTION, 687.30 FEET; THENCE NORTH 2 DEGREES, 30 MINUTES WEST, A DISTANCE OF 25.00 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF THE NASHVILLE ROAD, THE ABOVE MENTIONED POINT OF BEGINNING; THENCE CONTINUING NORTH 2 DEGREES, 30 MINUTES WEST, A DISTANCE OF 152.00 FEET; THENCE WEST 124.00 FEET; THENCE SOUTH 2 DEGREES, 30 MINUTES EAST, A DISTANCE OF 152.00 FEET TO THE NORTH RIGHT OF WAY LINE OF THE NASHVILLE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, EAST A DISTANCE OF 124.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

ALSO LESS LAND DESCRIBED IN O.R. BOOK 1894, PAGE 6250 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**PARCEL 16**

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**LESS**

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 6, 512.70 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID SECTION LINE, 157.00 FEET; THENCE SOUTH 1°22'30" EAST, 300.00 FEET TO A CONCRETE MONUMENT; THENCE EAST PARALLEL TO SAID NORTH LINE OF SECTION 6, 157.00 FEET TO A CONCRETE MONUMENT; THENCE NORTH 1°22'30" WEST 300.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, LESS ROAD RIGHT OF WAY ON NORTH FOR (NASHVILLE ROAD) 26TH AVENUE EAST;

ALSO LESS LAND DESCRIBED IN O.R. BOOK 1894, PAGE 6250 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**PARCEL 17**

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, LESS THE WEST 470 FEET THEREOF;

**LESS**

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE EAST 470 FEET; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 470 FEET OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER OF NORTHEAST QUARTER A DISTANCE OF 20 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID EAST LINE 360.0 FEET; THENCE EAST 185.50 FEET; THENCE NORTH 360.0 FEET; THENCE WEST ALONG THE SOUTH LINE OF 26TH AVENUE EAST 192.33 FEET TO THE POINT OF BEGINNING;

**PARCEL 18**

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE NORTHERLY ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 388 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID EAST LINE 296 FEET TO A CONCRETE MONUMENT; THENCE WESTERLY ALONG THE NORTH LINE OF

**SKETCH & DESCRIPTION**

IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST & SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

**NOT A BOUNDARY SURVEY**

THE EAST HALF OF SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF NORTHEAST QUARTER A DISTANCE OF 333.42 FEET; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 289 FEET; THENCE EASTERLY 332.71 FEET TO THE POINT OF BEGINNING;

**PARCEL 19**

BEGINNING AT A POINT FOUND BY MEASURING FROM THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, WEST ALONG THE SOUTH LINE OF SAID SECTION, 687.30 FEET; THENCE NORTH 2 DEGREES, 30 MINUTES WEST, A DISTANCE OF 25.00 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF THE NASHVILLE ROAD, THE ABOVE MENTIONED POINT OF BEGINNING; THENCE CONTINUING NORTH 2 DEGREES, 30 MINUTES WEST, A DISTANCE OF 162.00 FEET; THENCE WEST 124.00 FEET; THENCE SOUTH 2 DEGREES, 30 MINUTES EAST, A DISTANCE OF 152.00 FEET TO THE NORTH RIGHT OF WAY LINE OF THE NASHVILLE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, EAST A DISTANCE OF 124.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

**PARCEL 20**

THE S 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LESS PROPERTY DESCRIBED IN DEED BOOK 323, PAGE 543, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ALSO LESS RIGHT-OF-WAY FOR 23RD STREET EAST

**PARCEL 21**

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 6, 512.70 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID SECTION LINE, 157.00 FEET; THENCE SOUTH 1°22'30" EAST, 300.00 FEET TO A CONCRETE MONUMENT; THENCE EAST PARALLEL TO SAID NORTH LINE OF SECTION 6, 157.00 FEET TO A CONCRETE MONUMENT; THENCE NORTH 1°22'30" WEST 300.00 FEET TO THE POINT OF BEGINNING; LYING AND BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 EAST, LESS ROAD RIGHT OF WAY ON NORTH FOR (NASHVILLE ROAD) 26TH AVENUE EAST;

**LESS OUT**

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE N89°17'41"W, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 883.63 FT TO THE OCCUPIED NORTHWEST CORNER OF THOSE CERTAIN LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 590, PAGE 78 AND OFFICIAL RECORDS BOOK 590, PAGE 80 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S00°34'26"W, ALONG THE OCCUPIED WEST LINE OF SAID CERTAIN LANDS, A DISTANCE OF 1017.90 FT TO THE OCCUPIED SOUTHWEST CORNER THEREOF; THENCE N89°49'05"W ALONG THE WESTERLY EXTENSION OF THE OCCUPIED SOUTH LINE OF SAID CERTAIN LANDS, A DISTANCE OF 640.24 FT; THENCE N00°34'26"E, A DISTANCE OF 1023.75 FT TO THE INTERSECTION WITH AFORESAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31; THENCE S89°17'41"E, ALONG SAID NORTH LINE, DISTANCE OF 640.22 FT TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, CONTAINING 15.00 ACRES MORE OR LESS.

TOTAL SUBJECT PROPERTY CONTAINS 240.63 ACRES

	2346 UNIVERSITY PARKWAY TAMPA, FLORIDA 33606 PHONE 813-287-8889 FAX 813-287-8888 WWW.KING-ENG.COM	<b>MIXON PROPERTY</b> FOR METRO DEVELOPMENT, L.L.C.	<b>SKETCH &amp; DESCRIPTION</b> LIGATER II SECTION 31, TOWNSHIP 34 SOUTH, RANGE 18 E & SECTION 6, TOWNSHIP 35 SOUTH, RANGE 18 E MANATEE COUNTY, FLORIDA	NO. 1 DATE: 11/25/17 REVISION: REVISION 01 NO. 2 DATE: 11/25/17 REVISION: REVISION 02 NO. 3 DATE: 11/25/17 REVISION: REVISION 03 NO. 4 DATE: 11/25/17 REVISION: REVISION 04	SHEET NO. 4 TOTAL SHEETS 4
				SHEET NO. 4 TOTAL SHEETS 4	